



AGENDA
June 21, 2017

**CITY COUNCIL MEETING
FINANCE AUTHORITY MEETING
HOUSING AUTHORITY MEETING**

7:00 p.m.

City Council Chambers
311 Vernon Street
Roseville, California

1. CALL TO ORDER

2. ROLL CALL

Vice Mayor: Bonnie Gore
Councilmember: Scott Alvord
Councilmember: Tim Herman
Councilmember: John Allard
Mayor: Susan Rohan

3. PLEDGE OF ALLEGIANCE

4. MEETING PROCEDURES

NOTICE TO THE PUBLIC

All Items on the agenda will be open for the public comment before final action is taken. Speakers are requested to restrict comments to the item as it appears on the agenda and stay within a five (5) - minute time limit. The Mayor has the discretion of limiting the total discussion time for an item.

5. PRESENTATIONS

5.1. Presentation to Sean Bigley

Presentation to Public Affairs & Communications Administrator Sean Bigley for his five years of service on the California Product Stewardship Council.

CONTACT: Richard Plecker 916-746-1704 rplecker@roseville.ca.us

6. PUBLIC COMMENTS

NOTICE TO THE PUBLIC

Persons may address the City Council on items not on this agenda. Please complete a "Speaker Information Card" and present it to the City Clerk prior to the start of the meeting. Speakers shall restrict their comments to issues that are within the subject jurisdiction of the City Council and limit their comments to three (3) minutes per person. The total time allocated for Public Comment is 25 minutes. The Brown Act, with certain exceptions, does not permit the City Council to discuss or take action on issues that are not listed on the agenda.

7. CONSENT CALENDAR

NOTICE TO THE PUBLIC

All matters listed under Consent Calendar are considered to be routine and all will be passed by one motion. There will be no discussion of these items unless members of the City Council or the public request specific items be removed from the Consent Calendar for separate discussion. Any member of the public may address the City Council on items on the Consent Calendar. Public comments on any item or items on the Consent Calendar are limited to five (5) minutes per speaker

BEGINNING OF CONSENT CALENDAR

Bids / Purchases / Services

7.1. Tires (RFQ 01-3134) - Reject All Bids

Memo from Buyer Tiffany Valdez and Central Services Director Paul Diefenbach recommending Council adopt RESOLUTION NO. 17-250 REJECTING ALL BIDS FOR TIRES. Staff recommends that all bids received for RFQ 01-3134 for tires be rejected. The bids received for this RFQ were deemed non-responsive because they did not meet the bid specifications. Fleet Services staff will re-issue a new bid at a later date. The Vehicle Maintenance Department has a recurring demand for a variety of tires to maintain the City's vehicle fleet. There is no fiscal impact at this time, since there will be no contract award.

CC #: 8547

File #: 0203-21

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

7.2. Sunrise Avenue Pipe Repair Project - Approval of Plans and Specifications and Authorization to Call for Bids

Memo from Senior Engineer Jose Lopez and Environmental Utilities Director Richard Plecker recommending Council approve the plans and specifications and authorize staff to advertise for bids for a project to remove and replace 155 linear feet of an existing 24-inch water pipe on Sunrise Avenue to correct a leak. The cost of construction is estimated at \$351,000.00. Funding is provided by the Water Rehabilitation Fund.

CC #: 8537

File #: 0900-02-01

CONTACT: Jose Lopez 916-774-5688 jlopez@roseville.ca.us

7.3. Pavement Management Consulting - Service Agreement

Memo from Street Maintenance Superintendent Jerry Dankbar and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 17-271 APPROVING A SOLE SOURCE SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND STANTEC CONSULTING SERVICES INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1708241). This agreement for pavement management services includes project initiation and set up, data collection, data processing, rating and quality assurance/quality control (QA/QC), uploading into RoadMatrix and analysis and reporting. The total cost of the service is \$91,076.70. It is funded with Gas Tax funds and Street Maintenance Operations Budget funds.

CC #: 8554

File #: 0900-04-01

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

7.4. Vehicle Batteries (RFQ 01-3133) - Purchase Order

Memo from Buyer Tiffany Valdez and Central Services Director Paul Diefenbach recommending Council adopt RESOLUTION NO. 17-251 APPROVING A PURCHASE ORDER BETWEEN THE CITY OF ROSEVILLE AND RIEBES AUTO PARTS as the lowest responsive bidder to RFQ 01-3133 for the purchase of miscellaneous vehicle batteries on an as-needed basis. The Fleet Services Division has a recurring demand for automotive and equipment batteries used to maintain the City's vehicle fleet. The estimated spend for FY2017-18 is \$50,000.00 or up to department budgeted amounts. Funding is included in the Fleet Division's FY2017-18 Automotive Services budget. Staff requests authorization to renew the bid contract without further Council approval.

CC #: 8548

File #: 0203-02

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

7.5. Vehicle Purchases and Budget Adjustment

Memo from Fleet Manager Brian Craighead and Central Services Director Paul Diefenbach recommending Council authorize a purchase order to Folsom Chevrolet for three Chevrolet Tahoe police pursuit vehicles utilizing RFQ 01-3135; and authorize a purchase order to Preferred Truck and Equipment for one rear loading refuse collection vehicle utilizing National Joint Powers Alliance (NJPA) contract 081716-ATC for the AutoCar cab and chassis and NJPA contract 112014-THC for the Heil Body; and adopt ORDINANCE NO. 5845 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. The total cost of three Chevrolet Tahoe

police pursuit vehicles is \$125,193.25. The total cost of one rear loading refuse collection vehicle is \$261,322.30. Funding for these vehicles is included in the FY2016-17 Auto Replacement budget. A budget adjustment of \$9,350.00 from the Auto Replacement budget will pay for the remaining purchase price of the rear loading refuse collection vehicle.

CC #: 8549

File #: 0203-01 & 0201-01

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

7.6. Utility Trench Patching (RFQ 01-3083) - Service Agreement Renewal

Memo from Buyer Tiffany Valdez and Central Services Director Paul Diefenbach recommending Council adopt RESOLUTION NO. 17-244 APPROVING A SERVICE AGREEMENT RENEWAL BETWEEN CITY OF ROSEVILLE AND CENTRAL VALLEY ENGINEERING AND ASPHALT INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1808052) for utility trench patching services that are utilized to backfill ditches created for the repair and maintenance of underground water and sewer lines. The total estimated annual spend is \$215,000.00. Funding is included in the Environmental Utilities Water Distribution and Wastewater Collection FY2017-18 budgets. Staff requests authorization to renew without further Council approval.

CC #: 8539

File #: 0203-09

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

7.7. Lathe Machine (RFQ 01-3136) - Purchase Order

Memo from Buyer Babette Owens and Central Services Director Paul Diefenbach recommending Council award a purchase order to Airgas USA, LLC for the purchase of a lathe machine. This tool is used to repair and fabricate parts essential to the reliable operation of the Roseville Energy Park. The cost for the lathe machine is \$21,790.15 plus tax of \$1,579.79 for a total of \$23,369.94. Funding is included in the Electric Department FY2016-17 budget.

CC #: 8535

File #: 0203-07

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

7.8. Flooring Services - Service Agreement Amendment

Memo from Facilities Manager Dan Allen and Central Services Director Paul Diefenbach recommending Council adopt RESOLUTION NO. 17-274 APPROVING SERVICE AGREEMENT AMENDMENT NO. 1 BETWEEN CITY OF ROSEVILLE AND SIMAS FLOORING & DESIGN COMPANY, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1504163). This is a request of Council to approve a service agreement amendment for flooring services as additional money is needed to complete projects at the Civic Center and Fire Station #2 between now and the end of the current contract period on October

15, 2017. The amendment will increase the total cost of the three-year service agreement from \$420,000.00 to \$480,000.00. Funding is included in the proposed FY2017-18 Building Maintenance and Facilities Rehabilitation budget.

CC #: 8556

File #: 0203-04

CONTACT: Dan Allen 916-774-5771 dallen@roseville.ca.us

7.9. Water Filters and Membranes (RFQ 01-3131) - Purchase Order

Memo from Buyer Babette Owens and Central Services Director Paul Diefenbach recommending Council adopt RESOLUTION NO. 17-243 APPROVING A PURCHASE ORDER BETWEEN THE CITY OF ROSEVILLE AND WESTERN INDUSTRIAL, INC. for water filters and membrane elements for the Roseville Energy Park. The estimated annual cost for FY2017-18 is \$30,000.00 and the initial purchase order will be effective July 1, 2017. Funding is included in the Roseville Electric Division FY2017-18 budget. Staff requests authorization to renew without further Council approval.

CC #: 8538

File #: 0203-07

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

7.10. Compliance Assistance - Service Agreement Amendment

Memo from Electric Compliance Analyst Jamie Johnson and Electric Utility Director Michelle Bertolino recommending Council adopt RESOLUTION NO. 17-246 APPROVING AMENDMENT NO. 2 TO SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND NAVIGANT CONSULTING, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1403212). This is an amendment to a Service Agreement with Navigant Consulting, Inc. for North American Electric Reliability Corporation and Western Electricity Coordinating Council Reliability Compliance Assistance. The total cost for this amendment is \$15,000.00. The total cost of this agreement is modified from a not to exceed of \$56,000.00 to \$71,000.00. Funds will be available in the Electric Department Compliance budget for FY2017-18, contingent upon approval of the budget.

CC #: 8542

File #: 0800-03

CONTACT: Jamie Johnson 916-746-1687 jjohnson@roseville.ca.us

7.11. Telephone System Improvements - Service Agreements

Memo from Information Technology Program Manager Matt Donaldson and Chief Information Officer Hong Sae recommending Council adopt RESOLUTION NO. 17-279 APPROVING SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND CONVERGEONE, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1705227); and adopt RESOLUTION NO. 17-280 APPROVING SERVICE AGREEMENT

BETWEEN THE CITY OF ROSEVILLE AND CONVERGEONE, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1705228). Staff is requesting approval of two service agreements with ConvergeOne for Citywide phone system hardware, software, and services. The total cost for this agreement for FY2016-2017 will not exceed \$140,000.00. \$115,000.00 in funding will come from the Citywide Phone System Upgrade – Phase-II Capital Improvement Project. The remaining \$25,000.00 in funding will come from the 316 Vernon Building CIP Project.

CC #: 8561

File #: 0203-05

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

7.12. Network Communication Switches Upgrade - Purchase Order

Memo from Information Technology Program Manager Matt Donaldson and Chief Information Officer Hong Sae recommending Council authorize a purchase order with ConvergeOne, Inc. to acquire Cisco Meraki network communication switches. Total cost of this purchase order is not to exceed \$320,000.00 in FY2016-17.

CC #: 8565

File #: 0203-06

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

7.13. Radio Antenna System for 316 Vernon Street Building - Service Agreement

Memo from Information Technology Program Manager Matt Donaldson and Chief Information Officer Hong Sae recommending Council adopt RESOLUTION NO. 17-275 APPROVING A SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND NRCI TELECOM, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1705225). This is a service agreement with NRCI to install a radio antenna system at the 316 Vernon building. The total cost of this agreement will be no more than \$35,000.00. Funding is included in the 316 Vernon Building Construction fund.

CC #: 8558

File #: 0203-05

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

7.14. Computers and Technology Equipment - Purchase Orders

Memo from Information Technology Divisional Manager Mike Sinor and Chief Information Officer Hong Sae recommending Council authorize the purchase of computers, servers, network software and hardware and other technology equipment from CDW Technologies, LLC using National IPA and National Joint Powers Association (NJPA) competitively bid contracts for laptops, tablets, rugged devices, printers, software, network equipment and accessories. The estimated total for FY2017-18 is \$575,000.00, not to exceed budgeted amounts. The estimated total for FY2018-19 is also \$575,000.00, pending budget approval. Staff would like to utilize both piggyback contracts to obtain

the cost-effective pricing available for the City. Each contract has expiration dates for pricing and staff recommends utilizing the National IPA contract through July 1, 2018, and utilizing the NJPA contract through July 1, 2019, pending Council approval of the budget.

CC #: 8569

File #: 0203-06

CONTACT: Michael Sinor 916-774-5183 msinor@roseville.ca.us

Resolutions

7.15. Blue Oaks Commerce Center - Phase 2 - Certificate of Completion

Memo from Construction Inspector Orville Chatterton and Development Services Director Kevin Payne recommending Council adopt RESOLUTION NO. 17-241 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS CA 65 Blue Oaks On – Ramp Intersection (Blue Oaks Commerce Center -Phase 2) PROJECT, APPROVING THE "CERTIFICATE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION. The Engineering Division has made final inspection of the project and has found the roadway infrastructure work complete in accordance with the improvement plans and City Specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 8532

File #: 0800-06

CONTACT: Orville Chatterton 916-774-5576 ochatterton@roseville.ca.us

7.16. Foothill American Dream - Reimbursement Agreement

Memo from Associate Engineer Matt Todd and Development Services Director Kevin Payne recommending Council adopt RESOLUTION NO. 17-252 APPROVING A CITY/DEVELOPER REIMBURSEMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND JOHN MOURIER CONSTRUCTION, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This reimbursement agreement between the City and John Mourier Construction, Inc. is for the construction of public improvements beyond the scope of this project. This item will have no impact to the City's General Fund. The reimbursement of \$357,417.64 is funded through the City's Traffic Mitigation Fund and specifically from the Developer Reimbursement account.

CC #: 8550

File #: 0400-04-03-1

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

7.17. City of Roseville Investment Policy

Memo from Financial Analyst Jacquie Clarizio and Chief Financial Officer Jay Panzica recommending Council adopt RESOLUTION NO. 17-242 ADOPTING THE REVISED INVESTMENT POLICY. The Investment Policy establishes cash management and investment guidelines that conform to customary standards of prudent investment management. There is no negative impact to the City's General Fund.

CC #: 8533

File #: 0217

CONTACT: Jacquie Clarizio 916-774-5323 jclarizio@roseville.ca.us

7.18. Transmission Service Agreement - Portland General Electric

Memo from Electric Resources Analyst Petra Wallace and Electric Utility Director Michelle Bertolino recommending Council adopt RESOLUTION NO. 17-282 APPROVING TRANSMISSION SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND PORTLAND GENERAL ELECTRIC CO., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This is a Transmission Service Agreement with Portland General Electric Co. that will allow the City to purchase physical capacity for the transmission of electric power. There is no fiscal impact associated with the execution of the Transmission Service Agreement as it is only an enabling agreement.

CC #: 8563

File #: 0800-03

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

7.19. Transmission Service Agreements - Puget Sound Energy

Memo from Electric Resource Analyst Petra Wallace and Electric Utility Director Michelle Bertolino recommending Council adopt RESOLUTION NO. 17-283 APPROVING TRANSMISSION SERVICE AGREEMENTS BETWEEN THE CITY OF ROSEVILLE AND PUGET SOUND ENERGY, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE THEM ON BEHALF OF THE CITY OF ROSEVILLE. Approval of the requested Transmission Service Agreements with Puget Sound Energy Inc. will allow the City to purchase physical capacity for the transmission of electric power. There is no fiscal impact associated with the execution of the Transmission Service Agreements as they are only enabling agreements.

CC #: 8563

File #: 0800-03

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

7.20. Fire VHF Communications - Service Agreement Amendment

Memo from Battalion Chief Chris Baker and Fire Chief Rick Bartee recommending Council adopt RESOLUTION NO. 17-253 APPROVING AMENDMENT NO. 1 TO SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND SILKE COMMUNICATIONS, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF

ROSEVILLE. Staff is requesting Council approve a \$150,000.00 service agreement amendment with Silke Communications for services related to repair, modification, integration and specialized equipment required for the completion of the public safety interoperable radio system. The Fire Department requests the existing vendor be granted approval to continue the work under sole-source approval as all components must be installed by one vendor to maintain warranty status, and the vendor must also be a factory-certified dealer. Funding is included in the proposed Fire Department FY2017-18 and proposed FY2018-19 budgets.

CC #: 8551

File #: 0708

CONTACT: Chris Baker 916-774-5833 cbaker@roseville.ca.us

7.21. 2017 Parks Construction Standards Update

Memo from Park Planning and Development Superintendent Tara Gee and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 17-245 ADOPTING THE 2017 PARKS CONSTRUCTION STANDARDS. The Parks Construction Standards is a guiding document that outlines design and construction standards applied to parks (neighborhood and city-wide), and streetscapes. This document is updated every two years in order to ensure new codes, regulations and requirements are updated and to provide clarity in areas that may cause misinterpretations. A complete copy of the 2017 Parks Construction Standards is available for review in the City Clerk's Office. There is no General Fund impact.

CC #: 8540

File #: 0704

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

7.22. Street Closure Request - Rods-N-Ribs Event - August 5, 2017

Memo from Community Relations Analyst Jamie Hazen and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 17-248 APPROVING AN AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND WATER FOR A WARRIOR AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests approval for the closure of Vernon Street from East Washington Street to Taylor Street and South Grant Street between Oak Street and Atlantic Street on Saturday, August 5, 2017 for the Water for a Warrior Rods-N-Ribs Cook-Off event. The closure times are scheduled from 5:30 a.m. – 3:00 p.m. All costs for City services associated with this event will be reimbursed by the Water for a Warrior non-profit group.

CC #: 8567

File #: 0109-02

CONTACT: Jamie Hazen 916-774-5978 jhazen@roseville.ca.us

7.23. Maya Bowhunters Archery Club - Lease Agreement

Memo from Refuse and Stormwater Manager Devin Whittington and Environmental Utilities Director Richard Plecker recommending Council adopt RESOLUTION NO. 17-247 APPROVING A LEASE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND MAYA BOWHUNTERS OF ROSEVILLE, INC. AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff recommends Council approve a five-year lease agreement with the Maya Bowhunters Archery Club that would allow Maya Bowhunters to continue use of City property located at the closed City of Roseville Sanitary Landfill site for club functions as it has done since 1980. The Maya Bowhunters will pay the City \$2,171.58 on an annual basis with an annual inflationary adjustment of two percent for each subsequent year.

CC #: 8544

File #: 1006-01

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

7.24. Bond Trustee Services - Professional Services Agreement Amendment

Memo from Controller Jacquelyn Flickinger and Chief Financial Officer Jay Panzica recommending Council adopt RESOLUTION NO. 17-278 APPROVING A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This amendment will extend the agreement between the City and the Bank of New York Mellon to provide bond trustee services from July 1, 2017 to June 30, 2018. The contract for the second year will not exceed \$75,000.00. The annual fee of approximately \$1,800.00 per series is paid by each outstanding bond series.

CC #: 8560

File #: 0201

CONTACT: Jacquelyn Flickinger 916-774-5516 jflickinger@roseville.ca.us

7.25. Transit System Services Agreements Extension

Memo from Alternative Transportation Analyst Eileen Bruggeman and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 17-276 APPROVING A SEVENTH AMENDMENT TO AGREEMENT FOR CITY OF ROSEVILLE TRANSIT SYSTEM MANAGEMENT AND OPERATIONS SERVICES BETWEEN THE CITY OF ROSEVILLE AND MV TRANSPORTATION, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 17-277 APPROVING A THIRD AMENDMENT TO AGREEMENT FOR OPERATION OF THE SOUTH PLACER TRANSIT INFORMATION CALL CENTER BETWEEN THE CITY OF ROSEVILLE AND MV TRANSPORTATION, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff recommends Council approve the Seventh Amendment to the Transit Management and Operations Services Agreement

and the Third Amendment to the South Placer Transit Information Center Agreement with MV Transportation. The Amendments will extend the term of the agreements up to a maximum 3-months beyond the current June 30, 2017 expiration date. The Seventh Amendment to the Transit Management and Operations Services Agreement will increase the maximum obligation of the Agreement by an amount not to exceed \$900,000.00. The Third Amendment to the Agreement for Operations of the South Placer Transit Information Center will increase the maximum obligation by an amount not to exceed \$76,255.29. The proposed extensions will allow staff time to finalize the recommendation for a new long term transit and call center contract, which would be provided to the City Council prior to the final September 30, 2017 contract end date.

CC #: 8559

File #: 0721-04

CONTACT: Eileen Bruggeman 916-774-5449 ebruggeman@roseville.ca.us

7.26. Finance Authority - Stone Point Community Facilities District No. 1 and No. 5 - Special Tax Refunding Bonds, Series 2017B

Memo from Financial Analyst Vanessa Lieberman and Chief Financial Officer Jay Panzica recommending Council adopt RESOLUTION NO. 17-270 AUTHORIZING THE ISSUANCE AND SALE OF SPECIAL TAX REFUNDING BONDS FOR COMMUNITY FACILITIES DISTRICTS AND APPROVING AND AUTHORIZING RELATED DOCUMENTS AND ACTIONS; and adopt FINANCE AUTHORITY OF THE CITY OF ROSEVILLE RESOLUTION NO. 4-17 AUTHORIZING THE ISSUANCE AND SALE OF ITS SPECIAL TAX REVENUE REFUNDING BONDS AND APPROVING RELATED AGREEMENTS AND ACTIONS. Staff recommends Council authorize the issuance of refunding special tax bonds and the related documents and agreements to complete the bond sale and include the Refunding Bonds for Stone Point Facilities District No. 1 (SP CFD No. 1) and Stone Point Community Facilities District No. 5 (SP CFD No. 5). There will be no fiscal impact to the City as all bond issuance costs will be paid from bond proceeds. Property owners will experience a reduction in annual special tax assessments.

CC #: 8566

File #: 0206-03-01

CONTACT: Vanessa Lieberman 916-774-5189 vlieberman@roseville.ca.us

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

7.27. Utility Billing Operations - Budget Adjustment

Memo from Billing Services Manager Andrea Blomquist and Chief Financial Officer Jay Panzica recommending Council adopt ORDINANCE NO. 5841 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2016-17 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. The City is in process of deploying a new Utility Billing Customer Information System (CIS). As a part of this project,

there is a need to move a small portion of our Utility Billing Operations labor budget directly to the CIS project. The team completing the work on the CIS project is from the Utility Billing Operations group, and has been consistently working on the new CIS system. Staff is requesting a transfer of \$260,000.00 from operations to the CIS Focus CIPs.

CC #: 8534

File #: 0200 & 0201-01

CONTACT: Andrea Blomquist 916-774-5317 ablomquist@roseville.ca.us

7.28. Library Grant Funds - Budget Adjustment

Memo from Library Supervisor Rendi Hodge and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt ORDINANCE NO. 5843 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2016-17 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. This is a request of Council to approve a budget adjustment of \$15,000.00 for grant funds received from California Library Literacy Services for the ongoing Adult Literacy Program offered at the Library. This request is fully funded with offsetting grant revenue, so there is a net zero impact to the General Fund.

CC #: 8543

File #: 0214

CONTACT: Rendi Hodge 916-774-5240 rhodge@roseville.ca.us

7.29. FY2017-18 Budgeted Positions

Memo from Human Resources Manager Linda Hampton and Human Resources Director Gayle Satchwell recommending Council adopt ORDINANCE NO. 5846 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE NO. 5839, THE SALARY ORDINANCE FOR MANAGEMENT EMPLOYEES, AS AMENDED BY APPENDIX "L" TO BE EFFECTIVE JUNE 24, 2017, AS AN URGENCY MEASURE. Staff recommends the City Council approve Management A & B salary schedules to reflect a salary realignment for Assistant Human Resources Director position and approve the addition of 4.25 allocations and the deletion of 8.5 allocations on the Citywide allocation schedule. The fiscal impact is included in the 2017-2018 budget.

CC #: 8552

File #: 0600-01

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

Ordinances (for second reading and adoption)

7.30. Second Reading - Municipal Code Amendment - Personnel Rule Change

ORDINANCE NO. 5847 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTION 3.02.040 OF CHAPTER 3.02 OF TITLE 3 OF THE ROSEVILLE MUNICIPAL CODE REGARDING PERSONNEL RULES AND REGULATIONS, for second reading and adoption.

CC #: 8573

File #: 0600-01

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

Reports / Requests

7.31. Out of State Travel Request - Fire Department

Memo from Fire Captain Chris Baker and Fire Chief Rick Bartee recommending Council approve out-of-state travel for Battalion Chief Chris Baker to attend four quarterly TIA/P25 Committee meetings as the public safety responder representative to the Association of Public Communications Officials (APCO) between June 2017 and June 2018. The meeting locations will rotate throughout the United States, with the first meeting scheduled in Chicago, IL. All costs related to travel, including airfare, lodging and per diem, will be reimbursed directly by APCO, with not additional fiscal impact to the Roseville Fire Department

CC #: 8536

File #: 0600-02

CONTACT: Chris Baker 916-774-5833 cbaker@roseville.ca.us

Ceremonial Documents

7.32. Resolution of Commendation and Appreciation to Roy David Van Ness

Roy David Van Ness be commended for his outstanding service and dedication to the City of Roseville, congratulated on his many accomplishments, and wished a long, healthy, and enjoyable retirement.

CC #: 8570

File #: 0102-10

CONTACT: Ryan Carroll 916-774-5265 rcarroll@roseville.ca.us

7.33. Resolution of Commendation and Appreciation to Isabella Zaia

Isabella Zaia be commended for her outstanding service and dedication to the City of Roseville, congratulated on her many accomplishments, and wished a long, healthy, and enjoyable retirement.

CC #: 8574

File #: 0102-10

CONTACT: Ryan Carroll 916-774-5265 rcarroll@roseville.ca.us

7.34. Resolution of Commendation and Appreciation to Carl Walker

Carl Walker be commended for his outstanding service and dedication to the City of Roseville, congratulated on his many accomplishments, and wished a long, healthy, and enjoyable retirement.

CC #: 8575

File #: 0102-10

CONTACT: Ryan Carroll 916-774-5265 rcarroll@roseville.ca.us

END OF CONSENT CALENDAR

8. RESOLUTIONS

8.1. Roseville Grants Advisory Commission - FY2017-18 Funding Recommendations

Memo from Economic Development Manager Laura Matteoli and Economic Development Director Chris Robles recommending Council adopt RESOLUTION NO. 17-281 APPROVING REVISIONS TO THE CITIZENS BENEFIT FUND POLICY MANUAL; and approve the Roseville Grants Advisory Commission's recommendation to fund 49 grants in the amount of \$407,500.00 (\$400,000.00 from the Citizens Benefit Fund and \$7,500.00 from the REACH Fund) and include the \$400,000.00 in the FY2017-18 City of Roseville budget. The administration of the grants program has a nominal cost associated with staff resources. Estimated annual cost of administration is approximately \$30,000.00 annually.

CC#: 8571

File#: 0103-34-02

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

9. ORDINANCES

9.1. City of Roseville FY2017-18 Budget

Memo from Budget Manager Kathy Cullen and Chief Financial Officer Jay Panzica recommending Council adopt ORDINANCE NO. 5842 OF THE COUNCIL OF THE CITY OF ROSEVILLE ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR 2017-2018, ADOPTING BUDGET CONTROL POLICIES, ADOPTING AN APPROPRIATIONS LIMIT, ADOPTING THE BUDGET FOR THE SUCCESSOR AGENCY OF THE ROSEVILLE REDEVELOPMENT AGENCY, AND ESTABLISHING THE SEALED BID REQUIREMENT, TO BE EFFECTIVE IMMEDIATELY AS AN URGENCY MEASURE. The proposed Citywide FY2017-18 budget is \$507.1 million. The proposed FY2017-18 budget for the General Fund is \$146.61 million, which includes operating expenditures and transfers out (\$137.03 million) as well as capital projects, debt, and non-recurring expenditures and transfers out (\$9.58 million). Operating and non-operating revenues and transfers in total \$146.61 million led by increases in sales and property taxes. The net result is a balanced General Fund where revenue is equal to expenses without the use of one-time funds in FY2017-18.

CC#: 8541

File#: 0201

CONTACT: Kathy Cullen 916-746-1306 kcullen@roseville.ca.us

9.2. Housing Authority - FY2017-18 Annual Budget

Memo from Financial Analyst Melissa Hagan and Economic Development Director Chris Robles recommending the City Council, acting as the Housing

Authority Board of Directors, adopt HOUSING AUTHORITY OF THE CITY OF ROSEVILLE RESOLUTION NO. 4-17 APPROVING THE ANNUAL BUDGET FOR FISCAL YEAR 2017-2018. This item is requesting approval of the FY 2017-18 annual budget for the Roseville Housing Authority.

CC #: 8568

File #: 0103-03-02

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

9.3. Woodcreek Oaks Boulevard Widening Project - Award of Contract and Budget Adjustment

Memo from Assistant Engineer Stefanie Kemen and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 17-249 APPROVING AN AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND BAY CITIES PAVING AND GRADING, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 5840 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2016-17 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff is requesting Council award the Woodcreek Oaks Boulevard Widening Project to low bidder, Bay Cities Paving and Grading, Inc. in the amount of \$6,837,558.75 with authorization to exceed the award amount by 10% (\$683,755.88) as a construction change order contingency. The project will complete the widening of the segment of Woodcreek Oaks Boulevard between Crimson Ridge Way and 600' north of Pleasant Grove Boulevard, adding one lane in each direction using the space available in the extra wide median, and constructing the other half of the bridge over the south branch of Pleasant Grove Creek. A budget adjustment is necessary in the amount of \$7,576,146.00 to increase the total project construction budget to \$8,987,979.00 which covers construction and project management costs. The engineer's estimate for this project is \$6,880,000.00. The project is funded by \$8,494,989 of Traffic Mitigation Fees, \$426,182.00 of Gas Tax Funds, \$51,700.00 of Local Transportation Funds, and \$15,200.00 of Landscape/Parks Repair/Maintenance Funds. No General Funds will be used for this project.

CC #: 8572

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

CONTACT: Stefanie Kemen 916-774-5372 skemen@roseville.ca.us

9.4. Power Supply - Budget Adjustment

Memo from Assistant Electric Utility Director Todd White and Electric Utility Director Michelle Bertolino recommending Council adopt ORDINANCE NO. 5844 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2016-17 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. This item requests a \$4,550,000.00 budget adjustment for power supply. There are available resources in the Electric Operations Fund balance for FY2016-17.

CC #: 8545

File #: 0201-01 & 0800-03

CONTACT: Todd White 916-746-1668 twhite@roseville.ca.us

10. PUBLIC HEARING

NOTICE TO THE PUBLIC

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

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

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

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

10.1. Tax and Equity Fiscal Responsibility Act Hearing for Conduit Financing for John Adams Academies, Inc.

Public Hearing continued to July 19, 2017.

CC #: 8546

File #: 0110

CONTACT: Jeannine Thrash 916-774-5473 jthrash@roseville.ca.us
Jay Panzica 916-774-5320 jpanzica@roseville.ca.us

10.2. Kaiser Riverside and Cirby Medical Office Building Expansion

Memo from Associate Planner Lauren Hocker and Development Services Director Kevin Payne recommending Council adopt RESOLUTION NO. 17-272 CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT RELATING TO THE KAISER RIVERSIDE AND CIRBY MEDICAL OFFICE BUILDING PROJECT, ADOPTING FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS, ADOPTING MITIGATION MEASURES, AND ADOPTING A MITIGATION MONITORING PROGRAM; and adopt RESOLUTION NO. 17-273 AMENDING THE GENERAL PLAN TO CHANGE THE TEXT OF THE CIRCULATION ELEMENT TO REFLECT A NEW SIGNALIZED INTERSECTION IN THE CITY OF ROSEVILLE RELATED TO THE KAISER RIVERSIDE AND CIRBY MEDICAL OFFICE BUILDING

PROJECT. This request includes approval of a Major Project Permit Stage 1 and Major Project Permit Stage 2 to allow construction of a 16,000 square-foot, one-story pavilion building; a 194,000 square-foot, five-story medical office building; a parking deck, and an associated parking lot and landscaping that will replace the existing one- and two-story Kaiser Permanente medical office building complex. A Tree Permit is requested to allow the removal of one oak tree. Offsite improvements associated with the project include the addition of a traffic signal at the Cirby Way and Cirby Hills Drive intersection. This signal requires a text-only General Plan Amendment. This project is funded by the applicant and will not have a negative impact on the City's General Fund.

CC #: 8555

File #: 0400-03

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

10.3. Municipal Code Amendment - Repeal of Public Dance Ordinance and Entertainment Ordinance Amendment

Memo from Police Lieutenant Doug Blake and Police Chief Daniel Hahn recommending Council introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE REPEALING CHAPTER 9.40 OF TITLE 9 OF THE ROSEVILLE MUNICIPAL CODE REGARDING PUBLIC DANCE PERMITS AND AMENDING CHAPTER 9.45 OF TITLE 9 OF THE ROSEVILLE MUNICIPAL CODE REGARDING ENTERTAINMENT ESTABLISHMENTS. Currently the Municipal Code has two similar ordinances that regulate hospitality/entertainment businesses, depending on whether they're located within the Downtown Specific Plan area or the rest of the City. Staff proposes repealing the public dance ordinance, which currently regulates certain entertainment businesses outside the downtown area, and modifying the entertainment ordinance, which currently regulates only businesses located inside the Downtown Specific Plan area. Staff proposes a single, improved entertainment ordinance that will be applied Citywide.

Proposed permit fees will be charged at the same annual cost as the two existing ordinances.

CC #: 8557

File #: 0300

CONTACT: Dee Dee Gunther 916-774-5015 ddgunther@roseville.ca.us

10.4. 2017-2018 Landscape and Lighting Districts Assessments – Public Hearing

Memo from Financial Analyst Vanessa Lieberman and Chief Financial Officer Jay Panzica recommending Council adopt RESOLUTION NO. 17-254 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2017/2018; and adopt RESOLUTION NO. 17-255 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2017/2018; and adopt RESOLUTION NO. 17-256 OF THE CITY COUNCIL

OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2017/2018; and adopt RESOLUTION NO. 17-257 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2017/2018; and adopt RESOLUTION NO. 17-258 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2017/2018; and adopt RESOLUTION NO. 17-259 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2017/2018; and adopt RESOLUTION NO. 17-260 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2017/2018; and adopt RESOLUTION NO. 17-261 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2017/2018; and adopt RESOLUTION NO. 17-262 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2017/2018; and adopt RESOLUTION NO. 17-263 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2017/2018; and adopt RESOLUTION NO. 17-264 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2017/2018; and adopt RESOLUTION NO. 17-265 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2017/2018; and adopt RESOLUTION NO. 17-266 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2017/2018; and adopt RESOLUTION NO. 17-267 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2017/2018; and adopt RESOLUTION NO. 17-268 OF THE CITY COUNCIL

OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2017/2018; and adopt RESOLUTION NO. 17-269 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2017/2018. The City currently has eight active Landscape and Lighting Districts (LLD). These districts were formed within the City to levy and collect assessments for maintenance of public improvements. All charges are needed to fully fund landscape services in each LLD. There is no negative impact to the City's General Fund.

CC #: 8576

File #: 0206-03

CONTACT:Vanessa Lieberman 916-774-5189 vlieberman@roseville.ca.us

11. COUNCIL / STAFF / REPORTS/ COMMENTS

12. ADJOURNMENT



COUNCIL COMMUNICATION

CC #: 8547
File #: 0203-21

Title: Tires (RFQ 01-3134) - Reject All Bids
Contact: Tiffany Valdez 916-774-5708 tvaldez@roseville.ca.us

Meeting Date: 6/21/2017
Item #: 7.1.

RECOMMENDATION TO COUNCIL

Recommend that all bids received for RFQ 01-3134 for tires be rejected. The bids received for this RFQ were deemed non-responsive because they did not meet the bid specifications.

BACKGROUND

The Vehicle Maintenance Department has a recurring demand for a variety of tires to maintain the City's vehicle fleet. Bidders were asked to quote a representative sampling of the tires that Fleet Services typically orders on a regular basis, and the bid required bidders to provide their percentage discount off of the manufacturer's list price for any items not listed on the pricing worksheet to allow the City to add new tires to the list or replace discontinued ones. The specifications stated that if a vendor did not provide their percentage discount off of list for those items not specifically listed on the spreadsheet, then those vendors would be deemed non-responsive. Brannon Tire and Goodyear Tire left this area of their bid blank. The bid also specified that the contract award was based on the combined discounted unit price total of the tires referenced on the bid pricing worksheet and to submit a substituted item worksheet if bidding an alternate product with a corresponding product specification sheet. Morgan Tire indicated No Bid on two tires and Northstate Tire Company did not provide the alternate specification worksheets. Fleet Services staff will re-issue a new bid at a later date.

A formal bid was issued with the following vendor responses:

<u>Vendor</u>	<u>Discounted Unit Price Total</u>
Brannon Tire Stockton, CA	\$5,628.75
Morgan Tire Sacramento, CA	\$5,787.37
Goodyear Commercial Tire	\$252,063.29

Akron, OH

Northstate Tire Company \$284,332.32
Sacramento, CA

FISCAL IMPACT

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

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Tiffany Valdez, Buyer

Paul Diefenbach, Central Services Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 17-250

RESOLUTION NO. 17-250

REJECTING ALL BIDS FOR TIRES

WHEREAS, the City of Roseville requested bids for tires; and

WHEREAS, the bids received for this RFQ were deemed non-responsive because they did not meet the bid specifications; and

WHEREAS, staff desires to reject all bids for tires and rebid the item at a future date;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that all bids for tires are hereby rejected.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



COUNCIL COMMUNICATION

CC #: 8537

File #: 0900-02-01

Title: Sunrise Avenue Pipe Repair Project - Approval of Plans and Specifications and Authorization to Call for Bids

Contact: Jose Lopez 916-774-5688 jlopez@roseville.ca.us

Meeting Date: 6/21/2017

Item #: 7.2.

RECOMMENDATION TO COUNCIL

Staff recommends that City Council approve the Sunrise Avenue Pipe Repair Project plans and specifications and authorize approval to advertise for construction bids.

BACKGROUND

The City operates a proactive utility system rehabilitation and replacement program. This project will repair a section of pipeline and allow for condition assessment of the 24-inch transmission main on Sunrise Avenue. This transmission main is part of the City's primary potable water conveyance system and was constructed in 1970. A leak was identified on a segment of this pipeline located just south of Coloma Way. Various attempts have been made to pinpoint the leak by conducting a leak detection survey and by excavating an existing air relief service run. All conclusions lead to the leak originating from a point along the first 155 feet of pipe just south of Coloma Way. Consequently, the 155 foot segment of pipe will be removed and replaced. The leak indicates this water line should be more thoroughly assessed for rehabilitation and/or replacement.

With this project, the source of the leak will be identified and corrected with the proposed pipe replacement. Second and most importantly, excavation and removal of the pipe will provide an opportunity for staff to examine the pipeline in detail and to determine the condition of the 24-inch transmission pipeline network. The results of the conditions review will allow staff to develop a focused maintenance, rehabilitation and/or replacement plans.

A competitive bid process will be utilized to select a contractor for this project. The estimated project duration is 2 months. The project is estimated to cost \$351,000.00. Complete project plans and specifications are available for review in the City Clerk's Office.

FISCAL IMPACT

This project is estimated to cost \$351,000.00. Funding is provided by the Water Rehabilitation Fund.

ECONOMIC DEVELOPMENT / JOBS CREATED

According to the SRRI Stimulus Calculation Tool, the project could generate a short-term economic benefit of 1.5 jobs and an additional \$99,000.00 of output through indirect and induced activities.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Jose Lopez, Senior Engineer

Richard Plecker, Environmental Utilities Director



Rob Jensen, City Manager

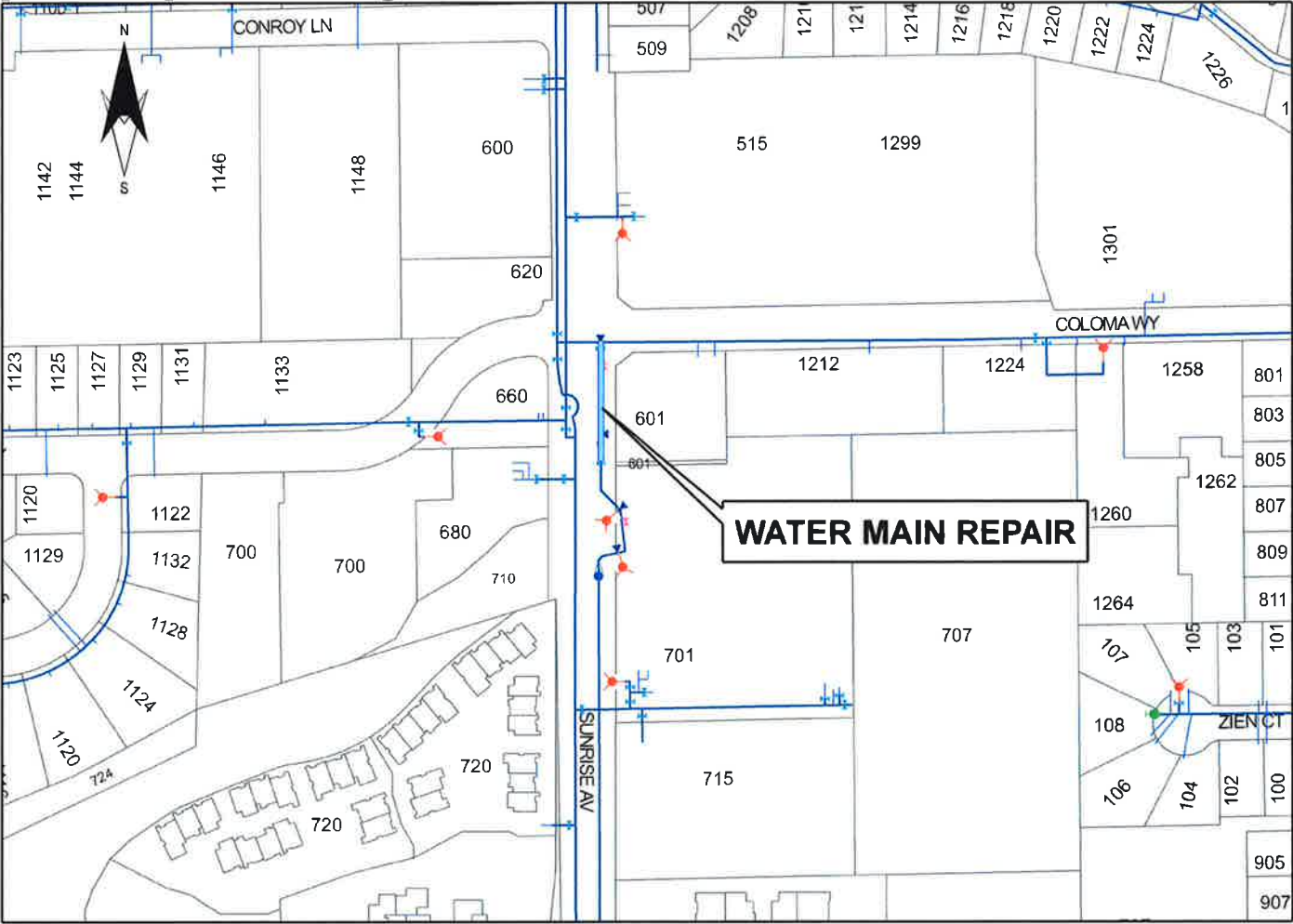
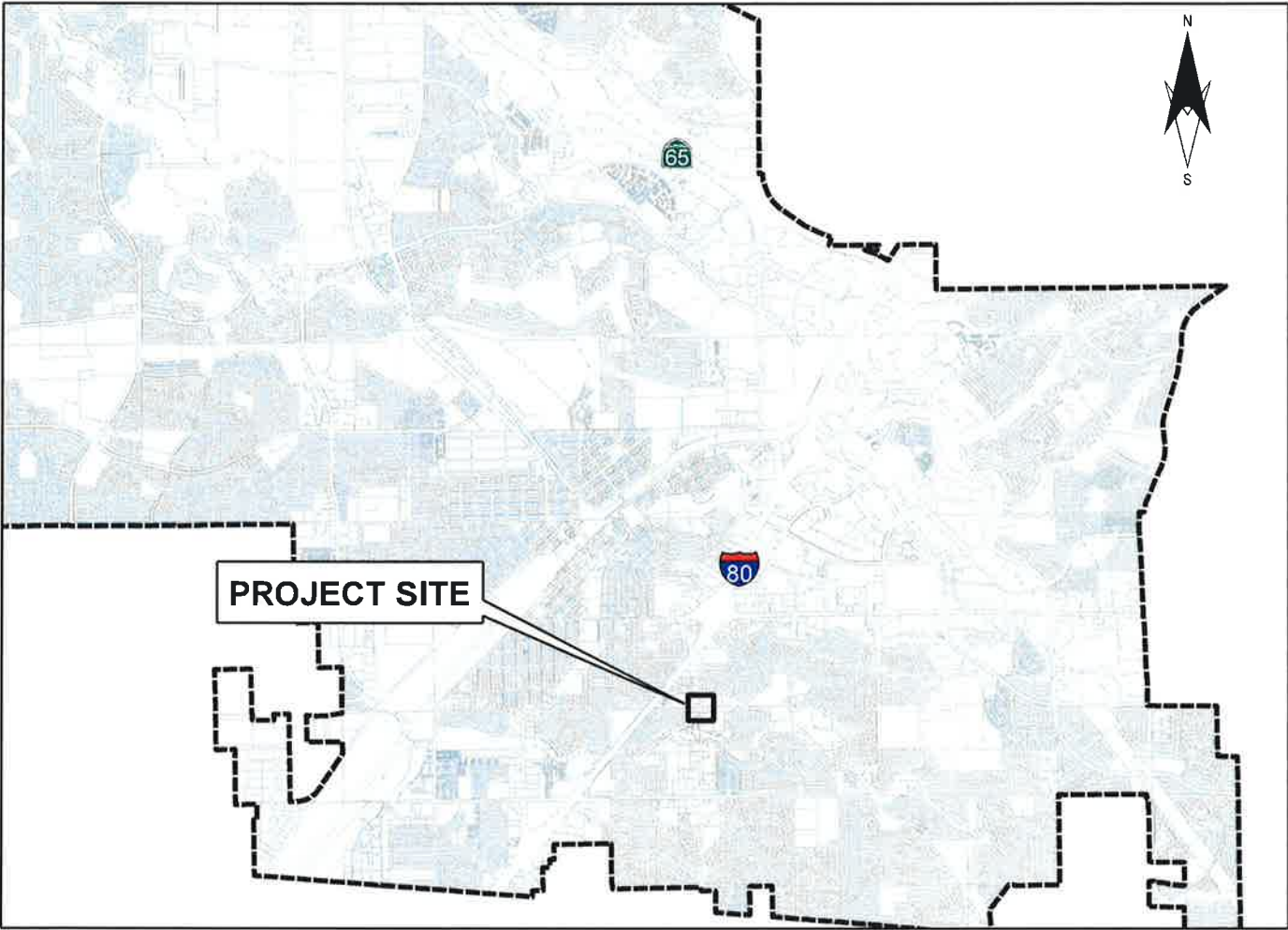
ATTACHMENTS:

Description

Project Plans for Sunrise Ave Pipe Repair Project

Specifications for Sunrise Ave Pipe Repair Project

City of Roseville Sunrise Avenue Pipe Repair Project



APPROVALS

SUBMITTED 
JOSE C. LOPEZ, SENIOR ENGINEER

APPROVED 
DALE OLSON, PRINCIPAL ENGINEER

APPROVED 
MARK STOUT, CITY ENGINEER

TABLE OF CONTENTS

SHEET	TITLE
1.	COVER SHEET
2.	PROJECT NOTES
3.	STA. 1+33 TO 2+89 PIPE REPAIR
4.	STA. 1+10 TO 2+95 PAVEMENT RECONSTRUCTION
5.	STANDARD DETAILS
6.	STANDARD DETAILS



NOTE: ALL STATIONS (STA.) ARE APPROXIMATE

UTILITY CONTACTS

UTILITY	AGENCY	CONTACT NAME	PHONE #
U.S.A.	Ground Service Alert		811/1-800-227-2600
Telephone	Consolidated Communications	Greg Albright	(916) 786-1881
Gas	Pacific Gas & Electric	Susan Smith	(530) 889-3261
Petroleum	Kinder Morgan Gas	Mike Barnum	(714) 560-4400
Electric	Roseville Electric	Rick Corral	(916) 774-5616
Fire	Roseville Fire Dept.	Patrick Chew	(916) 774-5823
Water	City of Roseville	Jim Mulligan	(916) 774-5750
Sewer	City of Roseville	Ken Glatzbach	(916) 774-5750
Storm Drain	City of Roseville	Development Services	(916) 774-5339
Cable	Comcast	Andrew Kotz	1-800-722-3206

JOB NO
173003

SCALE
NO SCALE

DATE
MAY 2017

DWG NO

DESIGNED BY
JL

DRAWN BY
JC

CHECKED BY
JL

APPROVED BY
JL

DATE
5/20/17

DATE
5/20/17

DATE
5/20/17

DATE
5/20/17

REVISIONS

BY

DATE

CITY OF ROSEVILLE

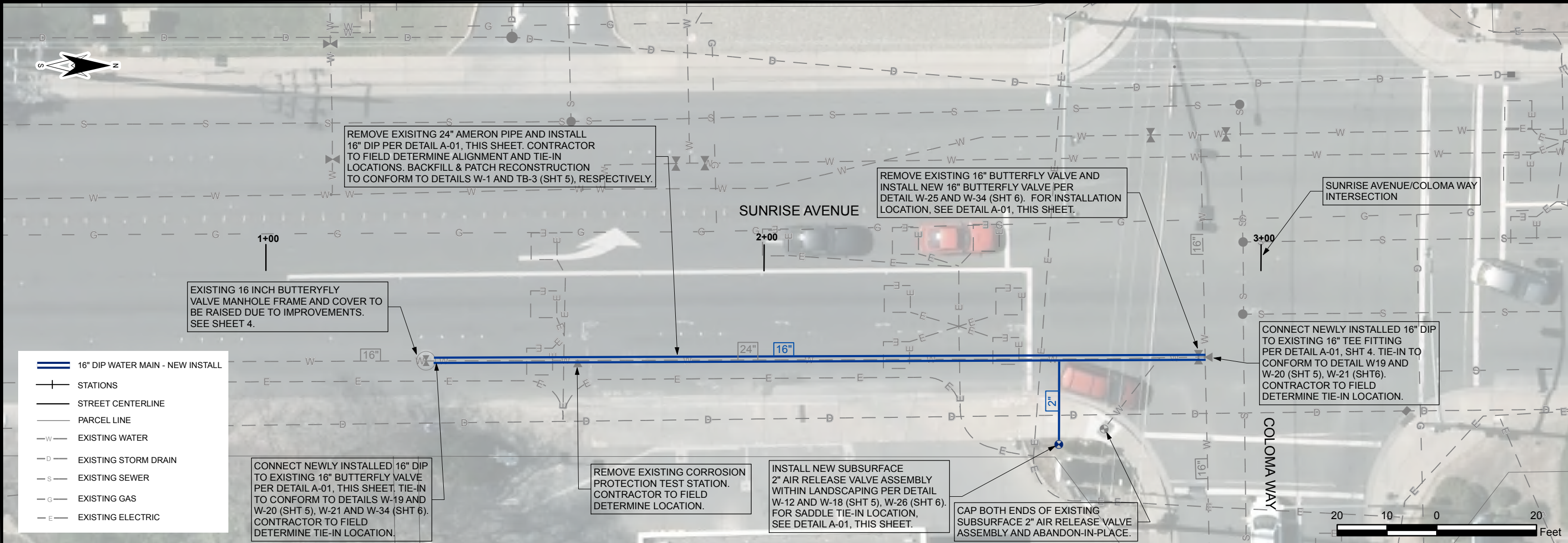
ENVIRONMENTAL UTILITIES DEPARTMENT

SUNRISE AVENUE
PIPE REPAIR PROJECT

COVER

SHEET NO
1

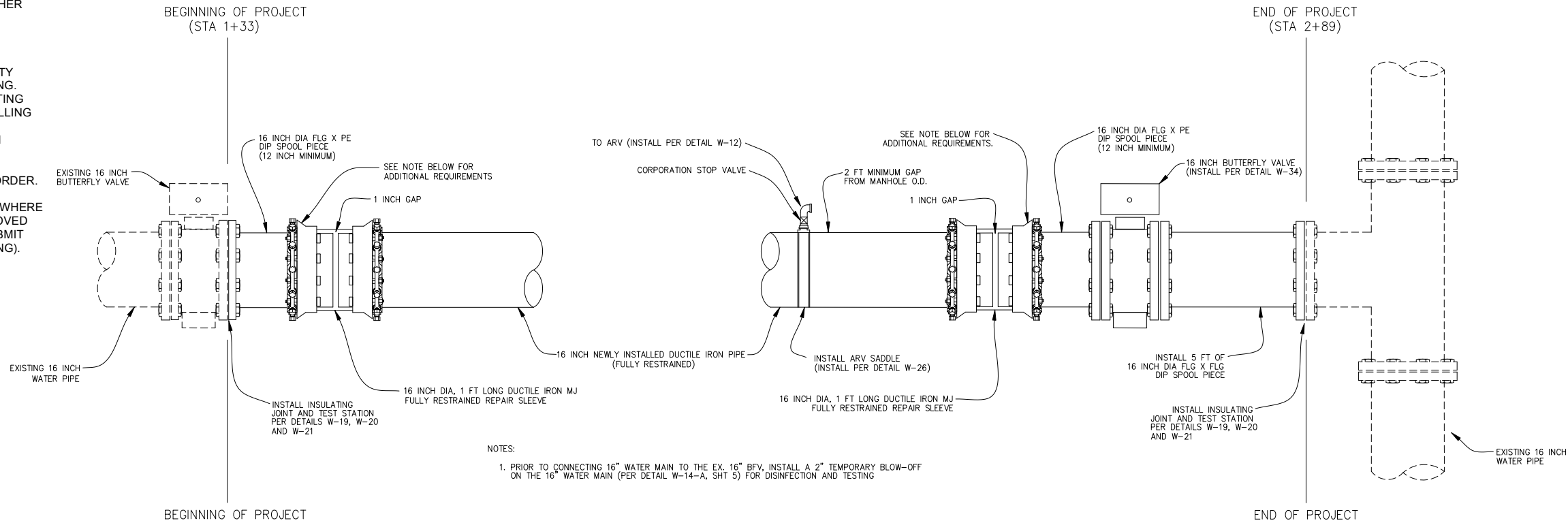
OF
6



NOTES:

1. NOT ALL AERIAL UTILITIES ARE SHOWN. UNDERGROUND UTILITY FACILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THESE PLANS. UNDERGROUND UTILITIES, WHETHER SHOWN OR NOT, SHALL BE LOCATED AND MARKED BY THE CONTRACTOR.
2. CONTRACTOR TO POTHOLE, VERIFY AND DETERMINE ALL UTILITY MAINS AND UTILITY SERVICE LOCATIONS PRIOR TO TRENCHING. IF ANY CONFLICTS ARISE BETWEEN EXISTING UTILITY MAINS AND SERVICES AND INSTALLING ALL THE WORK PER THIS CONTRACT, THE CONTRACTOR SHALL ADDRESS ALL SUCH CONFLICTS AND THE WORK INVOLVED IN ADDRESSING CONFLICTS SHALL NOT CONSTITUTE GROUNDS FOR A CHANGE ORDER.
3. FOR ALL VERTICAL ELEVATION CHANGES WHERE ANGLE FITTINGS ARE UTILIZED, AN APPROVED RESTRAINT SYSTEM SHALL BE USED (SUBMIT TO CITY FOR REVIEW PRIOR TO INSTALLING).

DETAIL A-01 (SUNRISE AVE/COLOMA WY - APPROXIMATE STATIONS 1+33 TO 2+89)



JOB NO.
173003

SCALE:
1" = 20'

DATE
MAY 2017

DWG. NO.

BY
APPROV

REVISIONS

DATE

NAME

DESIGNED BY:
JL

DRAWN BY:
JC

CHECKED BY:
JL

APPROVED BY:

FIELD BOOK:

DESIGNED BY:
JL

DRAWN BY:
JC

CHECKED BY:
JL

APPROVED BY:

DATE

NAME

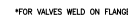
CITY OF ROSEVILLE

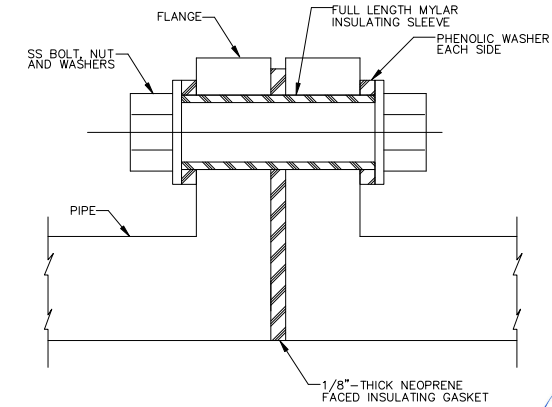
ENVIRONMENTAL UTILITIES DEPARTMENT

SUNRISE AVENUE
PIPE REPAIR PROJECT
PIPE REPAIR STA 1+33 TO 2+89

SHEET NO.
3

OF:
6





NOTES:

1. DIELECTRIC FLANGE KITS SHALL BE MANUFACTURED BY F.H. MALONEY CP., CALPICO OR APPROVED EQUAL
2. PROVIDE AN INSULATING FLANGE TEST STATION FOR THE INSULATED FLANGE.

Richard D. Plecker
RICHARD PLECKER
ENVIRONMENTAL UTILITIES DIRECTOR

ROSEVILLE
ENVIRONMENTAL UTILITIES
DEPARTMENT

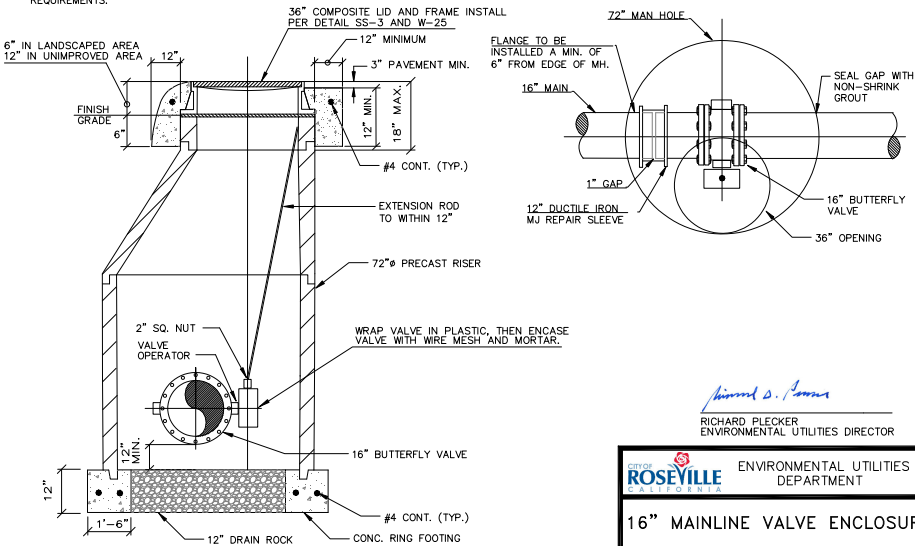
INSULATED FLANGE

SCALE: NONE
REVISED: JANUARY 2015
DRAWN BY: R. VAN NESS
APPROVED BY: RICHARD PLECKER

W-21

NOTES

1. SEE VALVE BONDING DETAIL FOR ADDITIONAL REQUIREMENTS.



Richard D. Plecker
RICHARD PLECKER
ENVIRONMENTAL UTILITIES DIRECTOR

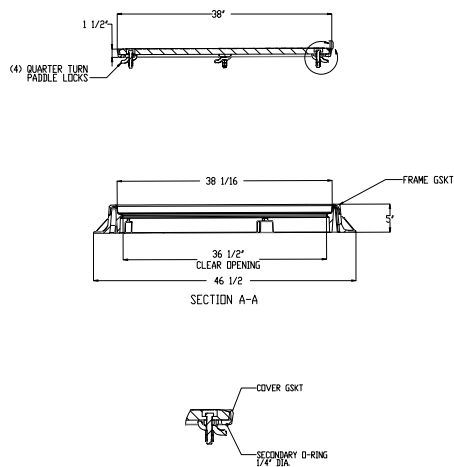
ROSEVILLE
ENVIRONMENTAL UTILITIES
DEPARTMENT

16" MAINLINE VALVE ENCLOSURE

SCALE: NONE
REVISED: JANUARY 2017
DRAWN BY: R. VAN NESS
APPROVED BY: RICHARD PLECKER

W-34

GMI Cover and Frame Assembly



Richard D. Plecker
RICHARD PLECKER
ENVIRONMENTAL UTILITIES DIRECTOR

ROSEVILLE
ENVIRONMENTAL UTILITIES
DEPARTMENT

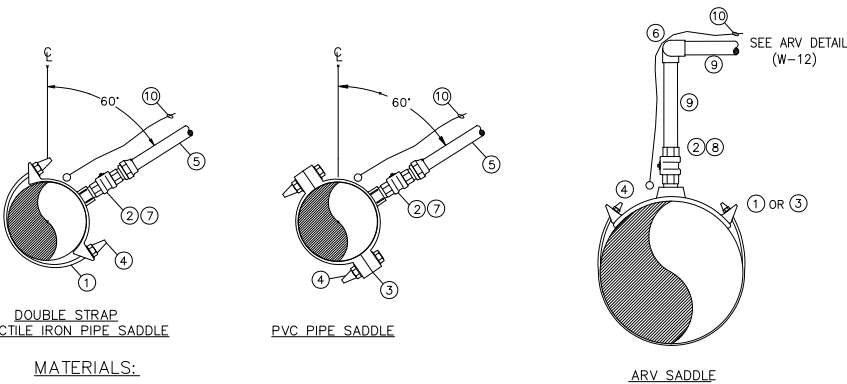
36" MANHOLE RING AND COVER

SCALE: NONE
REVISED: JANUARY 2017
DRAWN BY: R. VAN NESS
APPROVED BY: RICHARD PLECKER

W-25

NOTES:

TO CONFORM TO AASHTO M306-05, H-20 AND H-25 EN/24 D4000.



MATERIALS:

- 1.) DOUBLE STRAP BRASS SADDLE FOR DUCTILE IRON MAIN
- 2.) INSULATING CORPORATION STOP OR NON INSULATED CORPORATION STOP WITH NYLON BUSHING
- 3.) BRASS SADDLE FOR PVC MAIN
- 4.) ZINC CAPS ON ALL BOLTS (ONLY WITH NON-INSULATED CORPORATION STOP)
- 5.) COPPER SERVICE
- 6.) SWING JOINT (2 - 90° BRASS FITTINGS)
- 7.) CORP STOP W/COMPRESSION COUPLING
- 8.) CORP STOP W/THREADED COUPLING
- 9.) THREADED BRASS PIPE
- 10.) TRACING WIRE (FOR COMMERCIAL SERVICES ONLY)

NOTES:

WRAP CORPORATION STOP AND COPPER SERVICE A MINIMUM OF 3" WITH AN APPROVED DIELECTRIC TAPE AND POLYKEN PRIMER PER MANUFACTURER'S RECOMMENDATIONS.
SADDLES SHALL BE WRAPPED IN 8 MIL POLYETHYLENE AND BACKFILLED WITH SAND.
TRACING WIRE SHALL BE REQUIRED ON ARV, HYDRANT RUNS, BLOW OFFS, SERVICES WITHOUT CONTINUOUS COPPER PIPE, AND OTHER MAJOR APPURTENANCES.

Richard D. Plecker
RICHARD PLECKER
ENVIRONMENTAL UTILITIES DIRECTOR

ROSEVILLE
ENVIRONMENTAL UTILITIES
DEPARTMENT

SADDLE DETAIL

SCALE: NONE
REVISED: JANUARY 2016
DRAWN BY: R. VAN NESS
APPROVED BY: RICHARD PLECKER

W-26

JOB NO.
173003

SCALE:
NO SCALE

DATE
MAY 2017

DWG. NO.

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APPROVED

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ENVIRONMENTAL UTILITIES

**NOTICE TO CONTRACTORS
PROPOSAL AND CONTRACT
PROVISIONS FOR THE**

Sunrise Avenue Pipe Repair Project

NON-REFUNDABLE FEE

\$25

**TO BE SUPPLEMENTED WITH
GENERAL PREVAILING WAGE RATES**

FOR PRE-BID INFORMATION CALL:

**Jose C. Lopez, City of Roseville
(916) 774-5688**



PROJECT MANUAL

FOR

Sunrise Avenue Pipe Repair Project

CITY OF ROSEVILLE
PROJECT: SUNRISE AVENUE PIPE REPAIR PROJECT
PROJECT MANUAL
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City of Roseville

PROJECT MANUAL

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CITY OF ROSEVILLE
DEPARTMENT OF ENVIRONMENTAL UTILITIES

Name of Project: SUNRISE AVENUE PIPE REPAIR PROJECT

NOTICE TO CONTRACTORS

Sealed Proposals will be received at the Office of the City Clerk, 311 Vernon Street, Roseville, California, until 3:00 pm - July 18, 2017. Late proposals will be rejected. No exceptions.

The Proposals will be publicly opened and read by the City Clerk of the City of Roseville at 3:05 p.m. on July 18, 2017 at the Office of the City Clerk at 311 Vernon Street, Roseville, California for the Sunrise Avenue Pipe Repair Project

A pre-bid meeting will be held at City of Roseville Corp Yard located at 2005 Hilltop Circle, Roseville CA 95747 on July 11, 2017 at 2:00pm.

A Project Manual, including all Contract Documents and the Proposal forms for bidding this project, can ~~only~~ be obtained at City of Roseville Corporation Yard, 2005 Hilltop Circle, Roseville CA 95747 for a non-refundable fee of \$ 25.00 per set. If requested, Project Manuals will be mailed for a non-refundable fee of \$ 35.00. Please make checks payable to the City of Roseville. All communications relative to this project shall be directed to Jose C. Lopez, Senior Engineer at jlopez@roseville.ca.us. Documents may also be reviewed at http://www.roseville.ca.us/business/bids_rfqs_rfqs_and_rfis.asp.

Any bid may be withdrawn at any time prior to the time fixed in the public notice for the deadline submission of bids only by written request for the withdrawal of the bid filed with the City Clerk. The request shall be executed by the bidder or his or her duly authorized

representative. The withdrawal of a bid does not prejudice the right of the bidder to file a new bid by the submission deadline. Whether or not bids are opened exactly at the time fixed in the public notice for opening bids, a bid will not be received after the deadline submission of bids nor may any bid be withdrawn after the time fixed in the public notice for deadline for submission of bids. Immediately following the deadline for submission of bids all bids shall become the property of the City of Roseville.

The City of Roseville hereby notifies all Bidders that:

1. The City will affirmatively ensure that, in any Contract entered into pursuant to this Notice to Contractors, minority business enterprises will be afforded full opportunity to submit bids and will not be discriminated against on the grounds of sex, race, color, or national origin in consideration for an award.
2. The Contractor may elect to receive one hundred percent (100%) of payments due under the Contract Documents from time to time, without retention of any portion of the payment by the City, by depositing securities of equivalent value with the City in accordance with the provisions General Conditions Section 7-1.07. Such securities, if deposited by the Contractor, shall be valued by the City, whose decision on valuation of the securities shall be final. Securities eligible for investment under this provision shall be limited to those listed in California Government Code Section 16430.
3. The City has determined that the Contractor shall possess a valid Class A,
General Engineering Contractor's license at the time that the bid is submitted and the Contract is awarded. Said license shall be maintained during the Contract period. Failure to possess the specified license shall render the bid nonresponsive and will act as a bar to the award of the Contract to any Bidder not possessing such a license at the time of

award. The Contractor shall provide certification of the license, its number and the expiration date on the proposal form.

4. The Work is to be done in Placer County. Pursuant to California Labor Code Section 1770, the City has ascertained the General Prevailing Rate of Wages in the County in which the Work is to be done to be as determined by the Director of Industrial Relations of the State of California. CONTRACTOR is hereby made aware that information regarding prevailing wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: <http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm>. The Contractor is required to post a copy of the applicable wage rates at the job site. Attention is directed to Section 5 "Legal Relations and Responsibility" of the General Conditions.

5. Contractor Registration: No contractor or subcontractor may be listed on a bid proposal for or work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. The Contractor shall provide proof of current registration with the Department of Industrial Relations for both itself and all listed subcontractors with the bid proposal. The Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

City Clerk, City of Roseville

Dated: _____

Affidavits: _____

Published: _____

INSTRUCTIONS TO BIDDERS

SECTION 1: PROPOSAL REQUIREMENTS AND CONDITIONS

1-1.01 **GENERAL.** The Bidder shall carefully examine the Instructions to Bidders and all Contract Documents, and shall satisfy himself or herself as to the conditions with which he must comply prior to bid and to the conditions affecting the award of the Contract.

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

1-1.02 **CONTRACTOR'S LICENSING LAWS.** Attention is directed to the provisions of Business and Professions Code Chapter 9 of Division 3 concerning the licensing of Contractors.

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

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

1-1.03 **EXAMINATION OF PLANS, CONTRACT DOCUMENTS AND SITE OF THE WORK.** The Bidder shall examine carefully the site of the Work and all the

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

Prior soils investigation or other previous site investigation reports are available for inspection at _____ - not available - _____.

Where the Department has made investigations of site conditions, including subsurface conditions in areas where Work is to be performed under the Contract, such investigations are made only for the purpose of study and design. City does not represent that such conditions as found in these investigations or inferences or conclusions drawn as a result of these investigations will represent actual site conditions and hereby disclaims any liability as a result of contractor's or bidder's reliance on such investigations. City will presume that all bidders have conducted their own site investigations, including investigations of subsurface conditions. Where such investigations have been made, Bidders or Contractors may, upon written request, inspect the records of the Department as to such investigations subject to the conditions set forth in these Instructions to Bidders. Such inspection of records may be made only at the location noted above. The records of such investigations are not a part of the Contract and are shown solely for the convenience of the Bidder or Contractor. The City assumes no responsibility whatsoever in respect to the sufficiency or accuracy of the investigations made, the records thereof, or of the interpretations set forth therein or made by the City in its use thereof. The City makes no warranty or guarantee, either express or implied, that the conditions indicated by such investigations or records are representative of those existing throughout such areas, or any part

thereof, or that unforeseen developments may not occur, or that materials other than, or in proportions different from those indicated, may not be encountered.

No information derived from such inspection of records of investigations or compilation thereof made by the City, the Department or from the Engineer, or his or her assistants, will in any way relieve the Bidder or Contractor from any risk or from properly fulfilling the terms of the Contract.

1-1.04 **PROPOSAL FORMS.** The Department will furnish to each Bidder a standard proposal form, which, when filled out and executed may be submitted as the bid. Proposals shall include all pages in the Project Manual with page numbers marked "PROP" plus the Addendum acknowledgment form (front sheet) from all addenda received by the Bidder. Proposals shall be removed from the Project Manual. The full Project Manual shall not be submitted with the proposal. Bids not presented on forms so furnished will be disregarded.

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

1-1.05 **REQUIRED LISTING OF PROPOSED SUBCONTRACTORS.** Each proposal shall list the name, address and Contractor license number of each subcontractor to whom the Bidder proposes to subcontract portions of the Work in an amount in excess of one-half of one percent (0.5%) of his total bid, in accordance with the Subletting and Subcontracting Fair Practices Act (Public Contract Code Part 1, Chapter 4). The Bidder's attention is invited to other provisions of said Act related to the imposition of penalties for a failure to observe its provisions by using unauthorized subcontractors or by making unauthorized substitutions.

1-1.06 **NONCOLLUSION DECLARATION.** Bidders shall submit a properly completed and executed "Noncollusion Declaration" conforming to the City's form "Noncollusion Declaration." (PROP – 16)

1-1.07 **DISQUALIFICATION, REMOVAL OR OTHER PREVENTION OF BIDDING.** A bid may be rejected on the basis of a Bidder, any officer of such Bidder, or any employee of such Bidder who has a proprietary interest in such Bidder, having been disqualified, removed, or otherwise prevented from bidding on, or completing a federal, state, or local project because of a violation of law or a safety regulation.

1-1.08 **PROPOSAL GUARANTY.** All bids shall be accompanied by one of the following forms of Bidder's security: Cash, a cashier's check, a certified check, or a Bidder's bond executed by an admitted surety insurer, made payable to the City of Roseville, or any other form of security deemed acceptable by the City Attorney. The security shall be in an amount equal to at least ten percent (10%) of the amount bid. A bid will not be considered unless one of the form of Bidder's security is enclosed with it.

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

1-1.09 **WITHDRAWAL OF PROPOSALS.** Any bid may be withdrawn at any time prior to the time fixed in the Notice to Contractors for the opening of bids, provided that a request in writing, executed by the Bidder or his duly authorized representative, for the withdrawal of such bid is filed with the City Clerk. A telegraphic or facsimile request is not acceptable. The withdrawal of a bid shall not prejudice the right of a Bidder to file a new bid. The withdrawal of any bid after the time fixed in the Notice to Contractors for the opening of bids will not be permitted.

1-1.10 **ADDENDUM.** Proposals shall include all costs and account for all addenda issued prior to opening of bids. The Bidder is responsible for verifying that he has received all issued addenda. An Addendum acknowledgment form for each Addendum shall be included as part of the Proposal submittal.

1-1.11 **PUBLIC OPENING OF PROPOSALS.** Proposals will be publicly opened and read at the time and place indicated in the Notice to Contractors. Bidders or their authorized agents are invited to be present.

1-1.12 **REJECTION OF IRREGULAR PROPOSALS.** Proposals may be rejected in the City's sole discretion if they show any alterations of form, additions not called for, conditional bids, incomplete bids, erasures, or irregularities of any kind. However, the City reserves the right to waive any minor irregularities and informalities in any bid or in the bidding for any reason.

When proposals are signed by an agent, other than the officer or officers of a corporation authorized to sign Contracts on its behalf, or are signed by an agent other than a partner of a partnership, or are signed by an agent for an individual, a power of attorney must be on file with the Department prior to opening bids or shall be submitted with the proposal; otherwise the proposal will be rejected as irregular and unauthorized. Determination as to the validity of a power of attorney shall be in the City's sole discretion.

1-1.13 **COMPETITIVE BIDDING.** If more than one proposal is offered by any individual, firm, partnership, corporation, association, or any combination thereof, under the same or different names, all such proposals may be rejected. A party who has quoted prices on materials or Work to a Bidder is not thereby disqualified from quoting prices to other Bidders, or from submitting a bid directly for the materials or Work.

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

1-1.14 **RELIEF OF BIDDERS.** If the Bidder claims a mistake was made in his or her bid, the Bidder shall give the Department written notice within five (5) calendar Days after the opening of the bids of the alleged mistake, specifying in the notice in detail how the mistake occurred. No relief from a claimed mistaken bid shall be granted unless such mistake clearly appears on the face of the bid submitted to the City. Claimed mistakes on backup worksheets, spreadsheets, computerized bidding programs, or any other similar calculative bidding mistake which is not apparent on the face of the bid shall not under any circumstance be considered as a basis for relief. The burden of proving the occurrence of a mistake entitling a bidder to relief from its bid rests entirely on the bidder. Relief from bids shall be in the City's sole discretion.

1-1.15 **CONTRACTOR REGISTRATION.** No contractor or subcontractor may be listed on a bid proposal for or work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. The Contractor shall provide proof of current registration with the Department of Industrial Relations for both itself and all listed subcontractors with the bid proposal. The Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

SECTION 2: AWARD AND EXECUTION OF CONTRACT

2-1.01 **AWARD OF CONTRACT.** The City reserves the right to reject any and all proposals and to award (or not award) any combination of bid items at its option. Any such award will be to the lowest responsible Bidder whose proposal complies with the requirements prescribed for the bid items awarded. Such award, if made, will be made within sixty (60) calendar Days after the opening of the proposals. If the lowest responsible Bidder refuses or fails to execute the Contract, the City may award the Contract to the second lowest responsible Bidder. Such award, if made, will be made within eighty-two (82) calendar Days after the opening of proposals. If the second lowest responsible Bidder refuses or fails to execute the Contract, the City may award the Contract to the third lowest responsible Bidder. Such award, if made, will be made within one hundred four (104) calendar Days after the opening of the proposals. The above time periods within which the award of Contract may be made are subject to extension for such further period as may be agreed upon in writing between the City and the Bidder concerned.

2-1.02 **RETURN OF BIDDER'S SECURITIES.** Within ten (10) calendar Days after the award of the Contract, the City Clerk will return all Bidders' securities, other than Bidders' bonds, accompanying the proposals that are not to be further considered in making the award. Retained Bidders' securities will be held until the Contract has been fully executed, after which all Bidders' securities, except Bidders' bonds and any Bidders' securities that have been forfeited, will be returned.

2-1.03 **CONTRACT BONDS.** The successful Bidder shall furnish two (2) bonds in the form contained in the section entitled Insurance Broker Information Packet and

Bonds. One (1) bond shall secure the payment of the claims of laborers, mechanics or materialmen employed on the Work under the Contract, and the other bond shall guarantee the faithful performance of the Contract.

Each of the two (2) bonds shall be in a sum equal to one hundred percent (100%) of the Contract price. If the Contract price increases by the issuance of Change Orders, the Contractor shall within ten (10) calendar Days provide a commensurate increase in the penal amounts of the bonds required. Sureties on each of said bonds shall be satisfactory to the City.

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

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

2-1.04 **INSURANCE.** At the time of the execution of the Contract, the Contractor shall, at his or her own expense, procure, and at all times during the prosecution of the Work maintain in full force and effect Worker's Compensation Insurance, and Liability Insurance as specified in the General Conditions. The Contractor shall provide a Certificate of Insurance in the form contained in the section entitled Insurance Broker Information Packet.

2-1.05 **EXECUTION OF CONTRACT.** The Contract shall be signed by the successful Bidder and returned, together with all the required Contract bonds and insurance certificates, within fifteen (15) calendar Days after the Contract has been awarded.

2-1.06 **FAILURE TO EXECUTE CONTRACT.** Failure of the lowest responsible Bidder, the second lowest responsible Bidder, or the third lowest responsible Bidder to execute the Contract and file acceptable bonds and insurance as provided within fifteen (15)

calendar Days after the Contract has been awarded, shall be cause for forfeiture of the Bidder's security. The successful Bidder may file with the City Clerk a written notice, signed by the Bidder or Bidder's authorized representative, specifying that the Bidder will refuse to execute the Contract if presented to Bidder. The filing of such notice shall have the same force and effect as the failure of the Bidder to execute the Contract and furnish acceptable bonds within the time prescribed.

PROPOSAL TO THE DEPARTMENT OF ENVIRONMENTAL UTILITIES

Project: SUNRISE AVENUE PIPE REPAIR PROJECT

Name of Bidder _____ Business Phone _____

Business Address _____

Place of Residence _____

The Work to be done and referred to herein is in the City of Roseville, Placer County, State of California, and is to be constructed in accordance with the Contract Documents and the Prevailing Wage Rates of the Department.

The Work to be done is described in the Bidding Documents entitled _____
SUNRISE AVENUE PIPE REPAIR PROJECT, City of Roseville, California.

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

Bids are required for all Bid Items. THE AMOUNT OF THE BID FOR COMPARISON PURPOSES WILL BE THE TOTAL OF ALL ITEMS AWARDED.

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

In case of discrepancy between the price written in words and the price written in figures for the item, the price written in words shall prevail, provided, however, if the price written in figures is ambiguous, unintelligible or uncertain for any cause, then the amount written in words for the item shall prevail. In case of discrepancy between the unit price and the extension price, the unit price shall prevail. "Extension" shall mean the product of each unit price multiplied by the quantity. In the case where the unit price prevails, the total shall be corrected to reflect the actual extension.

If this Proposal shall be accepted and the undersigned shall fail to Contract, to provide evidence of insurance or to give the two (2) payment and faithful performance bonds required, with Surety satisfactory to the City all within fifteen (15) calendar Days after the Bidder has received notice from the Department that the Contract has been awarded, the City Council may, at its option, determine that the Bidder has abandoned the Contract, and thereupon this Proposal and the Acceptance thereof shall be null and void and the forfeiture of such bid security accompanying this Proposal shall operate and the same shall be the property of the City of Roseville.

Accompanying this Proposal is _____

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

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

The names of all persons directly involved in this project include:

Project Superintendent _____

Project Manager _____

The Director has the sole authority to approve or reject the above individuals or project team and to require their replacement prior to bid award.

In accordance with the provisions of California Labor Code Section 6707, whenever the State, a County, City and County, or City issues a call for bids for the construction of a pipeline, sewer, sewage disposal system, boring or jacking pits, or similar trenches or open excavations, which are five (5') feet or deeper, such call shall specify that each bid submitted in response thereto shall contain, as a bid item, adequate sheeting, shoring, and bracing, or equivalent method, for the protection of life or limb, which shall conform to applicable safety orders.

As required under the provisions of California Public Contract Code Section 4104 et seq., any person making a bid or offer to perform the Work, shall in his or her bid or offer, set forth:

(a)(1) The name, location of the place of business and Contractor license number of each subcontractor who will perform Work or labor or render service to the prime Contractor in or about the construction of the Work, or improvement, or a subcontractor licensed by the State of California who, under subcontract to the prime Contractor, specially fabricates and installs a

portion of the Work or improvement according to detailed Drawings contained in the Contract Documents, in an amount in excess of one-half of one percent (0.5%) of the prime Contractor's total bid or, in the case of bids or offers for the construction of streets or highways, including bridges, in excess of one-half of 1 percent of the prime contractor's total bid or ten thousand dollars (\$10,000), whichever is greater; (2)(A) Subject to subparagraph (B), any information requested by the officer, department, board, or commission concerning any subcontractor who the prime contractor is required to list under this subdivision, other than the subcontractor's name and location of business, may be submitted by the prime contractor up to 24 hours after the deadline established by the officer, department, board, or commission for receipt of bids by prime contractors. (B) A state or local agency may implement subparagraph (A) at its option. (b) The portion of the Work that will be done by each such subcontractor under this act. The prime Contractor shall list only one subcontractor for each such portion as defined by the prime Contractor in his or her Bid.

The Contractor shall perform, with the Contractor's own organization and with workers under the Contractor's immediate supervision, work of a value not less than ten percent (10%) of the value of all work embraced in the contract except when certain items may be exempted by the Supplemental Provisions from said ten percent (10%) requirement.

In accordance with California Public Contract Code Section 4104 and following, each proposal shall have listed on the form provided with the proposal, the name, location of the place of business, and portion (type) of work of each California licensed subcontractor who will perform work or labor, or render service to the General Contractor in or about the construction of the work or improvement, or a licensed subcontractor who, under subcontract to the General Contractor, specially fabricates and installs a portion of the work or improvement according to

detailed drawings contained in the plans and specifications, in an amount in excess of one-half of one percent (0.5%) of the General Contractor's total bid, or in the case of bids or offers for the construction of streets or highways, including bridges, in excess of one-half of one percent (0.5%) of the prime contractor's total bid or ten thousand dollars (\$10,000), whichever is greater.

The Contractor shall list only one subcontractor for each portion of work in the bid. If a contractor fails to specify a subcontractor for any portion of the work to be performed under this contract in excess of one-half of one percent (0.5%) of the total bid, or for the construction of streets or highways including bridges, in excess of one-half of one percent (0.5%) or ten thousand dollars (\$10,000), whichever is greater, the Contractor shall perform that portion of the contract.

A listed subcontractor shall perform with the subcontractor's own organization and with workers under the subcontractor's immediate supervision, work of a value of not less than seventy-five percent (75%) of the value of each item of work for which the subcontractor is listed.

[LIST OF SUBCONTRACTORS FOLLOWS ON NEXT PAGE.

THE REMAINDER OF THIS PAGE IS BLANK.]

DESIGNATION OF SUBCONTRACTORS

In accordance with the Public Contract Code, Part 1, Chapter 4, Subletting and Subcontracting, bidders must list the name, business address and Contractor license number of each subcontractor who will perform work or labor or render service to the prime contractor in or about the construction of the work or improvement, or who will specially fabricate and install a portion of the work or improvement according to detailed drawings contained in the plans and specifications, in an amount in excess of one-half of one percent (0.5%) of the prime contractor's total bid, or in the case of bids or offers for the construction of streets and highways, including bridges, in excess of one-half of one percent (0.5%) of the prime contractor's total bid or ten thousand dollars (\$10,000) whichever is greater. In addition, the Contractor shall also provide proof of current registration with the Department of Industrial Relations for all listed subcontractors with the bid proposal.

The apparent low bidder must submit a listing of license numbers for all subcontractors within ten days of bid opening.

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

IMPORTANT NOTICE: If Bidder, or other interested person is a corporation, state legal name of corporation, also names of the president, secretary, treasurer, and manager thereof; if a co-partnership, state true name of firm, also names of all individual co-partners composing the firm; if Bidder or other interested person is an individual, state first and last names in full.

Licensed in accordance with State law providing for the registration of Contractors, Class _____
and License No. _____ Expiration Date _____

SIGN HERE: _____

(Signature of Bidder)

NOTE: If Bidder is a corporation, the legal name of the corporation shall be set forth above together with the signature and title of the officer or officers authorized to sign Contracts on behalf of the corporation; if Bidder is a co-partnership, the name of the firm shall be set forth above together with the signature of the partner or partners authorized to sign Contracts in behalf of the co-partnership; and if Bidder is an individual, his or her signature shall be placed above. If signature is by an agent other than an officer of a corporation or a member of a partnership, a Power of Attorney must be on file with the Department prior to opening bids or submitted with the bid; otherwise, the bid will be disregarded as irregular and unauthorized.

Business Address _____

Place of Residence _____

Dated _____, 20____.

SECURITY FOR COMPENSATION CERTIFICATE

(Required by California Labor Code Section 1861)

TO: City Council

City of Roseville

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

(Signature of Bidder)

Business Address

Telephone

BIDDER'S BOND

City Council of the City of Roseville

KNOW ALL MEN BY THESE PRESENTS:

That we _____

_____, as PRINCIPAL, and

a, _____ and duly authorized to transact business under the laws of the State of California, as SURETY, are held and firmly bound unto the City of Roseville in the penal sum of TEN PERCENT (10%) OF THE TOTAL AMOUNT OF THE BID of the Principal above named, submitted by said Principal to the City of Roseville, acting by and through the Director, for the Work described below, for the payment of which sum in lawful money of the United States, well and truly to be made, to the Director of the Department to which said Bid was submitted, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents. In no case shall the liability of the Surety hereunder exceed the sum of _____ dollars (\$ _____).

THE CONDITION OF THIS OBLIGATION IS SUCH,

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

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

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

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

(Seal)

(Seal)

(Seal)

Principal

(Seal)

(Seal)

(Seal)

Surety

Address

NOTE: Signatures of those executing for the Surety must be properly acknowledged.

This page intentionally blank.

SCHEDULE OF BID ITEMS

Item	Description	Unit	Qty.	Unit Price	Total Price
1.	Mobilization, Demobilization, Bonds & Insurance	LS	1		
2.	Traffic Control	LS	1		
3.	Site Preparation and Clearing & Grubbing	LS	1		
4.	Potholing	LS	1		
5.	24-inch Existing Pipe Joint Removal	EA	2		
6.	16-inch Ductile Iron Pipe Installation	LF	155		
7.	16-inch Ductile Iron Mechanical Joint Sleeve Installation	EA	2		
8.	16-inch Butterfly Valve	LS	1		
9.	72-inch Manhole/Vault for 16-inch Butterfly Valve	LS	1		
10.	16-inch Insulation Joint	EA	2		
11.	16-inch Insulation Joint Test Station	EA	2		
12.	2-inch Air Release Valve	LS	1		
13.	2-inch Temporary Blowoff	EA	2		
14.	Pressure Testing	LS	1		
15.	Disinfection	LS	1		
16.	Hot Mix Asphalt Placement	SF	2500		
17.	Curb and Gutter	LF	4		
18.	Sidewalk/Concrete Restoration	SF	20		
19.	Traffic Signal Loop Restoration	LS	1		
20.	Road Striping/Markings/Delineation	LS	1		
21.	Existing 36 Inch Butterfly Valve Manhole Frame and Cover Replacement & Adjustment	LS	1		

TOTAL BID AMOUNT \$ _____

TOTAL BID (WRITTEN IN WORDS): _____

Each Unit Price includes an amount considered by BIDDER to be adequate to cover BIDDER'S overhead and profit for each separately identified item. BIDDER acknowledges that quantities are not guaranteed and final payment will be based on actual quantities used.

NONCOLLUSION DECLARATION TO BE EXECUTED BY
BIDDER AND SUBMITTED WITH BID

The undersigned declares:

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

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

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

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

(Signature of Declarant)

END OF PROPOSAL

A G R E E M E N T

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

W I T N E S S E T H:

WHEREAS, the City Council of the City of Roseville, at a meeting held on the ____ day
of _____, 20_____, approved plans and specifications consisting of the General
Conditions for Buildings and Grounds and Special Conditions for the _____

SUNRISE AVENUE PIPE REPAIR PROJECT

and directed the City Clerk to advertise for sealed proposals for doing said work and providing
that bids be submitted on the _____ day of _____, 20____; and

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

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

WHEREAS, all bids received pursuant to said notice were opened and examined and
publicly declared at the time specified in said advertisement for bids and at a meeting of the City

Council held on the ____ day of _____, 20____, the City Council found and declared the bid of CONTRACTOR to be the lowest responsible bid and thereupon awarded a contract to CONTRACTOR to do the work referred to in accordance with the aforementioned specifications.

NOW, THEREFORE, the parties hereto as follows:

1. THE WORK. CONTRACTOR agrees:

a. To do the work and furnish all the labor, materials, tools, equipment and insurance required for the SUNRISE AVENUE PIPE REPAIR PROJECT

in accordance with the Contract Documents (the "Work").

b. To do and perform the Work contemplated hereby in a good and workmanlike manner under the direction of and to the satisfaction of the Department for Contract Administration as defined in the Contract Documents.

2. PAYMENT. CITY shall pay CONTRACTOR _____ dollars (\$_____) for the Work.

3. CONTRACT DOCUMENTS. The complete Agreement between the parties hereto consists of all of the documents described in section 1-1.12 of the General Conditions.

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

4. LIQUIDATED DAMAGES. In the event CONTRACTOR does not complete the work within the time specified, CONTRACTOR agrees that CITY will suffer damages.

Inasmuch as the actual damages which would result from such breach by CONTRACTOR under this Agreement are uncertain, and would be impractical or extremely difficult to fix, CONTRACTOR agrees that it shall pay, or CITY shall deduct from CONTRACTOR's fee, the amount of \$ 1,000 per day as liquidated damages, in the event of such delay.

5. TIME OF ESSENCE. Time is of the essence of this Agreement.

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

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

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

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

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

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

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

CITY OF ROSEVILLE
a municipal corporation

CONTRACTOR:

By: _____
ROB JENSEN
City Manager

By: _____
its: _____

ATTEST:

and

By: _____
SONIA OROZCO
City Clerk

By: _____
its: _____

APPROVED AS TO FORM:

Business License #: _____

By: _____
ROBERT R. SCHMITT
City Attorney

INSURANCE BROKER INFORMATION PACKET

Project: SUNRISE AVENUE PIPE REPAIR PROJECT

NOTICE TO CONTRACTOR:

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

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

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Insurance Requirements	INS-2
Public Works Faithful Performance Bond	INS-8
Public Works Payment Bond	INS-10

NOTICE TO INSURANCE BROKER

Your client has been awarded a bid by the City Council of the City of Roseville to perform a public works project known as SUNRISE AVENUE PIPE REPAIR PROJECT. The Contract

Conditions for that project require your client ("the Contractor") to return certain evidence of insurance and bonds to the City Attorney of the City within fifteen (15) Days after the Bid award, or else the Bid award may be terminated and awarded to another company.

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

Please refer to Supplementary Conditions for modifications of the General Conditions and the requirements of this insurance packet.

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

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

Documents should be forwarded to or questions addressed to:

Office of the City Attorney
City of Roseville
311 Vernon Street
Roseville, CA 95678
(916) 774-5325

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

Thank you.

INSURANCE REQUIREMENTS

The following sections are quoted from the General Conditions of the project:

5-1.19 INSURANCE COVERAGE.

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

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

C. Insurance Required. Commercial General Liability, automobile liability, and worker's compensation insurance shall be maintained as follows:

1.	Commercial General Liability	\$2,000,000 each occurrence
	Minor Construction Project	\$4,000,000 aggregate
	(Projects under \$1,000,000)	Personal Injury:
		\$2,000,000 each occurrence
		\$4,000,000 aggregate
	Commercial General Liability for	\$5,000,000 each occurrence
	Major Construction Projects	\$10,000,000 aggregate

(Projects over \$1,000,000)

Personal Injury:
\$5,000,000 each occurrence
\$10,000,000 aggregate

The Commercial General Liability policy shall include coverage or endorsements for:

- a. Completed operations.
- b. Losses related to independent contractors, products and equipment.
- c. Explosion, collapse and underground hazards.

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

- a. Inclusion of the City of Roseville, and its officers, agents, employees and volunteer, as additional insured (except for workers' compensation as respects services or operations under the Contract. The additional insured endorsement for the general liability policy shall be at least as broad as the Insurance Services Office ("ISO") CG 20 38 04 13 or an equivalent, blanket endorsement or section of the policy. Endorsements must include coverage for on-going and completed operations. Endorsements shall cover the City of Roseville, its officers, agents, employees, and volunteers.
- b. Cross liability and severability of interest clauses providing that the insurance applies separately to each insured except with respect to the limits of liability.
- c. Stipulation that the insurance is primary and noncontributory, as evidenced by a separate endorsement (CG 20 01 04 13 or an equivalent) or section of the policy, and that neither the City nor its insurers will be called upon to contribute to a loss.
- d. Such insurance shall specifically cover the contractual liability of the CONTRACTOR.
- e. Any available insurance proceeds in excess of the specified minimum

insurance coverage requirements and limits shall be available to the additional insureds.

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

f. Waiver of subrogation endorsement.

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

SPECIAL NOTICE - CLAIMS MADE COVERAGE:

Liability insurance coverage may not be written on a "claims made" basis. The Certificate of Insurance must clearly provide that the coverage is on an "occurrence" basis.

2. Comprehensive Automobile Liability for bodily injury (including death) and property damage which provides total limits of not less than One Million Dollars (\$1,000,000) combined single limits per accident, applicable to all owned, non-owned, and hired vehicles.

3. Statutory Workers' Compensation and Employer's Liability Insurance, including a waiver of subrogation endorsement and a Broad Form "All-States" Endorsement for all employees engaged in services or operations under the Contract. The employer's liability insurance shall provide limits of not less than One Million Dollars (\$1,000,000) per occurrence. Both the worker's compensation and employer's liability policies shall contain the Insurer's waiver of subrogation in favor of the City, its officers, agents, employees, and volunteers.

4. Builder's Risk/Course of Construction Insurance:

The Contractor shall be responsible for all loss, damage or destruction whatsoever to the Work called for by this Contract until the approval of a Notice of Completion. The Contractor shall secure "All Risk" type of builder's Risk Insurance of the type covering one hundred percent (100%) of the value of the Work performed under this Contract (the value is presumed to be the

Contract amount unless otherwise stated in Supplemental Conditions) and all materials, equipment, or other items to be incorporated therein while the same are located at the construction site, a bonded warehouse, or its place of manufacture. At any time, the policy shall cover the value of the Work completed. The policy shall cover hazards including the losses due to fire, explosion, hail, rain, lightning, flood (separate insurance as needed), vandalism, malicious mischief, wind, collapse, aircraft, and smoke.

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

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

5-1.19A **OTHER INSURANCE PROVISIONS.**

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

B. The City acknowledges that some insurance requirements contained in the Contract Conditions may be fulfilled by self-insurance on the part of the Contractor. However,

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

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

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

the additional insured would be invalid under California Insurance Code Section 11580.04. In addition, the insurance policy may not contain language which prohibits additional insureds or other insurers from satisfying the self-insured retention or deductible.

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

**F. THE CITY RESERVES THE RIGHT TO WITHHOLD ANY
PROGRESS PAYMENT TO THE CONTRACTOR IN THE EVENT OF
NONCOMPLIANCE WITH ANY INSURANCE REQUIREMENTS.**

Bond No. _____
Premium \$ _____

**PUBLIC WORKS
FAITHFUL PERFORMANCE BOND**

(Project: Well Destruction Project)

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

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

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

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

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

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

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

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

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

PRINCIPAL:

SURETY:

BY: _____

BY: _____

PRINT NAME: _____

PRINT NAME: _____

PRINT TITLE: _____

PRINT TITLE: _____

AND

MAILING ADDRESS:

BY: _____

PRINT NAME: _____

PRINT TITLE: _____

APPROVED AS TO FORM:

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

BY: _____

City Attorney

Bond No. _____
Premium \$ _____

**PUBLIC WORKS
LABOR AND MATERIALS PAYMENT BOND**

(Project: Well Destruction Project)

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

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

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

The condition of the obligation is such that if the PRINCIPAL, his or its subcontractors, heirs, executors, administrators, successors or assigns fails to pay any of the persons named in § 3181 of the Civil Code of the State of California, or the amounts due under the Unemployment Insurance Code of the State of California with respect to work or labor performed by any such claimant, that the SURETY will pay for the same, in an amount not exceeding the sum specified in this bond, and also, in case suit is brought upon the bond, shall pay reasonable attorney's fees, to be fixed by the Court.

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

No prepayment or delay in payments, and no change, extension, addition or alteration of any provision of the AGREEMENT or in the specifications agreed to between the PRINCIPAL and the CITY, or any forbearance on the part of the CITY shall

operate to relieve the SURETY. The SURETY hereby waives the provisions of Section 2819 of the California Civil Code. The SURETY waives all rights of subrogation against the CITY or any person employed by the CITY. If the contract price increases by the issuance of change orders, the amount specified in this bond shall increase by the same amount.

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

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

PRINCIPAL:

SURETY:

BY: _____

BY: _____

PRINT NAME: _____

PRINT NAME: _____

PRINT TITLE: _____

PRINT TITLE: _____

AND

MAILING ADDRESS:

BY: _____

PRINT NAME: _____

PRINT TITLE: _____

APPROVED AS TO FORM:

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

BY: _____
City Attorney

CITY OF ROSEVILLE

GENERAL CONDITIONS

FOR

BUILDINGS AND GROUNDS

CITY OF ROSEVILLE
GENERAL CONDITIONS
FOR
BUILDINGS AND GROUNDS

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SECTION 1

DEFINITIONS AND TERMS

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

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

1-1.03 **ADDENDUM.** Document or written communication issued by the Department during the bidding period which modifies, supersedes, or supplements the Contract Documents.

1-1.04 **BIDDER.** Individual, firm, copartnership, association, or any combination thereof, submitting a Proposal for the Work, acting directly, or through a duly authorized representative.

1-1.05 **BIDDING DOCUMENTS.** Includes the Notice to Bidders, Bidding Requirements, Contract Conditions, Drawings and Addenda.

1-1.06 **CHANGE ORDER.** Any additions, deletions, or modifications of the Work to be done after the Agreement has been signed.

1-1.07 **CITY.** The City of Roseville.

1-1.08 **CITY ATTORNEY.** The City Attorney of the City.

1-1.09 **CITY CLERK.** The City Clerk of the City.

1-1.10 **CONTRACT.** Agreement relating to the Work to be performed, the labor, materials, and equipment to be furnished, and the payment to be made therefor. The Contract incorporates all of the Contract Documents.

1-1.11 **CONTRACT CONDITIONS.** Include the General Conditions, Supplemental Conditions, and Specifications.

1-1.12 **CONTRACT DOCUMENTS.** Include the Bidding Documents, the Bid or Proposal, Contract Bonds, the Contract, all required insurance certificates or endorsements, all required certifications or statements, Change Orders, any Contract Amendment, any City Standard which is incorporated by reference and these City of Roseville General Conditions for Buildings and Grounds.

1-1.13 **CONTRACTOR.** Individual, firm, co partnership, corporation, association, or any combination thereof, who has entered into the Contract with City.

1-1.14 **DAY OR DAYS.** Unless otherwise designated, Day or Days as used in the Contract Documents will be understood to mean calendar Day or Days.

1-1.15 **DEPARTMENT.** The Department for Contract Administration, as identified in the Supplemental Conditions.

1-1.16 **DIRECT COSTS.** Those cost items (including labor, materials, equipment and any subcontractor's work) that are used in the actual performance of, and are specifically and uniquely attributable to the Work or changed Work. Direct Costs do not include Overhead. Direct Costs include but are not limited to:

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

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

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

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

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

E. Supplemental costs including the following:

1. The proportion of necessary transportation, travel and subsistence expenses of Contractor's employees incurred in discharge of duties connected with the Work.

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

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

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

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

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

1-1-17 **DIRECTOR.** Director of the Department for Contract Administration or his or her designee.

1-1.18 **DRAWINGS.** The official Drawings including plans, elevations, sections, detail Drawings, diagrams, plated, General Notes, information and schedules thereon, or exact reproductions thereof, showing the location, character, dimension, and details of the

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

1-1.19 **GENERAL NOTES.** The written instructions, provisions, conditions or other requirements appearing on the Drawings and so identified thereon, which pertain to the performance of the Work.

1-1.20 **LABORATORY.** Established professional laboratories authorized by the City to test materials and Work involved in the Contract.

1-1.21 **LIQUIDATED DAMAGES.** The amount prescribed in the Supplemental Conditions to be paid to the City or to be deducted from any payments due or to become due the Contractor for each day's delay in completing the whole or any specified portion of the Work beyond the time allowed in the Supplemental Conditions.

1-1.22 **OVERHEAD.** Business or administrative expenses (including but not limited to office expenses, administrative staff, rent, insurance, utilities) not chargeable to a particular part of the Work. The term "overhead" shall include any of the following:

A. Payroll costs and other compensation of Contractor's officers, executives, principals (of partnerships and sole proprietorships), general managers, engineers, architects, estimators, attorneys, auditors, accountants, purchasing and contracting agents, expeditors, timekeepers, clerks and other personnel employed by Contractor whether at the site or in Contractor's principal or a branch office for general administration of the Work and not specifically included in the agreed upon schedule of job classifications referred to in section 1-1.17, all of which are to be considered administrative costs covered by the Contractor's fee.

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

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

D. Cost of premiums for all bonds and for all insurance whether or not Contractor is required by the Contract Documents to purchase and maintain the same, except as provided in section 1-1.16.

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

1-1.23 **OWNER.** City of Roseville.

1-1.24 **PROJECT MANUAL.** A book containing all Contract Documents.

1-1.25 **PREMISES.** Shall mean the area within construction easements, easements, rights of entry and City owned property which surrounds the Work Site, limited by the property lines thereof. In some cases Premises may coincide with the Work Site.

1-1.26 **ENGINEER OR ARCHITECT.** Private Engineer or Architect as a person, firm or corporation retained by the City of Roseville for this Work or portions thereof.

1-1.27 **SPECIFICATIONS.** The technical Specifications for the Work prepared by the Director or an Engineer or Architect describing in detail the nature of the Work, its components, any performance standards, and how the Work is to be constructed.

1-1.28 **SUPPLEMENTAL CONDITIONS.** The Supplemental Conditions are specific clauses modifying or supplementing these General Conditions.

1-1.29 **WORK.** The furnishing of all labor, and the furnishing and installing of all materials, articles, supplies and equipment as specified, designated, or required by the Contract Documents.

1-1.30 **WORK SITE.** All or portion of the Premises that the Work is limited to as shown on the Drawings or designated by the Director. Public streets are not included unless Work is being done within the street right-of-way.

SECTION 2

CONTROL AND SCOPE OF THE WORK

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

2-1.02 **INTENT OF CONTRACT DOCUMENTS.** The intent of the Contract Documents is to prescribe the details for the construction and completion of the Work. Where the Contract Documents describe portions of the Work in general terms, but not in complete detail, it is understood that only the best general practice is to prevail and that only materials and workmanship of the first quality are to be used. Unless otherwise specified, the Contractor shall furnish all labor, materials, tools, equipment, and incidentals, and do all the Work involved in executing the Contract in a satisfactory and workmanlike manner.

2-1.03 **COORDINATION AND INTERPRETATION OF CONTRACT DOCUMENTS.** All Contract Documents are essential parts of the Contract, and a requirement occurring in one is as binding as though occurring in all. They are intended to be complementary, and to describe and provide for a complete Work.

The Supplemental Conditions shall govern over the General Conditions and the Drawings. In the event of any discrepancy, between any Drawing and the figures written thereon, the figures shall be taken as correct. Detail Drawings shall prevail over general Drawings and General Notes shall prevail over Drawings. The Specifications shall prevail over the Drawings. The Contract Conditions shall prevail over the Bidding Documents. The Contract shall prevail over the Contract Conditions.

Should it appear that the Work to be done or any of the matters relative thereto are not sufficiently detailed or explained in the Contract Documents, the Contractor shall apply to the Director for such further explanations as may be necessary and shall conform to them as part of the Contract. In the event of any doubt or question arising respecting the true meaning of the Contract Documents, reference shall be made to the Director. The decisions of the Director shall be final.

2-1.04 **SUBMITTALS.** It shall be the Contractor's responsibility to timely submit, so as to cause no delay in the Work, all shop Drawings, descriptive data, manuals, instructions, affidavits, samples for the various trades as required by the Supplemental and Technical Conditions, and offers of alternatives, if any. Such submittals shall be checked and coordinated by the Contractor with the Work of other trades involved before they are submitted to the Director for examination.

The Contractor shall deliver at least seven (7) copies of the Submittals to the Director. Work requiring the submittal of working Drawings, descriptive data or samples shall not begin prior to approval of said submittal by the Director.

The time allowed for review of each submittal will be as indicated in the Supplemental Conditions. Review time will start upon receipt of the submittal by the Director and will end

upon the Director's mailing of the submittals to the Contractor. Defective, incomplete or partial submittals will be returned to the Contractor unreviewed.

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

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

2-1.04A **SHOP DRAWINGS.** The Contractor shall submit at least seven (7) copies of all shop Drawings required by the Supplemental Conditions or Specifications. Two (2) copies will be returned to the Contractor either approved for use or returned for correction and resubmittal. Shop Drawings include any drawing, which requires execution by a draftsman as distinguished from printed matter. The size of shop Drawings shall not exceed twenty-four (24") inches by thirty-six (36") inches.

2-1.04B **DESCRIPTIVE DATA.** The Contractor shall submit seven (7) copies of each set of manufacturer's brochures or other data required by the Supplemental Conditions or

Specifications. The City will examine such submittals and return two (2) copies either approved for use or returned for correction and resubmittal.

2-1.04C **SAMPLES.** The Contractor shall submit samples of articles, materials or equipment as required by the Supplemental Conditions or Specifications. The Work shall be in accordance with the approved samples. Samples shall be removed from City property when directed or may be incorporated in the Work if approved by the Director. Samples not removed by the Contractor will become the property of the City or, at the City's option, will be removed or disposed of by the City at the Contractor's expense.

2-1.04D **MANUALS, INSTRUCTIONS AND AFFIDAVIT.**

A. **Manuals and Instructions.** Where operation and maintenance manuals are required by the Supplemental Conditions, the Contractor shall submit three (3) sets of manuals, suitably bound, along with three (3) electronic copies in an approved format, to the Director within forty-five (45) Days after favorable review of the equipment or facilities. All manuals shall be marked to indicate the specific equipment furnished for this project and shall include:

1. Start-up instructions
2. Normal operation instructions
3. Trouble shooting instructions
4. Lubrication instructions
5. Maintenance and reinstallation instructions
6. Parts identification
7. List of spare parts recommended to have on hand
8. Operator safety

In addition, all operation and maintenance manuals for electrical equipment shall include:

9. Equipment ratings
10. Calibration curves and rating tables if appropriate

Operation and maintenance manuals for complex equipment shall also include:

11. Alternate specified operating modes
12. Emergency shutdown instructions
13. Normal shutdown instructions
14. Long term shutdown instructions

Operation and maintenance manuals for systems comprised of separate pieces of equipment shall include a system explanation of items 1, 2, 3, 11, 12, 13 and 14 as well as the instructions for the separate pieces of equipment.

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

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

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

2-1.04E **ALTERNATIVES.** For convenience in designation in the Contract

Documents, certain materials, articles, or equipment may be designated by a brand or a trade name or the name of the manufacturer together with catalog designation or other identifying information, hereinafter referred to generically as “designated by brand name.” An alternative material, article, or equipment which is of equal quality and of the required characteristics for the purpose intended may be proposed for use provided the Contractor complies with the following requirements:

A. The Contractor shall submit his proposal for an alternative in writing.

Such request shall be made in ample time to permit approval without delaying the Work.

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

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

If any mechanical, electrical, structural, or other changes are required for the proper installation and fit of alternative materials, articles, or equipment, or because of deviations from the Contract, such changes shall not be made without the approval of the Director and shall be made without additional cost to the City.

2-1.05 **PRESERVATION AND CLEANING.** The Contractor shall clean up the Work at frequent intervals and at other times when directed by the Director. While finish Work is being accomplished, floors, Work areas and finished areas shall be kept clean, free of dust, construction debris and trash. Upon completion of the Work, the Contractor shall remove from the Premises his construction equipment and any waste materials not previously disposed of, leaving the Premises thoroughly clean and ready for final inspection.

2-1.06 **LIMITATIONS ON WORK SITE AND PREMISES.** The Contractor shall limit his construction operations to the Work Site unless otherwise shown on the Drawings or specified. The Contractor shall perform no operation of any nature over or on the Premises except such operations as are authorized by the Contract Documents or as authorized by the Director.

2-1.07 **DUST CONTROL.** During the performance of all Work under this Contract, the Contractor shall assume all responsibility for dust control and shall furnish all labor, equipment, and means required to carry out proper and efficient measures wherever and whenever dust control is necessary to prevent the operations from producing dust damage and nuisance to persons and property. Any claims resulting from dust damage or nuisance shall be borne solely by the Contractor. The Contractor shall comply with all applicable Air Quality Act requirements.

2-1.08 **SANITATION.** The Contractor shall provide sanitary facilities for all persons working on the Work.

2-1.09 **NIGHT WORK AND NORMAL WORKING HOURS.** Normal working hours at the construction site shall be between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday. Legal holidays are excluded. Certain utility connections and street operations are anticipated to require night Work by the Contractor during low usage periods. The Contractor may also be required to prosecute the Work at night if, at any time, the Director shall deem it necessary for the progress of the Work, or if emergencies arise. The Contractor shall promptly comply with any such requirements made in writing by the Director. The Contractor will also be permitted to Work at night if he or she shall satisfy the Director of the need therefor, in order to maintain the required progress or protect the Work from the elements. Certain activities are required to be performed at night for nominal progress of the Work and/or are specified to be performed at night by other portions of the Supplemental Conditions. When required, ordered, or permitted to Work at night, the Contractor shall provide sufficient and satisfactory lighting and other facilities therefor. The Contractor shall receive no extra payment for night Work, if specified or if required to be performed during the normal progress of the Work, but compensation shall be considered as having been included in the price stipulated for the Work.

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

2-1.10 **LINES AND GRADES.** Unless otherwise provided in the Supplemental Conditions, the Contractor shall lay out all Work, including structures and pipelines, and shall be

responsible for any errors resulting therefrom. In all questions arising as to proper location of lines and grades, the Director's decision will be final.

As part of the bid price for the construction of the improvements, the Contractor shall provide and be responsible for the layout of all Work on this project. The Contractor shall provide all necessary surveys, field staking, and positioning for the construction of all components at the proper alignment, elevations, grades, and positions, as indicated on the Drawings and as required for the proper operation and function. The Contractor shall stake his Work area limits.

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

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

2-1.11 **PRESERVATION OF MONUMENTS.** Any monuments or bench marks disturbed by construction operations shall be repaired per the City's standard and promptly re-established by a registered land surveyor or civil engineer. A plat for each monument shall be furnished to the Director after the plat has been recorded with the County Recorder's Office at no additional cost to the City. The recorded plat shall serve as a record of the re-establishment of said existing survey points.

2-1.12 **FINAL CLEANUP.** Prior to final Acceptance of the Work, the Contractor shall thoroughly clean the Premises, remove all temporary structures built by or for

the Contractor, and remove all equipment and surplus construction material and debris from the area. The entire project, before Acceptance by the City, shall be left in a neat and clean condition. All Work areas and temporary construction areas shall be returned to essentially the same conditions existing before the commencing of project construction.

2-1.13 **AS-BUILT PLANS.** The Contractor shall maintain one set of the full size prints furnished by the City and mark thereon any deviations from plan dimensions, elevations, or orientations. Also, the Contractor shall locate on said prints, all underground facilities, such as piping, conduits and tanks by accurate field measurement from structure walls, corners, etc. The Contractor shall submit the prints and an electronic CD in good condition to the Director upon completion of the job as a condition of Acceptance of the project. Marked prints shall be updated at least once each week and shall be available to the Director for review as to currency prior to developing partial payment estimates. After the completion of testing, but prior to Acceptance, the Contractor shall submit as built electrical Drawings and an electronic CD showing all components and their wiring, and as specified in the Supplemental Conditions.

2-1.14 **SUPERINTENDENCE.** The Contractor shall designate in writing before starting Work, an authorized representative who shall have the authority to represent and act for the Contractor.

When the Contractor is comprised of two (2) or more persons, firms, partnerships, or corporations functioning on a joint venture basis, said Contractor shall designate in writing before starting Work, the name of one authorized representative who shall have the authority to represent and act for the Contractor.

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

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

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

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

2-1.15 **CHARACTER OF WORKER.** If any subcontractor or person employed by the Contractor shall appear to the Director to be incompetent or to act in a disorderly or improper manner, he or she shall be removed immediately on the requisition of the Director, and such person shall not again be employed on the Work.

2-1.16 **INSPECTION.** The Contractor shall at all times permit the Director to inspect the Work of any part thereof. The Contractor shall maintain proper facilities and provide safe access for such inspection by the Director to all parts of the Work, and to the shops where the Work is in preparation. Work shall not be covered up until authorized by the Director and the Contractor shall be solely responsible for notifying the Director where and when such Work is in readiness for inspection and testing. Should any such Work be covered without authorization, it shall, if so ordered, be uncovered at the Contractor's expense.

Whenever the Contractor intends to perform Work on Saturday, Sunday, or a legal holiday, he or she shall give notice to the Director of such intention forty-eight (48) hours prior

to performing such Work, or such longer period as may be specified so that the Director may make necessary arrangements.

2-1.17 **REMOVAL OF REJECTED AND UNAUTHORIZED WORK.** All

Work which has been rejected shall be remedied, or removed and replaced by the Contractor in a manner acceptable to the Director and no compensation will be allowed the Contractor for such removal, replacement, or remedial Work.

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

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

SECTION 3

CHANGES IN THE WORK

3-1.01 **CHANGES.** The Department reserves the right to order changes in the Contract at any time prior to the Acceptance of the Work by the Director, and the Contractor shall comply with such order. Department also reserves the right to use its own forces or to contract with others to accomplish changes in the Work at its discretion. Changes or deviations from the Contract shall not be made without authority in writing from the Director, and any change to the Work without the Director's written approval will be considered unauthorized Work and will not be paid for.

On the basis set forth in this Section 3, the Contract Lump Sum Price shall be adjusted for any ordered change, which results in a change in the cost of the Work.

When ordered by the Director, the Contractor shall halt Work in the area affected by a proposed change. Whenever it appears to the Contractor that a change is necessary, the Contractor shall immediately notify the Director of the reasons for such change; however, Work in the area affected shall not be discontinued unless ordered by the Director.

For any approved change in the Work, the Contractor shall be entitled to an adjustment in time equal to the number of Days which completion of the entire Work is delayed due to the changed Work. The Contractor's cost estimate for the changed Work shall state the amount of extra time, if any, that he or she considers should be allowed for making the requested change. Failure to request additional time when submitting such estimate shall constitute a waiver of the right to later claim any adjustment in time based upon changed Work. Disagreement as to time adjustments shall not affect Contract price adjustments, nor shall it be cause for not proceeding

with the changed Work when ordered by the Director. The Contractor shall have the right, however, to further pursue a time adjustment in the event an agreement is not reached. The Contractor shall not be entitled to a time extension or adjustment for any Change Order or delays in activities not on the critical path unless the delay or change exceeds the total float of the activities being delayed or changed.

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

If agreement is reached on the adjustment in compensation as provided in Section 3-1.04, "Agreed Cost for Change Orders," of these General Conditions, the Contractor shall proceed with the Work as changed at the agreed price.

If the Contractor and the Director fail to agree as to the adjustment in compensation for the performance of the changed Work, the Contractor, upon written order from the Director, shall proceed immediately with the changed Work and the Contract price shall be adjusted in accordance with Section 3-1.05, "Failure to Agree to the Cost of Change Orders," of these General Conditions.

If the Contractor fails to submit his cost estimate within such fifteen (15) day period, the Contractor shall commence the Work as changed immediately upon receipt of written order of the Director, and the Contract price will be adjusted in accordance with the Director's cost estimate for the changed Work, unless the Contractor, within fifteen (15) Days following completion of changed Work, presents proof to the satisfaction of the Director that the Director's estimate of cost was in error.

3-1.03 **EMERGENCY AND INDETERMINATE TYPE CHANGE**

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

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

3-1.04 **AGREED COST FOR CHANGE ORDERS.** If the Director and the Contractor agree as to the adjustment in compensation for the performance of changed Work on the basis of the Contractor's proposed cost estimate of the Work, the Contract price will be adjusted accordingly. The agreement shall be in writing and executed by both parties.

3-1.05 **FAILURE TO AGREE TO THE COST OF CHANGE ORDERS.**
When a proposed Change Order decreases the cost of the Work and the Director and the

Contractor fail to agree upon the decreased cost thereof, the Director's estimated decrease in cost shall be deducted from the Contract price. The Contractor will be allowed fifteen (15) Days after receipt of a Contract Change Order approved by the Director, in which to file a written protest setting forth in what respects he or she differs from the Director's estimate of decreased cost, otherwise the decision of the Director to deduct the estimate of decreased cost shall be deemed to have been accepted by the Contractor as correct.

In the event the Director and the Contractor fail to agree on the cost of a Change Order which increases the cost of the Work, the Director will maintain a daily job record containing a detailed summary of all labor, materials and equipment required by the ordered change. At the end of each day's Work, the Contractor shall review the Director's daily job record comparing with his own records, and after agreement is reached, the daily job record shall be signed by both the Director and the Contractor and shall become the basis for payment for the changed Work. Upon completion of the Work under the Change Order, the Contractor shall submit an invoice listing only those items of labor, materials and equipment that were agreed to by both the Director and the Contractor to be in addition to the requirements of the Contract, together with allowable markups.

When there is a failure to agree as to cost, no payment for the changed Work will be made to the Contractor until all Work called for in the Change Order has been completed, except that progress payments may be made on those portions of the changed Work which the Contractor and the Director agree as to cost.

3-1.06 **ALLOWABLE COSTS FOR CHANGE ORDERS.** The only costs which will be allowed because of changed Work and the manner in which Such costs shall be computed are set forth in Sections 3-1.06(A) through 3-1.06(E) of these General Conditions.

Where the term "actual cost" is used in the aforesaid sections, it shall be deemed to mean "estimated cost" where the adjustment in compensation is of a necessity based upon estimated costs.

3-1.06(A) **LABOR.** The Contractor will be paid an amount based on the actual cost for labor and supervision directly required for the performance of the changed Work, including payments, assessment of benefits required by lawful labor union collective bargaining agreements; compensation insurance payments; contributions made to the State pursuant to the Unemployment Insurance Code, and for taxes paid to the Federal Government pursuant to the Social Security Act of August 14, 1935, as amended. No labor cost will be recognized at a rate in excess of the wages prevailing in the locality at the time the Work is performed, nor will the use of a labor classification, which would increase the cost, be permitted unless the Contractor establishes to the complete satisfaction of the Director the necessity for payment at a higher rate.

3-1.06(B) **MATERIALS.** The Contractor will be paid an amount based on the actual cost of the materials directly required for the performance of the changed Work. Such cost of materials may include the costs of procurement, transportation and delivery if necessarily incurred. If a cash or trade discount by the actual supplier is available to the Contractor, it shall be credited to the City. If the materials are obtained from a supply or source owned wholly or in part by the Contractor, payment therefor will not exceed the current wholesale price for such materials. If, in the opinion of the Director, the cost of materials is excessive, or if the Contractor fails to furnish satisfactory evidence of the cost to him or her from the actual supplier, the cost of the materials shall be deemed to be the lowest current wholesale price at which similar materials are available in the quantities required. The Department reserves the right to

furnish such materials required by the Change Order as it deems advisable, and the Contractor shall have no claim for cost or markups on material furnished by the Department.

3-1.06(C) **EQUIPMENT.** The Contractor will be paid an amount based on the actual cost for the use of equipment directly required and approved by the Director in the performance of the changed Work. No payment will be made for time while equipment is inoperative due to breakdowns or on Days when no Work is performed. In addition, the rental time shall include the time required to move the equipment to the Work from the nearest available source of such equipment, and to return it to the source. If such equipment is not moved by its own power, then loading and transportation costs will be paid. Moving time, loading and transportation costs will only be paid if the equipment is used exclusively on the changed Work during the time between move in and move out. Individual pieces of equipment having a replacement value of One Hundred Dollars (\$100) or less shall be considered to be tools or small equipment, and no payment will be made therefore. For equipment owned, furnished, or rented by the Contractor, no cost therefore shall be recognized in excess of the rental rates established by distributors or equipment rental agencies in the locality where the Work is performed.

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

16 1/2 percent for labor;

16 1/2 percent for materials; and

16 1/2 percent for equipment rental.

The above markups include full compensation for bonds, profit and Overhead and shall not include work done by a subcontractor. When a Change Order decreases the cost of the Work, the reduction in cost shall include a five percent (5%) markup on the estimated cost for furnishing the labor, materials and equipment, which would have been used on such Work, had the Change Order not been issued.

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

The actual costs of labor, materials, and equipment rental for added and deleted Work shall be calculated separately without adding markups. If the difference between the calculated costs for labor results in an increased cost, a markup of sixteen and one-half percent (16.5%) shall be applied to the increased cost. If the difference between the calculated costs of materials or equipment rental results in an increased cost, a markup of sixteen and one-half percent (16.5%) shall be applied to the increased costs of materials or equipment rental, as the case may be. If the difference between the calculated costs for labor, materials or equipment rental results in a decreased cost, a markup of five percent (5%) shall be applied to the decreased costs of labor, materials or equipment rental, as the case may be.

Contractor shall not add mark-ups on work performed and billed by City staff.

3-1.06(E) **GENERAL LIMITATIONS.** In no event shall any actual cost for added Work be recognized in excess of market values prevailing at the time of the change, unless the Contractor can establish to the satisfaction of the Director that he or she investigated all possible means of obtaining such Work at prevailing market values and that the excess cost could not be avoided. The Director shall determine the necessity for incurring the costs enumerated above, and as to whether they are directly at the option of the Director. When a Change Order deletes

Work from the Contract, the computation of the cost thereof shall be the values that prevailed at the time bids for the Work were opened.

When Change Order Work is performed by a subcontractor, Contractor's compensation shall be based on all Direct Costs as listed in the subcontractor's portion of the proposal and an amount determined by the Director not to exceed fifteen percent (15%) to Contractor as Overhead and profit.

It is understood and agreed by the City and the Contractor that the Contractor will incur Overhead costs for temporary facilities, superintendence, home office Overhead, and similar cost items, and that the costs of such Overhead for the full Contract period through the specified completion date are included in the Contractor's lump sum bid amounts included in his accepted Proposal. No additional compensation will be made to the Contractor for claims of increased Overhead costs occurring within the originally specified construction Contract period plus any time extensions granted by Change Order.

3-1.07 If the Contract price increases by the issuance of Change Orders, the Contractor shall within ten (10) calendar Days provide a commensurate increase in the penal amounts of the bonds required.

SECTION 4
CONTROL OF MATERIALS

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

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

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

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

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

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

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

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

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

4-1.03 **SAMPLING AND TESTING OF MATERIALS.** Unless otherwise

specified, all tests shall be performed in accordance with the methods used by the State Department of Transportation (Caltrans) and shall be made by the Director or his or her designated representative.

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

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

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

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

and furnished by the Contractor at his or her expense. The number of such samples and test specimens shall be entirely at the discretion of the Director.

When requested by the Director, the Contractor shall furnish, without charge, samples of all material entering into the Work, and no material shall be used prior to approval by the Director, except as provided in Section 4-1.04, "Certificates of Compliance," of these General Conditions.

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

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

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

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

If the engineer considers it necessary or advisable that covered Work be inspected or tested by others, the Contractor, at the Director's request, will uncover, expose or otherwise make available for observation, inspection or testing as the Director may require, that portion of

the Work in question, furnishing all necessary labor, materials, tools, and equipment. If it is found that such Work is defective, the Contractor will bear all the expenses of such uncovering, exposure, observation, inspection and testing and of satisfactory reconstruction. If, however, such Work is not found to be defective and the Work was not covered without favorable review of the Director, the Contractor will be allowed an increase in the Contract price or an extension of the Contract time, or both, to cover his or her costs directly attributable to such uncovering, exposure, observation, inspection, testing, and reconstruction and an appropriate Change Order shall be issued.

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

It is the Contractor's responsibility to supervise the Work and complete the project in accordance with the Contract Documents. In the course of managing that effort, the Contractor shall generate his or her own punch lists as deemed necessary. The Director may prepare punch lists for the Director's own use in communicating with the Contractor; however, the Director shall be under no obligation to prepare punch lists for the Contractor. In general, the Director will prepare punch lists only after the Contractor has given the Director written notice that the subject Work is completed and tested in accordance with the Contract Documents and is

ready for operation and/or use and/or occupancy. Failure of the Director to include an item in a punch list shall not relieve the Contractor of his duty to satisfactorily complete all Work required by the Contract Documents.

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

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

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

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

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

C. Costs of Testing.

1. Initial Services: The City shall furnish and pay for all initial testing services required by the Contract Documents. When initial tests indicate non-compliance with the Contract Documents, the cost of initial tests associated with that non-compliance will be deducted by the City from the balance owed the Contractor. The Contractor shall furnish samples of materials for testing as may be required by the Director. Such samples shall be furnished without cost to the City.

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

Contractor shall be billed for each additional test.

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

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

4-1.04 **CERTIFICATES OF COMPLIANCE.** A Certificate of Compliance shall be furnished prior to the use of any materials for which the Supplemental Conditions

require that such a Certificate be furnished. In addition, the Director may permit the use of certain materials or assemblies prior to sampling and testing if accompanied by a Certificate of Compliance. The Certificate shall be signed by the manufacturer of the material or the manufacturer of assembled materials and shall state that the materials involved comply in all respects with the requirements of the Supplemental Conditions. A Certificate of Compliance shall be furnished with each lot of such materials delivered to the Work and the lot so certified shall be clearly identified in the Certificate.

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

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

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

SECTION 5

LEGAL RELATIONS AND RESPONSIBILITY

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

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

5-1.03 **NONDISCRIMINATION.**

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

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

B. During the performance of this Contract, Contractor and its subcontractors shall not unlawfully discriminate against any employee or applicant for employment because of race, religious creed, color, national origin, ancestry, physical disability, medical disability, medical condition, marital status, age, sex or sexual orientation. The Contractor and subcontractors shall insure that the evaluation and treatment of their employees and applicants for employment are free of such discrimination. The Contractor and subcontractors shall comply with the provisions of the Fair Employment and Housing Act (Government Code §12900, et seq.) and the applicable regulations promulgated thereunder (California Code of Regulations, Title 2, §7285.0 et seq.) and other applicable State and Federal regulations pertaining to nondiscrimination and affirmative action which are incorporated into this Agreement by reference and made a part hereof as if set forth in full. The Contractor and its subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement.

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

5-1.04 **PREVAILING WAGE.** The Contractor shall comply with Labor Code

Sections 1770 et seq. In accordance with said Section 1775 the Contractor shall forfeit as a penalty to the City Fifty Dollars (\$50) for each calendar day or portion thereof, for each worker paid less than the prevailing rates for such Work or craft in which such worker is employed for any public work done under the Contract by the Contractor or by any subcontractor under the Contractor in violation of the provisions of the Labor Code and in particular, Labor Code Sections 1770 to 1780, inclusive. In addition to said penalty and pursuant to said Section 1775, the difference between such stipulated Prevailing Wage Rates and the amount paid to each worker for each calendar day or portion thereof for which each worker was paid less than the stipulated Prevailing Wage shall be paid to each worker by the Contractor or subcontractor.

Pursuant to the provisions of California Labor Code Sections 1773, the Department has identified the source, stated below, of the General Prevailing Rate of Wages applicable to the Work to be done, for straight time, overtime, and holiday Work. The holiday wage rate listed shall be applicable to all holidays recognized in the collective bargaining agreement of the particular craft, classification or type of worker concerned. These wage rates may be obtained from the State Department of Industrial Relations and/or the following website address:

<http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm>, which is a part of this Contract.

Pursuant to Labor Code Section 1773.2, General Prevailing Wage Rates set forth above, which forms a part of this Contract, shall be posted by the Contractor at a prominent place at the site of the Work.

Prevailing Wage Rates to be posted at the job site will be furnished by the Department.

The City will not recognize any claim for additional compensation because of the payment by the Contractor of any wage rate in excess of the Prevailing Wage Rate set forth in

the Contract. The possibility of wage increases is one of the elements to be considered by the Contractor in determining his or her Bid, and will not under any circumstances be considered as the basis of a claim against the City or Contract.

5-1.05 **TRAVEL AND SUBSISTENCE PAYMENTS:** [Reserved]

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

A. Each Contractor and subcontractor shall keep accurate and current payroll records, showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed by him or her in connection with the public work.

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

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

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

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

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

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

E. Any copy of the records made available for inspection as copies and furnished upon request to the public or any public agency by the City, the Division of Apprenticeship Standards or the Division of Labor Standards Enforcement shall be marked or obliterated to prevent disclosure of an individual's name, address and social security number. The name and address of the Contractor awarded the Contract or subcontractor performing the Contract shall not be marked or obliterated. Any copy of records made available for inspection by, or furnished to, a joint labor- management committee established pursuant to the federal Labor Management Cooperation Act of 1978 (Section 175a of Title 29 of the United States Code) shall be marked or obliterated only to prevent the disclosure of an individual's name and social security number. A joint labor management committee may maintain an action in a court of competent jurisdiction against an employer who fails to comply with Section 1774. The court may award restitution to an employee for unpaid wages and may award the joint labor

management committee reasonable attorney's fee and costs incurred in maintaining the action. An action under this subdivision may not be based on the employer's misclassification of the craft of a worker on its certified payroll records. Nothing in this subdivision limits any other available remedies for a violation of this chapter.

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

G. The Contractor shall have ten (10) Days in which to comply subsequent to receipt of written notice requesting the records enumerated in subdivision (a). In the event that the Contractor or subcontractor fails to comply with the ten (10) day period, the Contractor shall, as a penalty to the State or City, forfeit twenty-five (\$25) Dollars for each calendar day, or portion thereof, for each worker, until strict compliance is effectuated. Upon the request of the Division of Apprenticeship Standards or the Division of Labor Standards Enforcement, these penalties shall be withheld from progress payment or final payment then due. A contractor is not subject to a penalty assessment pursuant to this section due to the failure of a subcontractor to comply with this section.

5-1.07 **SAFETY.** It is the intent of the parties that the City is not an exposing, creating, controlling, or correcting employer under California Labor Code section 6400. In accordance with generally accepted construction practices and State law, the Contractor shall have the authority and be solely and completely responsible for conditions on the job site, including safety of all persons and property during performance of the Work. Moreover, the Contractor shall be the controlling employer and has the authority and responsibility to enforce worksite safety. The Contractor shall be responsible for conducting daily safety inspections and

assuring all hazards and violations are abated. The Contractor is responsible for assuring that all subcontractors adhere to the minimum CAL/OSHA safety requirements and that each subcontractor has an effective CAL/OSHA IIP (Illness and Injury Protection Program) in place that specifically addresses all potential exposures, such as, but not limited to, fall protection, confined space, and trenching/shoring. These requirements shall apply continuously and not be limited to normal working hours. The Contractor shall be responsible for any delay costs or damages in the event the progress of Work is slowed or stopped due to a safety violation.

Contractor shall inform CITY in advance of the quantity of chemical(s) to be used for the project and the total quantity of chemical(s) that will be brought onto City property. In addition, Contractor shall provide CITY with one copy of the Material Safety Data Sheet (MSDS) for each chemical expected to be used to complete the project.

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

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

All Work and materials shall be in strict accordance with all applicable State, City, County, and Federal Rules, Regulations, and Codes, and attention is drawn to the requirements

of CAL/OSHA. The Contractor shall be solely responsible for compliance with all City, County and State blasting requirements and for any damages caused by his or her operations.

In accordance with State Labor Code Section 6705, the Contractor shall submit to the City specific plans to show details of provisions for worker protection from caving ground. This in no way relieves the Contractor from the requirement of maintaining safety in all operations performed by the Contractor or the Contractor's subcontractors. The detailed Plan showing design of shoring, bracing, sloping or other provisions shall be prepared by a registered civil or structural engineer in the State of California as required. Acceptance by the City or its designated agent only constitutes acknowledgment of the submission and does not constitute review or approval of the designs, design assumptions or criteria, completeness of submissions, applicability to areas of intended use, nor implementation of the Plans, which are solely the responsibility of the Contractor and his or her registered engineer.

Notwithstanding any classifications relative to the Tunnel Safety Orders, Work within confined spaces on this project is subject to the definitions and applicable provisions of California Code of Regulations Section 8400 et seq., Title 8.

The Contractor shall so perform its Work as not to expose personnel to, or to discharge into the atmosphere from any source whatever, smoke, dust, asbestos, toxic chemicals or other air contaminants in violation of the laws, rules, and regulations of the governmental entities having jurisdiction. Contractors or subcontractors removing one hundred (100') or more square feet of asbestos must be "Certified" in accordance with State law. All Work involving exposure to asbestos and all other hazardous materials shall be performed with protection of personnel in compliance with all applicable regulations and safety requirements.

Nothing in these General Conditions is to be construed to permit Work not conforming to governing codes. When Contract Documents differ from governing codes, the Contractor shall furnish and install the higher standards called for without extra charge. All equipment furnished shall be grounded and provided with guards and protection as required by safety codes. Where vapor tight or explosion proof electrical installation is required by code, this shall be provided. In accordance with the provisions of Labor Code Section 6707, the Contractor shall provide adequate sheeting, shoring and bracing for employee protection, as provided in his proposal as separate Bid Items.

5-1.08 **APPRENTICES.** Attention is directed to Labor Code Sections 1777.5, 1777.6 and 1777.7 and Title 8, California Code of Regulations Section 200 et seq. To insure compliance and complete understanding of the law regarding apprentices, and specifically the required ratio thereunder, each Contractor or subcontractor should, where some questions exist, contact the Division of Apprenticeship Standards, 455 Golden Gate Avenue, San Francisco, California, or one of its branch offices prior to commencement of Work on the public works Contract. Responsibility for compliance with this section lies with the prime Contractor.

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

5-1.09 **FAIR LABOR STANDARDS ACT.** Attention is invited to the fact that the City has been advised by the Wage and Hour Division, U.S. Department of Labor, that Contractors engaged in construction Work are required to meet the provisions of the Fair Labor Standards Act of 1958 and as amended (52 Stat. 1060).

5-1.10 **WORKERS' COMPENSATION.** Pursuant to the requirements of Labor Code Section 1860, the Contractor will be required to secure the payment of workers' compensation to his employees in accordance with the provisions of Labor Code Section 3700.

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

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

5-1.11 **AIR POLLUTION CONTROL AND ASBESTOS.** The Contractor shall comply with all air pollution control rules, regulations, ordinances and statutes which apply to any Work performed pursuant to the Contract, including any air pollution control rules, regulations, ordinances and statutes, specified in Government Code Section 11017.

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

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

The Contractor shall comply with all rules, regulations, statutes and ordinances regarding asbestos removal and disposal, including but not limited to, 42 U.S.C. Sections 7401, 7412 and 7601 and 40 C.F.R. Part 61, Subpart M.

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

5-1.12 **USE OF PESTICIDES.** The Contractor shall comply with all rules and regulations of the Department of Food and Agriculture, the Department of Health, the Department of Industrial Relations and all other agencies which govern the use of pesticides required in the performance of the Work on the Contract.

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

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

5-1.13 **SOUND CONTROL REQUIREMENTS.** The Contractor shall comply with all local sound control and noise level rules, regulations and ordinances which apply to any Work performed pursuant to the Contract. Work shall not begin before 7 a.m. nor occur after 7 p.m.

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

5-1.14

ENVIRONMENTAL CLEARANCES; MITIGATION

MONITORING PROGRAMS; AND REGULATORY AGENCY PERMIT

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

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

5-1.15

PERMITS AND LICENSES.

The Contractor shall procure all permits and licenses in coordination with the Director and give all notices necessary and incident to the due and lawful prosecution of the Work. All permits and licenses shall be obtained in sufficient time to prevent delays to the Work. All fees and connection charges specifically related to the Work shall be paid by City. The Contractor shall obtain and maintain a City business license.

5-1.16

WATER POLLUTION.

The Contractor shall comply with all water pollution control rules, regulations, ordinances and statutes which apply to any Work performed

pursuant to the Contract, including any water pollution control rules, regulations, and statutes, specified by the most current State of California NPDES General Permit for Stormwater Discharges Associated with Construction Activity.

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

5-1.17 **PROTECTION AND USE OF PROPERTY.** The Contractor shall be responsible for and provide and maintain all proper temporary walks, roads, guards, railings, lights, warning signs, and take precaution at all times to avoid injury or damage to any person or any property, and upon completion of the Work, or at other times as directed, restore Premises and adjacent property to a proper condition. In the event of such injury or damage, Contractor shall report such injury and damage to City within 48 hours of occurrence.

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

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

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

5-1.18 **RESPONSIBILITY FOR DAMAGE.** The City of Roseville, its officers, agents, employees, and volunteers, including but not limited to the Director and the City Director, shall not be answerable or accountable in any manner: for any loss or damage that may happen to the Work or any part thereof; for any loss or damage to any of the materials or other things used or employed in performing the Work; for injury to or death of any person, either workers or the public; or for damage to property from any cause which might have been prevented by the Contractor, his or her workers, or anyone employed by the Contractor or the Contractor's subcontractors.

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

To the fullest extent allowed by law, the Contractor shall defend (through counsel acceptable to the City), indemnify, and save harmless the City of Roseville, and its officers, Directors, agents, subcontractors, employees, and volunteers from all claims, suits or actions of every name, kind and description, brought forth, or on account of, injuries to or death of any

person including, but not limited to, workers and the public, or damage to property resulting from the performance of the Contract, except as otherwise provided by statute. The duty of the Contractor to indemnify and save harmless includes the duties to defend as set forth in Civil Code Section 2778.

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

It is the intent of the parties that the Contractor will defend, indemnify, and hold harmless the City of Roseville, and its officers, agents, employees, and volunteers from any and all claims, suits or actions as set forth above regardless of the existence or degree of fault or negligence whether active or passive, primary or secondary on the part of the City, the Contractor, the subcontractor or employee of any of these, except that such duty does not apply where the injury or damage is due to the sole or active negligence of the City.

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

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

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

A. The City will give the Contractor thirty (30) Days notice of its intention to retain funds from any partial payment which may become due to the Contractor prior to

Acceptance of the Contract. Retention of funds from any payment made after Acceptance of the Contract may be made without such prior notice to the Contractor.

B. No retention of additional amounts out of partial payments will be made if the amount to be retained does not exceed the amount being withheld from partial payments pursuant to Section 7-1.05, "Partial Payments," of these General Conditions.

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

5-1.19 **INSURANCE COVERAGE.**

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

B. **Qualifying Insurers.** With the exception of the State Compensation Insurance Fund, all required insurance policies shall be issued by companies licensed to do business in the State of California and who hold a current policy holders alphabetic and financial

size category rating of not less than AVII according to the most recent issue of Best's Insurance Reports.

C. Insurance Required. Commercial General Liability, automobile liability, and workers' compensation insurance shall be maintained as follows:

- | | | |
|----|---|--|
| 1. | Commercial General Liability for
Minor Construction Projects
(Projects under \$1,000,000) | \$2,000,000 each occurrence
\$4,000,000 aggregate
Personal Injury:
\$2,000,000 each occurrence
\$4,000,000 aggregate |
| | Commercial General Liability for
Major Construction Projects
(Projects over \$1,000,000) | \$5,000,000 each occurrence
\$10,000,000 aggregate
Personal Injury:
\$5,000,000 each occurrence
\$10,000,000 aggregate |

The Commercial General Liability policy shall include coverage or endorsements for:

- a. Completed operations.
- b. Losses related to independent contractors, products and equipment.
- c. Explosion, collapse and underground hazards.

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

- a. Inclusion of the City of Roseville, and its officers, agents, employees and volunteers, as additional insured (except for workers' compensation) as respects services or operations under the Contract. The additional insured endorsement for the general liability policy shall be at least as broad as the Insurance Services Office ("ISO") CG 20 38 04 13 or an equivalent, blanket endorsement or section of the policy. Endorsements must include coverage for on-going and completed operations. Endorsements shall cover the City of Roseville, its officers, agents, employees, and volunteers.

b. Cross liability and severability of interest clauses providing that the insurance applies separately to each insured except with respect to the limits of liability.

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

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

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

f. Waiver of subrogation endorsement.

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

SPECIAL NOTICE - CLAIMS MADE COVERAGE:

Liability insurance coverage may not be written on a "claims made" basis. The Certificate of Insurance must clearly provide that the coverage is on an "occurrence" basis.

2. Comprehensive Automobile Liability for bodily injury (including death) and property damage which provides total limits of not less than One Million Dollars (\$1,000,000) combined single limits per accident, applicable to all owned, non-owned, and hired vehicles.

3. Statutory Workers' Compensation and Employer's Liability Insurance,

including a waiver of subrogation endorsement and a Broad Form "All-States" Endorsement; for all employees engaged in services or operations under the Contract. The employer's liability insurance shall provide limits of not less than One Million Dollars (\$1,000,000) per occurrence. Both the workers' compensation and employer's liability policies shall contain the Insurer's waiver of subrogation in favor of the City, its officers, agents, employees, and volunteers.

4. Builder's Risk/Course of Construction Insurance: The Contractor shall be

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

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

Builder's Risk Insurance is not required for coverage of losses in excess of five percent (5%) of the Contract amount for damages resulting from earthquake in excess of a

magnitude of 3.5 on the Richter scale, or tidal waves. Coverage in the amount of five percent (5%) of the Contract amount for such losses is required.

5-1.19(A) **OTHER INSURANCE PROVISIONS.**

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

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

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

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

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

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

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

5-1.20 **THIRD PARTY BENEFICIARY.** Nothing in the Contract is intended to make the public or any member thereof a third party beneficiary hereunder, nor is any term

and condition or other provision of the Contract intended to establish a standard of care owed to the public or any member thereof.

5-1.21 **OCCUPANCY BY THE DEPARTMENT PRIOR TO**

ACCEPTANCE. The Department reserves the right to occupy all or any part of the project prior to completion of the entire Contract, upon written order therefor. In such event, the Contractor will be relieved of responsibility for any injury or damage to such part as results from such occupancy and use by the Department. If the Contractor carries insurance against damage to such Premises or against liability to third persons covering the Premises so used and occupied by the Department, and of such occupancy results in increased premiums for such insurance, the Department will pay to the Contractor the added cost for such insurance during the period of occupancy.

Such occupancy does not constitute Acceptance by the Director either of the complete Work or of any portion thereof, nor will it relieve the Contractor of full responsibility for correcting defective Work or materials found at any time before the formal written Acceptance of the entire Contract by the Director or during the full guarantee period after such Acceptance, as provided in Section 7-1.09, "Guarantee," of these General Conditions.

5-1.22 **RIGHT TO OPERATE UNSATISFACTORY EQUIPMENT.** If, after installation, the operation or use of the facilities or equipment to be furnished under this Contract proves to be unsatisfactory to the Director, the City shall have the right to operate and use such facilities until they can, without damage to the City, be taken out of service for correction or replacement. Such period of use of the defective facilities, pending correction or replacement, shall in no way decrease the guarantee period required for the acceptable corrected or replaced items of materials or equipment.

5-1.23

CONTRACTOR'S RESPONSIBILITY FOR THE WORK. Except as

otherwise provided herein, the Contractor shall have the charge and care of the Work and shall bear the risk of injury or damage to any part of the Work by the action of the elements or from any other cause whether arising from the execution or from the nonexecution of the Work until the Acceptance of the Contract by the Director. The Contractor shall rebuild, repair, restore, and make good all injuries or damages to any portion of the Work occasioned by any cause before its completion and Acceptance, and shall bear the expense thereof. In case of suspension of Work from any cause whatever, the Contractor shall be responsible for the Work and he shall also be responsible for all materials, and shall properly store them if necessary, and shall provide suitable drainage and erect temporary structures where necessary.

The Contractor will be relieved of responsibility for any injury or damage to the Work caused by the following:

A. An earthquake in excess of a magnitude of 3.5 on the Richter Scale or a tidal wave, when the effect of such has been proclaimed a disaster or state of emergency by the Governor of the State of California or by the President of the United States, or was of such magnitude at the site of the Work as to have been sufficient to have caused a proclamation of disaster or state of emergency, had it occurred in a populated area.

B. Occupancy and use by the Department or the public prior to the completion of the entire project.

C. Acts of the Federal Government or the public enemy.

5-1.24

RESPONSIBILITY FOR UTILITIES. The Contractor shall be

responsible at his or her own cost for any and all Work, expense or special precautions caused or required by the existence or proximity of utilities encountered in performing the Work, including

without limitation, repair of any or all damage and all hand or exploratory excavation required. The Contractor is cautioned that such utilities may include communication cables or electrical cables which may be high voltage, and when working or excavating in the vicinity of such cables, or the ducts enclosing such cables, the Contractor shall observe at his or her own cost any special precautions required. Suitable warning signs, barricades, and safety devices shall be erected as necessary or required.

However, if during the course of the Work the Contractor encounters utility installations which are not shown or indicated in the Contract Documents or which are found in a location substantially different from that shown, and such utilities are not reasonably apparent from visual examination, then the Contractor shall promptly notify the Director in writing. Where necessary for the Work of the Contract, the Director shall issue a written order to the Contractor to make such adjustments, rearrangement, repair, removal, alteration, or special handling of such utility, including repair of the damaged utility. The Contractor shall perform the Work described in such written order, and compensation therefor will be made in accordance with Section 3 of these General Conditions relating to changes in the Work. Except for the items of cost specified in said Section 3, the Contractor shall receive no compensation for any other cost, damage delay, interference, or hindrance to him or her due to the presence of such utility. If the Contractor fails to give the notice specified above and thereafter acts without instructions for the Director, then he or she shall be liable for any or subsequent to discovery thereof, and he or she shall repair and make good such damage at his or her own cost.

The precise location of underground facilities can only be determined by careful probing or hand digging in compliance with Article 6 of the OSHA Construction Safety Orders which states in part:

"Prior to opening an excavation, effort shall be made to determine whether underground installations, i.e., sewer, water, fuel, electric lines, etc., will be encountered, and if so, where such underground installations are located. When the excavation approaches the approximate location of such an installation, the exact location shall be determined by careful probing or hand digging, and, when it is uncovered, adequate protection shall be provided for the existing installation."

The location of known existing utilities and pipelines are shown on the Drawings in their approximate locations. Some of the locations include multiple conduits. The Contractor shall exercise care in avoiding damage to those facilities which are to remain in service subsequent to the construction of the particular new facility involved and he or she will be held responsible for their repair if damaged. The Contractor shall also exercise care in maintaining those pipes and facilities required for continuing operation of the existing facilities until such time as they can be abandoned. There is no guarantee that all utilities or obstructions are shown or that the locations indicated are accurate.

The Contractor shall exercise extreme caution in working in the area adjacent to the existing pipelines and utility services. It is essential that all the existing facilities be maintained in service. Construction of the connections between the existing facilities and the new facilities shall be at times and during periods acceptable to the City. The Contractor shall advise the Director in writing of his proposed construction schedule for these connections at least forty-eight (48) hours in advance.

The Contractor shall uncover all piping and conduits, to a point one foot (1') below the pipe, where crossings, interferences, or connections are shown on the Drawings, prior to trenching or excavating for any pipe or structures, to determine actual elevations. New pipelines

shall be laid to such grade as to clear all existing facilities which are to remain in service. If the Contractor does not expose all required utilities, he shall not be entitled to additional compensation for Work necessary to avoid interferences nor for repair to damaged utilities. Excavations around underground electrical ducts and conduits shall be performed using extreme caution to prevent injury or damage to workers and to the electrical ducts or conduits.

5-1.25 **PROPERTY RIGHTS IN MATERIALS.** Nothing in the Contract shall be construed as vesting in the Contractor any right of property in the materials used after they have been attached or affixed to the Work or soil or after partial payment has been made as provided in Section 7-1.05, "Partial Payment," of these General Conditions for material delivered on the ground or stored subject to or under the control of the City and unused. All such material shall become the property of the City upon being so attached or affixed or upon payment for materials delivered on the ground or stored subject to or under the control of the City and unused, as provided in said Section 7-1.05.

5-1.26 **COURT ORDERED DELAY.** If, pursuant to court order, the Department temporarily suspends performance of all or any portion of the Work, an extension of time determined pursuant to the provisions in Section 6-1.08, "Liquidated Damages," of these General Conditions will be granted.

5-1.27 **NO PERSONAL LIABILITY.** Neither the Director, nor any other officer or authorized employee of the City shall be personally responsible for any liability arising under the Contract.

5-1.28 **PATENTS.** The Contractor shall assume all costs arising from the use of patented materials, equipment, devices, or processes used on or incorporated in the Work, and agrees to indemnify and save harmless the City, and its duly authorized representatives, from all

suits at law, or in equity, and actions of every nature for, or on account of the use of any patented materials, equipment, devices or processes.

5-1.29 **PAYMENT OF TAXES.** The Contract price paid for the Work shall include full compensation for all taxes which the Contractor is required to pay, whether imposed by Federal, State or local government, including, without being limited to, Federal excise tax. No tax exemption certificate nor any document designed to exempt the Contractor from payment of any tax will be furnished to the Contractor by the Department, as to any tax on labor, services, materials, transportation, or any other items furnished pursuant to the Contract.

5-1.30 **COOPERATION.** Should construction be under way by City forces or other forces or by other Contractors within or adjacent to the limits of the Work or should Work of any other nature be under way by such forces within or adjacent to said limits, the Contractor shall cooperate with all such forces to the end that any delay, interference or hindrance to their Work will be avoided. The right is reserved to perform other or additional Work at or near the site at any time, by the use of such forces.

5-1.31 **DIGGING TRENCHES OR OTHER EXCAVATIONS.** In the event any work involves digging trenches or other excavations that extend deeper than four feet below the surface City and Contractor shall comply with the following:

A. The Contractor shall promptly, and before the following conditions are disturbed, notify City in writing of any:

1. Material that the Contractor believes may be material that is hazardous waste, as defined in Section 25117 of the Health and Safety Code, that is required to be removed to a Class I, Class II, or Class III disposal site in accordance with provisions of existing law.

2. Subsurface or latent physical conditions at the site differing from those made available to Contractor for inspection as provided in the project proposal.

3. Unknown physical conditions at the site of any unusual nature, different materially from those ordinarily encountered and generally recognized as inherent in Work of the character provided for in the contract.

B. The City shall promptly investigate the conditions, and if it finds that the conditions do materially so differ, or do involve hazardous waste, and cause a decrease or increase in the Contractor's cost of, or the time required for, performance of any part of the Work shall issue a Change Order under the procedures described in the contract.

C. In the event that a dispute arises between the City and the Contractor whether the conditions materially differ, or involve hazardous waste, or cause a decrease or increase in the Contractor's cost of, or time required for, performance of any part of the Work, the Contractor shall not be excused from any scheduled completion date provided for by the contract, but shall proceed with all work to be performed under the contract. The Contractor shall retain any and all rights provided either by contract or by law which pertain to the resolution of disputes and protests between the contracting parties.

5-1.32 **CONTRACTOR REGISTRATION.** No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this Contract, the Contractor and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. The Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

SECTION 6

PROSECUTION AND PROGRESS

6-1.01 **SUBLETTING AND SUBCONTRACTING.** The Contractor shall be responsible for all Work performed under the Contract. All persons engaged in the Work will be considered as employees of the Contractor. The Contractor shall give his or her personal attention to the fulfillment of the Contract and shall keep the Work under his or her control. When any subcontractor fails to prosecute a portion of the Work in a manner satisfactory to the Director, that subcontractor shall not again be employed on the Work. Although the sections of the Contract may be arranged according to various trades, or general grouping of the Work, the Contractor is not obligated to sublet the Work in such manner. The Director will not arbitrate disputes among subcontractors or between Contractor and one or more subcontractors concerning responsibility for performing any part of the Work.

The Contractor shall not substitute any person as subcontractor in place of a subcontractor listed on his bid proposal without the written approval of the Director. Substitutions must be in accordance with the provisions of the "Subletting and Subcontracting Fair Practices Act" beginning with Public Contract Code Section 4100. Violations of this Act by the Contractor may subject him or her to penalties which may include cancellation of Contract, assessment of ten percent (10%) of the subcontractor's bid, and disciplinary action by the State Contractors' License Board.

6-1.02 **ASSIGNMENT.** The performance of this Contract may not be assigned, except upon the written consent of the City Council of the City of Roseville. Consent will not be given to any proposed assignment which would relieve the original Contractor or his surety of

their responsibilities under the Contract nor will the Director consent to any assignment of a part of the Work under the Contract.

The Contractor may assign moneys due or to become due to him or her under the Contract and such assignment will be recognized by the Department, if given proper notice thereof, to the extent permitted by law, but any assignment of moneys shall be subject to all proper set-offs in favor of the Department and to all deductions provided for in the Contract and particularly all money withheld, whether assigned or not, shall be subject to being used by the Department for the completion of the Work in the event that the Contractor should be in default therein.

6-1.03 **BEGINNING OF WORK.** The Contractor shall begin Work within fifteen (15) Days after receiving Notice to Proceed from the Director and shall diligently prosecute the same to completion within the time limit provided in the Supplemental Conditions.

The Contractor shall notify the Director, in writing, of his or her intent to begin Work at least seventy-two (72) hours before Work is begun. The notice shall be delivered to the Director and shall specify the date the Contractor intends to start. If the project has more than one location of Work, a separate notice shall be given for each location.

Should the Contractor begin Work in advance of receiving notice that the Contract has been approved as above provided, any Work performed by him or her in advance of the said date of approval shall be considered as having been done by the Contractor at his or her own risk and as a volunteer unless said Contract is so approved.

6-1.04 **PROGRESS SCHEDULE.**

A. **Preliminary Progress Schedule:** The Contractor shall submit to the Director, within twenty (20) Days after date of the Notice to Proceed, a Preliminary Progress

Schedule covering the Contractor's activities over the first three (3) months of operation in detail and the remainder of the project in summary. The Preliminary Progress Schedule shall schedule the project within the calendar Days set forth above for completion of the Work, and shall be subject to favorable review by the Director.

B. CPM Schedule: The Contractor shall submit an acceptable Critical Path Method (CPM) Schedule to the Director within thirty (30) Days after the receipt of the Notice to Proceed. Subsequent revisions to said schedule shall be submitted as set forth hereinafter. The requirement for the CPM schedule is included to allow for adequate planning and execution of the Work, to determine the critical nature of delays, and to assist the Director in appraising the reasonableness of the proposed schedule and evaluating progress of the Work. The CPM schedule submitted under this Section shall utilize a critical path method (CPM) format, either the precedence or arrow diagramming method. The definitions of CPM terms and functions shall be as provided in the Associated General Contractors of America book "CPM in Construction, A Manual for General Contractors," or a favorably reviewed alternative publication or reference. No progress payment will be made prior to submission and Acceptance of the CPM Schedule.

1. The CPM schedule system shall consist of diagrams and accompanying mathematical analyses. The diagrams shall show elements of the project in detail and an entire project summary. Diagrams shall show the order and interdependence of activities and sequence in which the Work is to be accomplished as planned by the Contractor. The basic concept of a network analysis diagram shall be followed to show how the start of a given activity is dependent on the completion of preceding activities and its completion restricts the start of following activities. Detailed network activities shall include, in addition to construction

activities, the submittal and favorable review of samples of material and shop Drawings, the procurement of critical materials and equipment, fabrication of special material and equipment, and their installation and testing. All activities of the City and the Director that affect progress and required Contract dates for completion of all or parts of the Work shall be shown. The selection and number of activities shall be subject to favorable review by the Director. Summary networks shall be time scaled. Durations shall be in Days and shall not exceed fifteen (15) Days, except for submittal and delivery items. Where the duration of continuous Work exceeds fifteen (15) Days, Work items in the construction schedule shall be subdivided by location, approximate stationing or other sub-element of the Work.

The graphic network diagram shall include for each activity, the description, activity number, the estimated duration in Days, and all activity relationship lines. The network diagram shall be drawn for the early start of activities. All significant submittals shall be scheduled along with manual submittals and training on all large or critical pieces of equipment. If the precedence technique is utilized, the schedule project shall include a calendar in Work Days, a network report sorted by early start and a logic table report sorted by preceding Work item. If the arrow technique is utilized, the schedule report shall include a calendar in Work Days, a network report sorted by early start, a network report sorted by I-J numbers, and a network sorted by slack time and I-J numbers.

2. The critical path shall be shown on all reports and on the graphic network diagram. The activities which constitute the critical path shall be identified.

3. The mathematical analysis of the network diagram shall include a tabulation of each activity. The following information shall be furnished as a minimum for each activity:

- (a) preceding and following event numbers
- (b) activity description and number
- (c) estimated duration of activities
- (d) earliest start date (by calendar date)
- (e) earliest finish date (by calendar date)
- (f) actual start date (by calendar date)
- (g) actual finish date (by calendar date)
- (h) latest start date (by calendar date)
- (i) latest finish date (by calendar date)
- (j) slack or float
- (k) percentage of activity completed

4. The program shall be capable of accepting revised completion dates as modified by approved time adjustments and recomputations of all tabulation dates and float accordingly.

5. Submission and review of the system shall be as follows:

(a) The complete network analysis system, consisting of the detailed network mathematical analysis and network diagrams, shall be submitted within thirty (30) calendar Days after receipt of Notice to Proceed.

(b) The Contractor shall participate in a review and evaluation of the proposed network diagrams and analysis by the Director. Any revisions necessary as a result of this review shall be resubmitted for review by the Director within ten (10) calendar Days. When completed, the favorably reviewed schedule shall then be the schedule to be used by the Contractor for planning, organizing

and directing the Work and for reporting progress. If the Contractor thereafter desires to make significant changes in his or her method of operating and scheduling, he or she shall notify the Director in writing stating the reasons for the change.

(c) The Contractor shall submit at monthly intervals a report of the actual construction progress. Each monthly report shall cover a period of approximately thirty (30) Days ending around the 20th of each month. The monthly reports shall be submitted within ten (10) calendar Days of the end of the reporting period.

(1) If the project is proceeding on schedule, the monthly update report may consist of a marked-up copy of the graphical network diagram. This submittal shall clearly indicate the status of any minor shifts in sequence or schedule and the estimated completion date or percent complete of all activities currently in progress. The Contract completion date shall also be indicated. The Contractor shall submit a narrative report relating to status of construction, the schedule, and factors which may affect the remainder of the schedule. The report shall show the activities or portions of activities completed during the reporting period. The report shall state the percentage of the Work actually completed and scheduled as of the report date and the progress along the critical path in terms of Days ahead or behind the allowable dates.

(2) If, in the opinion of the Director, the project is behind schedule, the monthly report shall include a revised network

diagram and/or mathematical analysis showing the Contractor's proposed revised schedule. An analysis of the effect that the delay has on progress along other paths shall also be included in the report. The Contractor shall also submit a narrative report with each updated analysis which shall include but not be limited to a description of current and anticipated problem areas, delaying factors and their impact, and an explanation of corrective actions taken or proposed.

(3) Periodic report shall be submitted in sufficient copies to cover Contractor needs plus five (5) copies and an available electronic copy to be retained by the Director.

6. To the extent that the favorably reviewed initial Construction Schedule, or revisions thereto, indicate anything not jointly agreed upon, it shall be deemed to be not favorably reviewed by the Director. Any omission of Work from the detailed schedule, otherwise required for Contract compliance, will not excuse the Contractor from completing such Work within any applicable completion date. The CPM schedule shall be generated by computer methods.

C. Schedule Review: Once each month, on a date mutually agreed upon, but no later than seven (7) working Days after the monthly schedule progress report date, a jobsite meeting will be held to review the Construction Schedule and job progress. The Contractor shall also attend weekly meetings scheduled by the Director to review the progress of the Work in the preceding week and in the subsequent week, coordinate the Work with public agencies or other Contractors as required, and allow the Director to plan his activities for testing, inspection, etc.

D. Schedule Revisions: The conditions under which the Director will require revisions of the Construction Schedule include the following:

1. When delay in completion of any Work item or sequence of Work items results in an estimated extension of project completion by either twenty (20) working Days or by ten percent (10%) of the remaining duration of time to complete the Contract, whichever is less.

2. When delays in submittals or deliveries make replanning or rescheduling of the Work necessary.

3. When the schedule does not represent actual prosecution and progress of the Work.

4. When any change to the sequence of activities, the completion date for major portions of the Work, or when changes occur which affect the critical path.

5. When Contract Amendments or a Change Order necessitates schedule revision, the Contractor shall submit a schedule analysis of all Change Order Work with his or her proposal.

E. Cash Flow Projection: A cash flow projection shall be submitted with the Construction Schedule. This cash flow projection shall be revised and resubmitted when revisions of the Construction Schedule will result in changes to the projected cash flow.

F. Schedules showing project completion dates earlier than specified in the Supplemental Conditions will be rejected unless justification can be provided for early completion.

6-1.05 **SCHEDULE OF VALUES.** Prior to preparation of the first estimate for a progress payment, the Contractor shall submit for favorable review by the Director a detailed

Schedule of Values or cost breakdown of the Work under each bid item awarded. The breakdown will then become the basis for partial payment determination. Elements of Work shall be grouped by structure, pipeline, system, etc. Within each grouping, Work should be itemized by readily measurable quantities of Work complete in place. For example, concrete should be in units of cubic yards including form Work and reinforcing steel. Move-on costs, bond and insurance costs, and Overhead costs shall not be considered an item of cost for this purpose but shall be prorated over items of Work. In the event the Schedule of Values is not favorable reviewed by the Director, another Schedule of Values shall be submitted that is mutually acceptable to the Contractor and the Director.

6-1.06 **TEMPORARY SUSPENSION OF WORK.** The Director shall have the authority to suspend the Work wholly or in part, for such period as he or she may deem necessary, due to unsuitable weather, or to such other conditions as are considered unfavorable for the suitable prosecution of the Work, or for such time as he or she may deem necessary due to the failure on the part of the Contractor to carry out orders given, or to perform any provision of the Contract.

The Contractor shall immediately comply with the written order of the Director to suspend the Work wholly or in part. The suspended Work shall be resumed when conditions are favorable and methods are corrected, as ordered or approved in writing by the Director.

If a suspension of Work is ordered by the Director, due to normal inclement weather, or due to the failure on the part of the Contractor to carry out orders given, or to perform any provision of the Contract, the Days on which the suspension order is in effect shall not entitle the Contractor to an extension of time.

If any delay to the current controlling operation or operations is caused the Contractor by specific order of the Director to stop Work due to any reason other than those described in the preceding paragraph, and such suspension of Work is without the fault or negligence of the Contractor, such delay, if it affects construction tasks which are considered to be "controlling" on the construction schedule, will entitle the Contractor to an equivalent extension of time, except as otherwise provided in the paragraphs herein covering "Termination of Contract." Application for extension of time shall be presented in writing to the Director within fifteen (15) Days of start of delay and shall be accompanied by the formal consent of the Sureties, but an extension of time, whether with or without such consent, shall not release the Sureties from their obligation which shall remain in full force until the discharge of the Contract. The decision of the Director with regard to such requests shall be final.

In the event of a suspension of Work under any of the conditions set forth in this Section 6-1.06, such suspension of Work shall not relieve the Contractor of his or her legal responsibilities as set forth in these General Conditions.

6-1.07 **TIME OF COMPLETION.** The Contractor shall complete the entire Work, including installation, repairs, startup, troubleshooting, painting, and touchup, training, submittal or record Drawings, and manuals, cleanup, demolization, and all other Work within the number of calendar Days set forth in the Supplemental Conditions. The time for completion includes an allowance for working time lost due to normal inclement weather.

Extensions of time may be allowed for unusual inclement weather under the provisions hereinafter described. Unusual inclement weather is weather which adversely affects "controlling" operations or the critical path of construction and which meets one of the following criteria:

A. For the particular calendar month in question, the number of individual Days with rainfall exceeding 0.10 inches exceeds the average number of such Days for that month over the immediately preceding five (5) years of record by at least three (3) Days.

B. For the particular calendar month in question, the total cumulative rainfall for that month exceeds the average cumulative rainfall for that month over the immediately preceding five (5) years of record by at least two (2") inches.

Rainfall shall be measured at a publicly operated, maintained, and reported station in reasonable proximity to the construction site. A claim for delay shall indicate the period of rainfall which is claimed as "unusual," the specific dates during which the unusual rainfall and subsequent wet soil conditions prevented Work, and the specific critical path tasks adversely affected by such unusual weather. A claim for delay due to unusual inclement weather shall be filed within ten (10) Days of the apparent end of the unusual inclement rainfall period, whether or not the monthly totals are available at that time. The burden of proof that weather meets the criteria for unusual weather shall be solely the responsibility of the Contractor.

It is the responsibility of the Contractor to order materials required for the Work properly and promptly on Notice to Proceed. If evidence presented demonstrates that, in spite of the Contractor's efforts, government-established priorities controls delay material deliveries, suitable extension of time will be made.

If performance of extra Work ordered by the City or failure of the City to provide the necessary site for installation affects construction tasks which are "controlling" or which are on the "critical path" of the construction schedule, suitable extensions of time will be made.

The Contractor shall not be entitled to a time extension for delays in activities on non-critical paths of the favorably reviewed schedule unless the duration of the excusable delay

exceeds the total float of the activities being delayed. If the duration of an excusable delay does exceed the total float of the activities affected by the delay, the Contractor shall be entitled to an extension equal to the difference.

C. Determination that a day is a non-working day by reason of inclement weather or conditions resulting immediately therefrom, shall be made by the Director or their designee.

6-1.08 **LIQUIDATED DAMAGES.** It is agreed by the parties to the Contract that in case all the Work called for under the Contract in all parts and requirements is not finished or completed within the number of calendar Days as set forth in the Supplemental Conditions, damage will be sustained by the City and that it is and will be impracticable and extremely difficult to ascertain and determine the actual damage which the City will sustain in the event of and by reason of such delay; and it is therefore agreed that the Contractor will pay to the City, the monetary amount indicated in the Supplemental Conditions in dollars (U.S.) per day for each and every calendar day of delay in finishing the Work in excess of the number of Days prescribed; and the Contractor agrees to pay said Liquidated Damages herein provided for, and further agrees that the Department may deduct the amount thereof from any moneys due or that may become due the Contractor under the Contract.

It is further agreed that in case the Work is not finished and completed in all parts and requirements within the number of Days specified, the Director shall have the right to increase the number of Days or not, as he or she may deem best to serve the interest of the City, and if he or she decides to increase the said number of Days, he or she shall further have the right to charge to the Contractor, his or her heirs, assigns or sureties and to deduct from the final payment for the Work all of any part, as he or she may deem proper, of the actual cost of

engineering, inspection, superintendence, and other Overhead expenses which are directly chargeable to the Contract, and which accrue during the period of such extension, except that cost of preparation of final statement shall not be included in such charges.

The Contractor will be granted an extension of time and will not be assessed with Liquidated Damages or the cost of engineering and inspection for any portion of the delay in completion of the Work beyond the time named in the Supplemental Conditions for the completion of the Work caused by acts of God or of the public enemy, fire, floods, tidal waves, earthquakes, epidemics, quarantine restrictions, strikes, labor disputes, shortage of materials, freight embargoes, and unusual inclement weather as described in Section 6-1.07; provided, that the Contractor shall notify the Director in writing of the causes of delay within fifteen (15) Days from the beginning of any such delay. The Director shall ascertain the facts and the extent of the delay, and his or her findings thereon shall be final and conclusive.

No extension of time will be granted for a delay caused by a shortage of materials unless the Contractor furnishes to the Director documentary proof that he or she has diligently made every effort to obtain such materials from all known sources within reasonable reach of the Work and further proof in the form of supplementary progress schedules, as required in Section 6-1.04, "Progress Schedule" of these General Conditions that the inability to obtain such materials when originally planned, did in fact cause a delay in final completion of the operations. Only the physical shortage of material will be considered under these provisions as a cause for extension of time.

If the Contractor is delayed in completion of the Work by reason of changes made under Section 3, "Changes in the Work," of these General Conditions or by any act of the Director or of the Department, not contemplated by the Contract, an extension of time commensurate with the

delay in completion of the Work thus caused will be granted and the Contractor shall be relieved from any claim for Liquidated Damages, or engineering and inspection charges or other penalties for the period covered by such extension of time; provided that the Contractor shall notify the Director in writing of the causes of delay within fifteen (15) Days from the beginning of any such delay. The Director shall ascertain the facts and the extent of the delay.

It is the intention of the above provisions that the Contractor shall not be relieved of liability for Liquidated Damages or engineering and inspection charges for any period of delay in completion of the Work other than that expressly provided for in this Section 6-1.08. Progress payments made after the completion date shall not be construed as a waiver of Liquidated Damages.

6-1.09 **CLAIMS FOR EXTRA COMPENSATION FOR DELAYS.** It is understood and agreed by the City and the Contractor that the Contractor will incur Overhead costs for temporary facilities, superintendence, home office Overhead, and similar cost items, and that the costs of such Overhead for the full Contract period through the specified completion date are included in the Contractor's lump sum bid amounts included in his accepted Proposal. No additional compensation will be made to the Contractor for claims of increased Overhead costs occurring within the originally specified construction Contract period plus any time extensions granted by Change Order.

6-1.10 **TERMINATION.**

6-1.10A **TERMINATION OF CONTRACT – “CONVENIENCE OF CITY.”**

The Department reserves the right to terminate the Contract at any time if the Director determines that to do so would be in the best interest of the City.

Termination of the Contract and the total compensation payable to the Contractor in the event of termination shall be governed by the following:

1. The Director will issue the Contractor a written notice signed by the Director, specifying that the Contract is to be terminated. Upon receipt of said written notice and, except as otherwise directed in writing by the Director, the Contractor shall:

- (a) Stop all Work under the Contract except that specifically directed to be completed prior to Acceptance.
- (b) Perform Work the Director deems necessary to secure the project for termination.
- (c) Remove equipment from the site of the Work.
- (d) Take such action as is necessary to protect materials from damage.
- (e) Notify all subcontractors and suppliers that the Contract is being terminated and that their Contracts or orders are not to be further performed unless otherwise authorized in writing by the Director.
- (f) Provide the Director with an inventory list of all material previously produced, purchased or ordered from suppliers for use in the Work and not yet used in the Work, including its storage location, and such other information as the Director may request.
- (g) Dispose of material not yet used in the Work as directed by the Director. It shall be the Contractor's responsibility to provide the City with good title to all materials purchased by the City hereunder, including material for which partial payment has been made as provided in Section 7-1.05, "Partial Payments,"

of these General Conditions and with bills of sale or other documents of title for such materials.

(h) Subject to the prior written approval of the Director, settle all outstanding liabilities and all claims arising out of subcontracts or orders for material terminated hereunder. To the extent directed by the Director, the Contractor shall assign to the Department all the right, title and interest of the Contractor under subcontracts or orders for materials terminated hereunder.

(i) Furnish the Director with the documentation required to be furnished by the Contractor under the provisions of the Contract including, on projects as to which Federal funds are involved, all documentation required under the Federal requirements included in the Contract.

(j) Take such other actions as the Director may direct.

2. Acceptance of the Contract as hereinafter specified shall not relieve the Contractor of responsibility for damage to materials except as follows:

The Contractor's responsibility for damage to materials for which partial payment has been made as provided in Section 7-1.05, "Partial Payments," of these General Conditions and for materials furnished by the City for use in the Work and unused shall terminate when the Director certifies that such materials have been stored in the manner and at the locations he or she has directed.

The Contractor's responsibility for damage to materials purchased by the City subsequent to the issuance of the notice that the Contract is to

be terminated shall terminate when title and delivery of such materials has been taken by the City.

When the Director determines that the Contractor has completed the Work under the Contract directed to be completed prior to termination and such other Work as may have been ordered to secure the project for termination, he or she will recommend that the Director formally accept the Contract, and immediately upon and after such Acceptance by the Director, the Contractor will not be required to perform any further Work thereon and shall be relieved of his or her Contractual responsibilities for injury to persons or damage to property which occurs after the formal Acceptance of the project by the Director.

3. The total compensation to be paid to the Contractor shall be determined by the Director on the basis of the following:

(a) The reasonable cost to the Contractor, without profit, for all Work performed under the Contract, including mobilization, demobilization and Work done to secure the project for termination. Reasonable cost will include a reasonable allowance for project Overhead and general administrative Overhead not to exceed a total of seven percent (7%) of Direct Costs of such Work.

(b) A reasonable allowance for profit on the cost of the Work performed as determined under Subsection (a), provided the Contractor establishes to the satisfaction of the Director that it is reasonably probable that he or she would have made a profit had the Contract be completed and

provided further, that the profit allowed shall in no event exceed four percent (4%) of said cost.

(c) The reasonable cost to the Contractor of handling material returned to the vendor, delivered to the Department or otherwise disposed of as directed by the Director.

(d) A reasonable allowance for the Contractor's administrative costs in determining the amount payable due to termination of the Contract.

All records of the Contractor and the Contractor's subcontractors, necessary to determine compensation in accordance with this Section shall be open to inspection or audit by representatives of the Department at all times after issuance of the notice that the Contract is to be terminated and for a period of three (3) years, and such records shall be retained for that period.

After Acceptance of the Work by the Director, the Director may make payments on the basis of interim estimates pending issuance of the Final Statement, when in his or her opinion the amount thus paid, together with all amounts previously paid or allowed, will not result in total compensation in excess of that to which the Contractor will be entitled. All payments, including payment upon the Final Statement, shall be subject to deduction for prior payments and amounts, if any, to be kept or retained under the provisions of the Contract.

The provisions of this Section shall be included in all subcontracts.

CONTRACTOR." Failure to supply an adequate working force, or material of proper quality, or in any other respect to prosecute the Work with the diligence and force specified by the Contract, is grounds for termination of the Contractor's control over the Work and for taking over the Work by the City. Contractor shall take such action as is reasonably necessary to protect materials from damage and safely secure the site, as directed by City.

SECTION 7

ACCEPTANCE AND PAYMENT

7-1.01 **ACCEPTANCE.** The Contract will be accepted by Resolution of the City Council of the City of Roseville, and a Notice of Completion will be caused to be recorded by the City Clerk, when the whole shall have been completed in all respects in accordance with the provisions of the Contract Documents to the full satisfaction of the Department.

7-1.02 **SCOPE OF PAYMENT.** The Contractor shall accept the compensation provided in the Contract as full payment for furnishing all labor, materials, tools, equipment, and incidentals necessary to the completed Work and for performing all Work contemplated and embraced under the Contract; also for loss or damage arising from the nature of the Work, or from the action of the elements, or from any unforeseen difficulties which may be encountered during the prosecution of the Work until the Acceptance by the Director and for all risks of every description connected with the prosecution of the Work, also for all expenses incurred in consequence of the suspension or discontinuance of the Work as provided in the Contract; and for completing the Work according to the Contract. Neither the payment of any estimate nor of any retained percentage shall relieve the Contractor of any obligation to make good any defective Work or material.

No compensation will be made in any case for loss of anticipated profits.

7-1.03 **NOTICE OF POTENTIAL CLAIM.** The Contractor shall not be entitled to the payment of any additional compensation for any act or failure to act by the Director, including failure or refusal to issue a Change Order, or for the happening of any event, thing, occurrence or other cause unless he or she shall have given the Director due written Notice

of Potential Claim as hereinafter specified, provided, however, that compliance with this Section 7-1.03 shall not be a prerequisite as to matters within the scope of the protest provisions in Section 3, "Changes in the Work," or Section 6-1.07, "Time of Completion," or the notice provisions in Section 6-1.08, "Liquidated Damages," of these General Conditions.

The written Notice of Potential Claim shall set forth the reasons for which the Contractor believes additional compensation will or may be due, the nature of the costs involved, and, insofar as possible, the amount of the potential claim. The said Notice as above required must have been given to the Director prior to the time that the Contractor shall have performed the Work giving rise to the potential claim for additional compensation, if based on an act or failure to act by the Director, or in all other cases within fifteen (15) Days after the happening of the event, thing, occurrence or other cause giving rise to the potential claim.

It is the intention of this Section 7-1.03 that differences between the parties arising under and by virtue of the Contract be brought to the attention of the Director at the earliest possible time in order that such matters may be settled, if possible, or other appropriate action promptly taken. The Contractor hereby agrees that he or she shall have no right to additional compensation for any claim that may be based on any such act, failure to act, event, thing or occurrence for which no written Notice of Potential Claim as herein required was filed.

The claims process specified in this Section 7-1.03 does not supplant the requirement to present a statutory claim as required by the Government Claims Act, Cal. Gov't Code § 905, prior to the filing of an action.

7-1.04 **STOP PAYMENT NOTICES.** The City, by and through the Department or other appropriate office or officers, may at its option and at any time retain out of any amounts

due the Contractor, sums sufficient to cover claims, filed pursuant to Civil Code Section 9350 et seq..

7-1.05 **PARTIAL PAYMENTS.** The Contractor, once in each month shall prepare a request for partial payments, for approval by the Director. The estimate shall include the total amount of Work done and acceptable materials, provided such acceptable materials meet the conditions set forth in Section 7-1.06.

The Department shall retain five percent (5%) of such estimated value of the Work done and five percent (5%) of the value of materials so estimated to have been furnished, delivered and unused or furnished and stored as described in Section 7-1.06, as partial security for the fulfillment of the Contract by the Contractor.

The Department shall pay monthly to the Contractor, while carrying on the Work, the balance not retained, as aforesaid, after deducting therefrom all previous payments and all sums to be kept or retained under the provisions of the Contract. No such estimate or payment shall be required to be made when, in the judgment of the Director, the Work is not proceeding in accordance with the provisions of the Contract, or when in his or her judgment the total value of the Work done since the last estimate amounts to less than Three Hundred (\$300) Dollars.

No such estimate or payment shall be construed to be an Acceptance of any defective Work or improper materials.

Attention is directed to the express prohibition against payment to unlicensed Contractors, the provisions of which are set forth in Section 1-1.02, "Competency of Bidders," of the Instruction to Bidders.

7-1.06 **PAYMENT FOR MATERIALS AND EQUIPMENT ON HAND.**
Partial payments may be made to the extent of seventy-five percent (75%) of the delivered cost

of materials and equipment to be incorporated in the Work, provided that such materials meet the requirements of the Contract Documents and are delivered to acceptable sites on the plant site or at other sites in the vicinity that are acceptable to the City. Such delivered costs of stored or stockpiled materials may be included in the next partial payment after the following conditions are met:

A. Equipment and materials will only be eligible if given conditional or final Acceptance by the Director and are in apparent compliance with favorably reviewed shop Drawings.

B. Only equipment or materials which have received favorable review of shop Drawings will qualify.

C. The material or equipment has been stored or stockpiled adequately protected against damage in a manner acceptable to the Director at an approved site.

D. The Contractor has furnished the Director with acceptable evidence of the quantity and the quality of such stored or stockpiled materials or equipment with identification of where they will be incorporated in project with Specification reference.

E. The Contractor has furnished the Director with satisfactory evidence that the material and transportation costs have been paid.

F. The Contractor has furnished the City legal title (free of liens or encumbrances of any kind) and lien releases to the material or equipment so stored or stockpiled.

G. The Contractor has furnished the City evidence that the material or equipment so stored or stockpiled is insured against loss by damage to or disappearance of such materials at any time prior to use in the Work.

It is understood and agreed that the transfer of title and the City payment for such stored or stockpiled materials shall in no way relieve the Contractor of his or her responsibility for furnishing and placing such materials in accordance with the requirements of the Contract Documents.

In no case will the amount of partial payments for materials on hand exceed the Contract price for such materials or the Contract price for the Contract item in which the material is intended to be used.

No partial payment will be made for stored or stockpiled living or perishable plant materials.

The Contractor shall bear all costs associated with the partial payment of stored or stockpiled materials or equipment in accordance with the provisions of this Section.

7-1.07 **PAYMENT OF WITHHELD FUNDS.** Except as otherwise prohibited by law, the Contractor may elect to receive all payments due under the Contract pursuant to 7-1.05 of General Conditions without any retention. If the Contractor so elects, he or she and a City approved escrow company shall execute a City form retention agreement in a form approved by the City Attorney and meeting all requirements imposed by the City Attorney (copies of which are available in the Office of the City Attorney) by which the Contractor shall deposit with the escrow company securities with a value equivalent to the retention which would otherwise be withheld by the City. Said security and agreement shall be as provided in California Public Contracts Code Section 22300, and shall be approved by the City both as to sufficiency and form.

7-1.08 **FINAL PAYMENT AND CLAIMS.** Final payment will be made within fifteen (15) working Days following the expiration of the thirty-five (35) calendar day lien

period. The start of this period is the date the County Recorder files the Notice of Completion. Notwithstanding the foregoing, the retention monies described in section 7-1.05, exclusive of stop payment notice withholds, shall be released in accordance with law.

7-1.09 **CLERICAL ERRORS.** Notwithstanding the provisions of Section 7-1.08, "Final Payment and Claims," of these General Conditions, for a period of three (3) years after Acceptance of the Work, all estimates and payments made pursuant to said Section 7-1.08, are subject to correction for clerical errors in the calculations involved in the determination of quantities and payments. The Contractor and the City agree to pay to the other any sum due under the provisions of this Section 7-1.09, provided, however, if the total sum to be paid is less than \$100, no such payment shall be made.

7-1.10 **GUARANTEE.** The Contractor hereby unconditionally guarantees that the Work will be done in accordance with the requirements of the Contract, and further guarantees the Work of the Contract to be and remain free of defects in workmanship and materials for a period of one (1) year from the date of Acceptance of the Contract, unless a longer guarantee period is required by the Supplemental Conditions.

The Contractor hereby agrees to repair or replace any and all Work, together with any other adjacent Work which may be displaced in so doing, that may prove to be not in accordance with the requirements of the Contract or that may be defective in its workmanship or material within the guarantee period specified, without any expense whatsoever to the City, ordinary wear and tear and unusual abuse or neglect excepted.

The Contractor further agrees, that within ten (10) calendar Days after being notified in writing by the Department of any Work not in accordance with the requirements of the Contract or of any defects in the Work, the Contractor will commence and prosecute with due diligence

all Work necessary to fulfill the terms of this guarantee, and to complete such Work within a reasonable period of time. In the event Contractor fails to comply, he or she does hereby authorize the Department to proceed to have such Work done at the Contractor's expense and the Contractor will honor and pay the cost and charges therefore upon demand. The Department shall be entitled to all costs and expenses, including reasonable attorney's fees, necessarily incurred upon the Contractor's refusal to honor and pay the above costs and charges.

Nothing in this section shall be construed to limit, relieve or release the Contractor's, subcontractor's and equipment supplier's liability to the City for damages sustained as the result of latent defects in the equipment furnished caused by the negligence of the supplier's agents, employees or subcontractors. Stated in another manner, the warranty contained in this section shall not amount to nor shall it be deemed to be a waiver by the City of any rights or remedies (or time limits in which to enforce such rights or remedies) it may have against the supplier of the equipment to be furnished under the Contract Conditions for defective workmanship or defective materials or against the Contractor under the laws of this State pertaining to acts of negligence.

7-1.11 **WARRANTY OF TITLE.** No material, supplies, or equipment for the Work under this Contract shall be purchased subject to any chattel mortgage, security agreement, or under a conditional sale or other agreement by which an interest therein or any part thereof is retained by the seller or supplier. The Contractor warrants good title to all material, supplies, and equipment installed or incorporated in the Work and agrees upon completion of all Work to deliver the Premises, together with all improvements and appurtenances constructed or placed thereon by him or her, to the City free from any claim, liens, security interest, or charges, and further agrees that neither the Contractor nor any person, firm, or corporation furnishing any

materials or labor for any Work covered by this Contract shall have any right to a lien upon the Premises or any improvement or appurtenances thereon. Provided, that this shall not preclude the Contractor from installing metering devices and other equipment of utility companies, the title of which is commonly retained by the utility company. In the event of the installation of any such metering device or equipment, the Contractor shall advise the City as to the legal owner thereof. Nothing contained in this Paragraph, however, shall defeat or impair the right of such persons furnishing materials or labor under any bond given by the Contractor for their protection or any rights under any law permitting such persons to look to funds due the Contractor in the hands of the City. The provisions of this Paragraph shall be inserted in all subcontracts and material Contracts, and notice of its provisions shall be given to all persons furnishing materials for the Work when no formal Contract is entered into for such materials.

[END OF GENERAL CONDITIONS]

SUPPLEMENTAL CONDITIONS

Project: SUNRISE AVENUE PIPE REPAIR PROJECT

Scope of Supplemental Conditions

1. The Work shall be performed in accordance with the General Conditions and Department Standards, except as the General Conditions may be modified by the following additional City Standards, incorporated herein by this reference, if so indicated.

	COMMUNITY DESIGN GUIDELINES 311 Vernon Street, Roseville, CA 95678 or http://www.roseville.ca.us/gov/development_services/planning/general_plan_n_development_guidelines.asp
	ELECTRIC SPECIFICATIONS 2090 Hilltop Circle, Roseville, CA 95747
	PARKS CONSTRUCTION STANDARDS 311 Vernon Street, Roseville, CA 95678 or http://www.roseville.ca.us/parks/parks_n_facilities/planning_our_parks/default.asp
X	DESIGN AND CONSTRUCTION STANDARDS 311 Vernon Street, Roseville, CA 95678 or http://www.roseville.ca.us/gov/development_services/engineering_land_development/design_construction_standards.asp
X	OTHER: CALTRANS STANDARD SPECIFICATIONS

Above documents are available at: referenced above.

2. Numbering in these Supplemental Conditions conforms to that in the General Conditions. The existence of a section in these Supplemental Conditions means that the corresponding section in the General Conditions is modified in some respect. Unless otherwise specified, the modified General Condition is deleted entirely and the provisions of these Supplemental Conditions are substituted.

SECTION 1. DEFINITIONS AND TERMS

1-1.16 Department: Section 1-1.16 of the General Conditions is amended to include the following:

The Department for Contract Administration is the
Environmental Utilities Department of the City of Roseville.

1-1.26 Engineer or Architect: Section 1-1.26 of the General Conditions is amended to the following:

Engineer. The Environmental Utilities Director or the duly authorized
Representative.

SECTION 2. CONTROL AND SCOPE OF WORK

2-1.04 Submittals: Section 2-1.04 of the General Conditions is amended to include the following:

The time allowed for review of each submittal is 14 Days after receipt of the submittal by the Director.

2-1.09 Night Work and Normal Working Hours: Section 2-1.09 of the General Conditions is amended to the following:

Normal working hours at the construction site shall be at night between the hours of 8:00 p.m. and 5:00 a.m. Monday through Friday. Legal holidays are excluded. Certain utility connections and street operations are anticipated to require night Work or weekend work by the Contractor during low usage periods. The Contractor may also be required to prosecute the Work at night or weekends if, at any time, the Director shall deem it necessary for the progress of the Work, or if emergencies arise. Certain activities are required to be performed at night or weekends for nominal progress of the Work. The Contractor shall provide sufficient and satisfactory lighting and other facilities therefor. The Contractor shall receive no extra payment for night or weekend Work, but compensation shall be considered as having been included in the price stipulated for the Work.

SECTION 3. CHANGES IN THE WORK

3-1.01 Changes: Section 3-1.01 of the General Conditions is deleted in its entirety and replaced with the following:

The Department reserves the right to order changes in the Contract at any time prior to the Acceptance of the Work by the Director, and the Contractor shall comply with such order. Department also reserves the right to use its own forces or to contract with others to accomplish changes in the Work at its discretion. Changes or deviations from the Contract shall not be made without authority in writing from the Director, and any changes to the Work without Director's written approval will be considered unauthorized Work and will not be paid for.

The Department reserves the right to make such alterations, deviations, additions to or deletions from the plans and specifications, including the right to increase or decrease the quantity of any item or portion of the work or to delete any item or portion of the work, as may be deemed by the Engineer to be necessary or advisable and to require such extra work as may be determined by the Engineer to be required for the proper completion or construction of the whole work contemplated.

Those changes will be set forth in a contract change order which will specify, in addition to the work to be done in connection with the change made, adjustment of contract time, if any, and the basis of compensation for that work. A contract change order will not become effective until approved by the Engineer.

Upon receipt of an approved contract change order, the Contractor shall proceed with the ordered work. If ordered in writing by the Engineer, the Contractor shall proceed with the work so ordered prior to actual receipt of an approved contract change order. In those cases, the

Engineer will, as soon as practicable, issue an approved contract change order for the ordered work.

When ordered by the Director, the Contractor shall halt Work in the area affected by a proposed change. Whenever it appears to the Contractor that a change is necessary, the Contractor shall immediately notify the Director of the reasons for such change; however, Work in the area affected shall not be discontinued unless ordered by the Director.

For any approved change in the Work, the Contractor shall be entitled to an adjustment in time equal to the number of Days which completion of the entire Work is delayed due to the changed Work. The Contractor's cost estimate for the changed Work shall state the amount of extra time, if any, that he or she considers should be allowed for making the requested change. Failure to request additional time when submitting such estimate shall constitute a waiver of the right to later claim any adjustment in time based upon changed Work. Disagreement as to time adjustments shall not affect Contract price adjustments, nor shall it be cause for not preceding with the changed work when ordered by the Director. The Contractor shall have the right, however, to further pursue a time adjustment in the event an agreement is not reached. The Contractor shall not be entitled to a time extension or adjustment for any Change Order or delays in activities not on the critical path unless the delay or change exceeds the total float of the activities being delayed or changed.

Changes in unit quantities consistent with the Measurement and Payment Section will not be considered a change in the work or Change Order.

SECTION 4. CONTROL OF MATERIALS

There are no amendments to the General Conditions.

SECTION 5. LEGAL RELATIONS AND RESPONSIBILITY

5-1.11 Air Pollution Control and Asbestos. Section 5-1.11 of the

General Conditions is amended to include the following:

To the best of the City's knowledge, asbestos IS NOT present and shall be mitigated as described in the Specifications.

SECTION 6. PROSECUTION AND PROGRESS

6-1.04 Progress Schedule: Section 6-1.04F of the General Conditions is amended to include the following:

Progress schedules showing project completion dates more than 30 Days earlier than specified in Section 6-1.07 shall be rejected.

6-1.07 Time of Completion: Section 6-1.07 of the General Conditions is amended to include the following:

The Contractor shall begin Work within 14 Days after receiving a notice to proceed and shall diligently prosecute the Work to completion. The Work shall be completed within 60 Days of the notice to proceed.

6-1.08 Liquidated Damages: Section 6-1.08 of the General Conditions is amended to include the following:

The amount of Liquidated Damages is the sum of \$ 1,000 per day.

SECTION 7: ACCEPTANCE AND PAYMENT

There are no amendments to the General Conditions.

[END OF SUPPLEMENTAL CONDITIONS]

SPECIFICATIONS

Project: SUNRISE AVENUE PIPE REPAIR PROJECT

TEXT OF AB 626

Assembly Bill No. 626

CHAPTER 810

An act to add and repeal Section 9204 of the Public Contract Code, relating to public contracts.

[Approved by Governor September 29, 2016. Filed with Secretary of State September 29, 2016.]

LEGISLATIVE COUNSEL'S DIGEST

AB 626, Chiu. Public contracts: claim resolution.

Existing law prescribes various requirements regarding the formation, content, and enforcement of state and local public contracts. Existing law applicable to state public contracts generally requires that the resolution of claims related to those contracts be subject to arbitration. Existing law applicable to local agency contracts prescribes a process for the resolution of claims related to those contracts of \$375,000 or less.

This bill would establish, for contracts entered into on or after January 1, 2017, a claim resolution process applicable to any claim by a contractor in connection with a public works project. The bill would define a claim as a separate demand by the contractor for one or more of the following: a time extension for relief from damages or penalties for delay, payment of money or damages arising from work done pursuant to the contract for a public work, or payment of an amount disputed by the public entity, as specified.

This bill would require a public entity, defined to exclude certain state entities, upon receipt of a claim sent by registered or certified mail, to review it and, within 45 days, provide a written statement identifying the disputed and undisputed portions of the claim. The bill would authorize the 45-day period to be extended by mutual agreement. The bill would require any payment due on an undisputed portion of the claim to be processed within 60 days, as specified. The bill would require that the claim be deemed rejected in its entirety if the public entity fails to issue the written statement.

This bill would authorize, if the claimant disputes the public entity's written response or if the public entity fails to respond to a claim within the time prescribed, the claimant to demand to meet and confer for settlement of the issues in dispute. The bill would require any disputed portion of the claim that remains in dispute after the meet and confer conference to be subject to nonbinding mediation, as specified. The bill would provide that unpaid claim amounts accrue interest at 7% per annum. The bill would prescribe a procedure by which a subcontractor or lower tier contractor may make a claim through the contractor.

This bill would require the text of these provisions, or a summary, to be set forth in the plans or specifications for any public work which may give rise to a claim. The bill would specify that a waiver of these rights is void and contrary to public policy, except as specified. The bill would also specify that it does not impose liability on a public entity that makes loans or grants available through a competitive application process, for the failure of an awardee to meet its contractual obligations.

By increasing the duties of local agencies and officials, this bill would impose a state-mandated local program.

This bill would, on January 1, 2020, repeal the provision establishing the claim resolution process.

This bill would specify that these provisions constitute a matter of statewide concern.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to these statutory provisions.

The people of the State of California do enact as follows:

SECTION 1.

Section 9204 is added to the Public Contract Code, to read:

9204. (a) The Legislature finds and declares that it is in the best interests of the state and its citizens to ensure that all construction business performed on a public works project in the state that is complete and not in dispute is paid in full and in a timely manner.

(b) Notwithstanding any other law, including, but not limited to, Article 7.1 (commencing with Section 10240) of Chapter 1 of Part 2, Chapter 10 (commencing with Section 19100) of Part 2, and Article 1.5 (commencing with Section 20104) of Chapter 1 of Part 3, this section shall apply to any claim by a contractor in connection with a public works project.

(c) For purposes of this section:

(1) "Claim" means a separate demand by a contractor sent by registered mail or certified mail with return receipt requested, for one or more of the following:

(A) A time extension, including, without limitation, for relief from damages or penalties for delay assessed by a public entity under a contract for a public works project.

(B) Payment by the public entity of money or damages arising from work done by, or on behalf of, the contractor pursuant to the contract for a public works project and payment for which is not otherwise expressly provided or to which the claimant is not otherwise entitled.

(C) Payment of an amount that is disputed by the public entity.

(2) "Contractor" means any type of contractor within the meaning of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code who has entered into a direct contract with a public entity for a public works project.

(3) (A) "Public entity" means, without limitation, except as provided in subparagraph (B), a state agency, department, office, division, bureau, board, or commission, the California State University, the University of California, a city, including a charter city, county, including a charter county, city and county, including a charter city and county, district, special district, public authority, political subdivision, public corporation, or nonprofit transit corporation wholly owned by a public agency and formed to carry out the purposes of the public agency.

(B) "Public entity" shall not include the following:

(i) The Department of Water Resources as to any project under the jurisdiction of that department.

(ii) The Department of Transportation as to any project under the jurisdiction of that department.

(iii) The Department of Parks and Recreation as to any project under the jurisdiction of that department.

(iv) The Department of Corrections and Rehabilitation with respect to any project under its jurisdiction pursuant to Chapter 11 (commencing with Section 7000) of Title 7 of Part 3 of the Penal Code.

(v) The Military Department as to any project under the jurisdiction of that department.

(vi) The Department of General Services as to all other projects.

(vii) The High-Speed Rail Authority.

(4) "Public works project" means the erection, construction, alteration, repair, or improvement of any public structure, building, road, or other public improvement of any kind.

(5) "Subcontractor" means any type of contractor within the meaning of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code who either is in direct contract with a contractor or is a lower tier subcontractor.

(d) (1) (A) Upon receipt of a claim pursuant to this section, the public entity to which the claim applies shall conduct a reasonable review of the claim and, within a period not to exceed 45 days, shall provide the claimant a written statement identifying what portion of the claim is disputed and what portion is undisputed. Upon receipt of a claim, a public entity and a contractor may, by mutual agreement, extend the time period provided in this subdivision.

(B) The claimant shall furnish reasonable documentation to support the claim.

(C) If the public entity needs approval from its governing body to provide the claimant a written statement identifying the disputed portion and the undisputed portion of the claim, and the governing body does not meet within the 45 days or within the mutually agreed to extension of time following receipt of a claim sent by registered mail or certified mail, return receipt requested, the public entity shall have up to three days following the next duly publicly noticed meeting of the governing body after the 45-day period, or extension, expires to provide the claimant a written statement identifying the disputed portion and the undisputed portion.

(D) Any payment due on an undisputed portion of the claim shall be processed and made within 60 days after the public entity issues its written statement. If the public entity fails to issue a written statement, paragraph (3) shall apply.

(2) (A) If the claimant disputes the public entity's written response, or if the public entity fails to respond to a claim issued pursuant to this section within the time prescribed, the claimant may demand in writing an informal conference to meet and confer for settlement of the issues in dispute. Upon receipt of a demand in writing sent by registered mail or certified mail, return receipt requested, the public entity shall schedule a meet and confer conference within 30 days for settlement of the dispute.

(B) Within 10 business days following the conclusion of the meet and confer conference, if the claim or any portion of the claim remains in dispute, the public entity shall provide the claimant a written statement identifying the portion of the claim that remains in dispute and the portion that is undisputed. Any payment due on an undisputed portion of the claim shall be processed and made within 60 days after the public entity issues its written statement. Any disputed portion of the claim, as identified by the contractor in writing, shall be submitted to nonbinding mediation, with the public entity and the claimant sharing the associated costs equally. The public entity and claimant shall mutually agree to a mediator within 10 business days after the disputed portion of the claim has been identified in writing. If the parties cannot

agree upon a mediator, each party shall select a mediator and those mediators shall select a qualified neutral third party to mediate with regard to the disputed portion of the claim. Each party shall bear the fees and costs charged by its respective mediator in connection with the selection of the neutral mediator. If mediation is unsuccessful, the parts of the claim remaining in dispute shall be subject to applicable procedures outside this section.

(C) For purposes of this section, mediation includes any nonbinding process, including, but not limited to, neutral evaluation or a dispute review board, in which an independent third party or board assists the parties in dispute resolution through negotiation or by issuance of an evaluation. Any mediation utilized shall conform to the timeframes in this section.

(D) Unless otherwise agreed to by the public entity and the contractor in writing, the mediation conducted pursuant to this section shall excuse any further obligation under Section 20104.4 to mediate after litigation has been commenced.

(E) This section does not preclude a public entity from requiring arbitration of disputes under private arbitration or the Public Works Contract Arbitration Program, if mediation under this section does not resolve the parties' dispute.

(3) Failure by the public entity to respond to a claim from a contractor within the time periods described in this subdivision or to otherwise meet the time requirements of this section shall result in the claim being deemed rejected in its entirety. A claim that is denied by reason of the public entity's failure to have responded to a claim, or its failure to otherwise meet the time requirements of this section, shall not constitute an adverse finding with regard to the merits of the claim or the responsibility or qualifications of the claimant.

(4) Amounts not paid in a timely manner as required by this section shall bear interest at 7 percent per annum.

(5) If a subcontractor or a lower tier subcontractor lacks legal standing to assert a claim against a public entity because privity of contract does not exist, the contractor may present to the public entity a claim on behalf of a subcontractor or lower tier subcontractor. A subcontractor may request in writing, either on his or her own behalf or on behalf of a lower tier subcontractor, that the contractor present a claim for work which was performed by the subcontractor or by a lower tier subcontractor on behalf of the subcontractor. The subcontractor requesting that the claim be presented to the public entity shall furnish reasonable documentation to support the claim. Within 45 days of receipt of this written request, the contractor shall notify the subcontractor in writing as to whether the contractor presented the claim to the public entity and, if the original contractor did not present the claim, provide the subcontractor with a statement of the reasons for not having done so.

(e) The text of this section or a summary of it shall be set forth in the plans or specifications for any public works project that may give rise to a claim under this section.

(f) A waiver of the rights granted by this section is void and contrary to public policy, provided, however, that (1) upon receipt of a claim, the parties may mutually agree to waive, in writing, mediation and proceed directly to the commencement of a civil action or binding arbitration, as applicable; and (2) a public entity may prescribe reasonable change order, claim, and dispute resolution procedures and requirements in addition to the provisions of this section, so long as the contractual provisions do not conflict with or otherwise impair the timeframes and procedures set forth in this section.

(g) This section applies to contracts entered into on or after January 1, 2017.

(h) Nothing in this section shall impose liability upon a public entity that makes loans or grants available through a competitive application process, for the failure of an awardee to meet its contractual obligations.

(i) This section shall remain in effect only until January 1, 2020, and as of that date is repealed, unless a later enacted statute, that is enacted before January 1, 2020, deletes or extends that date.

SECTION 2.

The Legislature finds and declares that it is of statewide concern to require a charter city, charter county, or charter city and county to follow a prescribed claims resolution process to ensure there are uniform and equitable procurement practices.

SECTION 3.

If the Commission on State Mandates determines that this act contains costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.

SECTION 01010

SUMMARY OF WORK AND CONTRACT CONSIDERATIONS

1.01 WORK COVERED BY CONTRACT DOCUMENTS

- A. In general, and without limiting the Contractor's obligation to perform all work called for by the Contract Documents, the project includes:
- a. Night work between 8:00pm and 5:00am.
 - b. Removal of an existing 24" AWWA C-303 steel pipe and installing approximately 155 linear feet of 16-inch ductile iron water main by open cut.
 - c. Reinstalling an existing air release service connection.
 - d. Remove and reinstall traffic signal loops.
 - e. Reconstruct approximately 2,500 square feet of asphalt pavement.

Work to include fabrication, testing, delivery, placement, backfill, cleaning, pressure testing, and disinfection of pipeline. Appurtenances to include blowoff assembly, gate valves and other miscellaneous fittings. Work to include restoration of sidewalks, curbs and gutters, landscape areas, Hot Mix Asphalt placement and resurfacing for work in existing roadways.

- B. The Contractor shall install all the new work as indicated on the Drawings and the Contract Documents.
- C. Contractor's Layout: The Contractor shall provide, at their own expense, all material, equipment, labor, surveys and all other instruments as is required in laying out the work and for proper installation and completion of the work.
- D. Work for the project is to be performed in the City of Roseville.
- E. The Contract Documents shall constitute the Sunrise Avenue Pipe Repair Project plans, the Technical Specifications, the General Conditions, the Supplemental Conditions, and all referenced documents including but not limited to the following:
- a. City of Roseville Design and Construction Standards and Amendments
 - b. State of California Department of Transportation (CALTRANS) Standard Specifications and Amendments to the Standard Specifications.

1.02 PROVISIONS FOR FUTURE WORK

- A. The Contractor and their subcontractor(s) shall provide any and all information required by the City for any future work which involves connecting to the new water mains and water service pipelines installed.

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1.03 WORK SEQUENCE

A. Any adjustment or alteration to the sequence provided here shall be communicated to the Engineer in writing (for Engineer approval), prior to Contractor commencing with the work. The work described is not intended to limit or alter the Contractor's obligation to perform all the work called for by the Contract Documents:

a. Work Sequence

- i. Install traffic control devices.
- ii. Pothole to determine the actual location and elevation of all utilities (including locations that are not shown on the drawings). Refer to Section 02202 (sub-section 3.02) for complete requirements.
- iii. Locate and uncover all existing utilities including services and laterals to a point 1 foot below the utility.
- iv. Contractor shall submit a report of potholing activity (prior to commencing trenching) identifying each underground utility and its depth and station to the Engineer.
- v. Temporary Water Service Pipeline Network Installation (if required).
- vi. Remove traffic signal loops.
- vii. Decommission 24 inch water Line and air release service (Coordinate with City Staff)
- viii. Dewater, excavate, and remove the 24 inch water Line and air release service.
- ix. Install 16 inch pipe and accessories.
- x. Pressure test and disinfect new pipelines.
- xi. Connect the new 16 inch water main to the existing system.
- xii. Complete concrete work.
- xiii. Prepare street surface for signal loops and hot mix asphalt.
- xiv. Place temporary street striping and markings.
- xv. Place permanent pavement delineation.

1.04 CONTRACTOR'S USE OF SITE AND OWNERS CONTINUED OPERATIONS

A. The Contractor shall confine use of the site for work and storage to the limits shown on the contract drawings (where applicable) or to limits negotiated by the Contractor with property owners (where necessary) and approved by the City. The Contractor's use of adjacent lands and roads for access to move onto and off of the site and for daily access of workers, material and equipment shall be arranged and scheduled to minimize interference with the City's continued operations and the routine activity of Business Owners and Residents.

B. The Contractor shall be responsible for maintaining safe emergency exiting for the Owner's and Contractor's personnel in all areas affected by the Contractor's work.

1.05 SHUTDOWN OF EXISTING UTILITIES, SERVICES OR OPERATIONS

A. Obtain the Engineer's approval a minimum of 7 days prior to the shutdown of any utility, service or operation of any existing facility. Give required notice and make appropriate arrangements with utility owners and other affected parties prior to shutdown of any utility service. **Base bids on work performed at night between 8:00pm and 5:00am.**

- B. Schedule utility service or operations shutdowns for periods of minimum use and at the City's convenience. Have all required material, equipment and workers on site prior to beginning any work involving a possible shutdown. Perform work as required to reduce shutdown time to the minimum.
- C. Customer Notifications – Always notify customer of work in their area (with door flyers) a minimum of 5 days before work. Flyer shall include:
 - i. Date for work xx to xx
 - ii. Type of work
 - iii. Any accommodations made
 - iv. Contractor phone number

1.06 SCHEDULE OF VALUES

- A. Specific provisions are described in Section 6 of the General Conditions.
- B. Contractor's Schedule of Values shall have at a minimum the following level of detail: a separate line item for each technical specification section, for site mobilization, for construction scheduling, for bonds and insurance, for final cleanup and for final deliverables. Subdivide final deliverables into: Record Drawings; Operation and Maintenance Manuals with Parts Lists; and Special Guarantees. Include the appropriate specification section and paragraph number for each line item. Subdivide major trades or portions of the work into multiple line items that relate to observable milestones or work sequences.

1.07 CONTRACT MODIFICATIONS

- A. Methods of modifying the Contract Documents are covered in the General Conditions and in Section 3 of the Supplemental Conditions.
- B. The following documents may be used by the Engineer:
 - 1. Request for Quotation: Issued by the Engineer, a Request for Quotation is used to describe a proposed change and request a cost quotation from the Contractor but does not authorize a change in the Work or in the Contract Time or Price.
 - 2. Clarifications: Issued by the Engineer, a Clarification is used to order or document minor changes in the work consistent with the intent of the Contract Documents and NOT involving a change in price or time. Information issued on a Clarification shall NOT authorize a change in Contract Price or Contract Time and shall not be considered a Constructive Change Order. If the Contractor considers that a Clarification would cause a change in Contract Price or Time, the Contractor shall notify the Engineer in writing per the requirements outlined in the General Conditions.
 - 3. The Contractor agrees that they shall not consider any order, instruction, clarification, suggestion or any other communication either written or oral, given

intentionally or unintentionally by the Engineer, the City or any other person as authorization or direction to do any work that would cause a change in Contract Time or Price unless it is a formal Change Order signed by the Engineer.

1.08 REGULATORY REQUIREMENTS

- A. Refer to General Conditions Section 5.
- B. General Conditions Section 5 covers the Contractor's responsibility to comply with laws and codes applicable to Means and Methods for performing the Work.
- C. General Conditions cover the Contractor's responsibility to report code deficiencies in the design to the Engineer prior to proceeding with the Work.
- D. In cases where the Contract Documents are more restrictive than applicable codes, the Contractor shall comply with the Contract Documents.

1.09 REFERENCE STANDARDS

- A. When these specifications state that Work or tests shall conform to specific provisions in a referenced standard, specification, code, recommendation or manual published by an association, organization, society or agency the referenced provisions shall be considered a part of these specifications as fully as if included in total. When these specifications or applicable codes contain higher or more restrictive requirements than those contained in reference standards these specifications or applicable codes shall govern.
- B. The latest edition of a referenced standard published at the time of submission of bids shall apply unless a specific date for the referenced standard is cited in these specifications.
- C. Provisions in referenced standards, specifications, manuals or codes shall not change the duties and responsibilities between any of the parties involved in this work from those described in the General Conditions. Provisions in referenced standards with regard to measurement and payment shall not apply to this Work unless specifically cited.

1.10 SPECIFICATION LANGUAGE AND STYLE

- A. Many parts of the Specifications as well as notes on the Drawings are written in the active voice and are addressed to the Contractor.
 - 1. When words or phrases requiring an action or performance of a task are used, it means that the Contractor shall provide the action or perform the task. For example: provide, perform, install, furnish, erect, connect, test, operate, adjust or similar words mean that the Contractor shall perform the action or task referred to.
 - 2. When words or phrases requiring selection, acceptance, approval, review, direction, designation or similar actions are referred to, it means that such actions are the City's or the Engineer's prerogative and that the Contractor must obtain such action before proceeding.

- B. Requirements in the Specifications and Drawings apply to all work of a similar type, kind or class even though the word "all" or "typical" may not be stated.

1.11 DEFINITIONS

- A. The following terms, when used in the Contract Documents, shall have the meanings listed:

ACCEPTABLE	"acceptable to the Engineer"
PERFORM	"perform all operations required to complete the work referred to in accordance with the intent of the Contract Documents"
PROVIDE	"furnish and install the work referred to including proper anchorage, connection to required utilities or other work, testing, adjustment and startup ready to put in service and perform the intended function"
REQUIRED	"required by the Contract Documents or required to complete the Work and produce the intended results"
SATISFACTORY	"acceptable to the Engineer"
SHOWN	"as indicated on the Drawings"
SITE	"geographical location of the Project and land within the work area shown on the contract drawings and within which the Work will be installed or built"
SPECIFIED	"as written in the Contract Documents including the Specifications and the Drawings"
SUBMIT	"submit to the Engineer"

1.12 ABBREVIATIONS

<u>Abbreviation</u>	<u>Stands for</u>
AASHTO	American Association of State Highway and Transportation Officials
AAMA	Architectural Aluminum Manufacturers Association
ABMA	American Boiler Manufacturers Association
ACI	American Concrete Institute
ADC	Air Diffusion Council
AGA	American Gas Association
AGMA	American Gear Manufacturers Association
AI	Asphalt Institute
AISC	American Institute of Steel Construction
AISI	American Iron and Steel Institute
AITC	American Institute of Timber Construction
AMCA	Air Moving and Conditioning Association
ANSI	American National Standard Institute (formerly United States of America Standards Institute)
APA	American Plywood Association
API	American Petroleum Institute
APWA	American Public Works Association

<u>Abbreviation</u>	<u>Stands for</u>
AREA	American Railway Engineering Association
ASCE	American Society of Civil Engineers
ASHRAE	American Society of Heating, Refrigerating and Air Conditioning Engineers
ASME	American Society of Mechanical Engineers
ASTM	American Society for Testing and Materials
AWPA	American Wood-Preservers' Association
AWS	American Welding Society
AWWA	American Water Works Association
BMP	Best Management Practices
CAGI	Compressed Air and Gas Institute
CAL/OSHA	State of California Department of Industrial Relations, Division of Industrial Safety
CAL TRANS	California Department of Transportation
CBM	Certified Ballast Manufacturers
CBR	California Bearing Ratio
CI	Chlorine Institute
CISPI	Cast Iron Soil Pipe Institute
CMAA	Crane Manufacturers Association of America
CPSC	Consumer Products Safety Commission
CRA	California Redwood Association
CRSI	Concrete Reinforcing Steel Institute
CS	Commercial Standards for the U.S. Department of Commerce
CTI	Cooling Tower Institute
DFPA	Douglas Fir Plywood Association
EIA	Electronic Industries Association
EPA	U.S. Environmental Protection Agency
ETL	Electronic Testing Laboratory
FM	Factory Mutual Insurance Company
FPS	Fluid Power Society
FS	Federal Specifications
GO 95	General Order No. 95, California Public Utilities Commission Rules for Overhead Electric Line Construction
GO 128	General Order No. 128, California Public Utilities Commission Rules for Underground Electrical Construction
HI	Hydraulic Institute
HMI	Hoist Manufacturers Institute
IAPMO	International Association of Plumbing and Mechanical Officials
ICPO	International Conference of Building Officials
IEEE	Institute of Electrical and Electronic Engineers
IES	Illuminating Engineering Society
IGCC	Insulating Glass Certification Council
IPCE	International Power Cable Engineers Association
ISA	Instrument Society of America
NAAMM	National Association of Architectural Metal Manufacturers
NBS	National Bureau of Standards
NCPI	National Clay Pipe Institute
NEC	National Electric Code

<u>Abbreviation</u>	<u>Stands for</u>
NEMA	National Electrical Manufacturers Association
NETA	International Electrical Testing Association
NFPA	National Fire Protection Association
NGVD	National Geodetic Vertical Datum
NSF	National Sanitation Foundation
NWMA	National Woodwork Manufacturers Association
OSHA	Occupational Safety and Health Act
PCA	Portland Cement Association
REA	Rural Electrification Administration
SAMA	Scientific Apparatus Makers Association
SMACNA	Sheet Metal and Air Conditioning Contractors National Association
SSPC	Structural Steel Painting Council
TCA	Tile Council of America
UCB	Uniform Building Code
UPC	Uniform Plumbing Code
UFC	Uniform Fire Code
UMC	Uniform Mechanical Code
USDC	U.S. Department of Commerce
UL	Underwriters Laboratories
WCLIB	West Coast Lumber Inspection Bureau
WIC	Woodwork Institute of California
WQCB	Water Quality Control Board (Regional)
WRCB	Water Resources Control Board

Where reference is made to a Specification or Standard by one of the above-mentioned or other associations, it is understood that the Specification or Standard in effect at the time of the bid opening shall apply.

1.13 WORK SITE

- A. The Contractor shall confine operations within the limits of existing street rights-of-way or easements.
- B. In the event the Contractor finds it necessary to encroach onto adjoining private property, the contractor shall make all necessary arrangements with the owner of the property for such encroachment. A copy of any written agreements entered into between Contractor and the property owner concerning encroachment onto private property shall be submitted to the Engineer prior to beginning any work on the property described in the agreement. Submission of any such agreement to the Engineer shall in no way imply that the Engineer is part of the agreement or approves of the agreement but is only submitted for purposes of record keeping.

END OF SECTION

SECTION 01025

MEASUREMENT AND PAYMENT

PART 1 - GENERAL

1.01 GENERAL

- A. All estimated quantities stipulated in the Bid Form or other Contract Documents are approximate and are to be used only (a) as a basis for estimating the probable cost of the Work and (b) for the purpose of comparing the bids submitted for the Work. The actual amounts of work completed and materials furnished under unit price items may differ from the estimated quantities. The basis of payment for work and materials will be the actual amount of work completed and materials furnished. Contractor agrees to make no claim for damages, anticipated profits, or otherwise on account of any difference between the amounts of work actually completed and materials actually furnished and the estimated amounts therefore as long as the difference is within 25% (+ or -) of the stated quantities on the Bid Form.
- B. Contractor shall take all measurements, if any, and compute all payment quantities (including, for lump sum items, all extensions and arithmetic calculations based on the accepted cost breakdown). The City will verify and approve measurements and quantities.
- C. Additional Payment requirements are contained in Section 7, Acceptance and Payment, of the General Conditions.

1.02 UNITS OF MEASUREMENT

- A. Measurements shall be in accordance with United States Standard Measures.

1.03 UNIT PRICED ITEMS

- A. Materials and items of work which are to be paid for on the basis of measurement will be measured in accordance with the method stipulated in the particular sections involved. In determining quantities, all measurements shall be made in a horizontal plane unless otherwise specified. Measurement of the completed work shall be in accordance with, and by instruments and devices calibrated to United States Standard Measures, and the units of measurement for payment, and the limit thereof, shall be made as shown on the Plans, Specifications, General Conditions, and Supplementary Conditions and the Referenced City of Roseville Standards and Specifications.

1.04 LUMP SUM ITEMS

- A. The quantities of work performed under lump sum bid items will not be measured except to evaluate percent complete for each lump sum bid item as determined by the City to be necessary for the purpose of determining reasonable progress payments. Such measurement, as is determined to be

necessary, shall be performed by the Contractor and verified by the City, in accordance with Paragraph 1.03 of this Section, UNIT PRICED ITEMS.

PART 2 – DESCRIPTION OF BID ITEMS

2.01 GENERAL

- A. The Bid Amounts for each Bid Item will be used for comparative bid analysis. The Bid Amounts will also form the basis of progress payments. Each Lump Sum Bid Amount will undergo further breakdown as described later in this section. Bid Items are not intended to be exclusive descriptions of work categories and the Contractor shall determine and include in its pricing all materials, labor, and equipment necessary to complete each Bid Item (work phase) as shown and specified.

2.02 BID ITEMS

1. Mobilization, Demobilization, Bonds & Insurance – (Lump Sum) Shall include but not be limited to, CONTRACTOR'S participation in the assessment of preconstruction conditions and post construction damage assessment of the entire job site including project work described in the bid schedule to include preconstruction photographs; project signs; move in of equipment, tools, supplies, materials, and manpower to the job site; providing and furnishing Contractor's field office, power (including lighting for night work), telephone, water and sanitary facilities; erecting, maintaining, removing and transporting of the construction project information signs, flow barriers and fencing around storage and staging areas; dust control; daily clean up of job site; record drawings and As Built Plans (submitted as a Final Deliverable to the City – refer to Section 01700 for complete requirements) move out; repairs and restoration (to their pre-project forms and/or state) of all structures, equipment, buildings and all other items in the jobsite that are damaged or altered as a result of the installation of all the work described in the Contract Documents, and final cleanup of job site after the project is completed and accepted by the City. The lump sum amount bid shall be divided 65 percent for mobilization and 35 percent for demobilization, and shall be paid after the City has conducted inspections and approved all repairs and clean up and upon City's review and acceptance of the Record Drawings and As-Built Plans which shall be updated to show all the work conducted as part of this Contract and submitted per the requirements and format specified in Section 01700.
2. Traffic Control and Public Safety – (Lump Sum) Including, but not limited to, traffic and pedestrian safety within the project limits for all project work identified in Contract Drawings including, traffic control plans (submitted to Public Works for review and approval); installation, maintenance and removal of temporary traffic control facilities including, but not limited to: cones, K-rails, fencing, barricades, trench plating, temporary backfilling and paving, striping, signals, signs, flagmen, high level warning devices, flashing arrow signs and other temporary traffic control and public safety complete in place, as is required for the execution and completion of this Work for the entire

project as shown in the Contract Documents for installation of all pipe and facilities replacement and restoration. The lump sum amount will be paid proportionally to the work done within each payment cycle.

3. Site Preparation and Clearing & Grubbing – (Lump Sum) Including, but not limited to installation of appropriate Environmental Protection measures as specified in Section 01140, removal of debris, signs, shrubbery, fencing, concrete, striping and pavement vegetation, asphalt, loop detectors, unsuitable materials from construction operations, pavement markers; and the preservation and/or resetting of all survey monuments, and the protection of trees and shrubbery and other facilities not designated for removal or relocation; silt control; and the disposal of all debris, concrete and other materials not designated for resetting, replacement, restoration or protection, complete as specified in Contract Documents. Clearing and grubbing shall conform to the provisions of the Site Preparation Specification. Contractor will be paid on a percentage of work completed, and then multiplied by the lump sum bid.
4. Potholing – (Lump sum) Including, but not limited to, furnishing all the equipment, labor, and materials for determining the actual location and elevation of all utilities including where crossings, interferences, or connections to the new pipelines are shown on the Drawings, and/or have been marked by the utility companies or indicated by surface signs. All areas where Contractor plans to trench for new pipe installation and all other new improvements, must be potholed prior to trenching. Prior to the preparation of piping shop drawings, or the excavating for any new pipelines or structures, the Contractor shall locate and uncover these existing utilities including services and laterals to a point 1 foot below the utility. Submit a report (prior to commencing trenching for new pipe line installation and all other new improvements) identifying each underground utility and its depth and station to the Engineer. The lump sum amount will be paid upon receipt, review, and approval of the report. Amounts will be paid proportionally to the work done along each street, within each payment cycle.
5. 24-inch Existing Pipe Joint Removal (Each) Including, but not limited to, furnishing all the equipment, labor, and materials to remove two joint sections of the existing 24-inch C-303 Steel pipe without damage and loaded onto a City of Roseville flatbed truck. The full amount of the unit payment will be made for each joint removal.
6. 16-inch Ductile Iron Pipeline (Fully Restrained) Installation - (Unit Price per Linear Foot) Removal and installation of approximately 155 feet of fully restrained 16-inch ductile iron pipe (per City Standards). The work includes, but is not limited to excavation, trench shoring, temporary trench plating, temporary paving, protection of all existing facilities, support of utilities, dewatering, backfilling, inclusive of all construction conforming to applicable safety orders, including any necessary subsurface investigations, labor, tools, equipment, power, and fuel for doing all required work. Removal and disposal of excess trench excavation and initial backfill, furnishing and installing of pipe, fittings and restrained joints complete in place required to provide a fully operable system, monitoring for movement of trench walls, , testing complete

in place, all temporary safety fencing, surface restoration cleanup. Contractor will be paid on the measured length of pipeline completely installed and operable.

7. 16-inch Ductile Iron Mechanical Joint Sleeve (Fully Restrained) Installation - (Unit Price for each) Installation of fully restrained 16-inch ductile iron mechanical joint sleeve (per City Standards), protection of all existing facilities, support of utilities, trenching/excavation (shoring and bracing if required) and backfilling, inclusive of all construction conforming to applicable safety orders, including any necessary subsurface investigations, labor, tools, equipment, power, and fuel for doing all required work. Removal and disposal of excess trench excavation and initial backfill, monitoring for movement of trench walls, pipe field closures, all temporary safety fencing, surface restoration cleanup, including pavement as required per the Contract documents. Contractor will be paid per each location completely installed and operable.
8. 16-inch Butterfly Valve (Lump Sum) Including, but not limited to, furnishing all the equipment, labor, and materials to install a 16-inch butterfly valve per City Standards. The full amount of the unit payment will be made for each butterfly valve.
9. 72-inch Manhole/Vault for 16-inch Butterfly Valve (Lump Sum) Including, but not limited to, furnishing all the equipment, labor, and materials to install a 72-inch valve manhole/vault for a 16-inch butterfly valve per City Standards. The full amount of the unit payment will be made for each manhole/vault.
10. 16-inch Insulating Joint (Unit Price for each) Including, but not limited to, furnishing all the equipment, labor, and materials to install a 16-inch Insulating Joint per City Standards. The full amount of the unit payment will be made for each insulating joint.
11. 16-inch Insulating Joint Test Station (Unit Price for each) Including, but not limited to, furnishing all the equipment, labor, and materials to install a 16-inch Insulating Joint Test Station per City Standards. The full amount of the unit payment will be made for each test station.
12. 2-inch Air Release Valve – (Lump Sum) One 2-inch air release valve assembly with B-40 utility boxes as indicated in the Contract Documents, including but not limited to, excavation, furnishing and installing of the valves and utility boxes, tapping pipe and installing tapping saddle, providing fittings and piping from the 16-inch water pipe to the air release valve as shown in Contract Documents; all necessary curb stops, pipe supports and all other appurtenances and fittings, that are required to provide a fully operable system. The full amount of the unit payment will be made on the complete installation of the assembly.
13. 2-inch Temporary Blowoff (Unit Price for each) Including, but not limited to, furnishing all the equipment, labor, and materials to install a 2-inch Temporary Blowoff Assemblies per Detail W-14-A and W-14-B, including but not limited to, furnishing and installing of the temporary blowoff assemblies

and all other appurtenances and fittings, that are required to provide a fully operable blowoff system for pressure and disinfection testing. The full amount of the unit payment will be made on the complete installation of each assembly.

14. Pressure Testing (Lump Sum) Work for this item shall include, but not be limited to, all labor, tools, materials including water needed for testing, and equipment necessary to perform the water main testing per the City of Roseville Design and Construction Standards. Contractor will be paid based on the successful results of the pressure test.
15. Disinfection (Lump Sum) Work for this item shall include, but not be limited to, all labor, tools, and materials including water needed for disinfection per the City of Roseville Design and Construction Standards, and final flushing of the pipe segment installed. Contractor will be paid based on the successful completion of the pipe disinfection, and final flushing.

Restoration

16. Hot Mix Asphalt Placement (Unit Price per Square Foot) Pavement removal and restoration shall be per the Contract Documents and per all the requirements specified in the City of Roseville Design & Construction standards. Contractor will be paid per requirements of these specifications and on the square footage of pavement cut, removed and completely restored.
17. Sidewalk and Concrete Restoration (Unit Price per Square Foot) Sidewalk and Concrete Restoration shall be per Contract Documents (refer to the City of Roseville Design and Construction Standards for additional requirements). Contractor will be paid on the square footage of sidewalk and concrete ("flat" work) completely restored.
18. Curb and Gutter Restoration (Unit Price per Linear Foot) Curb and Gutter Restoration shall be per Contract Documents (refer to the City of Roseville Design and Construction Standards for additional requirements). Contractor shall be paid on the linear foot of curb and gutter completely restored.
19. Traffic Signal Loop Restoration (Lump Sum) Traffic Signal Loop Restoration shall be per Contract Documents (refer to the City of Roseville Design and Construction Standards for additional requirements). Contractor shall be paid for the complete restoration and operation of the signal loop.
20. Road Striping/Markings/Delineation (Lump Sum) Road Striping, Markings, and Delineation restoration shall be per Contract Documents (refer to the City of Roseville Design and Construction Standards for additional requirements). Contractor shall be paid for the complete restoration of Road Striping, Markings, and Delineation.
21. Existing 36 Inch Butterfly Valve Manhole Frame and Cover Replacement and Grade Adjustment (Lump Sum) Replace existing 36 inch manhole frame and

cover and adjust to grade per the plans. Contractor shall be paid for the replacement and finished installation.

END OF SECTION

SECTION 01040

COORDINATION AND PROJECT REQUIREMENTS

1.01 PROJECT COORDINATION

- A. Coordinate scheduling, submittals and work of various Sections of the Specifications and subcontractors to assure efficient and orderly sequence of interdependent construction.

1.02 CUTTING, FITTING, AND PATCHING

- A. Provide cutting, fitting, or patching required to complete the Work and to make all of its parts fit together properly. Include cutting, fitting, and patching required to:
 - 1. Fit the several parts together and to integrate with other work.
 - 2. Uncover work to install or correct ill-timed work.
 - 3. Provide openings in elements of work for penetrations of mechanical and electrical work.
 - 4. Remove and replace defective and non-conforming work.
 - 5. Remove samples of installed work for testing.
- B. Request guidance from the Engineer prior to beginning cutting or altering construction which affects:
 - 1. Structural integrity of any element.
 - 2. Functional performance of any element.
 - 3. Integrity of weather-exposed or moisture-resistant elements.
 - 4. Efficiency, maintenance, or safety of elements.
 - 5. Visual qualities of sight-exposed elements.
 - 6. Work by Owner or separate contractor.
- C. Execute cutting and patching using workers that specialize in and are skilled in installing the type of work being cut or patched.
- D. Perform work in accordance with the Contract Documents or in the absence of specific requirements comply with best trade practice for the work involved.
 - 1. Execute work by methods that will avoid damage to other work.
 - 2. Provide proper support and substrates to receive patching and finishing materials.
 - 3. Cut concrete materials using masonry saw or core drill. Locate all reinforcing steel, conduits and pipes with electronic detecting devices prior to cutting or core drilling existing concrete.
 - 4. Replace or patch work with new materials that meet the requirements of these specifications or if not specified, match materials and finishes of existing or adjacent work.
 - 5. Refinish surfaces to match adjacent finishes. For continuous surfaces, refinish to nearest intersection; for an assembly, refinish entire unit.
 - 6. Report any hazardous or unsatisfactory conditions to the Engineer.

1.03 ALTERATION PROJECT PROCEDURES

- A. Plan, schedule and perform alteration work as required to minimize impacting the Owner's continued operations. See Section 01010 paragraph titled "Contractor's Use of Site and Owner's Continued Operations."
- B. The adjacent existing water pipelines must remain in operation during construction. Schedule utility interruptions, piping connections, and interruption of existing pipelines as required to permit continued compliance with regulatory requirements and to meet Owner's flow requirements.
- C. Perform cutting, fitting and patching in accordance with provisions in other paragraphs of this Section.
- D. Provide new construction in accordance with the technical specifications or if not specified provide new construction matching adjacent or similar existing work in material and finish.

1.04 CONNECTIONS TO UNDERGROUND UTILITIES, CONDUITS, OR PROCESS PIPING

- A. Obtain best available current information on location, identification and marking of existing utilities, piping and conduits and other underground facilities before beginning any excavation. In areas where utilities that participate in Underground Service Alert may occur, call 800-642-2444 in Northern California for information at least 48 hours in advance of beginning work. Give Engineer 24 hours notice before beginning work.
- B. The location of existing utilities and facilities known to the Design Engineer are shown in their approximate location based on information available at the time of preparing the Drawings. The actual location, size, type and number of utilities and underground facilities may differ from that shown. Additionally utilities or underground facilities may be present that are not shown. See General Conditions Section 5, paragraph 5-1.24, for the Contractor's responsibilities.
- C. Use extreme care when excavating or working in areas that may contain existing utilities, process piping, conduits or other underground facilities. Use careful potholing, hand digging and probing to determine the exact location of underground installation. Some locations contain multiple pipes or conduits.
- D. Where connections to existing utilities or other underground facilities are required or where new piping or conduits may cross or interfere with existing utilities or underground facilities, carefully excavate and uncover existing installations to a point 1 foot below the pipe or conduit to determine the actual elevation and alignment. Call the Engineer's attention to existing conditions that may require a clarification or change.
- E. Shutdown of existing utilities, services or operations shall be done in accordance with Section 01010.

1.05 FIELD ENGINEERING AND LAYOUT

- A. Where applicable, the Contractor shall retain the services of a Land Surveyor to perform field work to provide construction staking along the pipeline alignment at a minimum of 25-foot intervals and at all changes in grade and horizontal alignment. The centerline of the pipeline with appropriate offsets and elevations will be provided at 25-foot intervals.
- B. The Contractor will be required to provide the services of a Land Surveyor to re-establish any points disturbed by construction operations or others. Where applicable, the Contractor will be responsible for construction staking for each section of pipeline.
- C. If required, the Engineer will provide two (2) survey control points.

1.06 PRECONSTRUCTION MEETINGS

- A. Prior to beginning the Work, the Contractor and its key personnel and Subcontractors including the Contractor's Superintendent, Project Manager, and Field Engineer shall attend a meeting with the Owner and the Engineer to discuss the following:
 - 1. Name, Authority, and Responsibilities of Parties Involved
 - 2. Project Procedures:
 - a. Progress meetings
 - b. Correspondence
 - c. Notification
 - d. Submittal of Product Data, Shop Drawing Samples, and Proposed Equivalents
 - e. Requests for Clarifications
 - f. Clarifications
 - g. Requests for Quotation
 - h. Work Directive Change
 - i. Change Orders
 - j. Engineer's "Items of Concern List"
 - 3. Temporary Schedule and Contractor's Construction Schedule
 - 4. Temporary Facilities and Control
 - 5. Testing During Construction
 - 6. Contractors Coordination
 - 7. Maintenance of Record Drawings
 - 8. Early Beneficial or Partial Occupancy
 - 9. Final Testing, Startup, and Balancing
 - 10. Punch Lists and Project Closeout Procedures
 - 11. Final Deliverables including Record Drawings, Operation and Maintenance Manuals, and Special Guarantees.

1.07 PROGRESS MEETINGS

- A. The Engineer will conduct weekly progress meetings with Contractor at the Corporation Yard, located at 2005 Hilltop Circle, Roseville, CA. Attendance is required for Contractor's project manager, superintendent and affected

Subcontractors and suppliers. The Engineer will prepare, maintain and distribute the agenda and dated record of: (1) actions required and taken and (2) decisions needed and made.

B. Agenda:

1. Review critical items/action list.
2. Review work progress. Compare actual progress with planned progress shown on Contractors rolling three-week schedule. Discuss Corrective action required. Compare actual and projected progress with Contractor's Construction Schedule, propose methods to correct deficiencies.
3. Review status of Submittals; review delivery dates and date of need for critical items.
4. Review coordination problems.
5. Schedule needed testing and critical inspections.
6. Review critical requirements for each trade or major piece of equipment prior to beginning work or installation.
7. Discuss Contractor Quality Control.
8. Discuss open items on Engineers "Items of Concern List."
9. Discuss impact of proposed changes on progress Schedule.
10. Other business.

1.08 PERFORMANCE SPECIFICATIONS AND CONTRACTOR DESIGNED WORK

- A. Work under this Contract may be specified by a combination of descriptive, performance, reference standard and proprietary specifications. In the event of conflict between any of the various specification methods used to specify a single item the order of precedence shall be the order in which the methods are listed in the preceding sentence. The terms used to describe types of Specifications are taken from the Construction Specification Institute (CSI) Handbook of Practice and from the CalTrans Standard Specifications where mentioned.
- B. Where Specifications are used to define the characteristics of Contractor designed systems, items or components, the Contractor shall be fully responsible to design, engineer, manufacture, and install the systems, items and components to meet the specified functional requirements, performance requirements, quality standards, durability standards and conditions of use as well as all applicable codes, regulations and referenced trade or industry standards. The Contractor shall perform such design by employing engineers licensed in the State in which the Work is being constructed. The Contractor's design submittals shall include calculations and assumptions on which the design is based and shall be stamped and signed by appropriately licensed engineers.
- C. In accordance with the General Conditions, the Owner and the Engineer shall have the right to rely on the expertise and professional competence of the Contractor's design. Favorable review of the Contractor's design submittal shall not relieve the Contractor from full responsibility for the adequacy of the Contractor design.

1.09 MATERIAL AND EQUIPMENT

A. General:

1. Verify that products delivered meet requirements of Contract Documents and the requirements for Favorably Reviewed submittals.

B. Compatibility of Equipment and Material:

1. Similar items, equipment, devices or products furnished under a single specification section shall all be made by the same maker and have interchangeable parts.
2. In addition, but only if so stated in each affected Specification Section, similar items furnished under two or more Specification Sections shall be made by the same maker and have interchangeable parts.
3. All similar materials or products that are interrelated or used together in an assembly shall be compatible with each other.

C. Transportation and Handling:

1. Transport and handle products in accordance with manufacturer's instructions.
2. Promptly inspect shipments to assure that products comply with requirements, quantities are correct, and products are undamaged.
3. Provide equipment and personnel to handle products by methods to prevent soiling, disfigurement, or damage.

D. Storage and Protection:

1. Store and protect products in accordance with manufacturer's instructions. Seals and labels shall be intact and legible.
2. Provide facilities, equipment and personnel to store products by methods to prevent soiling, disfigurement, or damage.
3. Arrange storage of products to permit access for inspection. Periodically inspect to assure products are undamaged and are maintained under specified conditions.
4. Provide offsite storage and protection including insurance coverage when site does not permit onsite storage or protection.
5. No storage on private property is allowable without written authorization from property owner.

E. Installation Standards and Manufacturers' Recommendations:

1. Install all products and materials in strict compliance with the most restrictive of the following:
 - a. The manufacturer's or provider's written instructions or recommendations. Follow step by step installation procedures.
 - b. Recommendations of referenced trade associations or standards.
 - c. These specifications and drawings.
2. Where conflicts exist present alternatives with advantages and disadvantages to Engineer for decision.

F. If reference standards or manufacturer's instructions contain provisions that would alter or are at variance with relationships between the parties to the Contract set

forth in the Contract Documents, the provisions in the Contract Documents shall take precedence.

1.10 SAFETY

- A. In accordance with generally accepted construction practice, applicable law, the General Conditions, and CalTrans Standard Specifications. The Contractor shall be solely and exclusively responsible for:
 - 1. Construction means and methods.
 - 2. Safety of employees engaged in the work while on and off the site.
 - 3. Safety of the Owner, the Engineer, the Design Engineer, and others who may visit or be affected by the work.
 - 4. Safety of the work itself including material and equipment to be incorporated therein.
 - 5. Safety of other property at the site or adjacent thereto.
 - 6. Safety programs, equipment and protective devices required to assure the safety of persons and property for whom/which the Contractor is responsible.
 - 7. Traffic and Pedestrian Safety.
- B. The duties of the Engineer in conducting review of the Contractor's performance is not intended to include review of the adequacy of the Contractor's work methods, equipment, bracing, scaffolding or safety measures in, on, or near the construction site. See General Conditions, Section 5, paragraph 5-1.27, the Engineer shall not be personally responsible for any liability arising under the Contract .
- C. The Contractor is hereby informed that work on this project could be hazardous. The Contractor shall carefully instruct all personnel working in potentially hazardous work areas as to potential dangers and shall provide such necessary safety equipment and instructions as required to prevent injury to personnel and damage to property, and to comply with all applicable laws and regulations including State OSHA, Federal OSHA, and other regulations referenced in these Contract Documents.
- D. The Contractor shall, at all times, maintain the job in a condition that is safe for the Owner, the Engineer and their Consultants to make site visits and to conduct construction reviews. If the Owner or the Engineer cannot allow personnel to visit the job because it is not safe, the Contractor is not providing required safe access to the Work as required by General Conditions, Section 2, paragraph 2-1.16.
- E. The Contractor shall prepare a Safety Plan meeting the requirements of applicable regulations. As a minimum, the Contractors Safety Plan shall set forth definite procedures for informing workers about safety, for instructing workers in safe practices, for assuring that workers are using appropriate safety equipment and safe work practices and for reporting accidents.

1.11 EXCAVATION AND TRENCHING; WORK WITHIN CONFINED SPACES

- A. Submit specific plans to the Engineer/Owner showing details of provisions for worker protection from caving ground in accordance with Section 6705 of the California State Labor Code. The detailed plans shall show the design of shoring,

bracing, sloping banks or other provisions and shall be prepared by a Civil or Structural Engineer licensed in the State in which the Work is performed and retained by the Contractor. The Engineer's/Owner's acceptance of the detailed plans submitted is only an acknowledgment of the submission and does not constitute review or approval of the designs, design assumptions, criteria, completeness, applicability to areas of intended use, or implementation of the plans, which are solely the responsibility of the Contractor and his Registered Engineer.

- B. Work Within Confined Spaces: Work within confined spaces is subject to applicable laws, regulations and safety orders including applicable California Tunnel Safety Orders.
- C. The foregoing provisions do NOT reduce the requirement for the Contractor to maintain safety in ALL operations performed by the Contractor or its Subcontractors.

1.12 CONTRACTOR'S QUALITY CONTROL

- A. The Contractor shall be fully responsible for inspecting the work of its suppliers and Subcontractors to assure that the work when completed will comply with the standards for materials and workmanship required by the Contract Documents.
- B. Inspections, periodic observations and testing performed by the Owner/Engineer are for the Owner's benefit and information only and shall not be construed as partial or incremental acceptance of the work and shall not be deemed to establish any duty on the part of the Owner/Engineer to the Contractor, its subcontractors or suppliers.
- C. The Contractor shall:
 - 1. Monitor quality control over suppliers, manufacturer, products, services, site conditions, and workmanship, to produce work of specified quality.
 - 2. Comply fully with manufacturer's installation instructions, including performing each step in sequence as recommended by the manufacturer.
 - 3. Request clarification from Engineer before proceeding with work when manufacturers' instructions or reference standards conflict with Contract Documents.
 - 4. Comply with specified standards as a minimum quality for the work except when more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.
 - 5. Perform work by persons specializing in the specific trade and class of work required and qualified to produce workmanship of specified quality.
 - 6. Secure products in place with positive anchorage devices designed and sized to withstand seismic, static and dynamic loading, vibration, and physical distortion or disfigurement.
- D. If reference standards or manufacturers' instructions contain provisions that would alter or are at variance with relationships between the parties to the Contract set forth in the Contract Documents, the provisions in the Contract Documents shall take precedence.

- E. The Contractor shall provide assistance required by the Engineer to adequately inspect the Work including ladders, scaffolding, lighting, ventilation and other aids to facilitate access and provide a safe working environment.

1.13 TESTING LABORATORY SERVICES AND CERTIFIED LABORATORY REPORTS

- A. Provide testing service in accordance with General Conditions and specific requirements contained in each technical specification section. Submit Certified Laboratory Reports required by technical specification sections.

END OF SECTION

SECTION 01140

ENVIRONMENTAL PROTECTION

1.01 SCOPE

- A. During the progress of the work, keep the work areas occupied by the Contractor in a neat and clean condition and protect the environment both onsite and offsite, throughout and upon completion of the construction project.

1.02 SUBMITTALS

- A. Develop an Environmental Protection Plan in detail and submit to the Engineer in the Product Review category within twenty (20) days from the date of the Notice to Proceed. Distribute the favorably reviewed plan to all employees and to all subcontractors and their employees. The Environmental Protection Plan shall include, but not be limited to, the following items:
 - 1. Copies of required permits.
 - 2. Proposed disposal sites.
 - 3. Copies of any agreements with public or private landowners regarding equipment, materials storage, borrow sites, fill sites, or disposal sites. Any such agreement made by the Contractor shall be invalid if its execution causes violation of local or regional grading or land use regulations.

1.03 MITIGATION OF CONSTRUCTION IMPACTS

- A. Requirements: All operations shall comply with all federal, state and local regulations pertaining to water, air, solid waste and noise pollution.
- B. Definitions of Contaminants:
 - 1. Sediment: Soil and other debris that have been eroded and transported by runoff water.
 - 2. Solid Waste: Rubbish, debris, garbage and other discarded solid materials resulting from construction activities, including a variety of combustible and non-combustible wastes, such as ashes, waste materials that result from construction or maintenance and repair work, leaves and tree trimmings.
 - 3. Chemical Waste: Includes petroleum products, bituminous materials, salts, acids, alkalis, herbicides, pesticides, disinfectants, organic chemicals and inorganic wastes. Some of the above may be classified as "hazardous."
 - 4. Sanitary Wastes:
 - a. Sewage: That which is considered as domestic sanitary sewage.
 - b. Garbage: Refuse and scraps resulting from preparation, cooking, dispensing and consumption of food.
 - 5. Hazardous Materials: As defined by applicable laws and regulations. Undisclosed hazardous material contamination, if encountered will constitute a changed site condition. In the event that occurs, Contractor to coordinate with Owner.

C. Protection of Natural Resources:

1. General: It is intended that the natural resources within the project boundaries and outside the limits of permanent work performed under this Contract be preserved in their existing condition or be restored to an equivalent or improved condition upon completion of the work. Confine construction activities to areas defined by the public roads, easements, and work area limits shown on the Drawings. Return construction areas to their pre-construction elevations except where surface elevations are otherwise noted to be changed. Maintain natural drainage patterns. Conduct construction activities to avoid ponding stagnant water conducive to mosquito breeding.
2. Land Resources: Do not remove, cut, deface, injure or destroy trees or shrubs outside the work area limits. Do not remove, deface, injure or destroy trees within the work area without permission from the Engineer.
 - a. Temporary Construction: Obliterate all signs of temporary construction facilities such as haul roads, work areas, structures, foundations of temporary structures, stockpiles of excess or waste materials, or any other vestiges of construction as directed by the Engineer. Level all temporary roads, parking areas and any other areas that have become compacted or shaped. Any unpaved areas where vehicles are operated shall receive a suitable surface treatment or shall be periodically wetted down to prevent construction operations from producing dust damage and nuisance to persons and property, at no additional cost to the Owner. Keep haul roads clear at all times of any object which creates an unsafe condition. Promptly remove any contaminants or construction material dropped from construction vehicles. Do not drop mud and debris from construction equipment on public streets. Sweep clean turning areas and pavement entrances as necessary. Ensure no tracking occurs on City streets.
3. Water Resources: Investigate and comply with all applicable federal, state and local regulations concerning the discharge (directly or indirectly) of pollutants to the underground and waters of the United States. Perform all work under this Contract in such a manner that any adverse environmental impacts are reduced to a level that is acceptable to the Engineer and regulatory agencies.
 - a. Oily Substances: At all times, special measures shall be taken to prevent oily or other hazardous substances from entering the ground, drainage areas or local bodies of water in such quantities as to affect normal use, aesthetics or produce a measurable impact upon the area. Any soil or water which is contaminated with oily substances due to the Contractor's operations shall be disposed of in accordance with applicable regulations.
 - b. Chlorinated Water: Take special measures to prevent chlorinated water from entering the ground or surface waters. De-chlorinate chlorinated water prior to discharge.
4. Cultural Resources: The project does not pass through any known archaeological sites. However, it is conceivable that unrecorded archaeological sites could be discovered during the construction. In the event that artifacts, human remains, or other cultural resources are discovered during excavations at locations of the Work, the Contractor shall protect the discovered items, notify the Engineer, and comply with applicable law.
5. Dust Control, Air Pollution and Odor Control: Employ measures to prevent the creation of dust, air pollution and odors.
 - a. Unpaved areas where vehicles are operated shall be periodically wetted down or given an equivalent form of treatment, to eliminate dust formation.

- b. Store all volatile liquids, including fuels or solvents in closed containers and provide secondary containment as needed.
- c. No open burning of debris, lumber or other scrap will be permitted.
- d. Properly maintain equipment to reduce gaseous pollutant emissions.
- 6. Construction Storage Areas: It is the responsibility of the Contractor to secure a storage area for Contractor use. Storage of construction equipment and materials shall be limited to the designated Contractor's storage area.
 - a. Oil wastes (from equipment, etc.) shall not be allowed to flow onto the ground or into surface waters. Containers shall be required at the construction site for the disposal of materials such as paint, paint thinner, solvents, motor oil, fuels, concrete wash water, resins and other environmentally deleterious substances. No dumping of surplus concrete or grout on the site will be permitted.
- 7. Sanitation: During the construction period, provide adequate and conveniently located chemical sanitation facilities, properly screened, for use of construction crews. Facilities shall be placed behind sidewalks and at least fifty (50) feet from any drainage ditch, drain inlet, or water way. Facilities shall be regularly maintained.
- 8. Fire Prevention: Take steps to prevent fires including, but not limited to the following:
 - a. Provide spark arrestors on all internal combustion engines.
 - b. Store and handle flammable liquids in accordance with the Flammable and Combustible Liquids Code, NFPA 30.
 - c. Provide fire extinguishers at hazardous locations or operations, such as welding.
- 9. Erosion and Sediment Transport Control:
 - a. Keep disturbed areas to the minimum necessary for construction.
 - b. Keep runoff away from disturbed areas during construction.
 - c. Trap sediment before it leaves the site, using such techniques as check dams, sediment ponds, or siltation fences.
 - d. Confine earthwork operations to dry periods, whenever possible. If earthwork needs to be scheduled for a wet period, ensure that erosion and sediment transport control measures are ready for implementation prior to the onset of the storm.
 - e. Stabilize disturbed areas as quickly as possible.
Contractor shall note that waterways under the jurisdiction of governmental agencies other than the City of Roseville may be subject to additional erosion and sediment control measures or criteria and it is the responsibility of the Contractor to obtain and adhere to these additional requirements.
- 10. Inlet Filters:
 - a. Drain inlet filters may be employed. Horizontal mesh filters attached to the top of or below the drain inlet grate shall not be allowed. Only high flow volume, bag type filters or others as approved by the City of Roseville, Construction Inspector shall be used.

1.04 DISPOSAL OPERATIONS

- A. Solid Waste Management:
 - 1. Supply solid waste transfer containers. Daily remove all debris such as spent air filters, oil cartridges, cans, bottles, combustibles and litter. Take care to

- prevent trash and papers from blowing onto adjacent property. Encourage personnel to use refuse containers. Convey contents to a sanitary landfill.
2. Washing of concrete containers without Contractor having a washout facility or system in place will not be permitted. Concrete on bare soil is prohibited. Remove any excess concrete to the sanitary landfill.
- B. Chemical Waste and Hazardous Materials Management: Furnish containers for storage of spent chemicals used during construction operations. Provide secondary containment. Dispose of chemicals and hazardous materials in accordance with applicable regulations.
- C. Garbage: Store garbage in covered containers, pick up daily and dispose of in a sanitary landfill.
- D. Dispose of vegetation, weeds, rubble, and other materials removed by the clearing, stripping and grubbing operations off site at a suitable disposal site in accordance with applicable regulations.
- E. Excavated Materials:
1. Native soil complying with the requirements of Section 02202, Earthwork, may be used for backfill, fill and embankments as allowed by that section.
 2. Spoil Material:
 - a. Remove all material which is excavated in excess of that required for backfill, and such excavated material which is unsuitable for backfill, from the site and dispose of off site in accordance with applicable regulations. No additional compensation will be paid to the Contractor for such disposal. Include all such costs in the lump sum prices bid for the project. Remove rubbish and materials unsuitable for backfill immediately following excavation. Remove material in excess of that required for backfill immediately following backfill operations.
 - b. Rubbish shall consist of all materials not classified as suitable materials or rubble and shall include shrubbery, trees, timber, trash and garbage.

1.05 RESPONSIBLE PARTY

- A. The Contractor shall comply with all environmental pollution control rules, regulations, ordinances and statutes which apply to any work performed pursuant to the Contract (Refer to General Conditions Section 5 for additional requirements). In the event of any violations, Contractor shall be fully responsible for all fines, citations, penalties and all other judgments that shall be imposed.

END OF SECTION

SECTION 01300

SUBMITTALS

1.01 SUBMITTAL PROCEDURES

- A. Accompany each submittal with a letter of transmittal containing the following information:
 - 1. Contractor's name and the name of Subcontractor or supplier who prepared the submittal.
 - 2. The project name and identifying number.
 - 3. Description of the submittal and reference to the Contract requirement or technical specification section and paragraph number being addressed.
- B. Submit the number and type of copies for each submittal and follow the procedures described below or in other paragraphs in this Section. Submit 7 copies of submittals not covered in this Section 01300.
 - 1. Designation of Superintendent: Submit 3 copies for information. Include name, address, home telephone number and a brief resume.
 - 2. List of Subcontractors and Major Suppliers: Submit 3 copies for information. Include address, telephone number and name of responsible party.
 - 3. Schedule of Values: Submit 4 copies. One copy will be returned. See General Conditions.
 - 4. Manufacturers' Affidavits. Submit 3 copies for items specified in the Technical Specifications.
 - 5. Environmental Protection Plan. Submit 7 copies. Two copies will be returned.

1.02 SCHEDULE OF SUBMITTALS

- A. Submit 7 copies. Two copies will be returned.
- B. See General Conditions. Within 15 days after the Notice to Proceed, submit a Schedule of Submittals showing the date by which each submittal required for Product Review or Product Information will be made. Identify the items that will be included in each submittal (see paragraph 1.05 of this Section) by listing the item or group of items and the Specification Section and paragraph number under which they are specified. Indicate whether the submittal is required for Product Review of Proposed Equivalents, Shop Drawings, Product Data or Samples or required for Product Information only.

1.03 PLAN OF OPERATIONS

- A. Submit 3 copies.
- B. Before beginning on work, submit a plan showing Contractor's intended use of the site. Show location of access points. Show location for Contractor's field office, if any, and parking. Show location of Contractor's and Subcontractor's work areas and storage areas.

1.04 CONSTRUCTION SCHEDULE

- A. Submit 4 copies for review. No copy will be returned. See General Conditions.
- B. The Contractor's Construction Schedule shall be in the form of a computer generated network analyses diagram and supporting mathematical analysis using the Critical Path Method (CPM) under concepts and methods outlined in the Associated General Contractor's publication, "The Use of CPM's Construction - A Manual for General Contractors and the Construction Industry."
 - 1. Draw network diagram to scale using actual calendar dates. Show work subdivided into identifiable activities within each trade such that no activity has a duration longer than five (5) working days. Show order and interdependencies of each activity.
 - 2. Use actual calendar dates to show planned and actual performance and show:
 - a. Preceding and following event numbers.
 - b. Activity description.
 - c. Estimated duration of activity.
 - d. Earliest start date.
 - e. Earliest finish date.
 - f. Actual start date.
 - g. Actual finish date.
 - h. Latest start date.
 - i. Latest finish date.
 - j. Total and free float.
 - k. Monetary value of activity, keyed to Schedule of Values.
 - l. Percentage of activity completed.
 - m. Dates for making submittals of Proposed Equivalents, Product Data and Shop Drawings.
- C. If the Construction Schedule does not reflect the CPM format requirements, the specified work, or the Contract Time, it will be returned to the Contractor for modification.
- D. Revise the Construction Schedule and resubmit within seven (7) days following any monthly meeting to review Contractor's Application for Payment when Contractor's work is fifteen (15) days or more behind schedule.
- E. Accelerated Work if Required to Meet Schedule: See General Conditions. Give Engineer 3 days prior notice of construction that will take place outside of normal work hours or work days. Compensate Owner for extra inspection cost caused by Accelerated Work required to meet Schedule.
- F. Give Engineer 3 days prior notice of normal work days on which construction will not take place or of scheduled construction that will not take place. Compensate Owner for extra inspection cost resulting from failure to give notice.

1.05 SHOP DRAWING, PRODUCT DATA AND SAMPLES SUBMITTED FOR PRODUCT REVIEW

- A. This paragraph covers submittal of Shop Drawings, Product Data and Samples required for the Engineer's review referred to as Product Review submittals in the Technical Specifications. Submittals required for information only are referred to as

Product Information submittals in the Technical Specifications and are covered in paragraph 1.07 of this Section. See General Conditions Section 2, paragraph 1.04.

B. Number and type of submittals:

1. Shop Drawings: Submit 7 clear, sharp high contrast copies two of which will be marked, stamped and returned to the Contractor. If the Contractor submits an electrostatic reproducible copy this copy will represent the single copy returned to the Contractor. The Contractor shall make and distribute the required number of additional copies to its superintendent, subcontractors and suppliers.
2. Product Data: Submit 7 clear copies. Two copies will be marked, stamped and returned. The Contractor shall make and distribute the required number of additional copies to its superintendent, subcontractors and suppliers.
3. Samples: Submit 4 labeled samples or four sets of samples of manufacturers full range of colors and finishes. Comply with requirements in Technical Specification Sections. One sample will be returned to Contractor.

C. The Contractor shall make all Product Review submittals early enough to allow adequate time for the Engineer's review, for manufacture and for delivery at the construction site without causing delay to the Work. Submittals shall be made early enough to allow for unforeseen delays such as:

1. Failure to obtain Favorable Review because of inadequate or incomplete submittal or because the item submitted does not meet the requirements of the Contract Documents.
2. Delays in manufacture.
3. Delays in delivery.

D. Content of Submittals:

1. Each submittal shall include all of the items and material required for a complete assembly, system or Specification Section.
2. Submittals shall contain all of the physical, technical and performance data required by the specifications or necessary to demonstrate conclusively that the items comply with the requirements of the Contract Documents.
3. Include information on characteristics of electrical or utility service required and verification that requirements have been coordinated with services provided by the Work and by other interconnected elements of the Work.
4. Provide verification that the physical characteristics of items submitted, including size, configuration, clearances, mounting points, utility connection points and service access points, are suitable for the space provided and are compatible with other interrelated items that are existing or have or will be submitted.
5. Label each Product Data Submittal, Shop Drawing and Sample with the information required in paragraph 1.01A of this Section. Highlight or mark every page of every copy of all Product Data submittals to show the specific items being submitted and all options included or choices offered.
6. Additional requirements for Product Review submittals are contained in the Technical Specification sections.
7. Designation of work as "NIC" or "by others," shown on Shop Drawings, shall mean that the work will be the responsibility of the Contractor rather than the subcontractor or supplier who has prepared the Shop Drawings.

E. Compatibility of Equipment and Material:

1. Verify that items contained in the same or in different submittals meet the requirements in the paragraph titled "Material and Equipment in Section 01040 especially the subparagraphs titled "Compatibility of Material and Equipment."
- F. Requirements for the Contractor's review and stamping of submittals prepared by the Contractor or by Subcontractors or suppliers prior to submitting them to the Engineer are covered in General Conditions, Section 2, paragraph 2-1.04.
- G. Submittals that contain deviations from the requirements of the Contract Documents shall be accompanied by a separate letter explaining the deviations. See General Conditions, Section 2, paragraph 2-1.04E. The Contractor's letter shall:
1. Cite the specific Contract requirement including the Specification Section and paragraph number for which approval of a deviation is sought.
 2. Describe the proposed alternate material, item or construction and explain its advantages and/or disadvantages to the Owner.
 3. State the reduction in Contract Price if any that is offered to the Owner.
- H. Engineer's Review Procedure and Meaning
1. The Engineer will stamp and mark each Product Review submittal prior to returning it to the Contractor. The stamp will indicate whether or not the review was favorable and what action is required of the Contractor. Review categories "No Exceptions Taken" and "Make Corrections Noted" both indicate Favorable Review.
 2. The Engineer's Favorable Review is contingent on the Contractor's warranties required by General Conditions and is subject to all of the limitations and conditions in General Conditions. Favorable Review is also contingent on:
 - a. The compatibility of items included in a submittal with other related or interdependent items included in previous or future submittals.
 - b. Future submittal of items related to or required to be part of this submittal that were not included with this submittal.
 3. Favorable Review of a submittal does not constitute approval or deletion of items required as part of the submittal but not included with the submittal. Favorable Review of items included in the submittal does not constitute deletion of specified features, options or accessories that were not included in the submittal.
 4. The action required by the Contractor for each category of review is as follows:
 - a. **NO EXCEPTIONS TAKEN / "APPROVED AS SUBMITTED"**. NO RESUBMITTAL REQUIRED.
 - b. **MAKE CORRECTIONS NOTED / "APPROVED WITH CHANGES"**:
 - (1) **NO RESUBMITTAL REQUIRED**. The Contractor shall make corrections noted prior to manufacture.
 - (2) **PARTIAL RESUBMITTALS REQUIRED**. The Contractor shall submit related accessory or optional items as noted which are required but were not included with the submittal and/or shall resubmit unsatisfactory portions or attributes of items as noted. The Contractor may proceed to manufacture those portions of the submittal that will be unaffected by required resubmittals.
 - c. **AMEND AND RESUBMIT / "REVISE & RESUBMIT"**. The Contractor shall amend and resubmit the submittal as noted or required to comply with the Contract Documents.

- d. **REJECTED - RESUBMIT.** The item submitted does not comply with the Contract Documents in a major way. Resubmit items that comply with the requirements of the Contract Documents.
- 5. The letter of transmittal accompanying the returned Product Review submittal may contain numbered notes. Marking a corresponding number on a Shop Drawing or Product Data submittal shall have the same affect as applying the entire note to the submittal.
- I. Re-submittals that contain changes that were not requested by the Engineer on the previous submittal shall be accompanied by a letter explaining the change. See General Conditions.
- J. Favorable Review Required Prior to Proceeding.
 - 1. Do not proceed with manufacture, fabrication, delivery or installation of items prior to obtaining the Engineers Favorable Review of Product Review submittals. See General Conditions.
- K. Intent and Limitation on Engineer's Review
 - 1. The Contractor has primary responsibility for submitting and providing work that complies with the requirements of the Contract Documents. That responsibility cannot be delegated in whole or in part to subcontractors or suppliers. Neither the Engineer's Favorable Review nor the Engineer's failure to notice or comment on deficiencies in the Contractor's submittals shall relieve the Contractor from the duty to provide work which complies with the requirements of the Contract Documents.

1.06 PROPOSED EQUIVALENTS

- A. Comply with the submittal requirements for Shop Drawings, Product Data, and Samples submitted for Product Review in another paragraph of this Section.
- B. See General Conditions Section 2, paragraph 2-1.04E.
- C. Time of Submittal:
 - 1. General Conditions requires submittal of Proposed Equivalents within ample time, ample time shall be considered within 20 days of the Notice to Proceed. The Engineer may agree to a later submittal date if requested in writing within 20 days of the Notice to Proceed. The request shall identify the item, give the Specification reference, and proposed manufacturer and model number of the item that will be submitted and the proposed submittal date.
 - 2. The Engineer's agreement to a later submittal date shall be in writing and shall not be construed as Favorable Review or acceptance of the manufacturer or item proposed.
- D. Content of submittals shall be the same as that required for Product Data, Shop Drawings and Samples submitted for Product Review in another paragraph of this Section. In addition, the Engineer may request that the Contractor provide information on several recent similar installations of the item to verify its suitability. The information shall include the project name and location, the Owner's name, address, telephone number and name of a knowledgeable person to contact for information on performance of the product.

- E. When the Contractor has listed specific maker's products on the Designation of Equipment or Material Manufacturers submitted with its Bid no changes will be permitted without submittal of acceptable evidence justifying the change and the Engineer's written approval.
- F. If a non-equivalent substitute is submitted for review, it shall be accompanied by a proposed reduction in Contract Price which shall include the increased cost of Engineering service required to evaluate the proposed substitute (which shall be paid to the Owner whether or not the substitute is accepted) plus the greater of
 - 1) the difference in price between the first specified item and the item submitted and
 - 2) the difference in value to the Owner between the two items.

1.07 PRODUCT INFORMATION SUBMITTALS

- A. Submit three copies. No copies will be returned. See General Conditions.
- B. Product Information submittals are required for the Owner's permanent records and will be used for future maintenance, repair, modification or replacement work. Product Information submittals will be examined only to verify that the required submittals have been made; they will NOT be reviewed for compliance with the Contract Documents.
- C. Make Product Information submittals prior to delivering material, products or items for which Product Information submittals are required.
- D. The Contractor has the sole and exclusive responsibility for furnishing products and work that meets the requirements of the Contract Documents.
- E. The Engineer reserves the right to comment on any submittal and to reject any product or work delivered, installed or otherwise at any time that the Engineer become aware that it is defective or does not meet the requirements of the Contract Document. See General Conditions.

1.08 MANUFACTURER'S CERTIFICATES

- A. Submit three copies.
- B. When specified in Technical Specification section, submit manufacturers' certificate to Engineer for review. Indicate material or product conforms to or exceeds specified requirements. Submit supporting reference data, affidavits, and certifications as appropriate. Certificates may be recent or previous test results on material or Product, but must be acceptable to the Engineer.

END OF SECTION

SECTION 01500

CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS

1.01 TEMPORARY UTILITIES

- A. Sanitary Facilities: Provide and maintain self-contained portable sanitary facilities for the Contractor's, subcontractor's, Engineer's, and Owner's use. Facilities shall comply with applicable regulations and shall be serviced, cleaned and disinfected frequently.
- B. Temporary Water and Power Service: Provide all temporary utility service required for the project. Pay all utility service connection and use charges.
- C. The Contractor shall be responsible for providing and maintaining the necessary material storage places, watchmen, etc.

1.02 BARRICADES, FENCES AND ENCLOSURES

- A. See General Conditions Section 5 and Section 01040.
- B. Barricades: Provide temporary guard rails, ladders, stairs, guards, and barricades to protect persons in accordance with applicable regulations, including California Code of Regulations Title 8 and Cal/OSHA.
- C. Fences:
 - 1. If it is necessary for the Contractor to remove some of the fences for installation of new work, the Contractor shall provide equivalent temporary protection and security. Replace fencing removed by the Contractor with new fencing of equivalent quality prior to completion.

1.03 PROTECTION OF INSTALLED WORK

- A. Provide heavy planking to protect curbs, gutters, culverts, paving and similar surfaces from damage by heavy equipment or vehicles.

1.04 SECURITY

- A. Provide security and facilities to protect the Work, and existing facilities from unauthorized entry, vandalism, or theft.

1.05 ACCESS ROADS AND PARKING AREAS

- A. Access Roads: Construct and maintain temporary access roads to serve the construction area.

1.06 TRAFFIC REGULATION

- A. Conduct operations so as to offer the least possible obstruction and inconvenience to public traffic. Do not overload or damage paved or improved surfaces, sidewalks, curbs or gutters.
- B. Provide temporary barricades, lights, flag persons and other means to safely control pedestrian and vehicular traffic entering and leaving the project site and on the project site.
- C. Contractor shall prepare and submit a Traffic Control Plan in accordance with CalTrans Standard Specifications Section 12 to the City's Public Works Engineering Department for review and acceptance. Contractor shall not commence any work until the Traffic Control Plan has been reviewed and approved by Public Works. Contractor shall obtain an encroachment permit at least three (3) days prior to commencement of work.

1.07 PROJECT SIGN

Does not apply.

END OF SECTION

SECTION 01505

MOBILIZATION

1.01 GENERAL

- A. Mobilization shall include the obtaining of all permits; moving onto the site of all plant and equipment; furnishing and erecting plants, temporary buildings, and other construction facilities; and implementing security requirements; all as required for the proper performance and completion of the WORK. Mobilization shall include the following principal items:
1. Moving on to the site of all CONTRACTOR's equipment required for installing the work.
 2. Installing temporary construction power, wiring, and lighting facilities.
 3. Establishing fire protection system.
 4. Developing construction water supply.
 5. Providing on-site sanitary facilities and potable water facilities.
 6. Arranging for CONTRACTOR's work/staging area and storage yard.
 7. Obtaining all required permits.
 8. Having all OSHA required notices and establishment of safety programs.
 9. Having the CONTRACTOR's superintendent at the job site full time.
 10. Submitting initial submittals.
 11. Delineating working limits identified in the plans.
 12. Obtaining additional easements for mobilization, staging, and operations.

END OF SECTION

SECTION 01700

CONTRACT CLOSEOUT

1.01 FINAL CLEANUP

- A. Prior to Final Inspection clean the entire construction area and all other areas affected by the performance of work under this Contract. Perform cleaning using personnel specializing in and skilled in cleaning and maintenance work. Perform repair work using personnel skilled in executing the type of work being repaired. Perform all work to the highest trade standards applicable to that type of work.
1. Remove all temporary construction, signs, tools, equipment, excess material and debris.
 2. Remove all lumps, splatters, spots and stains caused by paint, adhesive, asphalt, concrete, mortar, sealant or other foreign material from exposed or finished surfaces. Remove all temporary labels.
 3. Repair, patch or replace new or existing work including pavement, sidewalks, curbs, gutters, catch basins, gratings, manholes, covers, landscaping, plant materials and other items that have been damaged, broken, cracked or chipped as a result of performing this Work.
 4. Sweep clean and wash down all exterior pavements. Remove all hazardous material and material that may cause sediment in drainage systems prior to washdown. Remove all grease and oil stains on pavement caused by Contractor's equipment.

1.02 CONTRACTOR'S ACTION LIST OF ITEMS TO BE CORRECTED AND/OR COMPLETED

- A. During construction, the Contractor shall maintain an action list of items to be corrected and/or completed. The Contractor shall regularly add items and update the list as information becomes available or as requested by the Engineer. The Contractor shall deliver a current copy of the list to the Engineer at each progress meeting.

1.03 SEMIFINAL INSPECTION/SUBSTANTIAL COMPLETION

- A. See General Conditions. When the Contractor considers the Work nearly complete, the Contractor shall review the Contract Documents, inspect the Work, and use the Contractor's action list to prepare a Contractor's Punch List of all deficient or uncompleted items. The Contractor shall complete or correct items on the Punch List. When the Work is Substantially Complete in accordance with the General Conditions, the Contractor shall notify the Engineer in writing that the Contractor has reviewed the Contract Documents, inspected the Work and believes that the Work is Substantially Complete and ready for Semifinal Inspection.
- B. On receipt of the Contractor's Punch List and notice that the work is ready for Semifinal Inspection, the Engineer will inspect the Work. The Engineer may add additional items to the Contractor's Punch List, may find that the work is not ready for inspection, is ready for inspection but not Substantially Complete or that the Work is Substantially Complete. When the Engineer finds the Work is Substantially

Complete, the Engineer (or the Inspector) will prepare a Final Punch List and a notice of Substantial Completion which will state the date of Substantial Completion and the time agreed to by the Owner and the Contractor (not to exceed 30 days) in which the Work shall be fully complete and ready for Final Inspection.

1.04 FINAL INSPECTION, FINAL COMPLETION AND FINAL PAYMENT

- A. See General Conditions Section 7. When the Contractor has completed or corrected all the items on the Engineer's Final Punch List, the Contractor shall give the Engineer written notice that the Work is ready for Final Inspection. When the Engineer finds the Work acceptable and fully complete in accordance with the Contract Documents, and upon receipt of a final Application for Payment and all final submittals, the Engineer will recommend that the Owner issue a Notice of Final Completion, make Final Payment and Accept the Work stating that to the best of the Engineer's knowledge, information and belief, and on the basis of the Engineer's observations and inspection, the Work has been fully completed in accordance with the terms and conditions of the Contract Documents.
- B. Final Submittals include:
 - 1. Operation and Maintenance Manuals and Parts Lists
 - 2. Record Drawings
 - 3. Extra Materials
 - 4. Special Guarantees
 - 5. Insurance Certificate showing required continuation of coverage beyond Final Payment. See General Conditions Section 5, paragraph 5-1.19.
 - 6. Release of Liens. See General Conditions Section 7, paragraph 5-1.04.
 - 7. Waiver of Claims by Contractor. See General Conditions Section 7-1.11.
 - 8. And any other submittals required by the Contract Documents and not previously received.
- C. The Owner will record the Notice of Final Completion at the County Recorders Office.
- D. The Owner will make Final Payment to the Contractor per Section 7 of the General Conditions.

1.05 RECORD DRAWINGS

- A. The Contractor shall maintain on the jobsite, a complete set of Contract Documents and a complete file of all addenda, contract modifications and favorably reviewed submittals. The Contractor shall prepare a set of Record Drawings concurrently with the construction of the Work and in accordance with General Conditions Section 2, paragraph 2-1.13 and the following:
 - 1. Show the invert elevation of all water piping (installed by open cut trenching) and the top of pipe, top of conduit or top of protective concrete encasement for other utilities. Elevations shall be related to a permanent visible elevation bench mark set at the site by the Contractor.
 - 2. Show the horizontal location of underground utilities measured from permanent visible physical features such as face of building, face of tank, or centerline of manhole.

3. Comply with detailed requirements in technical specification sections describing the type of information required on Record Drawings. The Contractor's copy of Contract Documents, Contract modifications and Record Drawings shall be available to the Engineer for weekly verification that the records are being currently updated.
- B. On completion, the Contractor shall employ professional drafters to transfer all information recorded on Record Drawings during construction and shall develop as-built plans for all the pipe and all facilities installed as part of this Contract. The as-built plans shall be provided in two formats as described below:
 1. Two full size 24" x 36" bound hard copies and
 2. Electronic pdf format via a CD or other similar recordable deviceBoth formats shall be obtained at Contractor's expense.
- C. Submit Record Drawings and As-Built Plans (in both formats described above) and obtain acceptance prior to completion and final payment.

1.06 EXTRA MATERIALS

- A. Deliver specified extra materials and parts to Owner. Itemize all items on a transmittal letter in duplicate and obtain signature of receiving party. Submit copies of signed transmittals for all specified extra materials and parts prior to completion.

1.07 SPECIAL GUARANTEES

- A. Section 7, paragraph 7-1.10 of the General Conditions covers the Contractor's responsibility to remedy defects due to faulty workmanship and materials which appear within one year from the date of Substantial Completion.
- B. Guarantees for more than one year when called for in various sections of the Specifications shall be in the form of a special guarantee written on the letterhead of the Contractor, Subcontractor, or Supplier doing the work and/or supplying the item to be guaranteed, and countersigned by the Contractor as follows.
- C. Special Guarantee:

We hereby guarantee that the _____ which we have provided in the _____, Project, was done in accordance with the Drawings and Specifications, and that the work, as installed, will fulfill the requirements of the guarantee included in Specification Section _____. We agree to repair or replace any or all of our work, together with any other adjacent work which may be damaged or displaced by so doing, that may prove to be defective in workmanship or material (with the exception of defects due to ordinary wear and tear, and unusual abuse or neglect) within a period of _____ years from the date of acceptance of the above-named facility, without any expense whatsoever to the Owner. In the event of our failure to comply with the above-mentioned conditions within the period set forth in Section 7 of the General Conditions after being notified in writing by the Owner, we, collectively or separately, do hereby authorize the Owner to proceed to have said defects repaired and made good at our expense, and we will honor and pay the costs and charges

therefor upon demand. We understand that the provisions of General Conditions apply to this Special Guarantee.

Signed _____
(Subcontractor or Supplier)

Company _____

Address _____

Telephone Number _____

Countersigned _____
(Contractor)

- D. Submit two original signed copies of each required Special Guarantee prior to completion.

1.08 TWELVE-MONTH INSPECTION

- A. Thirty (30) days prior to the expiration of the one-year guarantee period described in General Conditions Article 12, the Contractor shall tour the project with the Engineer and/or the Owner to prepare a list of corrective work required under the 12-month guarantee. The Contractor shall correct all items found to be defective within 20 days of receipt of the list of items to be corrected.

END OF SECTION

SECTION 02202

EARTHWORK

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. General: The Contractor shall perform all excavation, shoring, dewatering, backfilling, compaction and grading necessary or required for the construction of the work as covered by these Specifications and indicated on the Drawings. The excavation shall include, without classification, the removal and disposal of all materials of whatever nature encountered, including water and all other obstructions that would interfere with the proper construction and completion of the required work.
- B. Site Access: Access to the site will be over public roads. The Contractor shall exercise care in the use of such roads and shall repair at his own expense any damage thereto caused by his operations. Such repair shall be to the satisfaction of the City or agency having jurisdiction over the road. The Contractor shall take whatever means are necessary to prevent tracking of mud onto existing roads and shall keep roads free of debris.
- C. Traffic Regulation: Provide such flagmen, patrols, pilot cars, drivers, lighted barricades, flares, lights, warning signs, and safety devices as may be required for control of traffic adjacent to all areas of work. A minimum of one lane of traffic shall be kept open at all times on public roads. Road closure requires advanced notice and a Traffic Control Plan, see Section 01500.
- D. Barriers: Barriers shall be placed at each end of all excavations and at such places along excavations as may be necessary to warn all pedestrian and vehicular traffic of such excavations. For excavations that shall be left overnight, steel road plates, shall be placed over such excavations to keep them completely covered until Contractor is ready to resume work, or until excavation is entirely restored. Lights shall also be placed along excavations from sunset each day to sunrise of the next day until such excavation is entirely restored.
- E. Access: Free access must be maintained to all fire hydrants, water valves and meters, and private driveways.
- F. Open Trench Limitations: The Engineer shall have the authority to limit the amount of trench to be opened or left open at any one time. In public roads, excavation and pipe laying shall be coordinated to the end that a minimum of interference with public traffic will result.
- G. Demolition of Pavement: Where trenching or excavation occurs in paved areas, the pavement shall be sawcut and broken ahead of the trenching or excavation operation. The extent of paving removed shall be limited to the minimum necessary for the excavation.

- H. Dust Control: Take proper and efficient steps to control dust.
- I. Permits: Refer to General Conditions, Section 5, Paragraph 1.15.
- J. Storage of Materials: Excavated materials unsuitable for backfill shall not be stored on existing streets, and shall be disposed of immediately. Neatly place excavated materials far enough from the excavation to prevent stability problems. Keep the materials shaped so as to cause the least possible interference with drainage or the normal use of adjacent properties, structures or roadways.
- K. Temporary Pavement: Place temporary pavement or first lift of permanent pavement on trenches in existing streets within 24 hours after the trench has been backfilled. Maintain temporary pavement until permanent pavement is to be placed. At the request of the Engineer (for some locations), road plates shall be placed in lieu of temporary pavement until the Contractor has reconnected the newly installed water mains to the existing system, after which permanent pavement shall be placed.

1.02 SUBMITTALS

- A. Submit the following under the Product Information category.
 - 1. Sheeting and Shoring Plan: Refer to Section 01040.
 - 2. Potholing Report as described in Paragraph 3.02 and Section 02202.
 - 3. Samples and Test Results: Furnish, without additional cost to the City, such quantities of import materials as may be required by the Engineer for test purposes. The Contractor shall cooperate with the Engineer and furnish necessary facilities for sampling and testing of all materials and workmanship. Submit test results for import materials.

1.03 QUALITY ASSURANCE

- A. Source Quality Control: Contractor shall test import materials proposed for use to demonstrate that the materials conform to the specified requirements. Tests shall be performed by an independent testing laboratory and shall be at Contractors cost.
- B. Field Quality Control:
 - 1. The City will:
 - a. Review and test materials proposed for use.
 - b. Inspect foundations, site grading and borrow operations.
 - c. Inspect placement and compaction of fill.
 - d. Test soils during placement of fill.
 - 2. Contractor shall excavate holes for in-place soil sampling. Contractor shall be responsible for costs of additional inspection and re-testing resulting from non-compliance.
- C. Testing Methods:
 - 1. Durability Index: Manual of Test, State of California, Department of Transportation.
 - 2. Specific Gravity: ASTM D854.
 - 3. Laboratory Compaction: ASTM D1557, Method A or C.
 - 4. In-Place Density: ASTM D1556 or ASTM D2922.

5. Particle Size Analysis of Soils: ASTM D422.
6. Plastic Limit and Plasticity Index: ASTM D4318.
7. Soil Classification: ASTM D2487.
8. In-Place Moisture Content: ASTM D3017.

D. Definition:

1. Relative Compaction: In-place dry density divided by the maximum dry density laboratory compaction express as a percentage.

1.04 EXPLOSIVES

- A. The use of explosives will not be permitted on this project, unless specifically authorized, in writing, by the Engineer.

PART 2 - PRODUCTS

2.01 MATERIALS

- A. Material for backfilled trenches shall contain no organic material and no rocks or soil lumps exceeding 3-inches in diameter.
- B. Crushed Stone shall be well-graded $\frac{3}{4}$ to $\frac{1}{4}$ in. crushed stone, having a minimum of one fractured face, or other angular, non-consolidating bedding material not subject to migration. Crushed stone shall be fully encapsulated in geotextile fabric. Use pea gravel for Ductile Iron Pipe.
- C. Bedding shall be pea gravel as specified in the City of Roseville Standards. Native soil shall not be used for bedding.
- D. Initial Backfill shall be approved native material or imported material, 10% passing No.8 sieve, 100% passing $\frac{1}{2}$ -inch sieve, 90% relative compaction.
- E. Intermediate backfill shall consist of approved native material or imported material, 100% passing $\frac{3}{4}$ -inch sieve, minimum sand equivalent of 50, compacted to 90% relative compaction to within 30-inches of the road surface except as noted below.
- F. Where pipes are laid in unpaved areas, intermediate backfill shall consist of approved native material, compacted to 90% relative compaction to within 6-inches of the ground surface.
- G. The subbase layer for paving, a two-foot layer to 6-inches below road surface, shall be of two sack concrete slurry in accordance with Caltrans Standard Specification 19-3.062.
- H. Trench backfill shall conform to City of Roseville construction detail TB-3. If native soil excavated from trenches is determined to be unsuitable, structural fill shall be gravel, sandy gravel, or gravelly sand. Material shall have a plasticity index of less than 15 and shall conform to the following gradation limits:

<u>Sieve Size</u>	<u>Percent Finer By Weight</u>
-------------------	--------------------------------

4-in	100
No. 4	20 to 70
No. 40	5 to 35
No. 200	0 to 7

- I. Sand for concrete, grout, and masonry shall conform to ASTM C33 for fine aggregate.
- J. Slurry shall be used on a case-by-case basis in other conditions. Slurry shall be in accordance with Caltrans Standard Specification 19-3.062.
- K. Filter fabric shall be Mirafi, Type 140N, Propex Geotex 451, or equal and shall conform to the following requirements:
 - 1. Minimum grab strength of 120 lbs per ASTM D4632.
 - 2. Apparent opening size (AOS) to be equal to or greater than the U.S. Standard Sieve No. 70 (0.212 mm) per ASTM D4751.
 - 3. Minimum water flow rate of 120 gpm/ft² per ASTM D4491.
 - 4. Minimum puncture strength of 65 lbs per ASTM D4833.

PART 3 - EXECUTION

3.01 CONTROL OF WATER

- A. All excavations shall be kept free from water and all construction shall be in the dry.
 - 1. It should be presumed that the presence of groundwater will require dewatering operations. The Contractor shall furnish, install, maintain, and operate all necessary pumping and other equipment for dewatering all excavations.
 - 2. Dispose of water in such a manner as to cause no injury or nuisance to public or private property, or be a menace to public health.
 - 3. Continue dewatering during backfilling operations such that the groundwater is at least 1 foot below the level of the compaction effort at all times. No compaction of saturated materials will be allowed.
 - 4. Dewatering devices must be adequately filtered to prevent the removal of fines from the soil.
 - 5. The Contractor shall be responsible for any damage to the foundations or any other parts of existing structures or of the new work caused by failure of any part of the Contractor's protective works. After temporary protective works are no longer needed for dewatering purposes, they shall be removed by the Contractor.
 - 6. Prevent disposal of sediments from the soils to adjacent lands or waterways by employing whatever methods are necessary, including settling basins.
- B. The Contractor shall be responsible for furnishing temporary drainage facilities to convey and dispose of surface water falling on or passing over the site.

3.02 EXISTING UTILITIES

- A. General: The Contractor shall exercise care in avoiding damage to all utilities as he will be held responsible for their repair if damaged. There is no guarantee that all utilities or obstructions are shown on the drawings, or that locations indicated are accurate. Utilities are piping, conduits, wire, cable, duct banks, manholes and the like, located in some portions of the project site, in the vicinity of probable work areas.
- B. Check on Locations (Potholing):
1. Contact all affected utility owners and request them to locate their respective utilities prior to the start of "potholing" procedures. The utility owner shall be given 7 days written notice prior to commencing potholing. If a utility owner is not equipped to locate its utility, the Contractor shall locate it.
 2. Clearly paint the location of all affected utility underground pipes, conduits and other underground utilities on the pavement or identify the location with suitable markers if not on pavement. In addition to the location of metallic pipes and conduits, non-metallic pipe, ducts, manholes, duct banks and conduits shall also be similarly located using surface indicators and detection tape, if present and shall then be similarly marked.
 3. After the utility survey is completed, commence "potholing" to determine the actual location and elevation of all utilities including where crossings, interferences, or connections to the new pipelines are shown on the Drawings, and/or have been marked by the utility companies or indicated by surface signs. All areas where Contractor plans to trench must be potholed prior to trenching. Prior to the preparation of piping shop drawings, or the excavating for any new pipelines or structures, the Contractor shall locate and uncover these existing utilities including services and laterals to a point 1 foot below the utility. Submit a report (prior to commencing trenching) identifying each underground utility and its depth and station to the Engineer
 4. Excavations around underground electrical ducts and conduits shall be performed using extreme caution to prevent injury to workmen or damage to electrical ducts or conduits. Similar precautions shall be exercised around gas lines, telephone and television cables and all other underground utilities.
 5. Backfill after completing potholing. In existing streets, pave with 1 inch of cutback.
- C. Interferences:
1. If interferences occur at locations other than shown on the Drawings, the Contractor shall notify the Engineer, and provide a recommendation for installing the new water mains, to clear such interferences. This recommendation shall be submitted for the Engineers review and approval. Refer also to Schedule of Bid Items, Item Description "Misc. Utility Conflict Resolution".
- D. Shutdowns: Planned utility service shutdowns shall be accomplished during period of minimum use. In some cases this may require night or weekend work. Such work shall be at no additional cost to the City. Program work to allow service to be restored in the minimum possible time, and shall cooperate with the utility companies in reducing shutdowns of utility systems to a minimum.

1. Disconnections: No utility shall be disconnected without prior written approval from the utility owner. When it is necessary to disconnect a utility, the Contractor shall give the utility owner not less than 72 hours notice when requesting written approval. The Contractor is required to also notify all water customers that shall be impacted by the shutdown, 48 hours prior to the shutdown. The Contractor shall program his work so that service will be restored in the minimum possible time.
- E. Existing gas, water, sewer and telephone laterals are not specifically shown on the Drawings but may exist along the pipeline routes. Protect all service laterals from damage due to construction operations. If any laterals are damaged, notify the Engineer and the affected utility immediately. The cost of repair shall be borne by the Contractor.

3.03 TRENCH EXCAVATION

- A. Excavation for pipe shall be in open cut. The trench shall be as wide as necessary for sheeting and bracing (if required) and the proper performance of the work. The sides of the trenches shall be vertical. The Contractor's specific method for excavation and dimensions (length, width, depth) of trench shall be submitted to the Engineer for favorable review prior to its use. The requirements of this paragraph shall apply to all other areas where Contractor shall excavate.
- B. Take care not to over excavate. Accurately grade the bottom of the trenches to provide uniform bearing and support for each section of the pipe at every point along its entire length. Remove stones as necessary to avoid point bearing.
- C. Backfill and compact over excavations to 90% relative compaction with bedding material. There shall be no additional payment to the Contractor for over excavations not directed by the Engineer.
- D. When required, provide ladders for access to the trench by construction and inspection personnel.

3.04 EXCAVATION FOR STRUCTURES

- A. All dimensions for excavation shall be determined by the Contractor (All trench dimensions shown on the plans are only approximate). Trench locations are also proposed. Contractor shall verify and determine trench locations. Excavate to such width as may be required for proper working methods and the protection of the work. Submit for Engineer review, the plan and profile for all trenches Contractor will excavate.
- B. Where unsatisfactory material is encountered below grade, it shall be removed and replaced with selected material as directed by the Engineer and compacted. Payment for removal and replacement of such unsatisfactory material directed by the Engineer shall be made in accordance with the provisions of the General Conditions

3.05 BACKFILL AND COMPACTION

- A. Bedding Materials – Place bedding material under and around pipe per City of Roseville Domestic Water Standard W-1, Section 81-6 and 81-9 and City of Roseville Design and Construction Standard Detail TB 3 of Section 31.
- B. Backfill material shall not be placed over the pipe until after it has been inspected by the assigned City of Roseville Inspector.
- C. The area above the “Bedding Zone” shall be backfilled per the City of Roseville, Domestic Water Standards W-1 and City of Roseville Design and Construction Standard Detail TB3 of Section 31.
- D. It shall be incumbent upon the Contractor to protect the pipe from damage during the construction period. It shall be the Contractors responsibility to repair broken or damaged pipe at no extra cost to the City. Tamping of backfill over the pipe shall be done with tampers, vibratory rollers and other machines that will not injure or disturb the pipe. Carefully place backfill around and over the pipe and do not allow the material to fall directly onto the pipe.
- E. Do not allow construction or highway traffic over the pipe trench until the trench backfill has been raised to the same level as the existing adjacent grade.
- F. Add water to the backfill material or dry the material as necessary to obtain the optimum moisture content. If the Engineer determines that the nature of the ground in which the trench lies precludes compaction of the backfill to the specified density, the backfill shall be compacted to the maximum practicable density. Employ such means as may be necessary to secure a uniform moisture content throughout the material of each layer being compacted. After the material has been moisture conditioned, compact it with compaction equipment approved by the Engineer to achieve specified compaction. The Contractor shall be responsible for obtaining the densities that meet industry standards and standards specified in these Contract Documents. In the event that the Contractor fails, through negligence or otherwise, to compact to the specified density, or to backfill and compact to surface grade, thus permitting saturation of the backfill material from rains or from any other source, the faulty material shall be removed and replaced with approved material which shall be compacted to the specified density at optimum moisture content, and no additional payment will be made for doing such work or for the removal and replacement.
- G. Compaction by flooding, ponding or jetting will not be permitted.
- H. Compact backfill for trench backfill to 90% relative compaction.
- I. Contractor shall be responsible for all Geotechnical Engineering testing, supervision and inspections.

3.06 SUPPORT OF EXCAVATIONS

- A. Adequately support excavation for trenches and structures to meet all applicable requirements in the current rules, orders and regulations. Where applicable,

excavation shall be adequately shored, braced and sheeted so that the earth will not slide or settle and so that all existing structures and all new pipe and structures will be fully protected from damage. All excavations that shall not be restored at the end of the Contractor's work day and that shall not be restored overnight shall be shored and covered with steel road plates until sunrise when the Contractor resumes work. Keep vehicles, equipment and materials far enough from the excavation to prevent instability.

- B. Take all necessary measures to protect excavations and adjacent improvements from running, caving, boiling, settling, or sliding soil resulting from the high groundwater table and the nature of the soil excavated. Attention is directed to Section 832 of the Civil Code of the State of California relating to lateral and subjacent supports, and wherever structures or improvements adjacent to the excavation may be damaged by such excavation, the Contractor shall comply with this law.
- C. Where applicable, the support for excavation shall remain in place until the pipeline or structure has been completed. During the backfilling of the pipeline or structure, the shoring, sheeting and bracing shall be carefully removed so that there shall be no voids created and no caving, lateral movement or flowing of the subsoils.

3.07 FINISH GRADING

- A. Except where shown otherwise in the Drawings, restore the finish grade to the original contours and to the original drainage patterns. Grade surfaces to drain away from structures. The finished surfaces shall be smooth and compacted.

3.08 DISPOSAL OF EXCAVATED MATERIAL

- A. Dispose of unsuitable material or excavated material in excess of that needed for backfill offsite in accordance with the requirements of Section 01140, Environmental Protection Procedures.

END OF SECTION

SECTION 02318

TRENCHING

PART 1 GENERAL

1.01 SUMMARY

- A. Section Includes: Trench excavation, fine grading, pipe bedding, backfilling, and compaction for the following:
 - 1. Pipe.
 - 2. Manholes, valves, or other accessories.
 - 3. Potable water pipe appurtenances.
- B. Related Sections:
 - 1. Section 02722 - Aggregate Base Course.

1.02 REFERENCES

- C. American Society for Testing and Materials (ASTM):
 - 1. C 131 - Test method for resistance to degradation of small size coarse aggregate by abrasion and impact in the Los Angeles machine.
 - 2. C 136 - Sieve analysis of fine and coarse aggregate.
 - 3. D 1556 - Test Method for Density of Soil in Place by the Sand-Cone Method.
 - 4. D1557 - Moisture Density Relations of Soils and Soil - Aggregate Mixtures Using 10lb (4.54-kg) Rammer and 18-inch (457-mm) drop.
 - 5. D 2922 - Test Methods for Density of Soil and Soil-Aggregate in Place by Nuclear Methods (Shallow Depth).
 - 6. D 4318 - Test Method for Liquid Limit, Plastic Limit, and Plasticity Index of Soils.

1.03 SUBMITTALS

- D. Products Data: For all proposed bedding and backfill materials.
 - 1. Material source.
 - 2. Gradation.
 - 3. Testing data.

PART 2 PRODUCTS

2.01 MATERIALS

- A. General:
 - 1. For material and procedural requirements refer to the City of Roseville Construction Standards Section 31.
- B. Aggregate Base Course: As specified in Section 02722.

PART 3 EXECUTION

3.01 INSTALLATION

A. Trench Excavation:

1. General Requirements:

- a. If, because of soil conditions, safety requirements or other reasons, trench width at top of pipe is increased beyond width specified in this Section, upgrade laying conditions or install stronger pipe designed in conformance with Specifications for increased trench width, without additional cost.
- b. Pipe:
 - 1) Prepare trench and install pipe per City of Roseville Design and Construction Standards Section 81 and Detail W-1.
- c. For Valves, and Other Accessories:
 - 1) Provide excavations sufficient to leave at least 12 inches clear between their outer surfaces and embankment or shoring which may be used to hold banks and protect them.
- d. At Road Crossings or Existing Driveways:
 - 1) Make provision for trench crossings at these points, either by means of backfills, or other methods. Use of other methods shall be approved by the Engineer or City of Roseville Inspector prior to use.

B. Trench Backfill:

1. Place and compact backfill in accordance with City of Roseville, Domestic Water Standard W-1, detail TB-3 of Section 31 and Section 81-6.

C. Compacting Native Material:

1. Assure that native material, when used, is capable of being compacted to degree specified. Contractor is required to provide certified Geotechnical Engineering services to ensure that all requirements for compaction are met.
2. If native material cannot be compacted to density as specified, remove and dispose of material whether it has been placed in trench as backfill or not, and utilize other backfill material from another source acceptable to the ENGINEER.

3.02 FIELD QUALITY CONTROL

A. Tests: All testing shall conform to City of Roseville Standards.

1. Confirmation Tests:

a. Contractor's Responsibilities:

- 1) Accomplish specified compaction of trench backfill.
- 2) Control operations by confirmation tests to verify and confirm that compaction work complies, and is complying at all times, with requirements specified in this Section concerning compaction, control, and testing.
- 3) Tests shall be performed by a City of Roseville consultant geotechnical engineer.

b. Frequency of Confirmation Testing:

- 1) Perform testing not less than as follows:
 - a) For Trenches: At each test location include tests for each type or class of backfill from bedding to finish grade.

- b) Crossing Paved Roads: two locations along each crossing.
- 2. Compliance Tests:
 - a. Frequency of Testing: Periodic compliance tests will be made by the City of Roseville Inspector to verify that compaction is meeting requirements previously specified. The frequency shall be determined by the City.
 - b. For Tests in Water Settled Backfill: Remove overburden above level at which the City of Roseville Inspector shall determine is required to conduct the test. Backfill and re-compact excavation after testing is completed.
 - c. If Compaction fails to meet specified requirements: Perform remedial work as specified by the geotechnical engineer and/or as follows:
 - 1) Remove and replace backfill at proper density.
 - 2) Bring density up to specified level by other means acceptable to the City.
 - d. Retesting:
 - 1) Contractor's Confirmation Tests During Performance of Remedial Work:
 - a) Performance: Perform tests in manner acceptable to the City.
 - b) Frequency: Shall match the frequency specified for initial confirmation tests.
- 3. Water Testing Pipe:
 - 1) After Bedding the Pipe, CONTRACTOR shall backfill to surface, before water-testing pipe. If pipe does not pass test, uncover pipe, locate leaks, repair, and retest, repeating until pipe section under test passes. This work shall be conducted at Contractor's own cost.

3.02 SCHEDULES

- A. Bedding Materials:
 - 1. See City of Roseville Construction Standards Section 81 for requirements and Domestic Water Standard W-1.

END OF SECTION

SECTION 02660

WATER PIPELINE AND ACCESSORIES

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. Requirements specified in Division 1 form a part of this Section.
- B. Work Included in this Section: Furnish and install all piping, including fittings, valves, and accessories as shown on the Drawings, described in the Specifications and as required to completely interconnect all piping for a complete and operable systems.

1.02 SUBMITTALS

A. Miscellaneous Submittals:

- 1. Submit data to show that the following items conform to the Specification requirements:
 - a. Manufacturers data sheets for the Pipe, fittings, and accessories to be installed for this project. Data sheets submitted should be for products to be used for the installation of the work described in these Contract Documents. (Product Review Submittal)
 - b. Joint and pipe fitting wall construction details which include size and thickness of pipe (Product Review Submittal).
 - c. Fitting and joint fabrication details (Product Review submittal).
 - d. Flexible couplings.
 - e. Restrained joints.
 - f. Valves - Provide certification by valve manufacturer that epoxy coating is holiday free.
 - g. Air release valves.
- 3. Submit certified test reports as required herein and by the referenced standard specifications.
- 4. Disinfection schedule and procedures including:
 - a. "Normal" disinfection procedure.
 - b. Emergency disinfection procedure for mains and services which must be returned to service immediately.
 - c. Disinfection schedule including number and type of services and length of disruption of service.
 - d. Disinfecting agent(s).
 - e. Method of disposal of chlorinated water.

B. Affidavits: Submit affidavits from the manufacturer of the following valves:

- 1. Valves
- 2. Air release valves
- 3. Corporation Stops

4. Curb Stops

- C. The preceding submittals shall be in the Product Information Category except where noted.

1.03 QUALITY ASSURANCE

- A. All materials and equipment furnished under this Section shall: (1) be of a manufacturer who has been regularly engaged in the design and manufacture of the materials and equipment for at least 5 years; and (2) be demonstrated to the satisfaction of the Engineer that the quality is equal to the materials and equipment made by those manufacturers specifically named herein, if an alternate product manufacturer is proposed.
- B. Factory Quality Control: The Contractor shall test all products as required herein and by the reference specifications.
- C. Field Quality Control.
 - 1. The City's Inspector will:
 - a. Inspect fully restrained joints if it is deemed necessary.
 - b. Monitor the leakage testing to be performed by the contractor.
 - c. Perform Holiday testing on interior surfaces of valves, couplings and any exposed steel areas throughout the pipe.
 - 2. The City will:
 - a. Perform bacteriological analysis for pipelines to be disinfected.
 - b. Provide geotechnical services as required.
 - 3. The Contractor shall:
 - a. Perform leakage tests.
 - b. Be responsible for completing disinfection in accordance with City Standards.
 - c. Be responsible for the costs of additional inspection and retesting by the City resulting from non-compliance.

1.04 POTHOLING (CHECK ON LOCATIONS)

- A. Do not prepare any shop drawings for, or make final order for, or design any pipe materials for any particular section of pipeline until all utilities in that section of pipeline have been exposed, as specified in paragraph 3.02 of Section 02202 and until such time as no interferences are found between said existing utilities and the proposed pipeline alignment. If interferences are found in any particular section of pipeline, do not prepare any shop drawings for, or make final order for, or design any pipe materials for that particular section of pipeline until the pipeline alignment has been modified by the Contractor.

1.05 APPURTENANCES

- A. Provide all necessary assembly bolts, washers and nuts, supports, gaskets, flanges, and all other appurtenant items shown on the Drawings, specified or required for the proper installation and operation of the piping, and devices included in or on the piping, equipment, and piping accessories.

1.06 CONSTRUCTION PROCEDURE

- A. Construction under this Contract involves removal of the existing 24 inch water main and replacement with a 16 inch water main and air release service.
- B. Connections and utilities changes must be programmed to provide the least possible interruptions of service. Prior to any shutdown all materials, fittings, supports, equipment and tools shall be on the site and all necessary labor scheduled prior to starting any connection work. The Contractor shall notify the City in writing at least 7 days in advance of any required shutdowns so that affected customers may be notified. In general, shutdowns shall not exceed four hours in duration unless specifically authorized or indicated in the suggested construction sequence. All temporary piping shall be disinfected in accordance with the Field Testing and Disinfection section in PART 3 of this specification Section 02660, before being put into service.
- C. All work under this Contract shall be conducted in a manner which will minimize shutdowns, open roadways, or traffic obstructions caused by the construction. Shutdowns causing damage to adjacent public and private property shall not be permitted, and any damage resulting shall be the sole responsibility of the Contractor.
- D. Planned utility service shutdowns shall be accomplished during periods of minimum use. In some cases this will require night or weekend work, which shall be at no additional cost to the City. The Contractor shall program work so that service will be restored in the minimum possible time. The Contractor shall cooperate with the City in reducing shutdowns of the utility system to a minimum. No utility interruption will be permitted without the prior approval of the City.

PART 2 - PRODUCTS

2.01 GENERAL

- A. All material and installation methods shall conform to City of Roseville Construction Standards Section 81 and Domestic Water details.
- B. All materials delivered to the job site shall be new, free from defects, and marked to identify the material, class, and other appropriate data such as thickness for piping.
- C. Acceptance of materials shall be subject to strength and quality testing in addition to inspection of the completed product. Acceptance of installed piping systems shall be based on inspection and leakage and bacteriological tests as specified hereinafter.
- D. All

PART 3 - EXECUTION

3.01 PIPING INSTALLATION

A. General Handling and Placing:

1. Exercise great care to prevent injury to or scoring of the pipe lining and coating, as applicable, during handling, transportation or storage. Pipe shall not be stored on rough ground and rolling of the pipe on the coating will not be permitted. Repair any damaged pipe sections, specials, or fittings or replace at the direction of the City of Roseville Inspector.
2. Inspect each pipe fitting, valve and accessory carefully before installation. Inspect the interior and exterior protective coatings and patch all damaged areas in the field or replaced at the direction of the City of Roseville Inspector.
3. Place or erect all piping to accurate line and grade and backfill, support, hang, or brace against movement as specified or shown on the Drawings, or as required for proper installation. Remove all dirt and foreign matter from the pipe interior prior to installation and thoroughly clean all joints before joining.
4. Use reducing fittings where any change in pipe size occurs. Bushings shall not be used, unless specifically noted on the Drawings. Use eccentric reducing fittings wherever necessary to provide free drainage of lines.
5. Connections between ferrous and non-ferrous piping and accessories shall be made using a dielectric coupling, union, or flange.
6. For Copper Tubing
 - i. Bends shall be made in a manner that does not crimp or flatten the tubing.
 - ii. Service saddles shall be a minimum of 12 inches from the end of the main and 24-inches to any other service saddle or pipe joint.
 - iii. Service lines shall be encased in 8-mil minimum thickness poly tubing and backfilled with sand.
 - iv. Service saddles shall be installed with zinc caps on all bolts. Manufacturers include Mars or approved equal.

B. General Buried Piping Installation:

1. Trenching, bedding, and backfill for buried piping shall be as shown on the Drawings and as specified in Section 02202.
2. Buried piping shall have at least 3 feet of cover for open cut installation.
3. Provide each pipe with a firm, uniform bearing for its full length in the trench except at field joints. Do not lay pipe in water or when trench conditions or weather are unsuitable for such work.
4. Protect buried piping against thrust by use of restrained pipe joints, or thrust blocks. Securely brace all exposed free pipe ends.
5. Ductile Iron Pipe Encasement: Provide a polyethylene encasement in accordance with ANSI/AWWA C105/A21.5.

C. Water Main Installation:

1. The Contractor is advised that precautions taken to keep the pipeline clean during construction will facilitate achieving the disinfection requirements of this project with a minimum of effort and expense. Compliance with these

suggested minimum procedures will not relieve the Contractor of the disinfection requirements.

2. Prior to installation, thoroughly clean the interior of each length of pipe and each fitting or valve and inspect to ensure that no foreign material remains. Cover both ends with plastic and do not uncover them until just prior to completing the joint.
3. Whenever pipe laying is discontinued for short periods, or whenever work is stopped at the end of the day, close the open ends of the pipe with watertight plugs or bulkheads.
4. Provide adequate trench pumping to ensure against groundwater contacting the inside of the pipeline at any time. Do not lower any pipe or fitting into a trench where groundwater is present and may enter the pipe. When necessary, pump the water from trenches and keep the trench dry until the joints have been completed and the open ends of the pipe have been closed with a watertight plug. Do not remove the plug until the trench has again been pumped dry.
5. Keep new pipe sections clean and dry.
6. When making the connection between a new pipeline and an existing pipeline, or when repairing a damaged pipe, take the following extra precautions:
 - a. Clean the exterior of the existing pipeline of all dirt and debris, and spray or swab with a standard 5.25% or stronger chlorine solution (as specified) in the immediate vicinity of the work. Clean equipment and materials, including new pipe and fittings, to be used in making these connections of all dirt and debris and disinfect them. Allow at least 30 minutes contact time for disinfection before the chlorine solution is diluted or rinsed off. Provide sufficient trench pumps to prevent flooding of the trench.
 - b. When an old line is opened, either by accident or by design, the excavation may be wet or badly contaminated from groundwater. Apply liberal quantities of standard chlorine solution or tablets to the open trench areas to lessen the danger from such pollution. Tablets are recommended because they dissolve slowly and continue to release hypochlorite as water is pumped from the excavation. Scatter liberally around and locate the tablets so that flow entering the work site will contact the disinfecting agent. Trench application should be done very carefully to avoid contact by skin and clothing with chlorine solution. Minimally, safety dictates wearing safety goggles and rain gear over standard work clothing.
 - c. When excavating a leaking or broken pipeline, "valve-off" the system gradually to less than water tightness. This is to prevent causing areas of zero pressure which would allow entry of foreign material. A flow should be maintained which is slightly less than trench pump capability. Once the break is exposed and cleaned to disallow site contamination, the valving can then be made water tight.

D. Installation Specifics

- a. Buried pipe shall be installed in accordance with AWWA standards.
- b. Wrap buried pipe with 10 mil polyethylene film in accordance with AWWA C105. Continuously seal seams and overlaps with tape. Seal circumferential overlaps with two turns of tape, half lapped. Gather excess polyethylene on top of pipe so as not to block backfill material from getting

under bottom of pipe. Use caution so as not to rip or cut the polyethylene film. Seal any rips or cuts in the film with tape.

- c. Flanged Joints: Flanged joints shall be made up tight with care being taken to avoid undue strain in the flanges, fittings, and other accessories. Bolt holes shall be aligned for each flanged joint. Bolts shall be full size for bolt holes; use of undersize bolts to make up for misalignment of bolt holes or for any other purpose will not be permitted. Adjoining flange faces shall not be out of parallel to such a degree that the flanged joint cannot be made watertight without over-straining the flange. Replace any flanged pipe or fitting whose dimensions do not allow the making of a proper flanged joint as specified herein by one of proper dimensions. Clean flanges prior to making joints.
- d. Restrained Joints: Install in accordance with manufacturer's instructions. Pull slack out of joint after makeup.

3.02 INSTALLATION OF VALVES AND ACCESSORIES

- A. Use reducing fittings where any change in pipe size occurs between valves or accessories and the attached pipeline. Bushings shall not be used, unless specifically noted on the Drawings. Use eccentric reducing fittings wherever necessary to provide free drainage of lines. Inspect each piece of pipe and each fitting carefully to see that there is no defective workmanship on pipe, or obstructions in pipes and fittings.

3.03 CLEANING

- A. Prior to testing, the inside of each completed pipeline shall be thoroughly cleaned of all dirt, loose scale, sand and other foreign material. Cleaning shall be by sweeping, flushing with water internal cleaning device or "pig" or blowing with compressed air, as appropriate for the size and type of pipe. Flushing shall achieve a velocity of at least 3 feet per second. The Contractor shall install temporary strainers, temporarily disconnect equipment or take other appropriate measures to protect equipment while cleaning piping. Cleaning shall be completed after any repairs.

3.04 FIELD TESTING AND DISINFECTION

- A. General: Pressure testing, chlorine disinfection and water quality testing shall be performed per Section 81-13 of the latest City of Roseville Construction Standards.

END OF SECTION

SECTION 02722

AGGREGATE BASE, SUBBASE AND CONCRETE

PART 1 GENERAL

1.01 SUMMARY

- A. Section Includes: Aggregate Base, Subbase and Concrete.
- B. Related Sections:
 - 1. Section 02202 - Earthwork.

1.02 REFERENCES: The work to be installed for this Contract shall conform to the latest editions of:

- A. City of Roseville, Design and Construction Standards, Section 71.
- B. State of California Department of Transportation:
 - 1. CALTRANS - Standard Specifications and Amendments to the Standard Specifications

1.03 SUBMITTALS

- A. Product Data: (Design Mix)
 - 1. Source, gradation, and testing data for aggregate base, subbase and concrete course.
- B. Quality Control:
 - 1. Test Reports: Reports for tests required by Sections of CALTRANS Standard Specifications.
 - 2. Certificates of Compliance: Certificates as required by Sections of CALTRANS Standard Specifications.

1.04 DELIVERY, STORAGE, AND HANDLING

- A. Storage and Protection: Protect from segregation and excessive moisture during delivery, storage, and handling.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Aggregate Base, Subbase and Concrete Course:
 - 1. Refer to the City of Roseville, Design and Construction Standards, Section 71 for all requirements.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verification of Conditions: Examine conditions upon which the work specified in this Section depends for defects that may influence installation and performance.
- B. Do not proceed with installation until unsatisfactory conditions have been corrected.

3.02 PREPARATION

- A. Shall meet all requirements of the City of Roseville, Design and Construction Standards, Section 71 and the CALTRANS Standard Specification.

3.03 INSTALLATION

- A. Furnish, spread, and compact aggregate base and subbase per the requirements of the City of Roseville Design and Construction Standards, Section 71.
- B. Furnish and install the concrete per Section 71 requirements.

3.04 FIELD QUALITY CONTROL

- A. Tests: Perform field tests as required by sections of the City of Roseville Construction Standards, Section 71 and the CALTRANS Standard Specifications.

END OF SECTION

SECTION 02762
PAVEMENT MARKINGS

PART 1 GENERAL

1.01 SUMMARY

- A. Section Includes: Pavement marking requirements for striping text and graphics.

1.02 REFERENCES: The work for this contract shall conform to the latest editions of:

- A. City of Roseville, Design and Construction Standards Sections 84 and 85.
- B. State of California Department of Transportation:
 - 1. CALTRANS – Standard Specifications and Amendments to the Standard Specifications

1.03 SUBMITTALS

- A. Product Data.
- B. Manufacturer's Instructions.

1.04 QUALITY ASSURANCE

- A. Applicator Qualifications: Minimum 5 years experience of applying traffic markings with satisfactory performance record.
- B. Regulatory Requirements: Comply with applicable requirements of governmental agencies having jurisdiction, including airborne emissions and industrial waste disposal requirements.

PART 2 ADDITIONAL REQUIREMENTS

The Contractor shall conform to these additional requirements from the Standard Specifications and the related amendments:

SECTION 84. TRAFFIC STRIPES AND PAVEMENT MARKINGS

84-1.01 TRAFFIC STRIPES AND PAVEMENT MARKINGS

In addition to Section 71 of the Roseville Design and Construction Standards and Section 84 of the Standard Specifications, the following applies:

Should the Contractor be unable to place Traffic Stripe and Pavement Markings due to unsuitable weather conditions, the Engineer can temporarily suspend work as allowed in Section 8-1.05 of the Standard Specifications. Should the work be suspended for greater than 14 days, Temporary Pavement Stripe and Markings should be placed in lieu of Thermoplastic Traffic Stripe and Pavement Markings. Placement of Temporary Stripe and Pavement Markings shall be considered Extra Work as allowed in Section 4-1.03D of the Standard Specifications, or as

directed by the Engineer.

84-2.01 THERMOPLASTIC TRAFFIC STRIPE AND PAVEMENT MARKING

Thermoplastic traffic stripes (traffic lines) and pavement markings shall be applied in conformance with the provisions in Section 84, "Traffic Stripes and Pavement Markings," of the Standard Specifications and the Contract Documents.

Thermoplastic material shall be free of lead and chromium, and shall conform to the requirements in State Specification PTH-02ALKYD.

Retroreflectivity of the thermoplastic traffic stripes and pavement markings shall conform to the requirements in ASTM Designation: D 6359-99. White thermoplastic traffic stripes and pavement markings shall have a minimum initial retroreflectivity of $250 \text{ mcd}\cdot\text{m}^{-2}\cdot\text{lx}^{-1}$. Yellow thermoplastic traffic stripes and pavement markings shall have a minimum initial retroreflectivity of $150 \text{ mcd}\cdot\text{m}^{-2}\cdot\text{lx}^{-1}$.

Where striping joins existing striping, as shown on the plans, the Contractor shall begin and end the transition from the existing striping pattern into or from the new striping pattern a sufficient distance to ensure continuity of the striping pattern.

Thermoplastic traffic stripes shall be applied at the minimum thickness and application rate as specified below. The minimum application rate is based on a solid stripe of 4 inches in width.

Minimum Stripe Thickness inch	Minimum Application Rate inch
0.079-inch	0.27-lb/ft
0.098-inch	0.34-lb/ft

Thermoplastic traffic stripes and pavement markings shall be free of runs, bubbles, craters, drag marks, stretch marks, and debris.

At the option of the Contractor, permanent traffic striping and pavement marking tape conforming to the provisions in "Prequalified and Tested Signing and Delineation Materials" of these special provisions may be placed instead of the thermoplastic traffic stripes and pavement markings specified herein. Permanent tape, if used, shall be installed in conformance with the manufacturer's specifications.

If permanent tape is placed instead of thermoplastic traffic stripes and pavement markings, the tape will be measured and paid for by the linear foot as thermoplastic traffic stripe and by the square foot as thermoplastic pavement marking.

Thermoplastic Traffic Stripe and Pavement Markings shall be measured and paid for as outlined in Sections 84-2.05 "Measurement" and 84-2.06 "Payment" of the Standard Specifications.

SECTION 85. PAVEMENT MARKERS

85-1.01 PAVEMENT MARKERS

Pavement markers shall be placed in conformance with the provisions in Section 85, "Pavement Markers," of the Standard Specifications, the City of Roseville Design and Construction Standards, and the Contract Documents.

The Contractor shall furnish the Engineer certificates of compliance for the pavement markers in conformance with the provisions in Section 6-1.07, "Certificates of Compliance," of the Standard Specifications.

Retroreflective pavement markers shall be marked as abrasion resistant on the body of the markers.

The contract unit price paid for Pavement Markers shall include full compensation for furnishing all labor, materials, tools, equipment, and incidentals for doing all work involved in placing Pavement Markers complete in place as shown on the plans, as specified in the Standard Specifications and the Contract Documents, and as directed by the Engineer.

PART 3 EXECUTION

3.01 PREPARATION and APPLICATION

- A. Refer to City of Roseville, Design and Construction Standards Sections 84 and 85 for additional requirements.

END OF SECTION

SECTION 02900
LANDSCAPING

PART 1 - GENERAL

1.01 General Requirements

- A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
- B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.
- C. All work shall be in conformance with the City of Roseville Parks Construction Standards.

1.02 Description

- A. Furnish all labor, materials and equipment for the complete restoration of landscape items, including all trees, shrubs, groundcovers and turf destroyed as a result of the Contractors activities; maintenance for the establishment of new plant materials; and all necessary appurtenances for proper planting, noted or implied, as indicated in the Contract Documents specified herein.

1.03 Related Work

- A. Section 02202: Earthwork

1.04 Quality Assurance

- A. Provide an experienced foreman who shall directly supervise the work force during all work to be performed under this contract. The foreman shall be present during the time when work is to be performed.
- B. Plant material shall conform to current "American Standards for Nursery Stock" and the State of California Grading Code of Nursery Stock, No. 1 grade. Use only nursery-grown stock.
- C. All plant material shall be certified free of plant diseases and infestations from the County Agricultural Commissioner as required by law. Each shipment of plant material shall be required to have clearance certificates.
- D. Prior to planting, a soils fertility test/analysis shall be conducted by an accepted and qualified testing laboratory. Test results shall contain existing nutrient levels, soil texture, cation exchange capacity, soluble salts, pH levels, infiltration rates and recommended soil amendments/fertilizers to ensure proper growth of the specified plantings.

1.05 Submittals

- A. Submittals for specified items are not required, however, submittals are required for any proposed substitutions or deviations from the Plans or Specifications. Additionally, submittals are required for the specific items listed below. The Contractor shall submit a materials summary sheet indicating which items will be installed as specified and which items are proposed for substitutions. The Contractor shall submit proof of order within ten (10) working days of the Notice to Proceed, indicating all specified materials have been ordered, noting "as specified" or "substitution proposed". Submittals are required on the following items:
1. Bark mulch material,
 2. Certificates of compliance for turf sod, soil amendments and fertilizers.

1.06 Product Delivery, Handling and Storage

- A. All materials shall be delivered bearing nursery label with botanical, common names, including cultivars.
- B. Carefully handle plant material to ensure that limbs are not broken during the planting or storage of the material.
- C. Store plant material in a covered area on-site, protected from inclement or hot weather on-site. Keep root balls moist by frequent watering (during hot weather) of all accepted stock until such time as planting occurs.

1.07 Inspection of Plant Material

- A. Notify the Engineer a minimum of 48 hours prior to date of delivery. All plant material is subject to inspection at the time of delivery. A sample number of plants will be inspected for the following items:

If the sample....	then the plant shall be...
is healthy, shapely and well rooted,	accepted.
bears a strong central leader	accepted.
is wilted, wind-blown or sunburned,	rejected.
is root-bound, restricted or deformed,	rejected.
does not bear a strong central leader or has been severely pruned back,	rejected.

- B. Based on the sample inspection, the Engineer or Public Works Inspector reserves the right to reject any or all of the plant material delivered. All rejected plant material shall be immediately disposed of off -site.

PART 2 - PRODUCTS

2.01 Plants

- A. It shall be the Contractor's responsibility to replace in kind, all plants destroyed as a result of the Contractor's activities.

2.02 Turf Sod

- A. Sod must be accepted by the Engineer prior to ordering.
- B. Standard turf sod to be utilized is a 90% Rye, 10% Bluegrass blend.

2.03 Fertilizer

- A. Pre-plant fertilizer for sod shall be by Live Earth Products, Bio Basic, 0-5-0, or 8-2-4 fertilizer or approved equal.

2.04 Mulch

- A. Regular "Walk-on" fir bark as manufactured by Redi-Gro Corporation, Sacramento, CA (916) 381-6063 or accepted equal.

2.05 Topsoil

- A. Imported topsoil shall be natural, friable, well draining, free from admixture of subsoil and foreign objects larger than one inch (1") in diameter, free from toxins or any other harmful substance which may deter healthy plant growth.

2.06 Pre-Emergent

- A. Clean, and non-staining. Consult with a pesticide specialist.

2.07 Tree Stakes and Ties

- A. Two (2) inch diameter by eight (8) feet long minimum, lodge pole pine or douglas fir (pressure or non-pressure treated).
- B. Ties to be rubber strap, 24-inch minimum length, V.I.T. cinch-tie or accepted equal.

2.08 Irrigation System

Replace in kind any portions of the Irrigation System that are destroyed as a result of the Contractor's Activities. Refer to the most current version of the City of Roseville Parks Construction Standards.

PART 3 - EXECUTION

3.01 Site Preparations

- A. Notify the Engineer or Public Works Inspector immediately of any existing conditions which are unacceptable for the commencement of landscaping restoration work.

3.02 Coordination of Work

- A. Coordinate all work with other trades.
- B. Irrigation system: Prior to restoring trees, shrubs, sod and other landscaping, restore all portions of the Irrigation System that are destroyed as a result of the Contractor's activities. Irrigation Systems installation shall meet all requirements of the City of Roseville Parks Construction Standards.

3.03 Preparation of Planting Areas

- A. Place topsoil in all areas to receive planting or turf to a minimum depth of twelve inches (12").
- B. Rip topsoil surface in two directions to a minimum depth of twelve inches (12").
- C. Spread soil amendment and fertilizer in all planted areas as follows:
 - 1. Pre-plant fertilizer for sod shall be Bio Basic, 0-5-0 @ 100 pounds per 1,000 square feet, or 8-2-4 fertilizer @ 15 pounds per 1,000 square feet.
- D. Rototill amendments into soil until native soil and amendments are consistently blended.
- E. Remove all rock and debris which are greater than ½ inch in areas to be turfed and one inch (1") in areas to be planted.
- F. All planted and turf areas to be smooth and uniform in grade.

3.04 Plant Restoration

A. Tree and Shrub Restoration

- 1. Remove only those plants which will be planted the same day. Place such plants in the proposed locations for review and accepted by the City prior to actual planting. Notify the Engineer a minimum of 48 hours prior to day of planting.
- 2. Dig plant basins as shown in the Parks Construction Standards. Scarify the sides and bottom of pit. Fill pit with water and allow the water to completely drain from the pit prior to actual planting.

3. For pits that retain water, bore a four-inch (4") diameter hole at the bottom of the pit to a depth which penetrates the underlying hard pan. Fill the boring with $\frac{3}{4}$ inch drain rock. Repeat test to ensure proper drainage.
4. Plants shall be removed from their containers only at the time of placement within the plant pit. Scarify the root ball on the sides and bottom to allow for root penetration within the basin. Add native backfill and amendments as shown in the Parks Construction Standards and as recommended by the soils testing laboratory.
5. Carefully place plant into the plant pit without damaging the root ball. Water the backfill until saturated.
6. Construct berm and place tree stakes and mulch per the Parks Construction Standards. Basins and mulch are not required for trees.

B. Groundcover Restoration

1. Replace in kind, all ground cover destroyed as a result of the Contractor's activities. All ground cover restoration shall be per the City of Roseville Parks Construction Standards.

3.05 Turf Restoration

Sod

- A. Remove all "humps" and depressions prior to sodding.
- B. Keep all sod rolls shaded and moist prior to installation.
- C. Do not store sod rolls more than one (1) day. Sod shall be laid upon delivery.
- D. Unroll sod one at a time for immediate installation.
- E. Provide tight seam between rolls of sod (less than 1/8" gaps).
- F. Stagger rows so that the ends of sod rolls are stepped.

3.06 Mulch

- A. Prior to placing mulch, apply weed control in all planting areas, per manufacturer's specifications.
- B. Apply only in areas where Contractor's activities destroyed existing work.

3.07 Watering

- A. Upon completion of each planting or turf area, apply water to ensure proper health and growth.

- B. Adjust the watering schedule to apply increased watering times when weather is 90 degrees Fahrenheit or more. Apply supplemental hand watering, if necessary.

3.08 Clean-up

- A. Upon completion of planting operations, collect and remove from site all empty plant containers, debris, rubbish and other trash.
- B. Sweep clean and wash all hardscape areas.
- C. Maintain the entire site in a clean condition to the satisfaction of the City.

3.09 Pre-Final Review

- A. The following items shall be complete prior to requesting a Pre-Final review. Partial acceptances will not be granted. All landscaping shall be installed. This shall include, but not limited to:
 - 1. Trees and Shrubs.
 - 2. Groundcover.
 - 3. Sod.
 - 4. Mulch.
- B. Notify the Engineer of the request for a Pre-Final review a minimum of one week prior to the requested date.
- C. A punch list shall be formulated at the Pre-Final review.

3.10 Establishment Period

- A. Once sod has been completely installed Contractor shall notify the Engineer in writing of such and the date of installation. Establishment period to be 30 calendar days.
- B. All areas within the project site shall be protected against damage including vandalism, erosion, trespass, rodents and other acts. Immediately repair all damaged areas.
- C. All walkways and paved areas shall be kept clean and all debris within planting and turf areas shall be immediately removed.
- D. The irrigation system shall be checked (after installation as required per this specification) to ensure proper operations. Make all necessary adjustments (in consultation with City Parks and Recreation staff), including watering schedule to ensure proper and healthy plant growth.
- E. Immediately replace all dead plants or sod once notified by the City; even if the project has been accepted by the City (but the occurrence of dead plants or sod is still within the warranty period).

- F. Edge all turf areas as required.
- G. Re-install sod in all bare areas within the turf as soon as evident.
- H. As necessary, raise all trees and shrubs which have sunk within the plant pit beyond the levels indicated in the Parks Construction Standards.
- I. Keep all areas free of weeds.

3.11 Final Review

- A. Notify the Engineer of the request for final review a minimum of one-week prior to date of review.
- B. All corrective work identified in the punch list shall have been complete.
- C. The site shall be prepared for review, by ensuring that
 - 1. all spray heads have been properly adjusted,
 - 2. dead plants have been replaced,
 - 3. Walkways and paved areas have been swept and washed, and
 - 4. all nursery stakes have been removed.
- D. Failure to complete any one or all of the above items may constitute non-performance of the final review and will require re-scheduling. In this case, the cost of re-planting any dead plants shall be at no additional cost to the City.

PART 4 - GUARANTEE

4.01 General

- A. Contractor shall provide a written guarantee covering all materials and plants furnished to be free of all defects or disease and that all plants are in a healthy and thriving condition at the completion of the contract. Deciduous plant material shall be warranted beyond the time of contract completion until such time as growth becomes evident.
- B. All plants shall be warranted for a period of one (1) year, commencing on the date of final acceptance and after successful completion of the establishment period. Warrantee responsibilities shall be per the requirements of the General Conditions.

END OF SECTION

SECTION 02952

PAVEMENT RESTORATION AND REHABILITATION

PART 1 GENERAL

1.01 SUMMARY

- A. Section Includes:
 - 1. Resurfacing roads and paved surfaces in which surface is removed or damaged by installation of new work.
- B. Related Sections:
 - 1. Section 02722 - Aggregate Base and Subbase.
 - 2. Section 03300 - Cast-in-place Concrete.

1.02 REFERENCES: The work for this Contract shall conform to the latest editions of:

- A. City of Roseville Design and Construction Standards
- B. State of California Department of Transportation:
 - 1. CALTRANS – Standard Specifications and Amendments to the Standard Specifications

1.03 SUBMITTALS

- A. Submit in accordance with Sections 01300 and 00039 (CalTrans Section 39).

1.04 DESCRIPTION

Description

This work includes producing and placing hot mix asphalt (HMA) Type A using the Method process.

Comply with Section 39, "Hot Mix Asphalt," of the Standard Specifications and Amendments to the Standard Specifications.

MEASUREMENT AND PAYMENT

The contract unit price paid per square foot of Hot Mix Asphalt (Type A) shall include full compensation for furnishing all labor, materials, tools, equipment, and incidentals and for doing all the work involved in placing Hot Mix Asphalt (Type A), including placing and compacting material for AC digouts per the Contract Documents as specified in the Standard Specifications, and as directed by the ENGINEER.

PART 2 ADDITIONAL REQUIREMENTS

- A. Pavement removed shall be replaced at 6 inches or existing depth (whichever is greater).

- B. All trench patching shall be installed per City of Roseville Design and Construction Detail TB-3 of Section 31.

END OF SECTION

SECTION 03300
CONCRETE RESTORATION

PART 1 GENERAL

1.01 SUMMARY

- A. Section Includes: Restoration of concrete curbs, sidewalks, and pedestrian ramps (where applicable) which are damaged by installation of new work.

1.02 REFERENCES: The work to be installed for this Contract shall conform to the latest editions of:

- A. City of Roseville Design and Construction Standards and Details
- B. State of California Department of Transportation:
 - 1. CALTRANS – Standard Specifications and Amendments to the Standard Specifications.

1.03 SUBMITTALS

- A. Submit in accordance with Section 01300
- B. Product Data:
 - 1. Concrete materials certifications
 - 2. Concrete mix design, including test results
 - 3. Concrete placement method and sequence
 - 4. Reinforcing steel shop drawings
 - 5. Concrete curing method.

1.04 QUALITY ASSURANCE

- A. Standard & Concrete Tests: CALTRANS

1.05 DELIVERY, STORAGE AND HANDLING

- A. General: Provide storage and handling of all materials so that upon delivery they are undeteriorated and ready for use.

PART 2 ADDITIONAL REQUIREMENTS

The Contractor shall conform to these additional requirements from the Standard Specifications and the related amendments:

SECTION 73. CONCRETE CURBS AND SIDEWALKS

73-1.01 MISCELLANEOUS CONCRETE CONSTRUCTION

Minor Concrete (Sidewalk), Minor Concrete (Curb & Gutter), Minor Concrete (Pedestrian Ramps), and Minor Concrete (Driveway) shall conform to the provisions in Section 73, "Concrete

Curbs and Sidewalks," of the Standard Specifications and these Technical Provisions.

All newly placed concrete shall be cured with a clear concrete curing compound (State Specification 8030-71D-06).

Minor Concrete (Curb & Gutter) and Minor Concrete (Sidewalk) restoration shall be constructed to conform to the City of Roseville Standard Plan ST-17.

Minor Concrete (Driveway) restoration shall be constructed to conform to City of Roseville Standard Plan ST-22.

Aggregate base placed below the minor concrete items listed shall be paid for as Class 2 Aggregate Base.

The contract price paid per linear foot for Minor Concrete (Curb & Gutter) and Minor Concrete (Driveway) shall include full compensation for furnishing all labor, materials, tools, equipment, and incidentals for doing all work involved in the Minor Concrete items listed above, complete in place, including the placement of rebar, as specified in the Standard Specifications and Amendments to the Standard Specifications, the Contract Documents, and as directed by the Engineer.

The contract price paid per square foot for Sidewalk and Concrete Restoration shall include all labor, materials, tools, equipment, and incidentals and for doing all work involved in Minor Concrete (Sidewalk) complete in place, as specified in the Standard Specifications and Amendments to the Standard Specifications, the Contract Documents, and as directed by the Engineer.

73-3.09 Existing Ramps

The existing ramps that are damaged by the Contractor as a result of this work shall be restored by the Contractor at his/her cost. Damaged existing ramps that do not have truncated domes shall be retrofitted to the Design and Construction Standard ST-35, section 71-4 C.2., and 71-5 for dome placement. The dome shall be placed on the curb ramps that do not have the truncated domes.

The existing curb ramps lips that do not meet current ADA standards shall be retrofitted to meet the Design and Construction Standard ST-26, ST-27 section 71-4, and 71-7. The curb ramp lips shall be retrofitted on existing curb ramps that have a lip that is 1/8 inch or greater as shown on the plans.

The Contractor shall be responsible for protecting the existing sidewalks, curbs, and gutters and should damage occur to adjacent concrete sections due to the Contractor's operations, the Contractor shall remove that damaged section and replace at his/her cost.

PART 3 EXECUTION

3.01 CONSTRUCTION

- B. Shall conform to the following requirements:
 - 1. City of Roseville Design and Construction Standards and Details
 - 2. CALTRANS Requirements

END OF SECTION

SECTION 00012

CONSTRUCTION AREA TRAFFIC CONTROL DEVICES

Work shall be performed at night between the hours of 8:00pm and 5:00am.

The work described in these Special Provisions shall be performed in conformance with the latest editions of the City of Roseville Standard Construction Specifications, City of Roseville Design and Construction Standards, 2006 State of California Standard Specifications, Amendments to the 2006 Standard Specifications, Standard Special Provisions and Standard Plans, except insofar as these Special Provisions may modify them.

Numbering in these Special Provisions conforms to that in the State Standard Specifications. The existence of a Section in these Special Provisions means that the corresponding Section in the State Standard Specifications is modified in some respect. Unless otherwise specified, the modified State Standard Specification Provisions are deleted entirely, and the provisions of these Special Provisions are substituted.

The construction materials, payments, etc., for items of work shown in the proposal and on the plans, but not specifically mentioned in these Special Provisions are referred to the Standard Construction Specifications and State Standard Specifications for conformance.

12-1.01A TRAFFIC MAINTENANCE

Attention is directed to Sections 7-1.08, "Public Convenience," 7-1.09, "Public Safety," and 12, "Construction Area Traffic Control Devices," of the State Standard Specifications and to the Section entitled "Public Safety" elsewhere in these Special Provisions, and these Special Provisions. Nothing in these Special Provisions shall be construed as relieving the Contractor from the responsibilities specified in Section 7-1.09.

The minimum size specified for Type II flashing arrow signs in the table following the second paragraph of Section 12-3.03, "Flashing Arrow Signs," of the State Standard Specifications is amended to read "36 inches by 72 inches".

In the Standard Plans, Note 10 on Standard Plan T10, Note 9 on Standard Plan T10A, Note 5 on Standard Plan T11, Note 6 on Standard Plan T12, Note 5 on Standard Plan T13, and Note 4 on Standard Plan T14 are revised to read:

All traffic cones used for night work or remaining in the roadway overnight shall have reflective cone sleeves as specified in the specifications.

Section 12-3.10, "Traffic Cones," of the State Standard Specifications is amended to read:

During the hours of darkness traffic cones shall be affixed with reflective cone sleeves. The reflective sheeting of sleeves on the traffic cones shall be visible at 1,000 feet at night under illumination of legal high beam headlights, by persons with vision of or corrected to 20/20.

Reflective cone sleeves shall conform to the following:

1. Removable flexible reflective cone sleeves shall be fabricated from the reflective sheeting specified in the Special Provisions, have a minimum height of 13 inches and shall be placed a maximum of 3 inches from the top of the cone. The sleeves shall not be in place during daylight hours.

2. Permanently affixed semitransparent reflective cone sleeves shall be fabricated from the semitransparent reflective sheeting specified in the Special Provisions, have a minimum height of 13 inches, and shall be placed a maximum of 3 inches from the top of the cone. Traffic cones with semitransparent reflective cone sleeves may be used during daylight hours.

3. Permanently affixed double band reflective cone sleeves shall have 2 white reflective bands. The top band shall be 6 inches in height, placed a maximum of 4 inches from the top of the cone. The lower band shall be 4 inches in height, placed 2 inches below the bottom of the top band. Traffic cones with double band reflective cone sleeves may be used during daylight hours.

The type of reflective cone sleeve used shall be at the option of the Contractor. Only one type of reflective cone sleeve shall be used on the project.

The C16 and C17 designations of the signs shown on the detail "Entrance Ramp without Turning Pockets" of Standard Plan T14 are amended to designate the signs as R16 and R17, respectively.

The Contractor shall be responsible for informing the public of the traffic conditions existing within the construction area at all times by placement of appropriate warning and advisory signs. The Contractor shall provide and maintain all traffic control and safety items. The Contractor assumes sole and complete responsibility for job and site conditions during the course of construction, including safety of all persons and property. This requirement shall apply continuously 24 hours/day and shall not be limited to normal working hours.

Full compensation for complying with the above requirements shall be considered as included in the contract price paid for Traffic Control and Maintenance and no additional compensation will be allowed.

12-1.02 TRAFFIC CONTROL PLAN

At the pre-construction meeting, the Contractor shall submit a traffic control plan showing traffic control measures and/or, if approved, detours for vehicles and pedestrians affected by the construction work. A maximum of five (5) working days will be required to review and provide the Contractor with comments on the plan. The Contractor shall revise the plan per the City's comments until the plan is accepted by the Engineer. The Contractor will not be allowed to begin work until the Engineer has accepted the traffic control plan.

The Traffic Control Plan shall cover all stages of work and include (but not limited to) the following information and detail: (1) Street closures and detours; (2) construction, warning, detour and restriction signs, including "No Parking", "Loose Gravel", "Construction Area Speed limit Signs," and "Bump Ahead" signs; (3) temporary striping and pavement markers; (4) barricades; (5) flashing arrow signs; (6) lighted message boards; (7) portable delineators; (8) traffic cones; (9) lights, flares, flaggers, and spacings.

A copy of the accepted Traffic Control Plan must be kept at the job site at all times, including Subcontractors.

Temporary lane closures will be allowed only during approved working hours. Contractor shall provide at least one lane in each direction on all existing streets throughout the construction project unless otherwise approved in writing by the Engineer.

When work is performed within an intersection, the Contractor shall place the traffic signal in red flash. The Contractor shall submit a Red Flash Request form at least 48 hours in advance of placing a traffic signal on flashing red. The City shall provide written approval prior to signal reprogramming. The Red Flash Request Form is included in Appendix C. If no work is being performed with an intersection, the Contractor shall place the traffic signal into normal operations. Flaggers are required to control traffic at intersections placed in red flash.

The Contractor shall cooperate with and notify the local police and fire department, ambulance services, post office, refuse collectors, Roseville Transit, Dry Creek School District, Roseville City School District, Eureka School District, Roseville Joint Union High School District, Roseville Transit, and residents of proposed construction operations and traffic control operations a minimum of five working days before work is to begin in each work area. If changes are made to the traffic control plan, Contractor shall re-notify at least two working days before work is to begin. In addition, the Contractor shall make available a 24-hour telephone number in case of emergencies and/or problems.

The Contractor will be responsible for notifying residents and businesses of the proposed construction. Notifications shall be distributed to residents and businesses within a 100 feet radius of the job limits, including residents and businesses located on streets adjacent to the construction.

Notifications shall be tucked neatly in doorjambs, handles, or partially under mats. Notifications shall not be glued, stapled, tacked, or otherwise attached to property. The Contractor shall take care to stay on designated walkways during delivery of notifications, and be polite to citizens encountered.

The Contractor shall be responsible for placing "Construction Speed Limit" signs on both sides of the affected street one (1) hour prior to the Street being opened to traffic. The speed limit for the "Construction Speed Limit" signs cannot be less than 10 mph below the posted speed. At the pre-construction meeting, Contractor shall submit to the Engineer a sample "Construction Speed Limit" sign for acceptance. Signs shall be placed a maximum of 500 feet apart, on both sides of the affected street.

Emergency access to driveways, intersections, and residential streets shall be maintained at all times. If vehicles are parked in the working area, the Contractor shall not attempt to move the vehicle. The Contractor shall notify the Engineer immediately, and the Engineer shall make proper arrangements to remove the vehicle.

Lane and street closure shall not be allowed without proper advance warning devices, signing and flag persons in conformance with the State Standard Specifications and these Special Provisions. At the completion of each working day, all lanes of traffic shall be open to the public. Street closure shall not be allowed on schedule refuse collections days.

No separate payment will be made for any item of Traffic Control and Maintenance set forth in the State Standard Specifications to be paid for as extra work. Full compensation for all Traffic Control and Maintenance shall be included in this bid item.

The provisions in this section will not relieve the Contractor from his/her responsibility to provide such additional devices or take such measures as may be necessary to comply with the provisions in Section 7-1.09, "Public Safety," of the State Standard Specifications.

Full compensation for complying with the above requirements shall be considered as included in the contract price paid for Traffic Control and Maintenance and no additional compensation will be allowed.

12-1.03 TRAFFIC CONTROL

Traffic Control shall include all labor, tools, equipment and materials required to provide, maintain, and remove all signage, flagmen, temporary barricades, and appurtenances to provide traffic control within the project limits as set forth in the State Standard Specifications, these Special Provisions, and as directed by the Engineer.

A specialty construction zone traffic control Contractor, shall be responsible for setting up and removing all traffic control. A specialty Contractor includes a Contractor whose operations are concerned with preparing or removing roadway construction zones, lane closures, flagging, or traffic diversions on roadways, utilizing portable devices, such as cones, delineators, barricades, sign stands, flashing beacons, flashing arrow trailers, and changeable message signs, on roadways including, but not limited to, public streets, highways, or any public conveyance.

The Contractor shall have on their payroll a person responsible for all traffic control required for this project. The person shall be on site at all times whenever traffic control is in effect. Contractor shall identify this person at the pre-construction meeting.

Should the Contractor decide to subcontract the traffic control portion of this project, the subContractor shall be available as previously described. In addition, the Contractor shall also appoint a person to oversee the traffic control operations. The Contractor's appointee shall be available and responsible to implement the necessary traffic control plan according to the accepted traffic control plan and the latest edition of the California Manual on Uniform Traffic Control Devices (MUTCD).

Any vehicle used to place, maintain, or remove components of a traffic control system on multilane highways at night shall be equipped with a Type II flashing arrow sign which shall be in operation at all times while the vehicle is being used for placing, maintaining, or removing said components. The sign shall be controllable by the operator of the vehicle while the vehicle is in motion.

During the working hours, the Contractor may, with the Engineer's approval, close one of the traffic lanes in each direction of existing four lane road, to perform the required work. Lane closure shall not be allowed without proper advance warning devices and signing, and flag person control in conformance with the State Standard Specifications, and these Special Provisions. The Engineer shall be the sole judge of the spacing, length, and sequence of the lane closure areas. At the completion of each working day, all existing lanes of traffic shall be maintained open to traffic and temporary traffic markers shall be placed (if necessary). Provisions must be made for

the uninterrupted passage of emergency vehicles through the project limits at all times, regardless of controlled traffic conditions existing at the time.

If any component in the traffic control system is displaced, or ceases to operate or function as specified, from any cause, during the progress of the work, the Contractor shall immediately repair said component to its original condition or replace said component and shall restore the component to its original location.

The Contractor shall be responsible for making access available at any time during the workday to emergency vehicles such as fire/rescue units, ambulances, and police cars.

Full compensation for complying with the above requirements shall be considered as included in the contract lump sum price paid for Traffic Control and Maintenance and no additional compensation will be allowed therefor.

12-3.12 PORTABLE CHANGEABLE MESSAGE SIGN

In addition to Section 12-3.12 of the State Standard Specifications, portable changeable message sign shall be furnished, placed, operated and maintained for the duration of the project in conformance with the provisions in Section 12, "Construction Area Traffic Control Devices," of the State Standard Specifications and these Special Provisions.

Portable changeable message signs shall be placed at least 10 working days prior to the start of any work and shall remain in place until all work (including striping) is complete. Changeable messages signs shall state the street the work is taking place, the dates, and the time of work. Changeable messages signs shall be turned off after the completion of the project and shall be turned on five (5) working days prior to striping placement.

The contract unit price paid per each Portable Changeable Message Signs shall include full compensation for furnishing all labor, materials, tools, equipment, maintenance, removal, and incidentals, and for doing all work involved in placing and maintaining Changeable Message Signs, complete in place, as shown on the plans, as specified in the State Standard Specifications and these Special Provisions, and as directed by the Engineer and no additional compensation will be allowed therefor.

12-4.01 MEASUREMENT AND PAYMENT

Section 12-4.01 of the State Standard Specifications has been amended to read as follows:

Notwithstanding any provisions of the State Standard Specifications and Special Provisions to contrary, the contract lump sum price for "Traffic Control and Maintenance" will constitute full compensation for furnishing, installing, and removing traffic control devices, including signs, covers, lights, flares, cones, barricades, flagmen, and other items necessary for the safety, sole convenience, and direction of public traffic through and around the work area, as specified in the State Standard Specifications, these Special Provisions, and as directed by the Engineer.

The provisions in this section will not relieve the Contractor from his responsibility to provide such additional devices or take such measures as may be necessary to comply with the provisions in Section 7-1.09, "Public Safety," of the State Standard Specifications.

Full compensation for conforming to all requirements specified in this section shall be considered as included in the contract lump sum price paid for "Traffic Control and Maintenance" and no additional compensation will be allowed.

END OF SECTION

SECTION 00015

SECTION 15: EXISTING FACILITIES

15-1.01A PROTECTION OF ROADWAY FACILITIES

It shall be the responsibility of the Contractor to protect existing roadway facilities (including but not limited to culverts, manholes, monuments, railings, signs, traffic signal detectors, and other roadway appurtenances).

Facilities damaged or disturbed shall be reset, repaired, or replaced, as directed by the Engineer, at the Contractor's expense.

In the event that a sign is knocked down or street maintenance type work is required in the City of Roseville, the Contractor shall immediately call Street Maintenance at (916) 774-5790 or (916) 847-1611 during non-business hours so a repair crew can be dispatched. If traffic signal detector facilities, signal or lighting facilities are cut or damaged during construction, Traffic Signal Maintenance shall be immediately contacted at (916) 746-1300 or at (916) 774-5117 during non-business hours. Traffic signal detector loops shall be replaced within 24 hours; Traffic signal wiring shall be repaired immediately.

The surfaces of all roadway facilities within the limits of work (i.e. manhole covers, water valve covers, monument lids, etc.) shall be protected. All material used to protect the facilities shall be removed and disposed of properly after construction. After the paving work, the surfaces of all roadway facilities shall have a clean surface.

The Contractor shall carefully reference all facilities located in the work area and shall paint the locations of the facilities on the surface immediately after resurfacing.

Nothing herein shall be construed as relieving the Contractor of his/her responsibility for final cleanup of the site as provided in the Section 4-1.02, "Final Cleaning Up" of the State Standard Specifications.

The Contractor shall be responsible for limiting the "tracking" of material off of the project site. The Contractor may, at the discretion of the Engineer, be required to sweep or clean the street/sidewalk to remove the material. The Contractor shall submit to the Engineer the proposed haul route to each jobsite two working days prior to starting work.

Full compensation for complying with the requirements of "Protection of Roadway Facilities" shall be considered as included in the prices paid for various contract items of work involved, and no additional compensation will be allowed therefore.

15-1.02 PRESERVATION OF PROPERTY

In addition to Section 15-1.02 of the State Standard Specifications, where possible, all existing utilities are to remain in service during construction. The Contractor shall be required to work around existing utility poles that will remain in the curb or sidewalk. Minor changes in alignment of slopes shall be made to avoid direct conflict that will interfere with the intended purpose of the facility.

Prior to construction, the Contractor shall mark the location of all covers with temporary pavement markers and submit to the Engineer an inventory of all manhole covers, miscellaneous covers and lids located within the streets to be repaired. Construction operations shall not commence until the Contractors and Engineer's inventory list agree. The Contractor shall be responsible for properly removing and disposing the temporary pavement markers.

Full compensation for conforming to the requirements of this Section shall be considered as included in the prices paid for the various contract items of work involved and no additional compensation will be allowed therefore.

15-1.02A PRESERVATION OF LANDSCAPING AND IRRIGATION

All existing landscaping and irrigation within the project area is to remain in place and in service during construction. If landscaping or irrigation is damaged due to the contractors work the contractor shall be responsible to repair the area to pre job conditions or better.

Full compensation for conforming to the requirements of this Section shall be considered as included in the prices paid for the various contract items of work involved and no additional compensation will be allowed therefore.

15-1.03 UNDERGROUND FACILITIES

The Contractor shall notify Underground Service Alert (USA) at (800) 642-2444 at least 72 hours in advance of beginning work on the project. The Contractor is cautioned that there are underground and overhead utility facilities within the work area including telephone, electrical, cable television, gas, water and sanitary sewer transmission facilities, and storm drainage collection facilities.

The Contractor shall visit the site of the proposed work and determine the quantity and location of the manholes, valve covers and utility appurtenances to be encountered in the proposed work area and his/her bid accordingly. Damage to such utilities resulting from the Contractor's operations to complete the project shall be repaired at the Contractor's expense.

Where possible conflicts exist, the Contractor shall verify the grade and location of existing underground utilities by careful hand digging prior to beginning work. In the event the Contractor discovers existing utilities within the limits of the excavation, the Contractor shall immediately notify the Engineer and the affected utility owner by the most reasonable expeditious method and later confirm in writing. All required relocation of existing facilities that interfere with the work shall be made by the owning agencies.

Full compensation for conforming to the requirements of this section shall be considered as included in the prices paid for various contract items of work, and no additional compensation will be allowed therefor.

15-2.05 RECONSTRUCTION

In addition to Section 15-2.05 of the State Standard Specifications, all frames, grates, or covers of existing manholes, valve boxes, or other existing facilities shall be adjusted to grade, no later than five (5) working days after the streets have been paved. The floors of all manholes shall be covered in a manner approved by the Engineer to prevent debris from entering the system during adjustment. Manhole bottoms shall be cleansed of all debris after adjustments are made. Should the Contractor damage existing facilities when adjusting them to grade, the cost to replace and reinstall the new facility shall be borne by the Contractor.

Existing utilities may conflict with the construction of the proposed replacement sections. The Contractor shall be required to coordinate the removal and relocation of the utility facility by the utility company. It shall be the Contractor's sole responsibility to effect the coordination and it shall be deemed, upon submission of a proposal, that the Contractor has reviewed field conditions and coordinated the removal and relocation of utility facilities with utility companies as required. The Contractor may be required to alter the work schedule and assignment of forces to prevent conflict with the utilities. No additional compensation may be claimed because of delays due to utility relocation. The Contractor will not be assessed liquidated damages, and additional work days will be granted when a delay is caused by the failure of the owner of the utility facility to provide for removal or relocation of existing utility facilities.

Full compensation for conforming to all requirements specified in this section shall be considered as included in the prices paid for various contract items of work, and no additional compensation will be allowed therefore.

15-2.01H REMOVE TRAFFIC STRIPE AND PAVEMENT MARKING

This work includes removing existing traffic stripe and pavement markings as shown on the plans.

Submit a lead compliance plan under Section 7-1.07, "Lead Compliance Plan," of the Standard Specifications.

Waste residue from removal of thermoplastic and painted traffic stripe and pavement marking is a non-hazardous waste residue and contains lead in average concentrations less than 1000 mg/kg total lead and 5 mg/L soluble lead. This waste residue does not contain heavy metals in concentrations that exceed thresholds established by the Health and Safety Code and 22 CA Code of Regs and is not regulated under the Federal Resource Conservation and Recovery Act (RCRA), 42 USC § 6901 et seq.

Full compensation for conforming to all requirements specified in this section shall be considered as included in the prices paid for various contract items of work, and no additional compensation will be allowed therefore.

15-2.02E COLD PLANE ASPHALT CONCRETE PAVEMENT (DIGOUTS)

GENERAL

This work may include cold planing existing asphalt concrete pavement.

Existing asphalt concrete surfacing shown on the plans to be removed shall be removed to a depth of 3- inches or 4-inches below the existing roadway grade as shown on the plans. Digout locations shown on the plans are approximate. Exact location of digouts shall be marked by the Contractor three (3) working days prior to the start of paving for review and approval by the City. The existing base material shall be processed to 95% compaction as specified in Section 19 of the Standard Specifications, the resulting holes and depressions shall be backfilled with hot mix asphalt (HMA).

During excavation, if unsuitable material is encountered, the Contractor shall notify the Engineer for concurrence that the material is unsuitable. If the Engineer does not approve that the material is unsuitable prior to any additional excavation and backfill at this location, the Contractor will be responsible for the cost of excavation and backfill. Full compensation for unsuitable material will be paid for as Unsuitable Material as specified elsewhere in these Special Provisions.

The Contractor shall schedule the digout repairs in a manner so as to minimize lane closures, and disruption to traffic. Prior to excavation, the Contractor shall review the proposed digout repair schedule with the Engineer and obtain his/her approval.

SEQUENCING AND SCHEDULING

Schedule cold planing activities so that not more than 3 days elapses between the time the pavement is cold planed and the HMA is placed.

MATERIALS

HMA for temporary tapers must be of the same quality as the HMA used elsewhere on the project or comply with "Minor Hot Mix Asphalt" of the State Special Provisions.

CONSTRUCTION

General

Perform planing of asphalt concrete pavement without the use of a heating device to soften the pavement.

COLD PLANING EQUIPMENT

Cold planing machine must be:

1. Equipped with a cutter head width that matches the planing width. If the only available cutter head width is wider than the cold plane area shown, submit to the Engineer a request for using a wider cutter head. Do not cold plane until the Engineer approves the Contractor's request.
2. Equipped with automatic controls to control the longitudinal grade and transverse slope of the cutter head and:
 - 2.1. If a ski device is used, it must be at least 30 feet long, rigid, and 1 piece unit. The entire length must be used in activating the sensor.
 - 2.2. If referencing from existing pavement, the cold planing machine must be controlled by a self-contained grade reference system. The system must be used at or near the centerline of the roadway. On the adjacent pass with the cold planing machine, a joint matching shoe may be used.
3. Equipped to effectively control dust generated by the planing operation.
4. Operated so that no fumes or smoke is produced.

Replace broken, missing, or worn machine teeth.

GRADE CONTROL AND SURFACE SMOOTHNESS

Furnish, install, and maintain grade and transverse slope references.

The depth, length, width, and shape of the cut must be as shown or as ordered. The final cut must result in a neat and uniform surface. Do not damage remaining surface.

Existing asphalt surfacing and base material shown on the plans to be removed shall be removed to the top limits of the existing base material. The existing base material remaining shall be re-compacted to the specifications set forth in section 26-1.05 "Compacting" of the Standard Specifications. Resulting holes and depressions shall be backfilled with Asphalt Concrete to the lines and grades shown on the plans and per these Special Provisions.

The completed surface of the planed asphalt concrete pavement must not vary more

than 0.02 foot when measured with a 12-foot straightedge parallel with the centerline. The transverse slope of the planed surface must not vary more than 0.03 foot from the straightedge when placed at right angles to the centerline.

A drop-off of more than 0.15 foot is not allowed between adjacent lanes open to public traffic.

TEMPORARY HMA TAPERS

If a drop-off between the existing pavement and the planed area at transverse joints cannot be avoided before opening to traffic, construct a temporary HMA taper. HMA for temporary taper must be:

1. Placed to the level of the existing pavement and tapered on a slope of 30:1 (Horizontal: Vertical) or flatter to the level of the planed area.
2. Compacted by any method that will produce a smooth riding surface.
3. Completely removed before placing the permanent surfacing. The removed material must be disposed of outside the highway right of way in conformance with the provisions in Section 7-1.13, "Disposal of Material Outside the Highway Right of Way," of the Standard Specifications.

DISPOSAL OF PLANED MATERIAL

Remove cold planed material concurrent with planing activities, within 50 feet of the planer or as ordered.

MEASUREMENT AND PAYMENT

Full compensation for conforming to all requirements specified in this section shall be considered as included in the prices paid for various contract items of work, and no additional compensation will be allowed therefore.

15-2.05A ADJUST FACILITIES TO GRADE

In addition to the requirements of Section 15-2.05 of the State Standard Specifications, the Contractor shall adjust all City owned facilities finished grade. The location of city owned facilities to be adjusted to grade are show on the Plans and outlined with the text "raise". Handholes in the pavement for traffic signal detector loops do not need to be marked or adjusted to grade. All non-City owned facilities shall be raised by the owner of the utility. The Contractor shall be responsible for coordinating all work with owners of non-City owned utilities.

Extreme care shall be taken to prevent spilling asphalt concrete from entering the drainage or sanitary sewer system. The Contractor shall temporarily cover all drop inlets prior to the placement of asphalt concrete. The Engineer may require the Contractor to immediately remove manhole covers and drop inlet grates for inspection and cleaning.

The Contractor must provide traffic control for all phases of adjusting Manholes and Utility Boxes in accordance with Section 12, "Traffic Control and Maintenance".

A. Raising Manhole Heads

1. City owned manhole heads shall be brought to the new grade by raising the head with concrete. However, the space between the top of the excavated manhole and the bottom of the casting to be set can be eliminated by installing no more than one grade ring per manhole.

A grade ring shall be used only if the manhole cover surface can be maintained parallel to the street surface, and the ring is secure in all aspects as determined by the Engineer.

2. Excavations to raise manhole heads to the new pavement grade shall be such that there is a minimum of one-foot (1') clear circumference of the excavated pavement. The minimum depth of the annular region formed shall be three inches (3") below the finish grade of the casting flange.
3. Castings shall be thoroughly cleaned of all loose or cracked concrete prior to reinstallation. The excavated area and casting shall be wet down thoroughly prior to receiving mortar or concrete. The mortar and concrete used shall be hand placed or shovel sliced to prevent voids between the existing head and casting.
4. The finished grade of the manhole head and asphalt concrete shall be checked with a straight edge spanning the diameter of the asphalt cut around the manhole head. The horizontal elevation difference between the manhole head and the new asphalt shall not exceed one-fourth inch (1/4") in any direction.
5. Manhole heads shall be completely raised the same day that the pavement patch is made to permit full use of traffic at the end of that day. Manhole heads set in concrete may be barricaded where approved by the Engineer.

B. Raising Water Valve Boxes and Sewer Boxes

1. Raising water valve and sewer boxes to the grade of the new pavement surface shall include furnishing and placing new boxes, standpipe risers, and liners as required.
2. The Contractor shall ensure that the box covers are not covered with asphalt emulsions and/or coatings during paving operations. Standpipes, shall be clean and free of paving materials and debris.
3. The water valve operating nut shall be left fully exposed after all paving operations have been completed.

4. Existing boxes may be reused if the valve box covers and framers are not damaged, deficient, or broken. Water valve boxes shall be replaced with new G-5 Christy boxes and lids. Sewer boxes shall be replaced with matching boxes or as determined by the Engineer. Boxes damaged by the Contractor shall be replaced at the Contractor's expense.
5. All standpipes shall extend a minimum of two inches (2") into the raised water valve boxes.
6. The finished grade of the boxes and asphalt concrete shall be checked with a straight edge spanning the diameter of the asphalt cut around the box. The horizontal elevation difference between the box and the new asphalt shall not exceed one fourth inches (1/4") in any direction.
7. Boxes shall be completely raised the same day that the pavement patch is made to permit full use of traffic at the end of that day. If unable to completely raise a water valve box by the end of that day, as a temporary measure, the Contractor shall place asphalt cut-back in the depression to match adjacent surfaces. Barricades shall not be used over-night.

C. Raising Other Facilities

1. All other City owned facilities shall be brought to the new grade. Other City owned facilities include but are not limited to electric vaults, air release valve boxes, blow off boxes, and cathodic protection facilities.
2. Excavations to raise all other City owned facilities to the new pavement grade shall be such that there is a minimum of one-foot (1') clear circumference of the excavated pavement.
3. Castings shall be thoroughly cleaned of all loose or cracked concrete prior to reinstallation. The excavated area and casting shall be wet down thoroughly prior to receiving mortar or concrete. The mortar and concrete used shall be hand placed or shovel sliced to prevent voids between the existing facility and casting.
4. The finished grade of the facility and asphalt concrete shall be checked with a straight edge spanning the diameter of the asphalt cut around the facility. The horizontal elevation difference between the facility and the new asphalt shall not exceed one-fourth inch (1/4") in any direction.
5. Facilities shall be completely raised the same day that the pavement patch is made to permit full use of traffic at the end of that day.

It is the Contractor's responsibility to identify utility covers and its components that were clearly damaged prior to the start of work. Upon showing proof of such unsalvageable components, the Engineer shall make arrangements to supply the Contractor the

necessary replacement materials. Utilities damaged by the Contractor shall be replaced at the Contractor's expense.

Full compensation for conforming to the requirements of this section shall be considered as included in the prices paid for various contract items of work, and no additional compensation will be allowed therefor.

END OF SECTION

SECTION 00016

SECTION 16: CLEARING AND GRUBBING

16-1.01 DESCRIPTION

In addition to Section 16-1.01 of the State Standard Specifications, this work shall include saw cutting, removal and disposal of asphalt concrete pavement, concrete curb, irrigation pipes and sod located within the project area. The Contractor shall clear and grub trees, grass, vegetation and other debris as required where excavation and/or placement of fill are required. The Contractor shall confine demolition and clear and grub activities within the areas shown on the Project Plans, and shall ensure that no damage to neighboring structures or facilities occurs.

16-1.01A PRE- PAVING PREPARATION

The Contractor shall be responsible for removing all pavement striping, markers, and vegetation from the roadway.

The Contractor shall remove and dispose of all pavement markers prior to resurfacing the roadway.

All thermoplastic and painted limit lines, crosswalks and legends applied to the road surface shall be scarified. Scarification shall be performed using a grinder and shall be performed such that 80% of the underlying pavement is exposed.

Prior to resurfacing the roadway, the Contractor shall clean and sweep the roadway surface, to the satisfaction of the Engineer.

16-1.04 REMOVAL AND DISPOSAL OF MATERIALS

In addition to Section 16-1.04 of the State Standard Specifications, the Contractor may be required to remove and dispose of materials and construction debris including concrete, asphalt, asphalt speed humps, damaged vehicle loop detectors, tree roots, aggregate base, vegetation and unsuitable materials from the construction areas to a landfill site approved by the Engineer. The disposal of such materials shall conform to all local ordinances and regulations of the City of Roseville and the County of Placer relating to land grading, flood plains, drainage facilities and disposal of surplus materials. All other costs, charges and fees associated with such disposal shall be borne by the Contractor. Surplus materials are not to be confused with salvaged material, which shall remain the property of the City.

The Contractor shall remove and dispose of from the right-of-way or easement area all objectionable materials such as weeds, grass, roots, stumps, trash, broken concrete, excess material and other debris.

The Contractor shall be responsible for maintaining all existing drainage facilities and to reestablish the drainage ditches and facilities to their original location and condition as soon as possible after completion of the work in the area, to the complete satisfaction of the Engineer, except when such realignment or modification of the existing facilities is set forth on the plans and in other items of work.

Preservation and protection of survey monuments and markers encountered along the line of the work shall conform to the following: The Contractor shall notify the Engineer of monuments encountered and shall not remove or damage said monuments. If the monument is damaged, through the negligence or carelessness on the part of the Contractor, notification is not made as provided above or markers are removed which are not in direct conflict with the construction, the Contractor shall be responsible for the cost of referencing, resurvey, and replacement of the monument or marker. Replacement of Survey monuments and boxes shall be as set forth under Section 81 "Survey Monuments" of the Standard Specifications.

All materials removed as provided herein shall become the property of the Contractor and shall be disposed of off the City right-of-way or easement, unless otherwise set forth on the plans or in these Special Provisions. Existing public or private improvements which are designated on the plans or in these Special Provisions to be salvaged shall be carefully removed and stockpiled in the right-of-way or easement for later removal by City forces or the adjacent property owner, as specified.

During construction, provision shall be made to prevent siltation of the downstream drainage system, either from winter runoff or from any dry season flow passing through the construction site. Such provisions may include silt basins, silt fences or other physical means. If the Contractor's methods fail to prevent siltation or he/she fails to provide a protection against siltation, he/she shall clean the downstream drainage system to the satisfaction of the Engineer, and he shall be responsible for any damage which might result.

Full compensation for conforming to the requirements of this section shall be considered as included in the prices paid for various contract items of work, and no additional compensation will be allowed therefor.

END OF SECTION

SECTION 00017

SECTION 17: WATERING

17-1.01 WATER SUPPLY

In addition to the requirements of Section 17-1.01 of the State Standard Specifications, water for dust control and other operations of this contract may be furnished from available fire hydrants. The Contractor shall apply with the City of Roseville Environmental Utilities Division for a "no fee" Hydrant Permit. The Environmental Utilities Department may put restrictions on the amount of water that can be taken from nearby hydrants. The Contractor shall call the Environmental Utilities Department at (916) 774-5750 for more information.

Full compensation for conforming to the requirements of this section shall be included in the contract prices for various items of work and no additional compensation will be allowed therefor.

END OF SECTION

SECTION 00019

SECTION 19: EARTHWORK

19-1.01 DESCRIPTION

In addition to the requirements of Section 19-1.01 of the State Standard Specifications, the following shall apply:

The Contractor shall perform all excavation required for the complete project, to the lines and grades as shown on the Project Plans, as described in these Special Provisions, and as directed by the Engineer.

19-2.00 ROADWAY EXCAVATION

In addition to the requirements of Section 19-2 of the State Standard Specifications, the following shall also apply:

Excavated material not reused shall be disposed of in accordance with the provisions of Section 7-1.13, "Disposal of Material Outside the Highway Right of Way" and 16-1.04 "Removal and disposal of Materials", of the State Standard Specifications.

The Contractor shall do all excavation of whatever substance is encountered to the lines and grades shown on the plans. All material suitable for use as backfill shall be piled in an orderly manner a sufficient distance from the side of the excavation to avoid overloading and to prevent sliding into the excavation. The Contractor shall do such grading as is necessary to prevent surface water from entering the excavation.

Excavations adjacent to the existing roadway shall be closed at the end of each day's work. At the option of the Contractor, steel cover plates may be used at the end of each workday to cover excavations not backfilled adjacent to the roadway.

Excess excavated material suitable for use elsewhere in the construction may be reused therein. All surplus or unsuitable material shall become the property of the Contractor and shall be removed from the job site to a predetermined disposal site at the Contractor's expense.

The Contractor shall remove and dispose of all water entering excavations. Disposal of water shall be done in a manner to prevent damage or nuisance to adjacent properties.

Existing asphalt concrete pavement that is to remain intact shall be saw cut in a neat, straight, parallel line. All pavement damaged during the work shall be cut out in a rectangular pattern and removed and paved.

The maximum lift of backfill material shall depend upon the type of backfill material, relative compaction required, and proposed compaction method to be used, but in no case shall the loose lift thickness of any material exceed 8 inches.

HAZARDOUS MATERIAL DISPOSITION:

During the course of trenching, grading, grinding, or other excavation, should potentially hazardous materials or other questionable materials be encountered, the City's Resident Engineer shall be contacted immediately. The Contractor shall mark the site. The City will respond within 24 hours to investigate the site and render an opinion on the questionable materials regarding future action at the site. The intent is to minimize schedule delays to the construction.

The City will be responsible for delineating any required exclusions zones, removing and containerizing questionable material, as well as monitoring the work site for compliance with applicable health and safety compliance.

Removed material will be contained in drums, or drop boxes, depending on the volume, and temporarily staged within the fenced area behind the existing building located at the west side of the parking lot. The staging duration will only be long enough to obtain analytical laboratory results and confirm disposition instructions on the material. For each discovery, it is anticipated the material will be staged for less than 30 days.

19-2.02 UNSUITABLE MATERIAL

In addition to the requirements of Section 19-2.02 of the State Standard Specifications, the following shall also apply:

Should unsuitable material be encountered which, in the opinion of the Engineer, cannot be stabilized, the Contractor shall remove the unsuitable material to the dimensions and limits directed by the Engineer. The Contractor shall use extra care in excavating unsuitable materials so as not to aggravate the conditions. If, in the opinion of the Engineer, the Contractor's methods and equipment are increasing the amount of unsuitable materials to be excavated, the Engineer will require the Contractor to take necessary steps to correct the situation. Should the problem continue, the Contractor shall pay all costs beginning from the time correction steps were last implemented.

When unsuitable material is removed and disposed of, the resulting space shall be filled with material suitable for the planned use. The pay quantity for backfill shall be the same as that computed for unsuitable material excavation as specified herein. Unsuitable materials shall be removed from the job site and not incorporated into embankments.

The contract unit price paid per cubic yard for Unsuitable Material shall include full compensation for furnishing all labor, materials, tools, equipment, excavation, backfill, aggregate base, compaction, removal and incidentals, and for doing all work involved in constructing Unsuitable Material, complete in place, as shown on the plans, as

specified in the State Standard Specifications and these Special Provisions, and as directed by the Engineer and no additional compensation will be allowed therefor

Full compensation for conforming to the requirements of this section shall be included in the contract prices for various items of work and no additional compensation will be allowed therefor.

END OF SECTION

SECTION 00039

39 ASPHALT CONCRETE

39-1 GENERAL

39-1.01 GENERAL

In addition to the requirement outlined in Section 39 of these special provisions, the Contractor is responsible for any amendments made to the 2015 Standards Specification's as they pertain to Section 39 only.

39-2 HOT MIX ASPHALT

39-2.01 GENERAL

39-2.01A General

39-2.01A(1) Summary

Section 39-2.01 includes general specifications for producing and placing hot mix asphalt.

HMA includes one or more of the following types:

1. Type A HMA
2. Rubberized Hot Mix Asphalt (RHMA-G)
3. Open Graded Friction Course Production (OGFC)
4. Bonded Wearing Course (BWC)
5. Minor HMA

If the use of a WMA technology is allowed or required by a special provision, the WMA technology to be used must be on the Authorized Material List for approved technologies.

Wherever reference is made to the following test methods, the year of publication for these test methods is as shown in the following table:

Test method	Year of publication
AASHTO M 17	2011 (2015)
AASHTO M 323	2013
AASHTO R 30	2002 (2015)
AASHTO R 35	2014
AASHTO T 27	2014
AASHTO T 49	2014
AASHTO T 59	2013
AASHTO T 96	2002 (2010)
AASHTO T 164	2014
AASHTO T 176	2008
AASHTO T 209	2012
AASHTO T 269	2014
AASHTO T 275	2007 (2012)
AASHTO T 283	2014
AASHTO T 304	2011
AASHTO T 305	2014
AASHTO T 308	2010
AASHTO T 312	2014
AASHTO T 324	2014
AASHTO T 329	2013
AASHTO T 335	2009
ASTM D36/D36M	2014 ^{ε1}
ASTM D92	2012b
ASTM D217	2010
ASTM D297	2013
ASTM D445	2014
ASTM D2007	2011
ASTM D2074	2007 (Reapproved 2013)
ASTM D2995	1999 (Reapproved 2009)
ASTM D4791	2010
ASTM D5329	2009
ASTM D7741/D7741M	2011 ^{ε1}

39-2.01A(2) Definitions

binder replacement: Binder from RAP expressed as a percent of the total binder in the mix.

coarse aggregate: Aggregate retained on a no. 4 sieve.

fine aggregate: Aggregate passing a no. 4 sieve.

leveling course: Thin layer of HMA used to correct minor variations in the longitudinal and transverse profile of the pavement before placement of other pavement layers.

miscellaneous areas: Areas outside the traveled way and shoulders such as:

1. Median areas not including inside shoulders
2. Island areas
3. Sidewalks
4. Gutters
5. Ditches
6. Overside drains
7. Aprons at ends of drainage structures

processed RAP: RAP that has been fractionated.

supplemental fine aggregate: Mineral filler consisting of rock dust, slag dust, hydraulic cement, or any combination of these and complying with AASHTO M 17.

39-2.01A(3) Submittals

39-2.01A(3)(a) General

Reserved

39-2.01A(3)(b) Job Mix Formula

39-2.01A(3)(b)(i) General

Except for the HMA to be used in dikes, the contractor shall submit proposed JMF for each type of HMA to be used. The JMF must be submitted on the Contractor Job Mix Formula Proposal form along with:

1. Mix design documentation on Contractor Hot Mix Asphalt Design Data form dated within 12 months of submittal
2. JMF verification on a Caltrans Hot Mix Asphalt Verification form, if applicable
3. JMF renewal on a Caltrans Job Mix Formula Renewal form, if applicable
4. SDS for:
 - 4.1. Asphalt binder
 - 4.2. Supplemental fine aggregate except fines from dust collectors
 - 4.3. Antistrip additives

The Contractor's Hot Mix Asphalt Design Data form must show documentation on aggregate quality.

If the Contractor cannot submit a Caltrans-verified JMF on a Caltrans Hot Mix Asphalt Verification form dated within 12 months before HMA production, the Engineer verifies the JMF.

Submit a new JMF if the Contractor changes any of the following:

1. Target asphalt binder percentage greater than ± 0.2 percent
2. Asphalt binder supplier
3. Combined aggregate gradation
4. Aggregate sources
5. Liquid antistriper producer or dosage
6. Average binder content in a new processed RAP stockpile by more than ± 2.00 percent from the average RAP binder content reported on page 4 of the Contractors Hot Mix Asphalt Design Data form
7. Average maximum specific gravity in a new processed RAP stockpile by more than ± 0.060 from the average maximum specific gravity value reported on page 4 of the Contractors Hot Mix Asphalt Design Data form
8. Any material in the JMF

Allow the Engineer 5 business days from a complete JMF submittal for document review of the aggregate qualities, mix design, and JMF. The Engineer notifies the Contractor if the proposed JMF submittal is accepted.

If the Contractor's JMF fails verification testing, submit an adjusted JMF based on the Contractor's testing. The adjusted JMF must include a new Contractor Job Mix Formula Proposal form, Contractor Hot Mix Asphalt Design Data form, and the results of the failed verification testing.

The Contractor may submit an adjusted aggregate gradation TV on a Contractor's Job Mix Formula Proposal form before verification testing. Aggregate gradation TV must be within the TV limits specified.

39-2.01A(3)(b)(ii) Job Mix Formula Renewal

The Contractor may request a JMF renewal by submitting:

1. Proposed JMF on a Contractor Job Mix Formula Proposal form
2. Previously verified JMF documented on a Caltrans Hot Mix Asphalt Verification form dated within 12 months
3. Mix design documentation on a Contractor Hot Mix Asphalt Design Data form used for the previously verified JMF

39-2.01A(3)(b)(iii) Job Mix Formula Modification

For an authorized JMF, submit a modified JMF if the Contractor the Contractor change any of the following:

1. Asphalt binder supplier
2. Liquid antistriper producer
3. Liquid antistriper dosage

The Contractor the Contractor may change any of the above items only once during the Contract.

Submit the Contractors modified JMF request at least 15 days before production. Each modified JMF submittal must include:

1. Proposed modified JMF on Contractor Job Mix Formula Proposal form, marked *Modified*.
2. Mix design records on Contractor Hot Mix Asphalt Design Data form for the authorized JMF to be modified.
3. JMF verification on Hot Mix Asphalt Verification form for the authorized JMF to be modified.
4. Test results for the modified JMF in compliance with the mix design specifications. Perform tests at the mix design OBC as shown on the Contractor Asphalt Mix Design Data form.

With an accepted modified JMF submittal, the Engineer verifies each modified JMF within 10 days of receiving all verification samples.

39-2.01A(3)(c) Quality Control Plan

With the Contractors proposed JMF submittal, submit a QC plan for HMA. The QC plan must describe the organization and procedures for:

1. Controlling HMA quality characteristics
2. Taking samples, including sampling locations
3. Establishing, implementing, and maintaining QC
4. Determining when corrective actions are needed
5. Implementing corrective actions
6. Using methods and materials for backfilling core locations

The QC plan must address the elements affecting HMA quality, including:

1. Aggregates
2. Asphalt binder
3. Additives
4. Production
5. Paving

Allow 5 business days for review of the QC plan.

If the Contractor changes QC procedures, personnel, or sample testing locations, submit a QC plan supplement before implementing the proposed change. Allow 5 business days for review of the QC plan supplement.

39-2.01A(3)(d) Test Results

For mix design, JMF verification, production start-up, and each 10,000 tons, submit AASHTO T 283 and AASHTO T 324 (Modified) test results to the Engineer and electronically to:

Moisture Tests@dot.ca.gov and the Engineer

Submit all QC test results, except AASHTO T 283 and AASHTO T 324 (Modified), within 3 business days of a request. Submit AASHTO T 283 QC tests within 15 days of sampling.

For tests performed under AASHTO T 324 (Modified), submit test data and 1 tested sample set within 5 business days of sampling.

If coarse and fine durability index tests are required, submit test results within 2 business days of testing.

If a tapered notched wedge is used, submit compaction test result values within 24 hours of testing.

39-2.01A(3)(e) Reserved

39-2.01A(3)(f) Liquid Antistrip Treatment

If liquid antistrip treatment is used, submit the following with the Contractors proposed JMF submittal:

1. One 1 pt sample
2. Infrared analysis, including copy of absorption spectra
3. Certified copy of test results
4. Certificate of compliance for each liquid antistrip shipment. On each certificate of compliance, include:
 - 4.1. The Contractors signature and printed name
 - 4.2. Shipment number
 - 4.3. Material type
 - 4.4. Material specific gravity
 - 4.5. Refinery
 - 4.6. Consignee
 - 4.7. Destination
 - 4.8. Quantity
 - 4.9. Contact or purchase order number
 - 4.10. Shipment date
5. Proposed proportions for the liquid antistrip

For each delivery of liquid antistrip to the HMA production plant, submit a 1 pt sample to METS. Submit shipping documents. Label each liquid antistrip sampling container with:

1. Liquid antistrip type
2. Application rate
3. Sample date
4. Contract number

At the end of each day's production shift, submit production data in electronic and printed media. Present data on electronic media in a tab delimited format. Use line feed carriage return with 1 separate record per line for each production data set. Allow enough fields for the specified data. Include data titles at least once per report. For each HMA mixing plant type, submit the following information in the order specified:

1. For batch plant mixing:

- 1.1. Production date
- 1.2. Time of batch completion
- 1.3. Mix size and type
- 1.4. Each ingredient's weight
- 1.5. Asphalt binder content as a percentage of the total weight of mix
- 1.6. Liquid antistrip content as a percentage of the asphalt binder weight

2. For continuous mixing plant:

- 2.1. Production date
- 2.2. Data capture time
- 2.3. Mix size and type
- 2.4. Flow rate of wet aggregate collected directly from the aggregate weigh belt
- 2.5. Aggregate moisture content as a percentage of the dry aggregate weight
- 2.6. Flow rate of asphalt binder collected from the asphalt binder meter
- 2.7. Flow rate of liquid antistrip collected from the liquid antistrip meter
- 2.8. Asphalt binder content as a percentage of the total weight of mix calculated from:
 - 2.8.1. Aggregate weigh belt output
 - 2.8.2. Aggregate moisture input
 - 2.8.3. Asphalt binder meter output
- 2.9. Liquid antistrip content as a percentage of the asphalt binder weight calculated from:
 - 2.9.1. Asphalt binder meter output
 - 2.9.2. Liquid antistrip meter output

39-2.01A(3)(g) Lime Treatment

Lime Treatment is not permitted.

39-2.01A(3)(h) Warm Mix Asphalt Technology

Warm Mix Asphalt WMA is not permitted on this project.

39-2.01A(4) Quality Assurance

39-2.01A(4)(a) General

AASHTO T 324 (Modified) is AASHTO T 324 with the following parameters:

1. Target air voids must equal 7.0 ± 1.0 percent
2. Specimen height must be 60 ± 1 mm
3. Number of test specimens must be 4 to run 2 tests
4. Do not average the 2 test results
5. Test specimen must be a 150 mm gyratory compacted specimen
6. Test temperature must be set at:
 - 6.1. 113 ± 2 degrees F for PG 58
 - 6.2. 122 ± 2 degrees F for PG 64
 - 6.3. 131 ± 2 degrees F for PG 70 and above
7. Measurements for impression must be taken at every 100 passes along the total length of the sample
8. Inflection point is the number of wheel passes at the intersection of the creep slope and the stripping slope at maximum rut depth
9. Testing shut off must be set at 25,000 passes
10. Submersion time for samples must not exceed 4 hours

Take samples under California Test 125.

If a WMA technology is used, a technical representative for the WMA technology must attend the preconstruction meeting.

39-2.01A(4)(b) Job Mix Formula Verification

The Engineer verifies the JMF from samples taken from HMA produced by the plant to be used. The production set point at the plant must be within ± 0.2 from the asphalt binder percentage TV shown in the Contractors Job Mix Formula Proposal form. Notify the Engineer at least 2 business days prior to sampling materials. Samples may be taken from a different project including a non-City project if the Contractor makes arrangements for the Engineer to be present during sampling. The sample shall take place no greater than 45 Miles from the City of Rossville's Civic Center.

In the Engineer's presence and from the same production run, take samples of:

1. Aggregates. Coarse, fine, and supplemental fine aggregates must be taken from the combined cold-feed belt or the hot bins. Samples must be at least 120 lb for each coarse aggregate, 80 lb for each fine aggregate, and 10 lb for each type of supplemental fine aggregate. For hot-bin samples, Caltrans combines these aggregate samples to verify the TV submitted on a Contractor Job Mix Formula Proposal form.
2. Asphalt binder. Take at least two 1 qt samples. Each sample must be in a cylindrical-shaped can with an open top and friction lid. If the asphalt binder is modified or rubberized, the asphalt binder must be sampled with the components blended in the proportions to be used.
3. RAP. Samples must be at least 50 lb from each fractionated stockpile used or 100 lb from the belt.

4. Plant-produced HMA. The HMA samples must be at least 250 lb.

For aggregate, RAP, and HMA, split the samples into at least 4 parts and label their containers. Three parts are for the Caltrans verification testing and 1 part is for the Contractors testing.

After acceptance of the JMF submittal, the Engineer verifies each proposed JMF within 20 days of receiving all verification samples.

For JMF verification, the Engineer tests the following for compliance with the specifications:

1. Aggregate quality
2. Aggregate gradation
3. Voids in mineral aggregate on laboratory-produced HMA
4. HMA quality characteristics for Caltrans acceptance

To verify the HMA for air voids, voids in mineral aggregate, and dust proportion, the Engineer uses an average of 3 briquettes. The Engineer tests plant-produced material. If the Engineer verifies the JMF, the Engineer furnishes the Contractor a Hot Mix Asphalt Verification form.

If the Engineer's test results on plant-produced samples do not show compliance with the specifications, the Engineer notifies the Contractor. The Contractor shall adjust the JMF based on the Contractors testing unless the Engineer authorizes reverification without adjustments. JMF adjustments may include a change in:

1. Asphalt binder content TV up to ± 0.20 percent from the OBC value submitted on the Contractor Hot Mix Asphalt Design Data form
2. Aggregate gradation TV within the TV limits specified in the aggregate gradation table

The Contractor may adjust the JMF only once due to a failed verification test.

If Contractor cannot submit a Caltrans or City of Roseville -verified JMF on Form CEM-3513 dated within 12 months before HMA production for each HMA type and aggregate

size specified, the Engineer verifies up to 1 proposed JMF submittals including a JMF adjusted after verification failure. If the Contractor submit more than 1 JMFs for each type of HMA and aggregate size, the Engineer deducts \$3,500 from payments for each verification exceeding this limit. This deduction does not apply to verifications initiated by the Engineer or if a JMF expires while HMA production is stopped longer than 30 days.

A verified JMF is valid for 12 months.

39-2.01A(4)(c) Job Mix Formula Authorization

The Contractor may start HMA production if:

1. Engineer's review of the JMF shows compliance with the specifications
2. City has verified the JMF within 12 months before HMA production
3. Engineer authorizes the verified JMF

39-2.01A(4)(d) Job Mix Formula Renewal

For a JMF renewal and upon request, in the Engineer's presence and from the same production run, take samples of:

1. Aggregates. Coarse, fine, and supplemental fine aggregates must be taken from the combined cold-feed belt or the hot bins. Samples must be at least 120 lb for each coarse aggregate, 80 lb for each fine aggregate, and 10 lb for each type of supplemental fines. For hot-bin samples, the Caltrans combines these aggregate samples to verify the TV submitted on a Contractor Job Mix Formula Proposal form.
2. Asphalt binder. Take at least two 1 qt samples. Each sample must be in a cylindrical-shaped can with an open top and friction lid. If the asphalt binder is modified or rubberized, the asphalt binder must be sampled with the components blended in the proportions to be used.
3. RAP. Samples must be at least 50 lb from each fractionated stockpile.
4. Plant-produced HMA. The HMA samples must be at least 250 lb.

Notify the Engineer at least 2 business days before sampling materials. For aggregate, RAP, and HMA, split samples into at least 4 parts. Submit 3 parts and use 1 part for the Contractors testing.

Allow the Engineer 5 business days from a complete JMF reverification submittal for document review of the aggregate qualities, mix design, and JMF.

The most recent aggregate quality test results within the past 12 months may be used for verification of JMF renewal or upon request, the Engineer may perform aggregate quality tests for verification of JMF renewal.

The Engineer verifies the JMF for renewal under section 39-2.01A(4)(b) except:

1. Engineer keeps the samples until the Contractor provide test results for the Contractors part on a Contractor Job Mix Formula Renewal form.
2. City tests samples of materials obtained from the HMA production unit after the Contractor submit test results that comply with the mix design specifications.
3. After completion of the JMF verification renewal document review, the Engineer verifies each proposed JMF within 20 days of receiving the verification renewal samples and the complete Contractor Job Mix Formula Renewal form.
4. The Contractor shall not adjust the JMF due to a failed verification.
5. For each HMA type and aggregate gradation specified, the Engineer verifies at no cost to the Contractor 1 proposed JMF renewal within a 12-month period.

If the Engineer verifies the JMF renewal, the Engineer furnishes the Contractor a Hot Mix Asphalt Verification form. The Hot Mix Asphalt Verification form is valid for 12 months.

39-2.01A(4)(e) Job Mix Formula Modification

The Engineer verifies the modified JMF after the modified JMF HMA is placed and verification samples are taken within the first 750 tons. The Engineer tests verification samples for compliance with:

1. Hamburg wheel track mix design specifications
2. Air void content
3. Voids in mineral aggregate on plant-produced HMA mix design specifications
4. Dust proportion mix design specifications

The Engineer may test for moisture susceptibility for compliance with the mix design specifications.

If the modified JMF is verified, the Engineer revises the Contractors Hot Mix Asphalt Verification form to include the new asphalt binder source, new liquid antistriper producer, or new liquid antistriper dosage. The Contractors revised form will have the same expiration date as the original form.

If a modified JMF is not verified, stop production and any HMA placed using the modified JMF is rejected.

The Engineer deducts \$2,000 from payments for each JMF modification.

39-2.01A(4)(f) Certifications

39-2.01A(4)(f)(i) General

Laboratories testing aggregate and HMA qualities used to prepare the mix design and JMF must be qualified under AASHTO Materials Reference Laboratory program and the Caltran's Independent Assurance Program.

39-2.01A(4)(f)(ii) Hot Mix Asphalt Plants

Before production, the HMA plant must have a current qualification under the Caltran's Material Plant Quality Program.

39-2.01A(4)(f)(iii)–39-2.01A(4)(f)(v) Reserved

39-2.01A(4)(g) Reserved

39-2.01A(4)(h) Quality Control

39-2.01A(4)(h)(i) General

QC test results must comply with the specifications for Caltrans acceptance.

Prepare 3 briquettes for air voids content and voids in mineral aggregate determination. Report the average of 3 tests.

Except for smoothness, if 2 consecutive QC test results or any 3 QC test results for 1 day's production do not comply with the materials specifications:

1. Stop HMA production
2. Notify the Engineer
3. Take corrective action
4. Demonstrate compliance with the specifications before resuming production and placement

For QC tests performed under AASHTO T 27, results are considered 1 QC test regardless of number of sieves out of compliance.

Do not resume production and placement until the Engineer authorizes the Contractors corrective action proposal.

39-2.01A(4)(h)(ii) Reserved

39-2.01A(4)(h)(iii) Aggregates

39-2.01A(4)(h)(iii)(A) General

Reserved

39-2.01A(4)(h)(iv) Liquid Antistrip Treatment

For continuous mixing or batch-plant mixing, sample asphalt binder before adding liquid antistrip. For continuous mixing, sample the combined asphalt binder and liquid antistrip after the static mixer.

39-2.01A(4)(h)(v) Production Start-up Evaluation

The Contractor and the Engineer evaluate HMA production and placement at production start-up.

Within the first 750 tons produced on the 1st day of HMA production, in the Engineer's presence, and from the same production run, take samples of:

1. Aggregates
2. Asphalt binder
3. RAP
4. HMA

Sample aggregates from the combined cold-feed belt or hot bin. Take RAP samples from the RAP system.

For aggregates, RAP, and HMA, split the samples into at least 4 parts and label their containers. Submit 3 parts and keep 1 part.

The Contractor and the Engineer must test the samples and report test results, except for AASHTO T 324 (Modified) and AASHTO T 283 test results, within 5 business days of sampling. For AASHTO T 324 (Modified) and AASHTO T 283 test results, report test results within 15 days of sampling. If the Contractor proceed before receipt of the test results, the Engineer may consider the HMA placed to be represented by these test results.

Take two 4- or 6-inch diameter density core for each 250 tons or portion thereof of HMA placed. For each density core, the Engineer reports the bulk specific gravity determined under AASHTO T 275, Method A, in addition to the percent of theoretical maximum density.

39-2.01A(4)(h)(vi) Hot Mix Asphalt Density

During HMA placement determine HMA density using a nuclear gauge. On the 1st day of production, develop a correlation factor between cores and nuclear gauge under California Test 375.

Test for in-place density using cores and a nuclear gauge. Test at random locations the Contractor select and include the test results in the Contractors QC production tests reports.

39-2.01A(4)(h)(vii) Tapered Notched Wedge

Perform QC testing on the completed tapered notched wedge joint as follows:

1. Perform density tests using a calibrated nuclear gauge at a rate of 1 test for every 750-foot section along the joint. Select random locations for testing within each 750-foot section.
2. Perform density tests at the centerline of the joint, 6 inches from the upper vertical notch, after the adjacent lane is placed and before opening the pavement to traffic.
3. Determine theoretical maximum density.
4. Determine percent compaction of the longitudinal joint as the ratio of the daily average density to the maximum density test results.

Determine percent compaction values each day the tapered notched wedge joint is completed. If the percent compaction of 1 day's production is less than 91 percent, that day's notched wedge joint is rejected. Discontinue placement of the tapered notched wedge and notify the Engineer of the changes the Contractor will make to the Contractor's construction process to comply with the specifications.

39-2.01A(4)(h)(viii) Density Cores

Except for HMA pavement placed using method compaction, take 4- or 6-inch diameter density cores at least once every 5 business days. Take 2 density cores for every 250 tons of HMA from random locations the Engineer selects. Take density cores in the Engineer's presence, and backfill and compact holes with authorized material. Before submitting a density cores, mark it with the density core's location and place it in a protective container.

If a density core is damaged, replace it with a density core taken within 1 foot longitudinally from the original density core location. Relocate any density core located within 1 foot of a rumble strip to 1 foot transversely away from the rumble strip.

For a tapered notched wedge joint, take 4- or 6-inch diameter density cores 6 inches from the upper vertical notch of the completed longitudinal joint for every 3,000 feet at locations selected by the Engineer. Take cores after the adjacent lane is placed and before opening the pavement to traffic. Take cores in the presence of the Engineer, and backfill and compact holes with authorized material. Before submitting a density core, mark it with the core's location, and place it in a protective container.

39-2.01A(4)(h)(ix) Pavement Smoothness

For HMA pavement within 3 feet from and parallel to the construction joint formed between curbs, gutters, or existing pavement, test pavement smoothness using a 12-foot straightedge.

39-2.01A(4)(h)(x) Reserved

39-2.01A(4)(i) City Acceptance

39-2.01A(4)(i)(i) General

The Engineer takes HMA samples for AASHTO T 283 and AASHTO T 324 (Modified) from any of the following locations:

1. Plant
2. Truck
3. Windrow

The Engineer takes HMA samples for all other tests from any of the following locations:

1. Plant
2. Truck
3. Windrow
4. Mat behind the paver

To obtain workability of the HMA sample for splitting, the Engineer reheats each sample of HMA mixture not more than 2 cycles. Each reheat cycle is performed by placing the loose mixture in a mechanical forced-draft oven for 2 hours or less after the sample reaches 140 degrees F.

The Engineer conditions each at-the-plant sample of HMA mixture in compliance with sections 7.1.2, 7.1.3, and 7.1.4 of AASHTO R 30.

The Engineer splits samples and provides the Contractor with a part if the Contractor request this.

No single test result may represent more than 750 tons or one day's production, whichever is less, except AASHTO T 283 and AASHTO T 324 (Modified).

Except for smoothness, if 2 consecutive City acceptance test results or any 3 City acceptance test results for 1 day's production do not comply with the specifications:

1. Stop HMA production
2. Take corrective action
3. Demonstrate compliance with the specifications before resuming production and placement

For City acceptance tests performed under AASHTO T 27, results are considered 1 City acceptance test regardless of the number of sieves out of compliance.

The Engineer accepts HMA based on:

1. Authorized JMF
2. Authorized QC plan
3. Asphalt binder compliance
4. Asphalt emulsion compliance
5. Visual inspection
6. Pavement smoothness

39-2.01A(4)(i)(ii) In-Place Density

The Engineer tests the density cores the Contractor takes from each 250 tons of HMA. The Engineer determines the percent of theoretical maximum density for each density core by determining the density core's density and dividing by the theoretical maximum density.

Density cores must be taken from the final layer, cored through the entire pavement thickness shown. Where OGFC is required, take the density cores before placing OGFC.

If the percent of theoretical maximum density does not comply with the specifications, the Engineer may accept the HMA and take a payment deduction as shown in the following table:

Reduced Payment Factors for Percent of Maximum Theoretical Density			
HMA percent of maximum theoretical density	Reduced payment factor	HMA percent of maximum theoretical density	Reduced payment factor
91.0	0.0000	97.0	0.0000
90.9	0.0125	97.1	0.0125
90.8	0.0250	97.2	0.0250
90.7	0.0375	97.3	0.0375
90.6	0.0500	97.4	0.0500
90.5	0.0625	97.5	0.0625
90.4	0.0750	97.6	0.0750
90.3	0.0875	97.7	0.0875
90.2	0.1000	97.8	0.1000
90.1	0.1125	97.9	0.1125
90.0	0.1250	98.0	0.1250
89.9	0.1375	98.1	0.1375
89.8	0.1500	98.2	0.1500
89.7	0.1625	98.3	0.1625
89.6	0.1750	98.4	0.1750
89.5	0.1875	98.5	0.1875
89.4	0.2000	98.6	0.2000
89.3	0.2125	98.7	0.2125
89.2	0.2250	98.8	0.2250
89.1	0.2375	98.9	0.2375
89.0	0.2500	99.0	0.2500
<89.0	Remove and replace	>99.0	Remove and replace

For acceptance of a completed tapered notched wedge joint, the Engineer determines density from cores the Contractor take every 3,000 feet.

39-2.01A(4)(i)(iii) Pavement Smoothness

For areas that require pavement smoothness determined using an inertial profiler, the pavement surface must:

1. Have no areas of localized roughness with an International Roughness Index greater than 160 in/mi
2. Comply with the Mean Roughness Index requirements shown in the following table for a 0.1 mile section:

HMA Pavement Smoothness Acceptance Criteria	
HMA thickness	Mean Roughness Index requirement
> 0.20 foot	60 in/mi or less
≤ 0.20 foot	75 in/mi or less
Note: These requirements do not apply to the OGFC surface. Smoothness requirements for OGFC are specified in section 39-2.04A(4)(c)(iii).	

The final surface of HMA must comply with the Mean Roughness Index requirements before placing OGFC. Correct pavement to the Mean Roughness Index specifications. Areas of localized roughness greater than 160 in/mi must be corrected regardless of the Mean Roughness Index values of a 0.1-mile section.

39-2.01A(4)(i)(iv) Dispute Resolution

The Contractor and the Engineer must work together to avoid potential conflicts and to resolve disputes regarding test result discrepancies. Notify the Engineer within 5 business days of receiving a test result if the Contractor dispute the test result.

If the Contractor or the Engineer dispute the other's test results, submit the Contractors test results and copies of paperwork including worksheets used to determine the disputed test results. An independent third party performs referee testing. Before the third party participates in a dispute resolution, it must be qualified under AASHTO Materials Reference Laboratory program, and the Caltrans's Independent Assurance Program. The independent third party must have no prior direct involvement with this Contract. By mutual agreement, the independent third party is chosen from:

1. Caltrans laboratory in a district or region not in the district or region the project is located
2. Transportation Laboratory
3. Laboratory not currently employed by the Contractor or the Contractors HMA producer

If the City's portion of the split QC samples or acceptance samples are not available, the independent third party uses any available material representing the disputed HMA for evaluation.

For a dispute involving JMF verification, the independent third party performs referee testing as specified in the 5th paragraph of section 39-2.01A(4)(b).

If the independent third party determines the City's test results are valid, the Engineer deducts the independent third party's testing costs from payments. If the independent third party determines the Contractors test results are valid, the City pays the independent third party's testing costs.

39-2.01B MATERIALS

39-2.01B(1) General

Reserved

39-2.01B(2) Mix Design

39-2.01B(2)(a) General

The HMA mix design must comply with AASHTO R 35 except:

1. Notes 3, 6, and 10 do not apply
2. AASHTO M 323 does not apply on combinations of aggregate gradation and asphalt binder contents to determine the OBC and HMA mixture qualities

The Contractor Hot Mix Asphalt Design Data form must show documentation on aggregate quality.

39-2.01B(2)(b) Hot Mix Asphalt Treatments

If the test results for AASHTO T 283 or AASHTO T 324 (Modified) for untreated plant-produced HMA are less than the minimum requirements for HMA mix design, determine the plasticity index of the aggregate blend under California Test 204.

Do not use an aggregate blend with a plasticity index greater than 10.

39-2.01B(3) Asphalt Binder

Asphalt binder must comply with section 92.

For a leveling course, the grade of asphalt binder for the HMA must be PG 64-10 or PG 64-16.

39-2.01B(4) Aggregates

39-2.01B(4)(a) General

Aggregates must be clean and free from deleterious substances.

The aggregate for HMA Type A must comply with the ¾-inch grading.

The aggregate for HMA Type A must comply with the ½ inch grading.

The aggregates for a leveling course must comply with the gradation specifications for Type A HMA in section 39-2.02B.

39-2.01B(4)(b) Aggregate Gradations

Aggregate gradation must be determined before the addition of asphalt binder and must include supplemental fine aggregates. Test for aggregate gradation under AASHTO T 27. Do not wash the coarse aggregate. Wash the fine aggregate only. Use a

mechanical sieve shaker. Aggregate shaking time must not exceed 10 minutes for each coarse and fine aggregate portion.

Choose a TV within the TV limits shown in the tables titled "Aggregate Gradations." Gradations are based on nominal maximum aggregate size.

39-2.01B(5) Liquid Antistrip Treatment

Liquid antistrip must be from 0.25 to 1.0 percent by weight of asphalt binder. Do not use liquid antistrip as a substitute for asphalt binder.

Liquid antistrip total amine value must be 325 minimum when tested under ASTM D2074.

Use only 1 liquid antistrip type or brand at a time. Do not mix liquid antistrip types or brands.

Store and mix liquid antistrip under the manufacturer's instructions.

39-2.01B(6)–39-2.01B(7) Reserved

39-2.01B(8) Hot Mix Asphalt Production

39-2.01B(8)(a) General

Do not start HMA production before verification and authorization of JMF.

The HMA plant must have a current qualification under the Department's Material Plant Quality Program.

Weighing and metering devices used for the production of HMA modified with additives must comply with the Caltran's *MPQP*. If a loss-in-weight meter is used for dry HMA additive, the meter must have an automatic and integral material delivery control system for the refill cycle.

Calibrate the loss-in-weight meter by:

1. Including at least 1 complete system refill cycle during each calibration test run
2. Operating the device in a normal run mode for 10 minutes immediately before starting the calibration process
3. Isolating the scale system within the loss-in-weight feeder from surrounding vibration
4. Checking the scale system within the loss-in-weight feeder for accuracy before and after the calibration process and daily during mix production
5. Using a minimum 15 minute or minimum 250 lb test run size for a dry ingredient delivery rate of less than 1 ton per hour.

6. Complying with the limits of Table B, "Conveyor Scale Testing Extremes," in Caltrans's *MPQP*

Proportion aggregate by hot or cold-feed control.

Aggregate temperature must not be more than 375 degrees F when mixed with the asphalt binder.

Asphalt binder temperature must be from 275 to 375 degrees F when mixed with aggregate.

Mix HMA ingredients into a homogeneous mixture of coated aggregates.

The temperature of HMA with or without RAP must not be more than 325 degrees F. For HMA produced using WMA technology, the temperature of HMA must from 240 to 325 degrees F.

If method compaction is used, HMA must be produced at a temperature from 305 to 325 degrees F.

If the Contractor stop production for longer than 30 days, a production start-up evaluation is required.

39-2.01B(8)(b) Liquid Antistrip

If 3 consecutive sets of recorded production data show that the actual delivered liquid antistrip weight is more than ± 1 percent of the authorized mix design liquid antistrip weight, stop production and take corrective action.

If a set of recorded production data shows that the actual delivered liquid antistrip weight is more than ± 2 percent of the authorized mix design liquid antistrip weight, stop production. If the liquid antistrip weight exceeds 1.2 percent of the asphalt binder weight, do not use the HMA represented by that data.

The continuous mixing plant controller proportioning the HMA must produce a production data log. The log must consist of a series of data sets captured at 10-minute intervals throughout daily production. The data must be a production activity register and not a summation. The material represented by the data is the quantity produced 5 minutes before and 5 minutes after the capture time. For the duration of the Contract, the collected data must be stored by the plant controller or a computer's memory at the plant.

The Engineer orders proportioning activities stopped for any of the following reasons:

1. The Contractor fail to submit data
2. The Contractor submit incomplete, untimely, or incorrectly formatted data
3. The Contractor fail to take corrective actions
4. The Contractor take late or unsuccessful corrective actions

5. The Contractor fail to stop production when proportioning tolerances are exceeded
6. The Contractor use malfunctioning or failed proportioning devices

If the Contractor stop production, notify the Engineer of any corrective actions taken before resuming.

39-2.01B(10) Tack Coat

Tack coat must comply with the specifications for asphaltic emulsion or asphalt binder. Choose the type and grade of emulsion or binder.

39-2.01B(11) Miscellaneous Areas and Dikes

For miscellaneous areas and dikes:

1. Choose either the 3/8-inch or 1/2-inch aggregate gradation for Type A HMA.
2. Minimum asphalt binder content must be 6.40 percent for 3/8-inch aggregate and 5.70 percent for 1/2-inch aggregate. The Contractor may reduce the minimum asphalt binder content if authorized.
3. Choose asphalt binder Grade PG 64-10, PG 64-16 or PG 70-10.

For HMA used in miscellaneous areas and dikes, sections 39-2.01A(3), 39-2.01A(4), 39-2.01B(2), 39-2.01B(4)(c), and 39-2.01B(5)–(10) do not apply.

39-2.01B(11A) MEASUREMENT AND PAYMENT

See section 39-2.02D1 Measurement and section 39-2.02D2 Payment of these special provisions.

39-2.01C CONSTRUCTION

39-2.01C(1) General

Do not place HMA on wet pavement or frozen surface.

The Contractor may deposit HMA in a windrow and load it in the paver if:

1. Paver is equipped with a hopper that automatically feeds the screed
2. Loading equipment can pick up the windrowed material and deposit it in the paver hopper without damaging base material
3. Activities for depositing, pickup, loading, and paving are continuous
4. HMA temperature in the windrow does not fall below 260 degrees F

HMA placed in a windrow on the roadway surface must not extend more than 250 feet in front of the loading equipment or material transfer vehicle.

The Contractor may place HMA in 1 or more layers on areas less than 5 feet wide and outside the traveled way, including shoulders. The Contractor may use mechanical

equipment other than a paver for these areas. The equipment must produce uniform smoothness and texture.

HMA handled, spread, or windrowed must not stain the finished surface of any improvement, including pavement.

Do not use petroleum products such as kerosene or diesel fuel to release HMA from trucks, spreaders, or compactors.

HMA must be free of:

1. Segregation
2. Coarse or fine aggregate pockets
3. Hardened lumps

Complete finish rolling activities before the pavement surface temperature is:

1. Below 150 degrees F for HMA with unmodified binder
2. Below 140 degrees F for HMA with modified binder
3. Below 130 degrees F for HMA with WMA technology

39-2.01C(2) Spreading and Compacting Equipment

39-2.01C(2)(a) General

Paving equipment for spreading must be:

1. Self-propelled
2. Mechanical
3. Equipped with a screed or strike-off assembly that can distribute HMA the full width of a traffic lane
4. Equipped with a full-width compacting device
5. Equipped with automatic screed controls and sensing devices that control the thickness, longitudinal grade, and transverse screed slope

Install and maintain grade and slope references.

The screed must be heated and produce a uniform HMA surface texture without tearing, shoving, or gouging.

The paver must not leave marks such as ridges and indentations unless the Contractor can eliminate them by rolling.

Rollers must be equipped with a system that prevents HMA from sticking to the wheels. The Contractor may use a parting agent that does not damage the HMA or impede the bonding of layers.

In areas inaccessible to spreading and compacting equipment:

1. Spread the HMA by any means to obtain the specified lines, grades, and cross sections
2. Use a pneumatic tamper, plate compactor, or equivalent to achieve thorough compaction

39-2.01C(2)(b) Material Transfer Vehicle

If a material transfer vehicle is specified, the material transfer vehicle must have sufficient capacity to prevent stopping the paver and must be capable of:

1. Either receiving HMA directly from trucks or using a windrow pickup head to load it from a windrow deposited on the roadway surface
2. Remixing the HMA with augers before transferring into the paver's receiving hopper or feed system
3. Transferring HMA directly into the paver's receiving hopper or feed system

39-2.01C(2)(c) Method Compaction Equipment

For method compaction, each paver spreading HMA must be followed by 3 rollers:

1. One vibratory roller specifically designed to compact HMA. The roller must be capable of at least 2,500 vibrations per minute and must be equipped with amplitude and frequency controls. The roller's gross static weight must be at least 7.5 tons.
2. One oscillating-type pneumatic-tired roller at least 4 feet wide. Pneumatic tires must be of equal size, diameter, type, and ply. The tires must be inflated to 60 psi minimum and maintained so that the air pressure does not vary more than 5 psi.
3. One steel-tired, 2-axle tandem roller. The roller's gross static weight must be at least 7.5 tons.

Each roller must have a separate operator. Rollers must be self-propelled and reversible.

39-2.01C(2)(d)–39-2.01C(2)(f) Reserved

39-2.01C(3) Surface Preparation

39-2.01C(3)(a) General

Before placing HMA, remove loose paving particles, dirt, and other extraneous material by any means including flushing and sweeping.

39-2.01C(3)(b) Subgrade

Prepare subgrade to receive HMA under the sections for the material involved. Subgrade must be free of loose and extraneous material.

39-2.01C(3)(c) Reserved

39-2.01C(3)(e) Prepaving Grinding

Section 39-2.01C(3)(e) applies to existing asphalt concrete surfaces:

1. That will not be cold planned or milled

2. That will receive an HMA overlay less than or equal to 0.20 foot exclusive of OGFC
3. If a bid item for prepaving grinding day is shown on the Bid Item List

After performing prepaving inertial profiling, correct areas of localized roughness greater than 180 in/mi.

Notify the Engineer of those areas of localized roughness that cannot be corrected by prepaving grinding according to the ProVAL smoothness assurance analysis grinding report. The Engineer responds to the Contractors notification within 5 business days.

For those areas of localized roughness that cannot be corrected by grinding, the Engineer may order the Contractor to either (1) not correct the areas of localized roughness or (2) correct areas of localized roughness by a different method and take profiles of the corrected areas with an inertial profiler. Corrective work performed by a different method, taking profiles of the corrected areas, the associated traffic control is change order work.

If ordered not to correct areas of localized roughness, the smoothness specifications do not apply to the final pavement surface placed in those areas.

After correcting areas of localized roughness, take profiles of the corrected area and submit profile data as specified in section 39-2.01A(3)(m)(iv).

Dispose of grinding residue.

Pave within 7 days of correcting areas.

The final pavement surface must comply with section 39-2.01A(4)(i)(iii).

If the Engineer determines more time is required for prepaving grinding than the Contract allows for and if prepaving grinding is a controlling activity, the Engineer makes a time adjustment.

39-2.01C(3)(f) Tack Coat

Apply a tack coat:

1. To existing pavement including planed surfaces
2. Between HMA layers
3. To vertical surfaces of:
 - 3.1. Curbs
 - 3.2. Gutters
 - 3.3. Construction joints

Equipment for the application of tack coat must comply with section 37-1.03B.

Before placing HMA, apply a tack coat in 1 application at the minimum residual rate shown in the following table for the condition of the underlying surface:

Tack Coat Application Rates for HMA			
HMA over:	Minimum residual rates (gal/sq yd)		
	CSS1/CSS1h, SS1/SS1h and QS1h/CQS1h asphaltic emulsion	CRS1/CRS2, RS1/RS2 and QS1/CQS1 asphaltic emulsion	Asphalt binder and PMRS2/PMCRS2 and PMRS2h/PMCRS 2h asphaltic emulsion
New HMA (between layers)	0.02	0.03	0.02
Concrete pavement and existing asphalt concrete surfacing	0.03	0.04	0.03
Planed pavement	0.05	0.06	0.04

If a stress absorbing membrane interlayer as specified in section 37-2.06 is applied, the tack coat application rates for new HMA apply.

Notify the Engineer if the Contractor dilute asphaltic emulsion with water. The weight ratio of added water to asphaltic emulsion must not exceed 1 to 1.

Measure added water either by weight or volume under section 9-1.02 or use water meters from water districts, cities, or counties. If the Contractor measure water by volume, apply a conversion factor to determine the correct weight.

With each dilution, submit:

1. Weight ratio of water to bituminous material in the original asphaltic emulsion
2. Weight of asphaltic emulsion before diluting
3. Weight of added water
4. Final dilution weight ratio of water to asphaltic emulsion

Apply a tack coat to vertical surfaces with a residual rate that will thoroughly coat the vertical face without running off.

If authorized, the Contractor may:

1. Change tack coat rates
2. Omit tack coat between layers of new HMA during the same work shift if:

- 2.1. No dust, dirt, or extraneous material is present
- 2.2. Surface is at least 140 degrees F

Immediately in advance of placing HMA, apply additional tack coat to damaged areas or where loose or extraneous material is removed.

Close areas receiving tack coat to traffic. Do not allow the tracking of tack coat onto pavement surfaces beyond the job site.

If the Contractor use an asphalt binder for tack coat, the asphalt binder temperature must be from 285 to 350 degrees F when applied.

39-2.01C(4) Longitudinal Joints

39-2.01C(4)(a) General

Longitudinal joints in the top layer must match lane lines. Alternate the longitudinal joint offsets in the lower layers at least 0.5 foot from each side of the lane line. Other longitudinal joint placement patterns are allowed if authorized.

A vertical longitudinal joint of more than 0.15 foot is not allowed at any time between adjacent lanes open to traffic.

For an HMA thickness of 0.15 foot or less, the distance between the ends of the adjacent surfaced lanes at the end of each day's work must not be greater than can be completed in the following day of normal paving.

For an HMA thickness greater than 0.15 foot, the Contractor must place HMA on adjacent traveled way lanes or shoulder such that at the end of each work shift the distance between the ends of HMA layers on adjacent lanes is from 5 to 10 feet. Place additional HMA along the transverse edge at each lane's end and along the exposed longitudinal edges between adjacent lanes. Hand rake and compact the additional HMA to form temporary conforms. The Contractor may place kraft paper or other authorized release agent under the conform tapers to facilitate the taper removal when paving activities resume.

If placing HMA against the edge of existing pavement, saw cut or grind the pavement straight and vertical along the joint and remove extraneous material.

39-2.01C(4)(b) Tapered Notched Wedge

For divided highways with an HMA lift thickness greater than 0.15 foot, the Contractor may construct a 1-foot wide tapered notched wedge joint as a longitudinal joint between adjacent lanes open to traffic. A vertical notch of 0.75 inch maximum must be placed at the top and bottom of the tapered wedge.

The tapered notched wedge must keep its shape while exposed to traffic. Pave the adjacent lane within 1 day.

Construct the tapered portion of the tapered notched wedge with an authorized strike-off device. The strike-off device must provide a uniform slope and must not restrict the main screed of the paver.

The Contractor may use a device attached to the screed to construct longitudinal joints that will form a tapered notched wedge in a single pass. The tapered notched wedge must be compacted to a minimum of 91 percent compaction.

39-2.01C(5) Pavement Edge Treatments

Construct edge treatment on the HMA pavement as shown.

Where a tapered edge is required, use the same type of HMA used for the adjacent lane or shoulder.

The edge of roadway where the tapered edge is to be placed must have a solid base, free of debris such as loose material, grass, weeds, or mud. Grade the areas to receive the tapered edge as required.

The tapered edge must be placed monolithic with the adjacent lane or shoulder and must be shaped and compacted with a device attached to the paver.

The device must be capable of shaping and compacting HMA to the required cross section as shown. Compaction must be accomplished by constraining the HMA to reduce the cross sectional area by 10 to 15 percent. The device must produce a uniform surface texture without tearing, shoving, or gouging and must not leave marks such as ridges and indentations. The device must be capable of transitioning to cross roads, driveways, and obstructions.

For the tapered edge, the angle of the slope must not deviate by more than ± 5 degrees from the angle shown. Measure the angle from the plane of the adjacent finished pavement surface.

If paving is done in multiple lifts, the tapered edge must be placed with each lift. Short sections of hand work are allowed to construct tapered edge transitions.

39-2.01C(6) Widening Existing Pavement

If widening existing pavement, construct new pavement structure to match the elevation of the existing pavement's edge before placing HMA over the existing pavement.

39-2.01C(7) Shoulders, Medians, and Other Road Connections

Until the adjoining through lane's top layer has been paved, do not pave the top layer of:

1. Shoulders
2. Tapers
3. Transitions
4. Road connections

5. Driveways
6. Curve widenings
7. Chain control lanes
8. Turnouts
9. Turn pockets

If the number of lanes changes, pave each through lane's top layer before paving a tapering lane's top layer. Simultaneous to paving a through lane's top layer, the Contractor may pave an adjoining area's top layer, including shoulders. Do not operate spreading equipment on any area's top layer until completing final compaction.

If shoulders or median borders are shown, pave shoulders and median borders adjacent to the lane before opening a lane to traffic.

If shoulder conform tapers are shown, place conform tapers concurrently with the adjacent lane's paving.

If a driveway or a road connection is shown, place additional HMA along the pavement's edge to conform to road connections and driveways. Hand rake, if necessary, and compact the additional HMA to form a smooth conform taper.

39-2.01C(8) Leveling

Fill and level irregularities and ruts with HMA before spreading HMA over the base, existing surfaces, or bridge decks. The Contractor may use mechanical equipment other than a paver for these areas. The equipment must produce uniform smoothness and texture. HMA used to change an existing surface's cross slope or profile is not paid for as hot mix asphalt (leveling).

39-2.01C(9) Miscellaneous Areas and Dikes

Prepare the area to receive HMA for miscellaneous areas and dikes, including excavation and backfill as needed.

Spread the HMA in miscellaneous areas in 1 layer and compact to the specified lines and grades.

In median areas adjacent to slotted median drains, each layer of HMA must not exceed 0.20 foot maximum compacted thickness.

The finished surface must be:

1. Textured uniformly
2. Compacted firmly
3. Without depressions, humps, and irregularities

39-2.01C(10)–39-2.01C(14) Reserved

39-2.01C(15) Compaction

39-2.01C(15)(a) General

Rolling must leave the completed surface compacted and smooth without tearing, cracking, or shoving.

If a vibratory roller is used as a finish roller, turn the vibrator off.

Do not open new HMA pavement to traffic until its mid depth temperature is below 160 degrees F.

If the surface to be paved is both in sunlight and shade, pavement surface temperatures are taken in the shade.

39-2.01C(15)(b) Method Compaction

Use method compaction for any of the following conditions:

1. HMA pavement thickness shown is less than 0.15 foot
2. HMA placed with curb ramp construction
3. Leveling courses
4. Areas the Engineer determines conventional compaction and compaction measurement methods are impeded

HMA compaction coverage is the number of passes needed to cover the paving width. A pass is 1 roller's movement parallel to the paving in either direction. Overlapping passes are part of the coverage being made and are not a subsequent coverage. Do not start a coverage until completing the prior coverage.

Method compaction must consist of performing:

1. Breakdown compaction of each layer with 3 coverages using a vibratory roller. The speed of the vibratory roller in miles per hour must not exceed the vibrations per minute divided by 1,000. If the HMA layer thickness is less than 0.08 foot, turn the vibrator off.
2. Intermediate compaction of each layer of HMA with 3 coverages using a pneumatic-tired roller at a speed not to exceed 5 mph.
3. Finish compaction of HMA with 1 coverage using a steel-tired roller.

Start rolling at the lower edge and progress toward the highest part.

The Engineer may order fewer coverages if the layer thickness of HMA is less than 0.15 foot.

39-2.01C(15)(c)–39-2.01C(15)(e) Reserved

39-2.01C(16) Smoothness Corrections

If the pavement surface does not comply with section 39-2.01A(4)(i)(iii), grind the pavement to within specified tolerances, remove and replace the pavement, or place an overlay of HMA. Do not start corrective work until the Contractors method is authorized.

Do not use equipment with carbide cutting teeth to grind the pavement unless authorized.

Smoothness corrections must leave at least 75 percent of the specified HMA thickness. If ordered, core the pavement at the locations selected by the Engineer. Coring, including traffic control, is change order work. Remove and replace deficient pavement areas where the overlay thickness is less than 75 percent of the thickness specified.

Corrected HMA pavement areas must be uniform rectangles with edges:

1. Parallel to the nearest HMA pavement edge or lane line
2. Perpendicular to the pavement centerline

On ground areas not to be overlaid with OGFC, apply a fog seal coat under section 37.

Where corrections are made within areas requiring testing with inertial profiler, reprofile the entire lane length with the inertial profiler.

Where corrections are made within areas requiring testing with a 12-foot straightedge, retest the corrected area with the straightedge.

39-2.01C(17) Data Cores

Section 39-2.01C(17) applies if a bid item for data core is shown on the Bid Item List. Take data cores of the completed HMA pavement, underlying base, and subbase material. Notify the Engineer 3 business days before coring.

Protect data cores and surrounding pavement from damage.

Take 4-inch or 6-inch diameter data cores:

1. At the beginning, end, and every 1/2 mile within the paving limits of each route on the project
2. After all paving is complete
3. From the center of the specified lane

On a 2-lane roadway, take data cores from either lane. On a 4-lane roadway, take data cores from the outermost lane in each direction. On a roadway with more than 4 lanes, take data cores from the innermost lane and the outermost lane in each direction.

Each core must include the stabilized materials encountered. The Contractor may choose not to recover unstabilized material but the Contractor must identify the material. Unstabilized material includes any of the following:

1. Granular material
2. Crumbled or cracked stabilized material
3. Sandy or clayey soil

Where data core samples are taken, backfill and compact the holes with an authorized material.

After data core summary and photograph submittal, dispose of cores.

The payment quantity for HMA of the type shown on the Bid Item List is measured based on the combined mixture weight. If recorded batch weights are printed automatically, the bid item for HMA is measured by using the printed batch weights, provided:

1. Total aggregate and supplemental fine aggregate weight per batch is printed. If supplemental fine aggregate is weighed cumulatively with the aggregate, the total aggregate batch weight must include the supplemental fine aggregate weight.
2. Total virgin asphalt binder weight per batch is printed.
3. Each truckload's zero tolerance weight is printed before weighing the first batch and after weighing the last batch.
4. Time, date, mix number, load number and truck identification is correlated with a load slip.
5. Copy of the recorded batch weights is certified by a licensed weigh master and submitted.

The Engineer does not adjust the unit price for an increase or decrease in the prepping grinding day quantity.

39-2.02 TYPE A HOT MIX ASPHALT

39-2.02A GENERAL

39-2.02A(1) Summary

Section 39-2.02 includes specifications for producing and placing Type A hot mix asphalt.

39-2.02A(2) Definitions

Reserved

39-2.02A(3) Submittals

39-2.02A(3)(a) General

Reserved

39-2.02A(3)(b) Job Mix Formula

The JMF must be based on an HMA mix design determined as described in the *Superpave Mix Design: Superpave Series No. 2* manual by the Asphalt Institute.

39-2.02A(3)(c) Reclaimed Asphalt Pavement

Submit QC test results for RAP gradation with the combined aggregate gradation within 2 business days of taking RAP samples during Type A HMA production.

39-2.02A(3)(d)–39-2.02A(3)(f) Reserved**39-2.02A(4) Quality Assurance****39-2.02A(4)(a) General**

Reserved

39-2.02A(4)(b) Quality Control**39-2.02A(4)(b)(i) General**

Reserved

39-2.02A(4)(b)(ii) Aggregates

Test the quality characteristics of aggregates under the test methods and frequencies shown in the following table:

Aggregate Testing Frequencies		
Quality characteristic	Test method	Minimum testing frequency
Gradation ^a	AASHTO T 27	1 per 750 tons and any remaining part
Sand equivalent ^{b, c}	AASHTO T 176	
Moisture content ^d	AASHTO T 255	
Crushed particles	AASHTO T 335	1 per 10,000 tons or 2 per project whichever is greater
Los Angeles Rattler	AASHTO T 96	
Flat and elongated particles	ASTM D4791	
Fine aggregate angularity	AASHTO T 304 Method A	

^aIf RAP is used, test the combined aggregate gradation under California Test 384.
^bReported value must be the average of 3 tests from a single sample.
^cUse of a sand reading indicator is required as shown in AASHTO T 176, Figure 1. Sections 4.7, "Manual Shaker," 7.1.2, "Alternate Method No. 2," and 8.4.3, "Hand Method," do not apply. Prepare the stock solution as specified in section 4.8.1, "Stock solution with formaldehyde," except omit the addition of formaldehyde.
^dTest at continuous mixing plants only. If RAP is used, test the RAP moisture content at continuous mixing plant and batch mixing plant.

39-2.02A(4)(b)(iii) Reclaimed Asphalt Pavement

Sample and test processed RAP at a minimum frequency of 1 sample per 1,000 tons with a minimum of 6 samples per fractionated stockpile. If the fractionated stockpile has not been augmented, the 3 RAP samples taken and tested for mix design can be part of this minimum sample requirement. If a processed RAP stockpile is augmented,

sample and test processed RAP quality characteristics at a minimum frequency of 1 sample per 500 tons of augmented RAP.

The combined RAP sample when tested under AASHTO T 164 must be within ± 2.00 percent of the average asphalt binder content reported on page 4 of the Contractors Hot Mix Asphalt Design Data form. If a new processed RAP stockpile is required, the average binder content of the new processed RAP stockpile must be within ± 2.00 percent of the average binder reported on page 4 of the Contractors Contractor Hot Mix Asphalt Design Data form.

The combined RAP sample when tested under AASHTO T 209 must be within ± 0.06 of the average maximum specific gravity reported on page 4 of the Contractors Contractor Hot Mix Asphalt Design Data form.

During Type A HMA production, sample RAP twice daily and perform QC testing for:

1. Aggregate gradation at least once a day under California Test 384
2. Moisture content at least twice a day

39-2.02A(4)(b)(iv)–39-2.02A(4)(b)(viii) Reserved

39-2.02A(4)(b)(ix) Type A Hot Mix Asphalt Production

Test the quality characteristics of Type A HMA under the test methods and frequencies shown in the following table:

Type A HMA Production Testing Frequencies		
Quality characteristic	Test method	Minimum testing frequency
Asphalt binder content	AASHTO T 308, Method A	1 per 750 tons and any remaining part
HMA moisture content	AASHTO T 329	1 per 2,500 tons but not less than 1 per paving day
Air voids content	AASHTO T 269	1 per 4,000 tons or 2 every 5 paving days, whichever is greater
Voids in mineral aggregate	SP-2 Asphalt Mixture Volumetrics	1 per 10,000 tons or 2 per project whichever is greater
Dust proportion	SP-2 Asphalt Mixture Volumetrics	
Density of core	California Test 375	2 per paving day
Nuclear gauge density	California Test 375	3 per 250 tons or 3 per paving day, whichever is greater
Hamburg wheel track	AASHTO T 324 (Modified)	1 per 10,000 tons or 1 per project, whichever is greater
Moisture susceptibility	AASHTO T 283	

39-2.02A(4)(c)–39-2.02A(4)(d) Reserved**39-2.02A(4)(e) Caltrans Acceptance**

The Caltrans accepts Type A HMA based on compliance with:

1. Aggregate quality requirements shown in the following table:

Aggregate Quality		
Quality characteristic	Test method	Requirement
Aggregate gradation ^a	AASHTO T 27	JMF ± Tolerance
Percent of crushed particles	AASHTO T 335	95
Coarse aggregate (min, %)		
One-fractured face		
Two-fractured faces		90
Fine aggregate (min, %)	AASHTO T 335	70
(Passing No. 4 sieve		
and retained on No. 8 sieve.)		
One-fractured face		
Los Angeles Rattler (max, %)	AASHTO T 96	12
Loss at 100 Rev.		
Loss at 500 Rev.		40
Sand equivalent (min.) ^{b, c}	AASHTO T 176	47
Flat and elongated particles (max, % by weight at 5:1)	ASTM D4791	10
Fine aggregate angularity (min, %) ^d	AASHTO T 304, Method A	45
^a The Engineer determines combined aggregate gradations containing RAP under California Test 384. ^b Reported value must be the average of 3 tests from a single sample. ^c Use of a sand reading indicator is required as shown in AASHTO T 176, Figure 1. Sections 4.7, "Manual Shaker," 7.1.2, "Alternate Method No. 2," and 8.4.3, "Hand Method," do not apply. Prepare the stock solution as specified in section 4.8.1, "Stock solution with formaldehyde," except omit the addition of formaldehyde. ^d The Engineer waives this specification if HMA contains 10 percent or less of nonmanufactured sand by weight of total aggregate. Manufactured sand is fine aggregate produced by crushing rock or gravel.		

2. If RAP is used, RAP quality requirements shown in the following table:

Reclaimed Asphalt Pavement Quality		
Quality characteristic	Test method	Requirement
Binder content (% within the average value reported)	AASHTO T 164	±2.00
Specific gravity (within the average value reported)	AASHTO T 209	±0.06

3. In place Type A HMA quality requirements shown in the following table:

Type A HMA Acceptance In Place		
Quality characteristic	Test method	Requirement
Asphalt binder content (%)	AASHTO T 308 Method A	JMF -0.30, +0.50
HMA moisture content (max, %)	AASHTO T 329	1.00
Air voids content at N _{design} (%) ^{a, b}	AASHTO T 269	4.0 ± 1.5 (5.0 ± 1.5 for 1-inch aggregate)
Voids in mineral aggregate on laboratory-produced HMA (min, %) ^d Gradation: No. 4 3/8-inch 1/2-inch 3/4-inch 1-inch with NMA = 1-inch with NMA = 3/4-inch	SP-2 Asphalt Mixture Volumetrics	16.5–19.5 15.5–18.5 14.5–17.5 13.5–16.5 13.5–16.5 14.5–17.5
Voids in mineral aggregate on plant-produced HMA (min, %) ^a Gradation: No. 4 3/8-inch 1/2-inch 3/4-inch 1-inch with NMA = 1-inch with NMA = 3/4-inch	SP-2 Asphalt Mixture Volumetrics ^c	15.5–18.5 14.5–17.5 13.5–16.5 12.5–15.5 12.5–15.5 13.5–16.5
Dust proportion	SP-2 Asphalt Mixture Volumetrics	0.6–1.3 ^g
Density of core (% of max theoretical density) ^{e, f}	California Test 375	91.0–97.0
Hamburg wheel track (min number of passes at 0.5-inch rut depth) Binder grade: PG 58 PG 64 PG 70 PG 76 or higher	AASHTO T 324 (Modified)	10,000 15,000 20,000 25,000
Hamburg wheel track (min number of passes at inflection point) Binder grade: PG 58 PG 64	AASHTO T 324 (Modified)	10,000 10,000

PG 70		12,500
PG 76 or higher		15,000
Moisture susceptibility (min, psi, dry strength)	AASHTO T 283	100
Moisture susceptibility (min, psi, wet strength)	AASHTO T 283	70
^a Prepare 3 briquettes. Report the average of 3 tests. ^b The Engineer determines the bulk specific gravity of each lab-compacted briquette under AASHTO T 275, Method A, and theoretical maximum specific gravity under AASHTO T 209, Method A. ^c Determine bulk specific gravity under AASHTO T 275, Method A. ^d The Engineer determines the laboratory-prepared Type A HMA value for only mix design verification. ^e The Engineer determines percent of theoretical maximum density under California Test 375 except the Engineer uses: 1. AASHTO T 275 to determine in-place density of each density core 2. AASHTO T 209, Method A to determine theoretical maximum density instead of calculating test maximum density ^f The Engineer determines theoretical maximum density under AASHTO T 209, Method A, at the frequency specified in California Test 375, part 5, section D.		

39-2.02B MATERIALS

39-2.02B(1) General

Reserved

39-2.02B(2) Type A Hot Mix Asphalt Mix Design

The mix design for Type A HMA must comply with the requirements shown in the following table:

Type A HMA Mix Design Requirements

Quality characteristic	Test method	Requirement
Air voids content (%)	AASHTO T 269 ^a	N _{initial} > 8.0 N _{design} = 4.0 (N _{design} = 5.0 for 1-inch aggregate) N _{max} > 2.0
Gyrations compaction (no. of gyrations)	AASHTO T 312	N _{initial} = 8 N _{design} = 85.0 N _{max} = 130
Voids in mineral aggregate (min, %) ^b Gradation: No. 4 3/8-inch 1/2-inch 3/4-inch 1-inch with NMAS = 1-inch with NMAS = 3/4-inch	SP-2 Asphalt Mixture Volumetrics	16.5–19.5 15.5–18.5 14.5–17.5 13.5–16.5 13.5–16.5 14.5–17.5
Dust proportion	SP-2 Asphalt Mixture Volumetrics	0.6–1.3
Hamburg wheel track (min number of passes at 0.5-inch rut depth) Binder grade: PG 58 PG 64 PG 70 PG 76 or higher	AASHTO T 324 (Modified) ^c	10,000 15,000 20,000 25,000
Hamburg wheel track (min number of passes at the inflection point) Binder grade: PG 58 PG 64 PG 70 PG 76 or higher	AASHTO T 324 (Modified) ^c	10,000 10,000 12,500 15,000
Moisture susceptibility, dry strength (min, psi)	AASHTO T 283 ^c	100
Moisture susceptibility, wet strength (min, psi)	AASHTO T 283 ^{c, d}	70

^aCalculate the air voids content of each specimen using AASHTO T 275, Method A, to determine bulk specific gravity. Use AASHTO T 209, Method A, to determine theoretical maximum specific gravity. Use a digital manometer and pycnometer when performing AASHTO T 209.

^bMeasure bulk specific gravity using AASHTO T 275, Method A.

^cTest plant-produced Type A HMA.

^dFreeze thaw required.

For Type A HMA mixtures using RAP, the maximum allowed binder replacement is 25.0 percent in the upper 0.2 foot exclusive of OGFC and 40.0 percent below. The binder replacement is calculated as a percentage of the approved JMF target asphalt binder content.

For Type A HMA with a binder replacement percent less than or equal to 25 percent of the Contractors specified OBC, the Contractor may request that the performance graded asphalt binder grade with upper and lower temperature classifications be reduced by 6 degrees C from the specified grade.

For Type A HMA with a binder replacement greater than 25 percent of the Contractors specified OBC and less than or equal to 40 percent of OBC, the Contractor must use a performance graded asphalt binder grade with upper and lower temperature classifications reduced by 6 degrees C from the specified grade.

39-2.02B(3) Asphalt Binder

The grade of asphalt binder for Type A HMA must be 70-10.

39-2.02B(4) Aggregates

39-2.02B(4)(a) General

The aggregates must comply with the requirements shown in the following table:

Aggregate Quality		
Quality characteristic	Test method	Requirement
Percent of crushed particles: Coarse aggregate (min, %) One-fractured face Two-fractured faces Fine aggregate (min, %) (Passing No. 4 sieve and retained on No. 8 sieve.) One-fractured face	AASHTO T 335	95 90
		70
Los Angeles Rattler (max, %) Loss at 100 Rev. Loss at 500 Rev.	AASHTO T 96	12 40
Sand equivalent (min) ^a	AASHTO T 176	47
Flat and elongated particles (max, % by weight at 5:1)	ASTM D4791	10
Fine aggregate angularity (min, %) ^b	AASHTO T 304, Method A	45
^a The reported value must be the average of 3 tests from a single sample. Use of a sand reading indicator is required as shown in AASHTO T 176, Figure 1. Sections 4.7, "Manual Shaker," 7.1.2, "Alternate Method No. 2," and 8.4.3, "Hand Method," do not apply. Prepare the stock solution as specified in section 4.8.1, "Stock solution with formaldehyde," except omit the addition of formaldehyde. ^b The Engineer waives this specification if the Type A HMA contains 10 percent or less of non-manufactured sand by weight of total aggregate, except if the Contractors JMF fails verification. Manufactured sand is fine aggregate produced by crushing rock or gravel.		

39-2.02B(4)(b) Aggregate Gradations

The aggregate gradations for Type A HMA must comply with the requirements shown in the following table:

Aggregate Gradation Requirements	
Type A HMA pavement thickness shown	Gradation
0.10 foot	3/8 inch
Greater than 0.12 to less than 0.20 foot	1/2 inch
0.15 to less than 0.20 foot	3/4 inch
0.25 foot or greater	3/4 inch or 1 inch

Aggregate gradation must be within the TV limits for the specified sieve size shown in the following tables:

**Aggregate Gradations for Type A HMA
(Percentage Passing)**

1 inch

Sieve size	Target value limit	Allowable tolerance
1"	100	--
3/4"	88–93	TV ± 5
1/2"	72–85	TV ± 6
3/8"	55–70	TV ± 6
No. 4	35–52	TV ± 7
No. 8	22–40	TV ± 5
No. 30	8–24	TV ± 4
No. 50	5–18	TV ± 4
No. 200	3.0–7.0	TV ± 2.0

3/4 inch

Sieve size	Target value limit	Allowable tolerance
1"	100	--
3/4"	90–98	TV ± 5
1/2"	70–90	TV ± 6
No. 4	42–58	TV ± 5
No. 8	29–43	TV ± 5
No. 30	10–23	TV ± 4
No. 200	2.0–7.0	TV ± 2.0

1/2 inch

Sieve size	Target value limit	Allowable tolerance
3/4"	100	--
1/2"	95–98	TV ± 5
3/8"	72–95	TV ± 5
No. 4	52–69	TV ± 5
No. 8	35–55	TV ± 5
No. 30	15–30	TV ± 4
No. 200	2.0–8.0	TV ± 2.0

3/8 inch

Sieve size	Target value limit	Allowable tolerance
1/2"	100	--
3/8"	95–98	TV ± 5
No. 4	55–75	TV ± 5
No. 8	30–50	TV ± 5
No. 30	15–35	TV ± 5
No. 200	2.0–9.0	TV ± 2.0

No. 4

Sieve size	Target value limit	Allowable tolerance
3/8"	100	--
No. 4	95–98	TV ± 5
No. 8	70–80	TV ± 6
No. 30	34–45	TV ± 5
No. 200	2.0–12.0	TV ± 4.0

39-2.02B(5) Reclaimed Asphalt Pavement

The Contractor may substitute RAP for part of the virgin aggregate in a quantity up to 25 percent of the aggregate blend.

Provide enough space at the Contractors plant for complying with all RAP handling requirements. Provide a clean, graded base, well drained area for stockpiles.

If RAP is from multiple sources, blend the RAP thoroughly and completely before fractionating.

For RAP substitution greater than 15 percent of the aggregate blend, fractionate RAP stockpiles into 2 sizes, a coarse fraction RAP retained on 3/8-inch sieve and a fine fraction RAP passing 3/8-inch sieve. For RAP substitution of 15 percent of the aggregate blend or less, fractionation is not required.

The RAP fractionation must comply with the requirements shown in the following table:

RAP Stockpile Fractionation Gradation Requirements

Size	Test method	Requirement
Coarse (% passing the 1-inch sieve)	California Test 202 ^a	100
Fine (% passing the 3/8-inch sieve)	California Test 202 ^a	98–100
^a Maximum mechanical shaking time is 10 minutes.		

The Contractor may use the coarse fractionated stockpile, the fine fractionated stockpile, or a combination of the coarse and fine fractionated stockpiles.

Isolate the processed RAP stockpiles from other materials. Store processed RAP in conical or longitudinal stockpiles. Processed RAP must not be agglomerated or be allowed to congeal in large stockpiles.

39-2.02B(6)–39-2.02B(10) Reserved

39-2.02B(11) Type A Hot Mix Asphalt Production

If RAP is used, the asphalt plant must automatically adjust the virgin asphalt binder to account for RAP percentage and RAP binder.

During production, the Contractor may adjust hot- or cold-feed proportion controls for virgin aggregate and RAP. RAP must be within ± 3 of RAP percentage described in the Contractors Contractor Job Mix Formula Proposal form without exceeding 25 percent.

39-2.02C CONSTRUCTION

Where the pavement thickness shown is greater than 0.25 foot, the Contractor shall place Type A HMA in multiple lifts not less than 0.15 foot each. If placing Type A HMA in multiple lifts:

1. Aggregate gradation must comply with the requirements shown in the following table:

Aggregate Gradation Requirements	
Type A HMA lift thickness	Gradation
0.12 to less than 0.20 foot	1/2 inch
0.15 foot to less than 0.20 foot	3/4 inch
0.25 foot or greater	3/4 inch or 1 inch

2. Apply a tack coat before placing a subsequent lift
3. The Engineer evaluates each HMA lift individually for compliance

Spread Type A HMA at the ambient air and surface temperatures shown in the following table:

Minimum Ambient Air and Surface Temperatures				
Lift thickness (feet)	Ambient air (°F)		Surface (°F)	
	Unmodified asphalt binder	Modified asphalt binder	Unmodified asphalt binder	Modified asphalt binder
<0.15	55	50	60	55
≥0.15	45	45	50	50

For method compaction, the maximum lift thickness must be 0.25 foot.

For Type A HMA placed under method compaction, if the asphalt binder is:

1. Unmodified, complete:
 - 1.1. 1st coverage of breakdown compaction before the surface temperature drops below 250 degrees F
 - 1.2. Breakdown and intermediate compaction before the surface temperature drops below 190 degrees F
 - 1.3. Finish compaction before the surface temperature drops below 150 degrees F
2. Modified, complete:
 - 2.1. 1st coverage of breakdown compaction before the surface temperature drops below 240 degrees F
 - 2.2. Breakdown and intermediate compaction before the surface temperature drops below 180 degrees F

- 2.3. Finish compaction before the surface temperature drops below 140 degrees F

The Contractor may cool Type A HMA with water when rolling activities are complete if authorized.

39-2.02D2 PAYMENT

The contract unit price paid per ton for Hot Mix Asphalt (3/4", Type A) shall include full compensation for furnishing all labor, materials, tools, cores, testing, 1 job mix formula, equipment, and incidentals and for doing all the work involved in placing Hot Mix Asphalt (3/4", Type A), including placing, fog seal, leveling, and compacting material for AC digouts and other asphalt areas, as shown on the plans, as specified in the Standard Specifications, and as directed by the Engineer

The contract unit price paid per ton for Hot Mix Asphalt (1/2", Type A) shall be paid for in the "Hot Mix Asphalt (1/2", Type A)" and shall include full compensation for furnishing all labor, materials, fog seal, tools, cores, testing, 1 Job Mix Formula, equipment, and incidentals and for doing all the work involved in placing HMA (1/2", Type A), including, cores, placing, leveling, and compacting material for AC digouts and other asphalt areas, as shown on the plans, as specified in the Standard Specifications, and as directed by the Engineer.

Full compensation for conforming to the requirements for placing hot mix asphalt dike of this section shall be considered as included in the prices paid for various contract items of work, and no additional compensation will be allowed therefor.

39-2.07 MINOR HOT MIX ASPHALT

39-2.07A GENERAL

39-2.07A(1) Summary

Section 39-2.07 includes specifications for producing and placing minor hot mix asphalt. Minor HMA must comply with section 39-2.02 except as specified in this section 39-2.07.

The inertial profiler requirements in section 36-3 do not apply.

39-2.07A(2) Definitions

Reserved

39-2.07A(3) Submittals

The QC plan and test results in sections 39-2.01A(3)(c) and 39-2.01A(3)(d) do not apply.

39-2.07A(4) Quality Assurance

39-2.07A(4)(a) General

The JMF renewal requirements in section 39-2.01A(4)(d) do not apply.

Test pavement smoothness with a 12 foot straightedge.

39-2.07A(4)(b) Quality Control

Testing for compliance with the following quality characteristics is not required:

1. Flat and elongated particles
2. Fine aggregate angularity
3. Hamburg wheel track
4. Moisture susceptibility

39-2.07A(4)(c) City Acceptance

The City accepts minor HMA under section 39-2.02A(4)(e) except for compliance with requirements for the following quality characteristics:

1. Flat and elongated particles
2. Fine aggregate angularity
3. Hamburg wheel track
4. Moisture susceptibility

39-2.07B MATERIALS

39-2.07B(1) General

Reserved

39-2.07B(2) Minor Hot Mix Asphalt Mix Design

The Hamburg wheel track and moisture susceptibility requirements do not apply to the mix design for minor HMA.

39-2.07B(3) Asphalt Binder

The grade of asphalt binder for minor HMA must be PG-64-10 or PG-64-16.

39-2.07B(4) Liquid Antistrip Treatment

Treat minor HMA with liquid antistrip unless the Contractor submit AASHTO T 283 and AASHTO T 324 (Modified) test results showing compliance with section 39-2.02B and dated within 12 months of the submittal.

39-2.07C CONSTRUCTION

Not Used

39-2.08–39-2.10 RESERVED

Full compensation for conforming to the requirements of this section shall be included in the contract prices for various items of work and no additional compensation will be allowed therefor.

END OF SECTION

SECTION 00073

SECTION 73 CONCRETE CURBS AND SIDEWALKS

73 1.01 MISCELLANEOUS CONCRETE CONSTRUCTION

Portland Cement Concrete curbs, gutters, sidewalks, curb ramps, concrete medians, concrete islands, bus pads, bus turnouts, valley gutters and driveways shall conform to the provisions in Section 73, "Concrete Curbs and Sidewalks," of the State Standard Specifications and these special provisions.

All concrete shall be Class A, six sack mix unless otherwise specified. For all driveway locations, where early opening to traffic is required, concrete shall be rapid setting concrete.

All newly placed concrete shall be cured with a clear concrete curing compound (State Specification 8030-71D-06).

PCC (Curb & Gutter) and PCC (Sidewalk) shall be constructed as shown on the plans and shall conform to the City of Roseville Standard Plan ST-17.

PCC (Driveway) shall be constructed as shown on the plans and conforming to City of Roseville Standard Plan ST-22.

(Pedestrian ramps shall conform to the City of Roseville Standard Plans ST-26 and ST-27 and shall meet all requirements outline in the City of Roseville ADA transition plan.

All PCC miscellaneous stamped concrete shall be stamped concrete as indicated on the plans. Stamped concrete where shown on the plans to be constructed shall conform to the City of Roseville Standard Plans ST-37.

Pedestrian ramp detectable warning surface shall consist of raised truncated domes constructed or installed on curb ramps. Detectable warning surface shall be a prefabricated surface installed on the curb ramp, in accordance with the approved materials within the City of Roseville.

The contract unit price paid per linear foot for PCC Curb & Gutter, of the types shown on the plans and indicated in the bid items list, shall include full compensation for all labor, materials, tools, saw cutting, concrete, removal of existing curb and gutter, aggregate base, and placement, complying with ADA requirements, placing concrete, compaction, raising existing facilities to grade, as shown on the plans incidentals and equipment required to complete these items of the work, as shown on the plans, as specified in the State Standard Specifications and these special provisions and as directed by the Engineer.

The contract price paid for PCC Sidewalk shall be included in the unit price paid for each "Remove and Replace Curb Ramp" as shown on the plans and indicated in the bid items list, shall include full compensation for all labor, materials, tools, aggregate base, saw cutting, concrete, removal of existing sidewalk, hauling, and placement, complying with ADA requirements, placing concrete, compaction, raising existing facilities to grade, as shown on the plans incidentals and equipment required to complete these items of the work, as shown on the plans, as specified in the State Standard Specifications and these special provisions and as directed by the Engineer.

The contract unit price paid for PCC Curb Ramp shall include full compensation for furnishing all labor, materials, tools, equipment, and incidentals for doing all work involved in constructing the curb ramp complete in place including material, detectable warning dome, subbase removal and placement of aggregate base, excavation, hauling, removal of existing curb ramp, curb, curb and gutter, and sidewalk, and disposal, saw cutting, aggregate base and placement, complying with ADA requirements, placing concrete, compaction, raising existing facilities to grade as shown on the plans, incidentals, and equipment as specified in the Standard Specifications and these special provisions, and as directed by the Engineer.

Full compensation for conforming to the requirements of this section shall be included in the contract prices for various items of work and no additional compensation will be allowed therefor.

END OF SECTION

SECTION 00084

SECTION 84: TRAFFIC STRIPES AND PAVEMENT MARKINGS

84-1.01 DESCRIPTION

In addition to the requirements specified in this section, traffic stripes and pavement markings shall be installed per provisions in Section 84 of the most current City of Roseville Construction Standards.

Contractor shall remove all existing striping and pavement markers within the project limits.

Traffic stripes and pavement markings shall be replaced at all locations where existing traffic stripes and pavement markings are obliterated or covered as a result of asphalt resurfacing operations.

Unless otherwise noted on the plans, the Contractor shall replace all pavement delineation on the same alignment and location.

84-2 THERMOPLASTIC TRAFFIC STRIPES AND PAVEMENT MARKINGS

84-2.01 DESCRIPTION

This work shall consist of furnishing and applying thermoplastic traffic stripes and pavement markings, including glass beads.

Thermoplastic material shall be applied only when the pavement surface temperature is above 60 °F.

84-2.05 MEASUREMENT

Thermoplastic traffic stripes will be measured by the square foot along the line of the traffic stripes, without deductions for gaps in broken traffic stripes. Thermoplastic pavement markings will be measured by the lump sum for the actual area covered. Thermoplastic pavement markings lumps sum, Pavement Markers and Markings as shown on the plans and the Thermoplastic Traffic Striping, Pavement Markers and Markings on the remainder of the project as shown on the plans.

84-2.06 PAYMENT

The contract price paid for Thermoplastic Traffic Stripes and Thermoplastic Pavement Markings shall be included in the contract lump sum price paid for "Thermoplastic Pavement Striping and Markings and Pavement Markers" and "Removal of Existing Pavement Striping", and shall include full compensation for furnishing all labor, materials, tools, equipment, and incidentals, and for doing all the work involved in applying thermoplastic traffic stripes and pavement markings, complete in place, including removing existing traffic striping or markings, installing temporary pavement delineation, establishing alignment for stripes, and layout work, as shown on the plans, and as specified in these Special Provisions, and as directed by the Engineer.

END OF SECTION

SECTION 00085

SECTION 85. PAVEMENT MARKERS

85-1.01 DESCRIPTION

In addition to the requirements specified in this section, pavement markers shall be installed per provisions in Section 85 of the most current City of Roseville Construction Standards.

Pavement markers shall be applied at all locations where existing pavement markers are obliterated or covered as a result of construction operations.

85-1.04 NON-REFLECTIVE PAVEMENT MARKERS

All non-reflective pavement markers shall be ceramic.

85-1.04A RETROREFLECTIVE MARKERS

All retroreflective markers used on two and three lane arterials shall be two way retroreflective markers

85-1.06 PLACEMENT

At locations where bike lane striping is parallel striping used to channelize traffic, acceleration lanes, right turn deceleration lanes and bus turnouts, both strips shall be detail 38. Reflective pavement markers shall be placed along both stripes.

85-1.08 MEASUREMENT

The quantity of reflective and non-reflective pavement markers will be measured as units determined from actual count in place and paid for with lump sum. Pavement marker will be lump sum Pavement Markers and Markings as shown on the plans and the Thermoplastic Traffic Striping, Pavement Markers and Markings on the remainder of the project as shown on the plans.

85-1.09 PAYMENT

The contract price paid for Pavement Markers shall be included in the contract lump sum price paid for "Thermoplastic Pavement Striping and Markings and Pavement Markers" and "Removal of Existing Pavement Striping", and shall include full compensation for furnishing all labor, materials, tools, equipment, and incidentals, and for doing all the work involved in furnishing and placing pavement markers, complete in place, including removing existing pavement markers, establishing alignment for pavement markers, installing temporary pavement delineation and providing the

necessary adhesives, as shown on the plans and as specified in these Special Provisions and as directed by the Engineer.

END OF SECTION

SECTION 00086

SECTION 86. SIGNALS, LIGHTING AND ELECTRICAL SYSTEMS

86-1.01 DESCRIPTION

Electrical work shall consist of furnishing and installing, modifying or removing all elements of the electrical system described on the plans, unless noted to be done by others, and as described in these Special Provisions. Electrical work to be completed shall be constructed in conformance with the City of Roseville Electric Specifications for Commercial Construction, the most current City of Roseville Design and Construction Standards, and the provisions in Section 86, "Signals, Lighting and Electrical Systems," of The 2010 State Standard Specifications.

In addition to the requirements specified in this section, vehicle loop detectors shall be installed per the most current addition of City of Roseville Design and Construction Standards. The new loops shall be placed between lifts of the new HMA sections; cutting into the final lift of the new HMA is not permitted.

Vehicle loop detectors shall be installed at all locations where existing vehicle loop detectors are obliterated or damaged as a result of dig outs and hot mix asphalt paving operations.

86-1.01A PREFABRICATED AND PERFORMANCE LOOP

GENERAL

For the loops replaced in the digout locations prefabricated/ preformed loops will be acceptable and shall be installed per the most current addition of City of Roseville Design and Construction Standards and as outlined in these special provisions.

MATERIAL

- Wire insulation (wire jacket thickness [inner/outer] of 0.360" O.D.± 0.100"), cable jackets shall be formulated from Cross-linked Polyethylene (XLPE) and will withstand temperatures up to 426° Fahrenheit and shall withstand a hot asphalt overlay. The low profile loop cable and lead-in cable are to resist the effects of reflective cracking that can occur in asphalt. All splice connections shall be soldered and sealed in a splice enclosure constructed of high impact glass impregnated plastic. The preformed loops isolative quality shall be tested as follows:
- Perform loop shall be soaked in a salt water solution for three days

- After 3 days in salt water solution, the resistance between the conductors and the salt 0.360" O.D. water shall be greater than 999 MΩ.

INSTALLATION

1. Minimum grind depth shall be $\geq .25'$ (3")
2. Preformed loop assembly shall be designed to withstand being overlaid by hot asphalt.
3. Preformed loop assembly shall be configured to a 6' X 6'.
4. Preformed loop assembly shall have a low profile design with no material thickness exceeding .375".
5. For protection of the preformed loop, prior to the asphalt overlay, a .2" cover of asphalt mix shall be placed over the loop and home run.
6. Preformed loop shall be un-spliced, except at the pull box in which it will be spliced to the DLC.
7. Preformed loop shall be routed through the detector hand-hole to the splicing pull box. The entry point shall be made by a means as to not disturb the concrete structure integrity surrounding the detector hand-hole.

Existing detector hand-holes which will not be positioned w/respect to the "finished" lane control striping shall be removed and repositioned, prior to the grinding process. A City of Roseville Engineer shall locate the new location/s. Finish grade for the top of the new detector hole shall be at the lower limits of the asphalt grind.

Removed detector hand-holes shall be back filled with concrete.

8. All abandoned loop wire home runs in the detector hand-hole conduit run back to the splicing pull box shall be removed.
9. All preformed loop assemblies shall be tested, with a meggar, before and after the asphalt overlay process. Both continuity and resistance to ground (≥ 100 meg) should be documented with a City of Roseville inspector present.
10. A splice enclosure maybe incorporated if the following construction standards are equaled or exceeded:
 - a) The splice enclosure shall be constructed of glass filled, high impact Valox. The enclosure shall have a minimum wall thickness of 0.270 inches.
 - b) The enclosure shall have a minimum wall thickness of 0.270 inches.

- c) The loop/lead-in wires shall be soldered and sealed.
- d) The splices shall be placed in the enclosure, filled with a water block gel and sealed.
- e) Height of the splice enclosure shall not exceed the (Note 4) standard.

11. Preformed loop testing procedure by the manufacture shall be:

- a) The complete preformed loop assembly (except one foot of the lead-in) is placed in a tank of mineral enriched water and soaked for three days. The preformed loop must measure greater than 999 megohms @ 500 VDC between the copper conductor and the water.

86-1.03 COST BREAK DOWN

Vehicle loop detectors (Type A, Type D, and Bike Lane Loops) will be paid for in the contract price paid for each.

86-2.06 PULL BOXES

Pull boxes shall conform to the provisions in Section 86, "Pull Boxes" of the City of Roseville Design and Construction Standards and the State Standard Specifications, and these special provisions.

Pull boxes for circuits for the traffic signal interconnect shall be marked "SIGNAL INTERCONNECT."

PAYMENT

Full compensation for furnishing and installing pull boxes, markers and applying green identification strips shall be considered as included in the contract lump sum price paid for "Signal Conduit" and shall include furnishing all labor, materials, tools, equipment, and incidentals, and for doing all work involved in furnishing and installing pull boxes, complete in place, including pull tape and pull boxes as shown on the plans, as specified in the State Standard Specifications and these special provisions, and as directed by the Engineer.

END OF SECTION



COUNCIL COMMUNICATION

CC #: 8554

File #: 0900-04-01

Title: Pavement Management Consulting - Service Agreement

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

Meeting Date: 6/21/2017

Item #: 7.3.

RECOMMENDATION TO COUNCIL

Staff recommends that City Council approve the service agreement for pavement management evaluation services with Stantec Consulting Services Inc to provide the 2017 street condition assessment and RoadMatrix software updates.

BACKGROUND

The Street Maintenance Division has been using Stantec RoadMatrix software for over 17 years to track the Pavement Quality Index (PQI) rating of city streets. Every three years the streets need to be evaluated for condition and smoothness of the pavement and the data is loaded into the software. The data is used to assist in planning our future resurfacing with the available funding with the goal to place the right treatment on the right street at the right time so as to maximize the life of our street pavements in the most cost effective manner. The scope of this agreement includes: project initiation and set up, street survey and analysis, data collection and processing, rating and quality assurance / quality control (QA/QC), uploading into Road Matrix and analysis and reporting.

Staff is recommending this sole source agreement with Stantec due to their in-depth knowledge of the Road Matrix software, and Stantec's accuracy of data collection. The City is saving staff time and money by not having to spend extra hours performing quality control inspections to ensure accuracy of the data. The unit costs for collecting the data and entering it into the software are the same as a past contract that went through the bidding process with the City of Sacramento.

FISCAL IMPACT

The total cost of the service is \$91,076.70 (\$84,920 plus tax). It is funded with Gas Tax funds and Street Maintenance Operations Budget funds.

ECONOMIC DEVELOPMENT / JOBS CREATED

Using the Federal guideline of one job created for every \$92,000 in government spending, this service contract will generate one job.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Jerry Dankbar, Street Maintenance Superintendent

Rhon Herndon, Public Works Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 17-271

Service Agreement

RESOLUTION NO. 17-271

APPROVING A SOLE SOURCE SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND STANTEC CONSULTING SERVICES INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a sole source service agreement (Service Agreement No. S1708241) between City of Roseville and Stantec Consulting Services Inc., has been prepared and reviewed by the Council; and

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

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

AYES COUNCILMEMBERS:

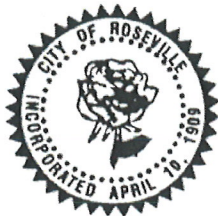
NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



PURCHASING
CITY OF ROSEVILLE

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

SERVICE AGREEMENT

SERVICE AGREEMENT

No: **S1708241**

SERVICE LOCATION: CITY OF ROSEVILLE
AS DIRECTED

REQ. NO.: R1715632 DATE: 5/12/17

SUBMIT ALL INVOICES TO:

CITY OF ROSEVILLE
Finance Department
311 Vernon Street
Roseville, CA 95678

Contractor No.: V26246
Telephone No.: 916-925-5550 Fax: 916-921-9274
Email address: FADI.JADOUN@STANTEC.COM
Contractor: STANTEC CONSULTING SERVICES INC
ATTN: FADI JADOUN
1000 YOUNG STREET
SUITE 470
TONAWANDA, NY 14150

Department: PUBLIC WORKS

Acct. Code: 21510-5100

Buyer: TIFFANY VALDEZ
Phone: 916-774-5708

Start Date	Terms	Completion Date	Insurance Limits	Contact
EXECUTED AGREEMENT	NET 30	FINAL PAYMENT	Approved by Risk Mgt.	JERRY DANKBAR

The contractor shall furnish all labor, equipment and materials necessary to accomplish the following:
PROVIDE PAVEMENT MANAGEMENT SERVICES IN ACCORDANCE WITH ATTACHED STANTEC CONSULTING SERVICES
INC PROPOSAL #162081015.012.240 DATED 5/2/17.

PLEASE CONTACT JERRY DANKBAR AT 916-774-5791 FOR QUESTIONS REGARDING THIS AGREEMENT.

Total Cost of Service: \$ **91,076.70**

ATTENTION: Total cost of service not to exceed the agreement amount without prior approval of the Purchasing Office.

The Contractor named hereon by the acceptance of this order agrees to the provisions of this document titled "Service Agreement" and Attachment "A".

Business License No.: 00806148 Contractor License No.: _____ DIR Registration No.: _____

☐ SOLE PROPRIETOR

☐ PARTNERSHIP

☒ CORPORATION

CONTRACTOR: [Signature] Amir Abd El Halim, Ph.D. Managing Principal
SIGNATURE PRINT NAME TITLE

CONTRACTOR: [Signature] Gabriele Cimini Senior Associate
SIGNATURE PRINT NAME TITLE

By: _____
Rob Jensen, City Manager
CITY OF ROSEVILLE, A MUNICIPAL CORPORATION

1. To the fullest extent allowed by law, Consultant shall defend, indemnify, and save and hold harmless City, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of Consultant's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from City's sole negligence or willful misconduct. The parties intend that this provision shall be broadly construed. Consultant's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.
2. Consultant is an independent contractor, and shall not be considered an officer, agent or employee of the City.
3. Without the written consent of the City, this Agreement is not assignable by Consultant either in whole or in part.
4. Time is of the essence of this Agreement.
5. At any time during the term of this Agreement, the City has the right to terminate this Agreement provided Consultant is given a thirty (30) day notice.
6. This Agreement may only be amended or modified in writing. It is integrated and contains the complete understanding of the parties.
7. All equipment, supplies and services sold to the City of Roseville shall conform to the general safety orders of the State of California.
8. Unless notified to the contrary, in writing, the City assumes that the Consultant has accepted the work in accordance with the plans and specifications (if any) and agrees to do the work in compliance with this Agreement.
9. All fair employment practices must be adhered to.
- 10a. Unless otherwise specified, the Consultant shall maintain the policies of insurance outlined in Attachment A, incorporated herein by this reference, in full force and effect during the term of this Agreement. The City of Roseville retains sole discretion in determining the types and proper levels of insurance coverage.
- 10b. Form. Consultant shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.
- 10c. Additional Insureds. Consultant shall also provide a separate endorsement or section of the policy showing City, its officers, agents, employees, and volunteers as additional insureds for each type of coverage, except for Workers' Compensation and Professional Liability. Such insurance shall specifically cover the contractual liability of Consultant. The additional insured coverage under the Consultant's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from City's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.
- 10d. Cancellation/Modification. Consultant shall provide ten (10) days written notice to City prior to cancellation or modification of any insurance required by this Agreement.
- 10e. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of City (if agreed to in a written contract) before City's own insurance shall be called upon to protect it as a named insured.
- 10f. Subconsultants. Consultant agrees to include in its contracts with all subconsultants the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subconsultant's work. Furthermore, Consultant shall require its subconsultants to agree to be bound to Consultant and City in the same manner and to the same extent as Consultant is bound to City under this Agreement. Additionally, Consultant shall obligate its subconsultants to comply with these same provisions with respect to any tertiary subconsultant, regardless of tier. A copy of City's indemnity and insurance provisions will be furnished to the subconsultant or tertiary subconsultant upon request.
- 10g. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or City. City reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.
- 10h. Waiver of Subrogation. Consultant hereby agrees to waive subrogation which any insurer of Consultant may acquire from Consultant by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of City, its officers, agents, employees and volunteers for all work performed by Consultant, its employees, agents and subconsultants.
- 10i. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve Consultant of liability in excess of such coverage, nor shall it preclude City from taking such other actions as are available to it under any other provisions of this Agreement or law.
11. Consultant shall comply with all federal, state and local laws and ordinances as may be applicable to the performance of services under this Agreement. Failure to comply with local ordinances may result in monetary fines and cancellation of this Agreement.
12. In the event that the terms of any attachment or exhibit conflict with any terms of this Service Agreement, the terms of this Service Agreement shall control.

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

City reserves the right to withhold any payments to Consultant in the event of noncompliance with insurance requirements or if required by law.



ATTACHMENT A
HUMAN RESOURCES/RISK MANAGEMENT DIVISION
INSURANCE REQUIREMENTS
SERVICE AGREEMENTS OVER \$21,745 OR INVOLVING HIGH RISK ACTIVITIES

General - Required Coverage/Documentation

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

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

☐ Construction	☐ Design Professional	☐ Chemical/Environmental
General Liability: \$2 Million/occurrence \$4 Million aggregate	General Liability: \$2 Million/occurrence \$4 Million aggregate Professional Liability \$2 Million/occurrence	General Liability: \$3 Million/occurrence \$6 Million aggregate, Pollution – \$2 Million/Occurrence Auto - \$2 Million/Occurrence
☐ IT Services	☒ Professional Consultant	☐ Hazardous Materials
Professional Liability: \$1 Million/occurrence No auto required	Professional Liability: \$1 Million/occurrence	Pollution Liability: \$1 Million/occurrence
☐ Special Events/Caterers-Vendors	☐ Professional Counseling/Psychological	☐ Pyrotechnics
No auto required No workers' comp required	Professional Liability: \$1 Million/occurrence No auto required	General Liability: \$5 Million/occurrence \$10 Million aggregate Auto - \$2 Million/Occurrence

Insurance Submission Process

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

How It Works

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

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



Stantec Consulting Services Inc.
1000 Young Street Suite 470, Tonawanda NY 14150-4100

May 2, 2017
File: 162081015.012.240

Attention: Jerry Dankbar - Street Maintenance Superintendent
Public Works – Street Maintenance
City of Roseville
2005 Hilltop Circle
Roseville, CA 95747

Dear Mr. Dankbar,

Reference: Proposal for 2017 Street Condition Assessment and RoadMatrix Update

Stantec Consulting Services Inc. is pleased to provide this proposal to perform the 2017 street condition assessment and RoadMatrix updates.

The following tasks will be completed as part of this project:

- Task 1:** Project Initiation and Setup
- Task 2:** Data Collection
- Task 3:** Data Processing, Rating, and QA/QC
- Task 4:** Upload into RoadMatrix and Analysis
- Task 5:** Reporting

Work Plan

The work plan is presented in the tasks below.

TASK 1.0: PROJECT INITIATION AND SETUP

Task 1.A: Project Initiation Meeting and Setup

Prior to data collection, a meeting will be held with City staff, to clarify project management and specific task responsibilities. The project initiation meeting will address the following:

- Project Scope, management, and work program will be finalized. Lines of communication and reporting between the City and Stantec will be established. Specific tasks will be defined and assigned, and responsibilities of all parties detailed.
- Database Maintenance and Sectional Attribute Data Input Requirements - Database maintenance includes reviewing functional classes, rehabilitation strategies, and costs to reflect the specific needs of the City. This information is updated to incorporate any required changes. Other updated attribute information that has changed since the City's last update will be discussed and a suitable format for both the City and Stantec will be confirmed for upload to RoadMatrix.



May 2, 2017
Jerry Dankbar - Street Maintenance Superintendent
Page 2 of 7

Reference: Proposal for 2017 Street Condition Assessment and RoadMatrix Update

Task 1.B: Equipment Mobilization

This task involves mobilizing the field equipment including the following:

- RT3000 data collection unit and field staff to perform the on-site roughness and surface distress survey.

TASK 2.0: DATA COLLECTION

Data collection will include approximately 615 survey miles of paved roads across the City. Following project initiation, and during acceptable field conditions, the data collection activities indicated below will be completed on existing and approved new sections as per the PMS specifications.

Stantec's Data Collection Methodology and Technology

Stantec's data collection technique has been refined over years of testing and field trials. We use the latest technology in the on-board systems and the process has proven to be repeatable and reliable. Our Road Tester 3000 (RT3000) unit simultaneously collects pavement condition, GPS, and digital image data streams and will be used to collect surface condition data, roughness, rutting, and imagery.

The RT3000 data collection vehicle uses sub-systems for the collection of roughness data, right-of-way imagery, GPS, as well as the INO Laser Road Imaging System. The major components within the vehicle are summarized in the following table, and are discussed in more detail, in the following sections.

The data collection vehicle we propose for this assignment uses sub-systems for the collection of roughness data, right-of-way imagery, GPS, as well as the INO Laser Road Imaging System. The major components within the vehicle are summarized in the following table, and are discussed in more detail, in the following sections.



System	Data Component
Laser Road Imaging System (LRIS)	• Pavement Surface Distress • Pavement JPEG Images
Roadway Profiler	• Profile Data (IRI/Rut)
DMI and GPS	• Geo-referenced JPEGs • Linear Referencing
Digital Imaging Video	• Right-of-way JPEGs

The RT3000 survey is completed in a single pass, in the outer-most lane on 2-lane bi-directional or one-way streets. Roads that are divided or are four or more lanes are surveyed in both directions.



May 2, 2017

Jerry Dankbar - Street Maintenance Superintendent

Page 3 of 7

Reference: Proposal for 2017 Street Condition Assessment and RoadMatrix Update

Laser Road Imaging System (LRIS)

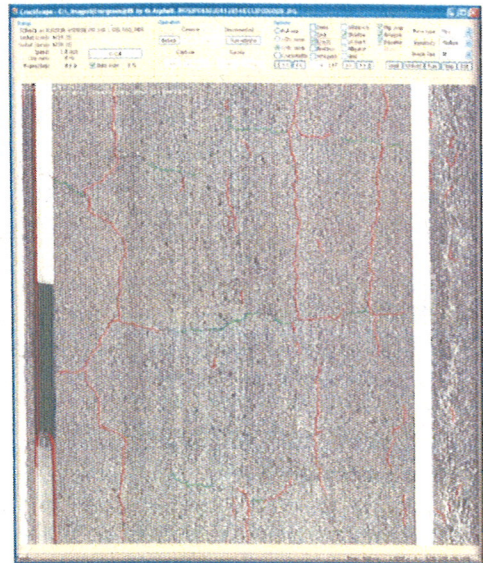
The LRIS system includes two high-resolution LineScan cameras and laser illuminators configured to image up to 14 ft. transverse road sections, with 1 mm resolution, at posted speeds. The system was designed to increase the contrast and visibility of both small longitudinal and lateral pavement cracks.

The LRIS system uses high-speed/high-resolution LineScan cameras in conjunction with high-power laser line projectors. The LineScan system yields images with four times the information than previous configurations. It uses a narrow spectrum (non-visible) infrared lighting system, resulting in greater contrast for superior visibility of cracks even in full sunlight. Conventional systems use a broad spectrum strobe lighting system.

Data images returned for processing are passed through our crack and distress identification software. Additional non-cracking distresses are entered by the field crew, as they drive the roads. The combination of these two technologies provides the most complete evaluation of the pavement surface and distresses, and does not impact the traveling public as the RT3000 travels at posted speeds.

Pavement condition is evaluated based on type, severity, and extent of pavement defects or distresses. Each surface distress is evaluated on the basis of two components:

- **Severity** is defined as '*How bad is the defect?*' and is expressed in terms of the width or degree of wear associated with a specific pavement condition. An example of a severity measurement is the average width of a crack.
- **Extent** or '*How much is there?*' is expressed in terms of the quantity of the surface that a particular defect/distress covers. Examples of measures used for extent include the number and length of transverse cracks, length of longitudinal cracking, or the pavement area affected by an alligator or pattern cracking.





May 2, 2017
Jerry Dankbar - Street Maintenance Superintendent
Page 4 of 7

Reference: Proposal for 2017 Street Condition Assessment and RoadMatrix Update

The surface distress listed in the Table below will be collected as part of this assignment.

Flexible Pavements	
• Alligator Cracking • Block/Map Cracking • Longitudinal Cracking • Transverse Cracking • Wheel Track Rutting • Progressive Edge Cracking • Patching	• Rippling and Shoving • Raveling and Streaking • Flushing and Bleeding • Distortion • Excessive Crown • Potholes (Count Only)

Roadway Profiler

The RT3000 simultaneously collects pavement data, including surface condition, roughness and rutting, GPS, and digital image data streams.

Longitudinal Profile (Roughness)

The longitudinal profile is collected to calculate the International Roughness Index (IRI) on both wheel paths, using an ASTM E950 certified Class I profiler. The IRI data is collected continuously and summarized at 30-metre intervals, for all categories of roads. The collection of longitudinal profile or roughness data is fully automated. The specialized profile measurement system, mounted on the front bumper of the RT3000 survey vehicle, uses two sensing devices:

1. **Five laser height sensors** that measure the distance between the vehicle and the pavement surface, while the vehicle is traveling at up to posted speed.
2. **Two accelerometers** that measure the vertical acceleration of the vehicle as it bounces in response to the pavement surface profile.



These two measurements are combined during post-processing, to eliminate the effects of vertical vehicle motion, and thereby define the vertical profile of the pavement surface.

The RT3000 also has a **distance measurement instrument (DMI)** to provide a reference measurement of the vehicle as it travels. This measurement provides stationing references for the profile data. The data is also geo-referenced, using on-board GPS, which is integrated with all of the on-board data logging devices.

Roughness data is computed from the above data and expressed in terms of the standard International Roughness Index (IRI) in units of inches/mile. IRI measurements obtained from the RT3000 system have been



May 2, 2017
Jerry Dankbar - Street Maintenance Superintendent
Page 5 of 7

Reference: Proposal for 2017 Street Condition Assessment and RoadMatrix Update

correlated with those obtained from other valid profilometers, as well as IRI-calculated values from rod and level, and dipstick surveys.

Transverse Profile / Rutting Data Collection

Rutting data is collected simultaneously with surface distress and roughness data. The RT3000 measures transverse profile and rut depths, using five high-precision, laser-based, height-measuring sensors. The two lasers on either end of the rut bar are angled, to provide the complete transverse profile across the traveled lane. From five laser measurements, the average rut depths will be computed for each wheel path for upload to RoadMatrix. Calculations of rut depth simulate the straight edge method and are made in accordance with ASTM E 1703E/1703M-95 "Standard Test Method for Measuring Rut Depth of Pavement Surface Using a Straightedge".

TASK 3.0: DATA PROCESSING, RATING, AND QA/QC

Pavement surface condition and roughness data will be collected using the techniques outlined above. This task includes the conversion of the raw survey data to a deliverable format for upload to the RoadMatrix database. This process includes running all data through specialized processing software, splitting out data and assigning it to appropriate RoadMatrix pavement segments, performing quality control tests, verifying dataset completeness, and assembling the data for upload to the City's RoadMatrix database.

TASK 4: UPLOAD INTO ROADMATRIX AND ANALYSIS

This task includes the upload of the rated and quality checked survey data into the City's RoadMatrix software. Also, any new attribute data discussed and agreed on at the project initiation meeting (updated traffic volumes, layer info, etc.), will be loaded into the RoadMatrix, at no additional cost, providing it is supplied to Stantec, in an agreed upon format.

The uploaded data will be analyzed to calculate the present status and network needs. Network needs, i.e. % deficient sections, will be determined based on the predefined PQI Trigger values currently in RoadMatrix.

TASK 5: REPORTING

This task includes providing the City with a summary and detailed pavement condition reports. The following items will be delivered:

- A high level Executive Summary.
- Description of data collection procedures;
- A PQI report that compares previous condition results with the new (2017) results for various subsets;
- Mileage difference report comparing the surveyed length with the RoadMatrix reported length;
- List of streets not tested with explanation.



May 2, 2017

Jerry Dankbar - Street Maintenance Superintendent

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Reference: Proposal for 2017 Street Condition Assessment and RoadMatrix Update

Project Schedule

The project schedule assumes all the tasks are to be completed this year. The RT3000 will be ready to collect data in September. The Final Report would be completed by Thursday November 30, 2017, assuming a notice to proceed is received no later than Friday May 5, 2017. In addition, a copy of the 2017 work history and any parametric updates should be received from the City prior to Friday October 6, 2017.

Proposed Fees

Task	Task Description	Quantity	Unit Rate	Task Total
1	Project Initiation and Setup	1 EA	Lump Sum	\$9,000
2	Data Collection (Surface Distress and Roughness)	615 Miles	\$83.00/Survey-Mile	\$51,045
3	Data Processing, Rating, and QA/QC	615 Miles	\$25.00/Survey Mile	\$15,375
4	Upload into RoadMatrix and Analysis	1 EA	Lump Sum	\$5,000
5	Reporting Summary and Detailed Pavement Condition Reports (Draft – PDF and Final – PDF)	1 EA	Lump Sum	\$4,500
Total (Lump Sum)				\$84,920

The above noted fees will remain valid for a period of 90 days from the date of this letter, and do not include any applicable taxes. In the instance that any total task units (i.e. survey-miles) increases or decreases from the estimated totals, the associated costs for affected tasks will be adjusted accordingly, at the proposed unit rates.

Please note that should we be selected for this assignment, we will be able to conclude a mutually satisfactory contract with the City.



May 2, 2017
Jerry Dankbar - Street Maintenance Superintendent
Page 7 of 7

Reference: Proposal for 2017 Street Condition Assessment and RoadMatrix Update

We trust that this proposal fulfills your needs. If you have any questions or comments, please call the undersigned. Looking forward to working with the City on this project.

Sincerely,

STANTEC CONSULTING SERVICES INC.

Fadi Jadoun, Ph.D., P.E., P. Eng.
Associate – Pavement Specialist
Infrastructure Management &
Pavement Engineering
Phone: (403) 716-8267
Fax: (403) 716-8109
fadi.jadoun@stantec.com

Amir Abd El Halim, Ph.D., P. Eng.
Managing Principal
Infrastructure Management
& Pavement Engineering
Tel: (519) 585-7465
Fax: (519) 579-7945
amir.abdelhalim@stantec.com

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COUNCIL COMMUNICATION

CC #: 8548
File #: 0203-02

Title: Vehicle Batteries (RFQ 01-3133) - Purchase Order
Contact: Tiffany Valdez 916-774-5708 tvaldez@roseville.ca.us

Meeting Date: 6/21/2017
Item #: 7.4.

RECOMMENDATION TO COUNCIL

Recommend Council authorize a purchase order to Riebes Auto Parts as the lowest responsive bidder to RFQ 01-3133 for the purchase of miscellaneous vehicle batteries on an as-needed basis. The estimated total spend for FY2017-18 is \$50,000.00 or up to department budgeted amounts.

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

BACKGROUND

The Fleet Services Division has a recurring demand for automotive and equipment batteries used to maintain the City's vehicle fleet. Bidders were asked to quote a representative sampling of the batteries that Fleet Services typically orders on a regular basis, and the bid required bidders to provide their percentage discount off of the manufacturer's list price for any items not listed on the pricing worksheet to allow the City to add new batteries to the list or replace discontinued ones.

The initial contract is from the date of contract award through 6-30-18. The contract is awarded based on the lowest total discounted unit cost of the batteries. The batteries will be ordered on an as-needed basis throughout the year. The total estimated spend is based on historical data and knowledge of future requirements.

A formal bid was issued with the following vendor responses:

<u>Vendor</u>	<u>Discounted Unit Price Total</u>
Riebes Auto Parts Citrus Heights, CA	\$26,657.78

Battery Systems Garden Grove, CA	\$1,390.09
Factory Motor Parts, FVP North Highlands, CA	\$1,478.00
O'Reilly Auto Parts Springfield, MO	\$1,521.88
Battery Bill, Inc. Sacramento, CA	\$1,524.03
America's Best Battery Hayward, CA	\$1,600.50
Factory Motor Parts, AC Delco North Highlands, CA	\$1,668.69
Romaine Electric Newcastle, CA	\$1,782.00
Batteries Plus Roseville, CA	\$1,979.15

After reviewing the bid, it was determined that Riebes Auto Parts made a typographical error and wrote the extended total in lieu of the discounted unit price total of \$1337.70.

FISCAL IMPACT

The estimated total value of the award is \$50,000.00. Funding is included in the Fleet Division's FY2017-18 Automotive Services Budget. Projected spending for the optional renewal years is as follows: FY2018-19, \$55,000.00; FY2019-20, \$60,500.00; FY20-21, \$66,550.00; FY21-22 73,205.00. Spending for future renewals will be contingent upon Council approval of budgets.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Tiffany Valdez, Buyer

Paul Diefenbach, Central Services Director

A handwritten signature in blue ink, appearing to be 'Rob Jensen', with a long horizontal stroke extending to the right.

Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 17-251

RESOLUTION NO. 17-251

APPROVING A PURCHASE ORDER BETWEEN THE CITY OF ROSEVILLE
AND RIEBES AUTO PARTS

WHEREAS, a purchase order for miscellaneous vehicle batteries, between the City of Roseville and Riebes Auto Parts, has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said purchase order is approved and the City Manager or his designee is additionally authorized to execute four optional one-year renewals of the purchase order provided that the applicable budget is approved by the City Council or until City staff determines that continuing with the same vendor is not in the City's best interest.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



COUNCIL COMMUNICATION

CC #: 8549

File #: 0203-01 & 0201-01

Title: Vehicle Purchases and Budget Adjustment

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

Meeting Date: 6/21/2017

Item #: 7.5.

RECOMMENDATION TO COUNCIL

RFQ 01-3135

Staff recommends City Council authorize a purchase order to Folsom Chevrolet for three Chevrolet Tahoe police pursuit vehicles utilizing RFQ 01-3135 to replace 05-049, 05-504 and one fleet addition approved in the FY2016-17 Auto Replacement Budget. The total cost of three Chevrolet Tahoe police pursuit vehicles including sales tax is \$125,193.25.

NJPA Contract

Staff recommends City Council authorize a purchase order to Preferred Truck and Equipment for one rear loading refuse collection vehicle utilizing National Joint Powers Alliance (NJPA) contract 081716-ATC for the AutoCar cab and chassis and 112014-THC for the Heil body to replace 10-384 approved in the FY2016-17 Auto Replacement Budget. The total cost of one rear loading refuse collection vehicle including sales tax is \$261,322.30. Recommend Council adopt an ordinance amending the budget by \$9,350.00 for the remaining purchase price of the rear loading refuse collection vehicle.

BACKGROUND

RFQ 01-3135

The Police Department is purchasing three Chevrolet Tahoe police pursuit vehicles to replace vehicles 05-049, 05-504 and one fleet addition. The fleet addition will be assigned to the park patrol officer who will be responsible for patrolling all city parks and greenbelt areas on a daily basis. The officer will also respond to calls for service, emergencies and community events throughout the City. The two remaining Tahoe's will be assigned to patrol lieutenants. Patrol lieutenants will use these vehicles to supervise patrol sergeants, officers and community service officers during field operations and to respond to calls for service, emergencies and community events.

A formal bid was issued with the following vendor response:

<u>Vendor</u>	<u>Unit Price (base vehicle price with all options)</u>
Winner Chevrolet	\$43,168.79

Elk Grove, CA

**Folsom Chevrolet
Folsom, CA**

\$42,468.25

NJPA Contract

The Environmental Utilities Solid Waste Division is purchasing one rear loading refuse collection vehicle with a Heil body as a replacement for 10-384. The rear loading refuse collection vehicle is necessary to service the City's commercial customers for solid waste collection up to five days per week.

A budget adjustment will cover the cost of a double cart tipper kit and an upgraded suspension. The double cart tipper kit will enable the rear loader to operate as a backup for the organics recycling program. The air ride suspension will prevent a porpoise style driving experience when an empty rear loader truck drives through the City.

The City is piggybacking competitively bid contracts from NJPA for the purchase of a refuse collection vehicle. NJPA creates national cooperative contract purchasing opportunities and solutions on behalf of its members which include all government, education, and non-profit agencies nationwide. The City of Roseville is a member of NJPA.

Vehicle replacements are based on the Fleet Scoring System which considers factors such as age, miles, reliability, prior maintenance and repair costs, and current condition. Below are the vehicle replacement scores.

Vehicle ID	Replacement Score	Vehicle Condition
05-049	29	Meets City replacement criteria
05-054	27	Meets City replacement criteria
10-384	23	Meets City replacement criteria

FISCAL IMPACT

RFQ 01-3135

The total cost of three Chevrolet Tahoe police pursuit vehicles including sales tax is \$125,193.25. Funding is included in the FY2016-17 Auto Replacement Budget.

NJPA Contract

The total cost of one rear loading refuse collection vehicle including sales tax is \$261,322.30. Funding of \$252,000.00 is included in the FY2016-17 Auto Replacement Budget and a budget adjustment from the FL-460 Auto Replacement Fund to the Auto Replacement Budget in the amount of \$9,350.00 is included to pay for the remaining purchase price of the vehicle.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not Applicable.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Brian Craighead, Fleet Manager

Paul Diefenbach, Central Services Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Ordinance No. 5845

Budget Adjustment

ORDINANCE NO. 5845

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2017-18, is hereby amended by transferring appropriation to and from the activities indicated below:

Appropriate funds for a rear loading refuse collection vehicle, per request of the Central Services Department, as listed on the attached Request for Budget Adjustment totaling \$9,350.00.

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

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR BUDGET ADJUSTMENT
FINANCE DEPARTMENT

Instructions: Complete all necessary fields. Fields marked with an asterisk (*) are mandatory and required for processing. Obtain required approvals and process according to the procedure outlined in:
A.R. 6.01 Budget Adjustment Policy & Procedure.

For more detailed budget adjustment training information, including examples, please click on the following link:
Miscellaneous Budget Training Information.

REQUESTER*:

DEPARTMENT/DIVISION*:

FISCAL YEAR/EFFECTIVE DATE*: FY2017-18

PROPOSED COUNCIL DATE (if applicable):

USE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL			JL		
	ORG KEY*	OBJECT*	FUND*	PROJECT	ACTIVITY	
9,350	03322	6000	502			Auto Replacement (unit #10-384)
\$ 9,350	TOTAL					

SOURCE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL			JL		
	ORG KEY	OBJECT	FUND*	PROJECT	ACTIVITY	
9,350			502			Auto Replacement, FL-460
\$ 9,350	TOTAL					

FINANCE USE	Approved: <u>Val N. Dell</u> <u>5/15/2017</u>	<u>Kathy Cullen</u> <u>5/15/17</u>
	BUDGET MANAGER/DESIGNEE	Finance Director

Justification for Budget Adjustment*:

The Solid Waste Maintenance Division, 08412, is requesting appropriation of additional funds to purchase a vehicle included in the FY2016-17 budget (line item #32 to replace unit #10-384). Increase is due to a cart tipper kit. This kit will enable unit as a backup for Organics recycling program. Sufficient funds are available in the FL-460 account within the Auto Replacement Fund.

Approved: <u>Shelly Tully</u> <u>5-15-17</u>	Approved: _____
REQUESTING DEPARTMENT HEAD / DESIGNEE	CITY MANAGER
DATE	DATE



COUNCIL COMMUNICATION

CC #: 8539
File #: 0203-09

Title: Utility Trench Patching (RFQ 01-3083) - Service Agreement Renewal
Contact: Tiffany Valdez 916-774-5708 tvaldez@roseville.ca.us

Meeting Date: 6/21/2017
Item #: 7.6.

RECOMMENDATION TO COUNCIL

Recommend Council approve a service agreement renewal with Central Valley Engineering and Asphalt for utility trench patching services and adopt a resolution authorizing the City Manager to execute it. The estimated total annual cost in FY2017-18 is \$215,000.00.

A bid was issued in April of 2016 for utility trench patching services and allowed for optional renewal years with this being the second of four optional years. Staff requests authorization to continue renewing the contract without further Council approvals until the contract expires, or until City staff determines that continuing with the same vendor is not in the City's best interest, including authorization for the City Manager to sign service agreement renewals pending Council approval of budgets for that year.

BACKGROUND

The Environmental Utilities Water and Wastewater Divisions have ongoing requirements for trench patching services on an as-needed basis. The trench patching services are utilized to backfill ditches created for the repair and maintenance of underground water and sewer lines.

FISCAL IMPACT

The total estimated annual spend is \$215,000.00. Funding is included in the Environmental Utilities Water Distribution and Wastewater Collection FY2017-18 budgets. Spending for future renewals will be contingent upon Council approval of budgets. Projected spending for the optional renewal years is as follows: FY2018-19, \$227,900.00; FY2019-20, \$241,574.00; FY2019-20, \$256,068.44; FY2020-21, \$271,432.54.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Tiffany Valdez, Buyer

Paul Diefenbach, Central Services Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 17-244

Renewal Agreement

RESOLUTION NO. 17-244

APPROVING A SERVICE AGREEMENT RENEWAL BETWEEN CITY OF ROSEVILLE AND CENTRAL VALLEY ENGINEERING AND ASPHALT, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a service agreement renewal (Service Agreement No. S1808052) for utility trench patching services, between City of Roseville and Central Valley Engineering and Asphalt, has been reviewed by the City Council; and

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

BE IT FURTHER RESOLVED that the City Manager or his designee is additionally authorized to execute two optional one-year renewals provided that the applicable budget is approved by the City Council or until City staff determines that continuing with the same vendor is not in the City's best interest.

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

AYES COUNCILMEMBERS:

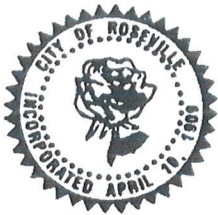
NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



PURCHASING
CITY OF ROSEVILLE

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

SERVICE AGREEMENT

SERVICE AGREEMENT

No: **S1808052**

SERVICE LOCATION: CITY OF ROSEVILLE
AS DIRECTED

REQ. NO.: RENEWAL DATE: 5/1/17

SUBMIT ALL INVOICES TO:

CITY OF ROSEVILLE
Finance Department
311 Vernon Street
Roseville, CA 95678

Department: ENVIRONMENTAL UTILITIES

Contractor No.: V32231
Telephone No.: 916-791-1609 Fax: 916-791-6424
Email address: james@cenvalley.com
Contractor: CENTRAL VALLEY ENGINEERING & ASPHALT
ATTN: JAMES CASTLE
216 KENROY LANE
ROSEVILLE, CA 95678

Acct. Code: 08431-5100
08432-5100

Buyer: TIFFANY VALDEZ
Phone: (916) 774-5708

Start Date	Terms	Completion Date	Insurance Limits	Contact
7/1/17	NET 30	6/30/18	Approved by Risk Mgt.	DAVE SETTLES CHRIS BRACCO

The contractor shall furnish all labor, equipment and materials necessary to accomplish the following:
PROVIDE UTILITY TRENCH PAVING BACKFILL AND EMBEDMENT ON AN AS-NEEDED BASIS AT THE DIRECTION OF ENVIRONMENTAL UTILITIES IN ACCORDANCE WITH ALL TERMS, CONDITIONS AND ATTACHMENTS OF RFQ 01-3083 UTILITY TRENCH PATCHING.

PLEASE CONTACT DAVE SETTLES AT (916) 774-5753 OR CHRIS BRACCO AT (916) 746-1892 FOR QUESTIONS REGARDING THIS AGREEMENT.

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

Total Cost of Service: \$ **\$215,000.00**

ATTENTION: Total cost of service not to exceed the agreement amount without prior approval of the Purchasing Office.

The Contractor named hereon by the acceptance of this order agrees to the provisions of this document titled "Service Agreement" and Attachment "A".

Business License No.: 00803812 Contractor License No.: 773404 DIR Registration No.: 1000001249

☐ SOLE PROPRIETOR

☐ PARTNERSHIP

☒ CORPORATION

CONTRACTOR: Warren Holt President

SIGNATURE

PRINT NAME

TITLE

CONTRACTOR: James Castle CPD Secretary

SIGNATURE

PRINT NAME

TITLE

By: _____

Rob Jensen, City Manager
CITY OF ROSEVILLE, A MUNICIPAL CORPORATION



COUNCIL COMMUNICATION

CC #: 8535
File #: 0203-07

Title: Lathe Machine (RFQ 01-3136) - Purchase Order
Contact: Babette Owens 916-774-5704 bowens@roseville.ca.us

Meeting Date: 6/21/2017
Item #: 7.7.

RECOMMENDATION TO COUNCIL

Recommend Council authorize a purchase order to Airgas USA, LLC, as the lowest responsive bidder for a lathe machine in response to RFQ 01-3136. The cost for the lathe machine is \$21,790.15 plus tax of \$1,579.79 for a total of \$23,369.94.

BACKGROUND

The Roseville Energy Park (REP) utilizes both gas and steam turbines. The lathe is an essential tool to complete maintenance work at the REP. It can be used for fabricating items which would take weeks to receive if they were ordered. The lathe can also be used to refurbish parts onsite thereby saving money that would have to be paid to a machine shop for the task.

A formal bid was issued with the following vendor responses:

<u>Bidder</u>	<u>(1) Lathe Machine</u>
JC Enterprises Bakersfield, CA	\$31,786.00
Harris Ind. Gases Citrus Heights, CA	\$23,500.00
Ideal Saw Works Fresno, CA	\$24,415.83
Airgas USA, LLC Roseville, CA	\$21,790.15
Technology International, Inc. Lake Mary, FL	\$23,380.00

FISCAL IMPACT

The cost for the lathe machine is \$21,790.15 plus tax of \$1,579.79 for a total of \$23,369.94. Funding is included in the Electric Department's FY2016-17 budget.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Babette Owens, Buyer

Paul Diefenbach, Central Services Director



Rob Jensen, City Manager

ATTACHMENTS:

Description



COUNCIL COMMUNICATION

CC #: 8556
File #: 0203-04

Title: Flooring Services - Service Agreement Amendment
Contact: Dan Allen 916-774-5771 dallen@roseville.ca.us

Meeting Date: 6/21/2017
Item #: 7.8.

RECOMMENDATION TO COUNCIL

Staff recommends Council authorize amendment 1 to service agreement S1504163 with Simas Flooring & Design Company for flooring services on an as needed basis increasing the total cost of the three year service agreement from \$420,000.00 to \$480,000.00. This is the third year of the five year agreement with two optional one year renewals. Additionally, adopt a resolution authorizing the City Manager to sign the amendment. Funding is included in the proposed FY2017-18 Building Maintenance and Facility Rehabilitation budget.

BACKGROUND

In 2014 staff solicited proposals for flooring service, repair and replacement. In October of 2014, Council approved the award of a service agreement to Simas Flooring & Design Company for scheduled as-needed repairs and replacements for three years with two one-year renewal options.

Additional money is needed with amendment 1 to the current agreement to complete projects at the Civic Center and Fire Station #2 between now and the end of the current contract period on October 15, 2017.

FISCAL IMPACT

The service agreement amendment increases the current agreement by \$60,000.00 and funding for the amendment is included in the proposed FY2017-18 Building Maintenance and Facility Rehabilitation budget.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3)). The proposed amendment and renewal of service agreements S1504163 with Simas Flooring & Design Company for Flooring services does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Dan Allen, Facilities Manager

Paul Diefenbach, Central Services Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 17-274

S1504163 Amendment

RESOLUTION NO. 17-274

APPROVING SERVICE AGREEMENT AMENDMENT NO. 1 BETWEEN CITY OF ROSEVILLE AND SIMAS FLOORING & DESIGN COMPANY, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a Service Agreement Amendment No. 1 (Service Agreement No. S1504163) for flooring services, between City of Roseville and Simas Flooring & Design Company, has been reviewed by the City Council; and

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

BE IT FURTHER RESOLVED that the City Manager or his designee is additionally authorized to execute two optional one-year renewals provided that the applicable budget is approved by the City Council or until City staff determines that continuing with the same vendor is not in the City's best interest.

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

AYES COUNCILMEMBERS:

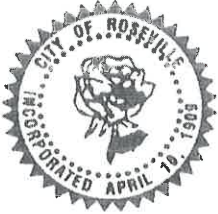
NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



PURCHASING
CITY OF ROSEVILLE

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

**SERVICE AGREEMENT
AMENDMENT**

SERVICE AGREEMENT No: **S1504163**
AMENDMENT No.: **1**

SERVICE LOCATION: **AS DIRECTED
ROSEVILLE, CA**

Contractor No.: **V39871**

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

Contractor License No.:

Business License No.:

Department: **FACILITY SERVICES**

Telephone No: **(916)452-4933** Fax: **(916)454-2916**

Email address: aaron.romine@simasfloor.com

Contractor: **SIMAS FLOORING & DESIGN COMPANY**
ATTN: AARON ROMINE
3550 POWER INN ROAD
SACRAMENTO, CA 95826

Acct. Code: **VARIOUS**

Buyer: **JOANNA OUKROP**
Phone: **(916)774-5745**

Service Agreement Number **S1504163** ("Agreement"), which was executed on **10/15/14**, is hereby modified as follows:

Select all provisions that apply:

- ☒ The Total Cost of Service payable under this Agreement is modified from **\$420,000.00** to **\$480,000.00**. The purpose of this modification is: **to increase the total cost of service for the scope of work called for under City of Roseville Request for Proposal (RFP) for flooring services on an as needed basis and contractor's proposal submittal in response to the RFP (hereinafter "Proposal"). All work must be quoted and approved in advance by an authorized member of the City's Facility Services Division. The total cost of service is an approximate value only. The City does not guarantee whatsoever the actual amount to be spent.**

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

CONTRACTOR:

By: 

Title: President

By: 

Title: Secretary

CITY OF ROSEVILLE,
A MUNICIPAL CORPORATION:

By: _____
Rob Jensen
City Manager

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



COUNCIL COMMUNICATION

CC #: 8538
File #: 0203-07

Title: Water Filters and Membranes (RFQ 01-3131) - Purchase Order
Contact: Babette Owens 916-774-5704 bowens@roseville.ca.us

Meeting Date: 6/21/2017
Item #: 7.9.

RECOMMENDATION TO COUNCIL

Recommend Council authorize a purchase order to Western Industrial, Inc. as the lowest responsive bidder to RFQ 01-3131 for water filters and membrane elements to be purchased on an as needed basis, and adopt a resolution authorizing the City Manager to execute it. The estimated annual cost is \$30,000.00, or not to exceed annual department budgeted amounts.

The bid allowed for a total of five years including the initial contract year plus four optional renewal years. Staff requests authorization to continue renewing the contract without further Council approvals until the contract expires, or until City staff determines that continuing with the same vendor is not in the City's best interest pending Council approval of budgets for that year.

BACKGROUND

The Roseville Energy Park uses Recycled Water from the Pleasant Grove Wastewater Treatment Plant to make ultra-pure Demineralized Water for the Heat Recovery Steam Generator to power the Steam Turbine. An integral part of the filtering process are the 22 membranes in the Ultra Filtration Unit (UF) that filter and remove submicron particles that would otherwise plug downstream equipment. This filtering station is fitted with DOW Filmtec SPF 2860 or SFD 2860 membranes. Normal lifespan of these membranes is two to three years.

A formal bid was issued with the following vendor responses:

<u>Bidder</u>	<u>Grand Total</u> <u>Cost Per Unit Price</u>
WaterSurplus, Inc. Fontana, CA	\$2,984.34
Western Industrial, Inc. Windsor, CA	\$2,930.00
Ryan Process, Inc. Benecia, CA	\$3,747.00

Agathos Laboratories, Inc. \$3,500.14
Santa Clara, CA

GE Water and Process Technologies \$3,133.66
San Jose, CA

FISCAL IMPACT

The estimated annual cost for these water filters and membrane elements is \$30,000.00 and the initial purchase order will be effective July 1, 2017. Funding is included in the Roseville Electric Department FY2017-18 budget. Projected spending for the optional renewal years is as follows: FY2018-19, \$30,000.00; FY2019-20, \$30,000.00; FY2019-20, \$30,000.00; FY2020-21, \$30,000.00. Spending for future renewals will be contingent upon Council approval of budgets.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not Applicable.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Babette Owens, Buyer

Paul Diefenbach, Central Services Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 17-243

RESOLUTION NO. 17-243

APPROVING A PURCHASE ORDER BETWEEN THE CITY OF ROSEVILLE
AND WESTERN INDUSTRIAL, INC.

WHEREAS, a purchase order for water filters and membrane elements, between the City of Roseville and Western Industrial, Inc., has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said purchase order is approved and the City Manager or his designee is additionally authorized to execute four optional one-year renewals of the purchase order provided that the applicable budget is approved by the City Council or until City staff determines that continuing with the same vendor is not in the City's best interest.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



COUNCIL COMMUNICATION

CC #: 8542
File #: 0800-03

Title: Compliance Assistance - Service Agreement Amendment
Contact: Jamie Johnson 916-746-1687 jjohnson@roseville.ca.us

Meeting Date: 6/21/2017
Item #: 7.10.

RECOMMENDATION TO COUNCIL

Staff recommends that City Council authorize an amendment to an existing Service Agreement with Navigant Consulting, Inc. (Navigant) for assistance to Roseville Electric for compliance with North American Electric Reliability Corporation (NERC) and Western Electricity Coordinating Council (WECC) Reliability Standards. The total cost to Roseville Electric of this amendment is \$15,000.00. The total cost of this agreement is modified from a not to exceed of \$56,000.00 to \$71,000.00. Funds will be available in the Electric Department Compliance budget for FY 2017-18, contingent upon approval of the budget.

BACKGROUND

Roseville Electric must comply with mandatory NERC and WECC Reliability Standards and is subject to a WECC compliance audit of Reliability Standards every six years. The Reliability Standards are intended to protect grid reliability. In addition to undergoing a compliance audit every six years, Roseville Electric is also required to submit an annual Self-Certification to WECC regarding its compliance with the applicable Reliability Standards. There are approximately 30 Reliability Standards applicable to Roseville Electric that require implementation of various programs, policies, and development of documentation to satisfy compliance requirements with the Reliability Standards.

Roseville Electric has established an Internal Compliance Program and a culture of compliance that includes continuous review of Reliability Standards and a proactive approach. This recommended amendment to the existing SA will allow Navigant to continue to provide timely assistance in preparing compliance documentation and continuous support in maintaining compliance.

As a result of their past work and understanding of Roseville Electric's existing infrastructure and operations, Navigant is uniquely qualified to continue assisting with this assignment. Navigant's knowledge of Roseville Electric will allow them to continue to support Roseville Electric on compliance matters in a timely and cost-effective manner.

FISCAL IMPACT

The total cost to Roseville Electric of this amendment is \$15,000.00. The total cost of this agreement is modified from a not to exceed of \$56,000.00 to \$71,000.00. Funds are available in the Electric Department Compliance budget for FY 2017-18.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

This Service Agreement is not considered a "project" as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines §15378). Consequently no CEQA action is required.

Respectfully Submitted,

Jamie Johnson, Electric Compliance Analyst

Michelle Bertolino, Electric Utility Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 17-246

S1403212 Agreement Amendment

Navigant Hourly Rates

RESOLUTION NO. 17-246

APPROVING AMENDMENT NO. 2 TO SERVICE AGREEMENT
BETWEEN CITY OF ROSEVILLE AND NAVIGANT CONSULTING, INC., AND
AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF
ROSEVILLE

WHEREAS, Amendment No. 2 to Service Agreement (S1403212), for North American Electric Reliability Corporation (NERC) and Western Electricity Coordinating Council (WECC) Reliability Compliance Assistance, between the City of Roseville and Navigant Consulting, Inc., has been prepared and reviewed by the Council; and

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



PURCHASING
CITY OF ROSEVILLE

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

**SERVICE AGREEMENT
AMENDMENT**

SERVICE AGREEMENT No: S1403212
AMENDMENT No: 2

Contractor No.: V26973

SERVICE LOCATION: ROSEVILLE ELECTRIC
2090 HILLTOP CIRCLE
ROSEVILLE, CA 95747

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

Contractor License No.: N/A
Business License No.: N/A

Department: ELECTRIC

Telephone No.: 916-631-3200 Fax: 916-852-1073

Email address: CHRIS.LURAS@NAVIGANT.COM
Contractor: NAVIGANT CONSULTING, INC.
ATTN: CHRIS LURAS
35 IRON POINT CIRCLE
SUITE 225
FOLSOM, CA 95630

Acct. Code: 08605-5101/686537-30

Buyer: TIFFANY VALDEZ
Phone: 916-774-5708

Service Agreement Number S1403212 ("Agreement"), which was executed on, 11/8/13, is hereby modified as follows:

Select all provisions that apply:

- ☐ The Contractor name is hereby changed from _____ to _____
- ☐ The term of the Agreement is reduced by _____ (days/months/years) and the expiration date of the Agreement is changed from _____ to _____.
- ☒ The Total Cost of Service payable under this Agreement is modified from \$56,000.00 to \$71,000.00. The purpose of this modification is to: PROVIDE ADDITIONAL SUPPORT SERVICES PERTAINING TO RELIABILITY STANDARDS COMPLIANCE OBLIGATIONS ON AN AS-NEEDED BASIS IN ACCORDANCE WITH ATTACHED NAVIGANT CONSULTING, INC HOURLY RATE SHEET. ALL WORK MUST BE QUOTED AND APPROVED IN ADVANCE BY JAMIE JOHNSON.

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

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

CONTRACTOR:

By: _____
Title: Director, Risk & Compliance
By: _____
Title: Energy Segment Controller

CITY OF ROSEVILLE,
A MUNICIPAL CORPORATION:

By: _____
Rob Jensen
City Manager

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

Hourly Rates

Level	Hourly Billing Rate
Managing Director	\$412
Director	\$368
Associate Director	\$320
Managing Consultant	\$268
Senior Consultant	\$232
Consultant	\$180



COUNCIL COMMUNICATION

CC #: 8561
File #: 0203-05

Title: Telephone System Improvements - Service Agreements
Contact: Matt Donaldson 916-774-5405 mdonaldson@roseville.ca.us

Meeting Date: 6/21/2017
Item #: 7.11.

RECOMMENDATION TO COUNCIL

Recommend City Council approve two service agreements with ConvergeOne for Citywide phone system hardware, software, and installation and configuration assistance services, and adopt two resolutions authorizing the City Manager to execute them. The total cost of these two agreements will be no more than \$140,000. \$115,000 in funding will come from the Citywide Phone System Upgrade – Phase-II CIP. The remaining \$25,000 in funding will come from the 316-Vernon Building CIP Project.

BACKGROUND

At the beginning of 2016, most of the components in the City's Avaya telecommunications system were aged. The FY2015/16 budget provided funds to upgrade software and to increase the number of licenses in critical areas. Now, in FY2016/17, the hardware for the system needs to be upgraded and additional software licenses need to be purchased to complete the upgrade of the City's telecommunications system.

In addition, with the sale of the City's building at 401 Oak St. to University Development Corporation, all of the City's technological infrastructure will need to be moved to other locations. This includes phone system components currently installed in 401-Oak St. that provide telecommunication services to Citywide staff in that building, in the Civic Center, and in the Main Library. New equipment will be needed to provide those services in new locations.

This service agreement piggybacks NASPO contract #AR603.

FISCAL IMPACT

The total cost for this agreement for FY2016/17 will not exceed \$140,000. \$115,000 in funding will come from the Citywide Phone System Upgrade – Phase-II CIP. The remaining \$25,000 in funding will come from the 316-Vernon Building CIP Project.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

The California Environmental Review Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines 15061 (b)(3)).

Respectfully Submitted,

Matt Donaldson - IT Network Infrastructure Program Manager

Hong Sae, Chief Information Officer



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 17-279

Signed S1705227

Resolution No. 17-280

Signed S1705228

RESOLUTION NO. 17-279

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

WHEREAS, a service agreement (Service Agreement No. S1705227) between City of Roseville and ConvergeOne, Inc., to provide service and equipment to vacate 401 Oak Street building, has been reviewed by the City Council; and

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



Attached is a copy of a service agreement for your review and acceptance. Please review the company name, address, and contact information and notify me via email if any corrections need to be made. I will update the agreement prior to you signing the document.

Sign the agreement using the below signature guidelines. Alterations or modifications to the agreement are not allowed. Mail **two signed original** copies of the agreement to the address noted below. Faxes, photocopies, and electronic transmittals will not be accepted. Upon receipt of all necessary documents, the City will sign the agreements and return a fully executed original copy to you. Receipt of the signed copy will be your notice to proceed with the work in accordance with the terms and conditions of the service agreement. Work must not begin until the contract has been fully executed.

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

Sole proprietorship	-	By owner
Partnership	-	Any general partner
Corporation	-	Two options: (1) A signature from the President and the corporate seal; or (2) One signature from the Chairman of the Board, President, or any Vice President AND one signature from the Secretary, any Assistant Secretary, Chief Financial Officer, Treasurer, or any Assistant Treasurer of the corporation

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

Insurance requirements:

The City's insurance requirements are referenced on Attachment A in this service agreement packet. The service agreement will not be considered active or valid until the necessary insurance documents have been received by Roseville's insurance compliance contractor, EBIX. Please contact EBIX customer service at (951) 652-4239 or roseville@ebix.com for any insurance related questions.

Service Agreement Return Address:
Purchasing, Joanna Oukrop
2005 Hilltop Circle
Roseville, CA 95747-9704



PURCHASING
CITY OF ROSEVILLE

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

SERVICE AGREEMENT

SERVICE AGREEMENT

No: **S1705227**

SERVICE LOCATION: 401 OAK STREET
ROSEVILLE, CA 95678

REQ. NO.: R1715475 DATE: 5/29/17

SUBMIT ALL INVOICES TO:

CITY OF ROSEVILLE
Finance Department
311 Vernon Street
Roseville, CA 95678

Contractor No.: V41334
Telephone No.: (651)393-3664 Fax:
Email address: mmccarthy@convergeone.com
Contractor: CONVERGE ONE, INC.
ATTN: MATT MCCARTHY
P.O. BOX 845837
LOS ANGELES, CA 90084-5837

Department: INFORMATION TECHNOLOGY

Acct. Code: 10005-6130/151002-45

Buyer: JOANNA OUKROP
Phone: (916)774-5745

Start Date	Terms	Completion Date	Insurance Limits	Contact
EXECUTED AGREEMENT	NET 30	6/21/18	Approved by Risk Mgt.	MATT DONALDSON

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

THE VENDOR SHALL PROVIDE SERVICE AND EQUIPMENT TO VACATE THE CITY'S 401 OAK STREET BUILDING IN ACCORDANCE WITH THE ATTACHED CONVERGE ONE, INC. QUOTE NUMBER SO-000284830 DATED 5/25/17 UTILIZING NASPO VALUEPOINT CONTRACT NUMBER AR603 AND THE STATE OF CALIFORNIA PARTICIPATING ADDENDUM NUMBER 7-14-70-21. THE ATTACHED INFORMATION TECHNOLOGY SERVICE AGREEMENT NEGOTIATED TERMS AND CONDITIONS FOR CONVERGE ONE DATED 5/29/17 AND THE ATTACHED AVAYA SERVICE AGREEMENT SUPPLEMENT ISSUE 4.6 DATED 11/14/16 SHALL ALSO BE INCORPORATED BY REFERENCE ONTO THIS AGREEMENT.

PLEASE CONTACT MATT DONALDSON AT (916)774-5405 FOR QUESTIONS REGARDING THIS AGREEMENT.

Total Cost of Service: \$ **23,950.32**

ATTENTION: Total cost of service not to exceed the agreement amount without prior approval of the Purchasing Office.

The Contractor named hereon by the acceptance of this order agrees to the provisions of this document titled "Service Agreement" and Attachment "A".

Business License No.: _____ Contractor License No.: _____ DIR Registration No.: _____

☐ SOLE PROPRIETOR

☐ PARTNERSHIP

☒ CORPORATION

CONTRACTOR:

[Signature]
SIGNATURE

Jeffrey Nachbor
PRINT NAME

CFO
TITLE

CONTRACTOR:

[Signature]
SIGNATURE

Belinda Meier
PRINT NAME

VP, Corporate Controller
TITLE

By: _____

Rob Jensen, City Manager
CITY OF ROSEVILLE, A MUNICIPAL CORPORATION

1. To the fullest extent allowed by law, Consultant agrees to indemnify, including the cost to defend City, and its officers, agents, employees and volunteers from any and all claims, demands, costs or liability that arise out of, or pertain to, or relate to the negligence, recklessness, or willful misconduct of Consultant and its agents in the performance of services under this contract, but this indemnity does not apply to liability for damages for death or bodily injury to persons, injury to property, or other loss, arising from the sole negligence, willful misconduct or defects in design by City or the agents, servants, or independent contractors who are directly responsible to City, or arising from the active negligence of City. Consultant's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.
2. Consultant is an independent contractor, and shall not be considered an officer, agent or employee of the City.
3. Without the written consent of the City, this Agreement is not assignable by Consultant either in whole or in part.
4. Time is of the essence of this Agreement.
5. At any time during the term of this Agreement, the City has the right to terminate this Agreement provided Consultant is given a thirty (30) day notice. Upon termination, City will pay Consultant for any services provided as of the date of termination and any reasonable fees Consultant is responsible to pay to its vendors prior to the date of termination.
6. This Agreement may only be amended or modified in writing. It is integrated and contains the complete understanding of the parties.
7. All equipment, supplies and services sold to the City of Roseville shall conform to the general safety orders of the State of California.
8. Unless notified to the contrary, in writing, the City assumes that the Consultant has accepted the work in accordance with the plans and specifications (if any) and agrees to do the work in compliance with this Agreement.
9. All prevailing wages and fair employment practices must be adhered to. For prevailing wage contracts over \$25,000, copies of certified payroll must be submitted with invoices. Prevailing wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: <http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm>.
- 10a. Unless otherwise specified, the Consultant shall maintain the policies of insurance outlined in Attachment A, incorporated herein by this reference, in full force and effect during the term of this Agreement. The City of Roseville retains sole discretion in determining the types and proper levels of insurance coverage.
- 10b. Form. Consultant shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.
- 10c. Additional Insureds. Consultant shall also provide a separate endorsement or section of the policy showing City, its officers, agents, employees, and volunteers as additional insureds for each type of coverage, except for Workers' Compensation and Professional Liability. Such insurance shall specifically cover the contractual liability of Consultant. The additional insured coverage under the Consultant's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from City's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall

- be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is less.
- 10d. Cancellation/Modification. Consultant shall provide thirty (30) days written notice to City prior to cancellation of any insurance required by this Agreement.
- 10e. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of City (if agreed to in a written contract) before City's own insurance shall be called upon to protect it as a named insured.
- 10f. Subconsultants. Consultant is liable for any acts or omissions of its sub-consultants if Consultant uses the services of sub-consultants to perform services under this Agreement.
- 10g. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or City. City reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.
- 10h. Waiver of Subrogation. Consultant hereby agrees to waive subrogation which any insurer of Consultant may acquire from Consultant by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of City, its officers, agents, employees and volunteers for all work performed by Consultant, its employees, agents and sub consultants.
- 10i. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve Consultant of liability in excess of such coverage, nor shall it preclude City from taking such other actions as are available to it under any other provisions of this Agreement or law.
11. Consultant shall comply with all federal, state, local laws, ordinances and policies as may be applicable to the performance of services under this Agreement. Failure to comply with local ordinances may result in monetary fines and cancellation of this Agreement.
12. In the event that the terms of any attachment or exhibit conflict with any terms of this Service Agreement, the terms of this Service Agreement shall control.
13. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original thereof.
14. If either party commences any legal action against the other party arising out of this Agreement or the performance thereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.
15. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.

16. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.
17. For purposes of this Agreement, the terms "Contractor" and "Consultant" are used interchangeably.
- 18a. Consultant agrees that any and all information furnished by City shall be deemed proprietary and confidential. All such information, to the extent previously, presently or subsequently disclosed to Consultant is the property of City and such property shall be deemed and treated as "Confidential Information" of City. Consultant acknowledges that such Confidential Information may contain information provided and/or generated by third-parties. Consultant agrees that such Confidential Information shall not be disclosed to any third party without written permission from City, except as required by law. Consultant shall not use the Confidential Information except to perform Consultant's services as directed by City.
- 18b. To the extent not prohibited by law, City agrees that any and all proprietary information furnished by Consultant shall be deemed proprietary and confidential. All such information, to the extent previously, presently or subsequently disclosed to City is the property of Consultant and such property shall be deemed and treated as "Confidential Information" of Consultant. City agrees that such Confidential Information shall not be disclosed to any third party without written permission from Consultant, except as required by law. Nothing herein shall prevent disclosure of information by City that is required by law, including but not limited to those disclosures required under the California Public Records Act.
19. All facilities, devices, networks and services used to store, deliver, process, backup or purge Confidential Information will employ administrative, physical, technical, and procedural safeguards and best practices at a level sufficient to secure Confidential Information from unauthorized access, destruction, use, modification, or disclosure. Such measures will be no less protective than those used to secure Consultant's own information of a similar type, and in no event less than reasonable in view of the type and nature of the information involved. It is the City's expectation that Consultant, at its own expense, shall perform annual audits for any data centers that house Confidential Information, using an independent third-party audit that meets industry standards applicable to the services under this Agreement, and provide the audit report or certification upon request to City.
- 20a. Consultant will retain Confidential Information until deleted by City or City-authorized third party or for 7 years from the date of disclosure, whichever is sooner.
21. Upon termination or expiration of this Agreement, Consultant will ensure that all Confidential Information is securely transferred to City within thirty (30) calendar days. Consultant will ensure that any transfer of Confidential Information is accomplished by methods that are compatible with the relevant City systems, and that City will have access to all Confidential Information during any such transfer. Consultant shall securely dispose of all Confidential Information when requested by City and Consultant will provide written notification to City once all Confidential Information has been securely disposed of.
22. Consultant shall report to City any data compromise or unauthorized access to Confidential Information within twenty four (24) hours after Consultant discovers such data compromise or unauthorized access. Consultant will take commercially reasonable measures to address any such data compromise or unauthorized access in a timely manner. Except as otherwise required by law, Consultant will not provide notice to end users or other entities of any such data compromise or unauthorized access without written permission from City. Consultant will promptly reimburse City in full for all fees and costs incurred by City in any investigation, remediation or litigation resulting from any such data compromise or unauthorized

- access, including identity protection and restoration services for each person, who in the City's sole discretion, could be impacted by identity theft.
23. Consultant may not advertise that City is a client, list City as a reference or otherwise use City's name, logos, trademarks, or service marks without prior written permission from City.
 24. Consultant acknowledges that services rendered under this agreement (including but not limited to service levels and operational levels) shall be performed in accordance with industry standards.
 25. If the project referenced on this service agreement is a Public Works project, then the following shall apply: No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this agreement, Contractor and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.
 26. If the project referenced on this service agreement is a Public Works project, then the following shall apply: Contractor must submit all claims as defined in and in accordance with the claim resolution process set forth in Section 9204 of the Public Contract Code. Each such claim must be sent to the City by registered mail or certified mail with return receipt requested and must contain reasonable documentation to support the claim. All claims must be received prior to acceptance of the work.
 27. Exhibit A shall be incorporated into this Agreement for the Avaya Support Advantage "(SA") Preferred Support.

City reserves the right to withhold any payments to Consultant in the event of noncompliance with insurance requirements or if required by law.
--

EXHIBIT A - SERVICE DESCRIPTION



ATTACHMENT A
HUMAN RESOURCES/RISK MANAGEMENT DIVISION
INSURANCE REQUIREMENTS
SERVICE AGREEMENTS OVER \$21,745 OR INVOLVING HIGH RISK ACTIVITIES

General - Required Coverage/Documentation

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

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

☐ Construction General Liability: \$2 Million/occurrence \$4 Million aggregate	☐ Design Professional General Liability: \$2 Million/occurrence \$4 Million aggregate Professional Liability \$2 Million/occurrence	☐ Chemical/Environmental General Liability: \$3 Million/occurrence \$6 Million aggregate, Pollution – \$2 Million/Occurrence Auto - \$2 Million/Occurrence
☒ IT Services Professional Liability: \$1 Million/occurrence No auto required	☐ Professional Consultant Professional Liability: \$1 Million/occurrence	☐ Hazardous Materials Pollution Liability: \$1 Million/occurrence
☐ Special Events/Caterers-Vendors No auto required No workers' comp required	☐ Professional Counseling/Psychological Professional Liability: \$1 Million/occurrence No auto required	☐ Pyrotechnics General Liability: \$5 Million/occurrence \$10 Million aggregate Auto - \$2 Million/Occurrence

Insurance Submission Process

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

How It Works

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

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

Solution Summary

City of Roseville-Avaya Gateways-Quote #1 Vacating 401 Oak St.

Customer: City of Roseville	Primary Contact: Matt Donaldson
Ship To Address: 401 Oak Street Roseville, CA 95678	Email: MDonaldson@roseville.ca.us
Bill To Address: 401 Oak Street Roseville, CA 95678	Phone: (916) 774-5405
Customer ID: CITROS0002	National Account Manager: Matt McCarthy
Customer PO:	NAM Email: MMcCarthy@convergeone.com
	NAM Phone: +16513933664

Solution Summary	Current Due	Total Project
Software	\$0.00	\$0.00
Hardware	\$19,405.72	\$19,405.72
Professional Services	\$2,950.00	\$2,950.00
Maintenance		
Manufacturer Support*	\$0.00	\$0.00
Project Subtotal	\$22,355.72	\$22,355.72
Estimated Tax	\$1,419.60	
Estimated Freight	\$175.00	
Project Total	\$23,950.32	\$23,950.32

This Solution Summary summarizes the Document(s) that are attached hereto and such Document(s) are incorporated into this Solution Summary by this reference. Customer's signature on this Solution Summary (or Customer's issuance of a purchase order in connection with this Solution Summary) shall represent Customer's agreement with each attached Document and acknowledgement that the attached Document(s) are represented accurately by this Solution Summary. Each Document is governed by that certain agreement as stated within that individual Document.

The pricing on this Summary page is valid for thirty (30) days. All prices are subject to change without notice.

This order is a configured order and/or contains software.

Special Comment to Solution Summary:

Solution for Avaya Hardware, Software, Services and Software Support.

Referenced pricing in line item Comments reflects NASPO ValuePoint - MAIN CONTRACT# AR603.

All Purchase Orders must reference BOTH NASPO Contract Numbers:

Master Contract # AR603

CA Contract# 7-14-70-21

All line items not covered by the NASPO Agreement will be governed by the mutual agreement between City of Roseville and ConvergeOne, specifically Services Agreement #S1705227 and its referenced Addendums.

Please see "City of Roseville - Final SOW Vacating Oak Street" to be made part of this Solution.

ACCEPTED BY:

BUYER: _____ DATE: _____ SELLER: _____ DATE: _____

TITLE: _____ TITLE: _____



Date: 5/25/2017

Page #: 2 of 2

Document #: OP-000273702
SO-000284830

Solution Name: City of Roseville-Avaya
Gateways-Quote #1 Vacating
401 Oak St.

Customer: City of Roseville

Solution Quote

City of Roseville-Avaya Gateways-Quote #1 Vacating 401 Oak St.

Customer: City of Roseville	Primary Contact: Matt Donaldson
Ship To Address: 401 Oak Street Roseville, CA 95678	Email: MDonaldson@roseville.ca.us
Bill To Address: 401 Oak Street Roseville, CA 95678	Phone: (916) 774-5405
Customer ID: CITROS0002	National Account Manager: Matt McCarthy
Customer PO:	NAM Email: MMcCarthy@convergeone.com
	NAM Phone: +16513933664

#	Item Number	Description	Term	Qty	Unit Price	Extended Price
Avaya Aura Hardware						
1	700506958	G430 MP120 MEDIA GATEWAY NON GSA Comment: NASPO Price \$1,638.00 (Line 72307)		2	\$1,483.53	\$2,967.06
2	700506956	G450 MP160 MEDIA GATEWAY NON GSA Comment: NASPO Price \$6,630.75 (Line 72305)		1	\$6,005.45	\$6,005.45
3	700439250	MM710B E1/T1 MEDIA MODULE Comment: NASPO Price \$1,890.00 (Line 71405)		1	\$1,711.76	\$1,711.76
4	700501048	MM717 24 PORT DCP MEDIA MODULE NON GSA Comment: NASPO Price \$2,201.85 (Line 71946)		3	\$1,994.21	\$5,982.63
5	700466626	MM711 ANALOG MEDIA MODULE - NON GSA Comment: NASPO Price \$1,008.00 (Line 71612)		3	\$912.94	\$2,738.82

Avaya Aura Hardware Subtotal:	\$19,405.72
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Avaya Aura Software

6	380229	SYSTEM MANAGER R7 VIRTUAL PLATFORM NEW SYSTEM TRACKING	1	\$0.00	\$0.00
		Comment: NASPO Price \$0.00 (Line 68275)			
7	307098	DIAGNOSTIC SRVR R2 SAL 2.3 GATEWAY SOFTWARE VIRTUAL	1	\$0.00	\$0.00
		Comment: NASPO Price \$0.00 (Line 44515)			

Avaya Aura Software Subtotal:	\$0.00
--------------------------------------	---------------

ConvergeOne ProServices

8 SERVICES-101	INSTALL CONVERGEONE SERVICES	1	\$2,475.00	\$2,475.00
	Comment: Bench only for customer install: 1 G450 (No add'l power supplies or DSP's); 2 G430's, 1 MM710, 3 MM 717, 3 MM711			
9 SERVICES-103	PM SERVICES	1	\$475.00	\$475.00
	Comment: PM coordination, Alert admin, w/w customer for IP worksheet for C1 Professional Readiness Center (PRC).			

ConvergeOne ProServices Subtotal:	\$2,950.00
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C1 - Avaya Software Support

10	284959J	SA PREFER SUPT CO-DEL DIAGNOSTIC SRVR R2 SAL 2.3 GTWY VIRTUAL Comment: No NASPO pricing for this item.	12	1	\$0.00	\$0.00
11	284960	UPGRADE ADVANTAGE DIAGNOSTIC SRVR R2 SAL 2.3 GTWY VIRTUAL Comment: NASPO Price \$0.00 (Line 34895)	12	1	\$0.00	\$0.00

C1 - Avaya Software Support Subtotal:	\$0.00
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Total: \$22,355.72



The Power of We™

SERVICE DESCRIPTION

Service Agreement Supplement

Avaya Support Advantage Essential and Preferred Co-Delivery Support for Channel Partners

Issue

4.6

Date

November 14, 2016

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1. Introduction

This Service Description describes the Avaya Support Advantage Essential Co-Delivery and Preferred Co-Delivery Support services for eligible Supported Products and supersedes all prior descriptions or contract supplements relating to such support. When a translated version of this document conflicts with the English version, the English version will take precedence. This document is an attachment to the Partner's Commercial Agreement with Avaya, and shall serve as the Service Description with respect to such support offering. In the event of a conflict between this Service Description and the Partner's Commercial Agreement with Avaya, the terms and conditions of the Partner's Commercial Agreement will control.

The services under this document will be provided by Avaya to the Partner purchasing support coverage for its End Customers (or resellers, as applicable). The Partner will be responsible for ensuring that the End Customer's responsibilities are performed under this document and securing (either directly or through resellers, as applicable) all necessary approvals, consents and performance from the End Customer.

The Co-Delivery Support offer is available to Partners who meet the specific eligibility requirements listed in this document and in other applicable Avaya policies. Through the Co-Delivery Support offer, Partners provide Tier I and II support from their own authorized Support Operations Center initially handling and attempting to resolve End Customer calls before forwarding a service request to Avaya.

Partner Co-Delivery Eligibility Requirements

The Partner must comply with the Co-Delivery requirements as documented in the Avaya Connect Program Requirements at: <http://www.avaya.com/AvayaConnect> (or any successor site designated by Avaya).

2. Support Advantage Coverage Options

Two coverage options are included within this Service Description for Avaya software and hardware products ("Supported Products"):

- Essential Co-Delivery Support
- Preferred Co-Delivery Support

The coverage option, Supported Products, and name of the End Customer will be included on the applicable order or associated quote sheet. The Avaya support obligations are expressly conditional upon the Supported Products:

- Being properly installed per Avaya product specification
- Not being subject to unusual mechanical stress or unusual electrical or environmental conditions
- Not being subject to misuse, accident or disasters including, without limitation, fire, flood, water, wind, lightning, or other acts of God.

3. Essential Co-Delivery Support Coverage

Essential Co-Delivery Support coverage provides reactive remote support for eligible Supported Products and is the **minimum coverage required, where available**, to receive Avaya support on those eligible Supported Products.

Essential Co-Delivery Support is not offered as an option for any Supported Products with a Major Release launching on or after August 10, 2015.

A. Remote Software and Hardware Support

The Partner has 24x7 around-the-clock access to an Avaya Service Center via the website (<http://support.avaya.com>) or telephone to request software and (where applicable) hardware support. Only Partner contacts with ACS/ACSS accreditation are eligible to request support and Avaya will verify the

identity and credentials of the Partner contacts requesting support. Avaya's remote support, including all electronic and telephone communications, is provided in the English language.

For all Supported Products under Essential Co-Delivery Support, Avaya will use commercially reasonable efforts to commence support on the Partner's request for remote support according to the following table.

	Outage*	Severe Business Impact*	Business Impact & Non-Service Impact*
Requests submitted via website	Within one (1) hour	Within two (2) hours	Within Standard Business Hours
Requests submitted via telephone	Within one (1) hour	Within two (2) hours	Next Business Day

* Severity levels are defined in Appendix A

B. Web Services

The Partner has access to web-based services available at <http://support.avaya.com>. Detailed instructions for access and use of each web service are posted on the support website. Avaya may require that only Avaya-authorized Partner contacts are eligible to access the support website and may also limit the number of authorized contacts.

Avaya E-Notifications – Register and receive proactive notifications via email anytime new and modified product documentation and downloads are posted on the support website. These announcements include Product Correction Notices, Security Advisories, End of Sale Notices, Services Support Notices, and User Guides.

Avaya Support Forums – View, post and reply to web-based conversation threads to discuss Supported Products (<http://support.avaya.com/forums>).

Case Status Alerts – Register for proactive email or text message alerts on the status of an Avaya service request.

Diagnostics - Scripting technologies used by Avaya Service and Engineering teams to End Customers. These scripts are based on actual break/fix Service Request data to enhance resolution and trouble isolation steps. Each script can runs diagnostic steps against the product quickly, providing simple green, yellow, and red indicators of potential trouble areas along with failure logs where a fault was found.

HealthCheck – Optimize reliability and performance for the Supported Product by using an on-demand tool to generate a HealthCheck report and review the current configuration parameters.

Knowledge Base – The Partner's authorized users may access Avaya's on-line knowledge base and use advanced search engines to find: documentation organized by Supported Product including all available user guides for product administration and programming, installation, configuration, Upgrades, and migrations, and general support; software and firmware download instructions; alarm code definitions with instructions on how to clear the associated alarms; problem descriptions with instructions for prescribed resolution; and answers for frequently and previously asked questions.

My Reports – View and create reports for service requests and entitlements across all of the End Customer's Sold To numbers.

Software Compatibility Audit (ASCA) – Create a report providing the software and firmware versions installed on all Communication Manager upgradeable devices as well as the latest versions available for those same devices.

Parts Replacement – Parts can be ordered via a web request when coverage includes Parts.

Service Request creation – Create a web request for support and receive enhanced response.

C. Minor Software and Firmware Updates and Service Packs

The Partner has access to Product Correction Updates ("Update") issued by Avaya. An Update can be a Product Correction Notice (PCN), minor software or firmware update or service pack. Avaya will notify the Partner via <http://support.avaya.com> of any Avaya-recommended Updates.

Updates will be issued as End Customer, remote or technician installable and with a classification of 1, 2, or 3 (defined in Appendix A) depending on the product, level of severity and complexity.

	Class 1	Class 2	Class 3
End Customer installable Update	Partner installs	Partner installs	Partner installs
Remote installable Update	Avaya installs	Avaya installs	Partner installs
Technician installable Update	Partner installs, or Avaya installs during coverage hours when Support Advantage Onsite Support is purchased	Partner installs, or Avaya installs during coverage hours when Support Advantage Onsite Support is purchased	Partner installs, or Avaya installs during Standard Business Hours when Support Advantage Onsite Support is purchased

- The Partner must register for Avaya E-Notifications in order to receive Updates.
- At the Partner's request, Avaya will remotely perform the installation of an End Customer installable Update, subject to the Partner's express approval of time and material charges using Avaya's then current Maintenance Per Incident rates. Maintenance Per Incident charges also apply to any End Customer installable Update required to complete an open Avaya service request.
- Certain Avaya remote-installable Updates may require the insertion of End Customer provided media in a local drive at the End Customer's location, and that activity will be the Partner's responsibility.
- System backups are the Partner's responsibility and Avaya's installation of an Update does not include any system backup.
- In most circumstances, updating to the latest Minor Release and/or Update version of a product will be required before application of any additional Updates to address a problem.
- An installation charge may apply for Upgrades to the next Major Release.
- Co-Delivery Support does not include software or hardware upgrades. If the Update requires a software or hardware upgrade, Avaya will provide the Partner with a separate cost estimate prior to performing any such upgrade.

D. Maintenance Software Permissions (MSPs) and DADMIN Logins

Maintenance Software Permissions (MSPs) and DADMIN logins are applicable only to all Avaya Aura® Communication Manager (CM) Releases, including earlier versions such as DEFINITY®, G3V4 – R7 and G3V3.

MSPs provide the technological ability to execute certain on demand maintenance commands to a customer that is logged into an Avaya PBX system using a username and password reserved for customers (called a "Customer Login"). In this way, MSPs provide support services capabilities used to respond to some alarms and to aid in identifying and resolving problems with a system.

Customers may have access to MSPs, at no charge. One way to request MSPs is through Avaya's MSP Activation page (<https://support.avaya.com/MSPActivation>).

For all Avaya PBXs sold before May 2008, including CM 4 and earlier releases, both the customer that purchased the PBX and any agent acting on its behalf – including an unauthorized maintenance provider ("UMP") or independent service provider ("ISP") – may use MSPs at no charge.

Customers that purchased Avaya PBXs since May 2008, including CM 5.0 and later releases, also have access to MSPs at no charge, but such customers might breach their contracts with Avaya by allowing an UMP or ISP (or any other agent that is not authorized by Avaya) to use the on demand maintenance commands enabled by MSPs.

The DADMIN login was developed for and is licensed only to Avaya's authorized channel partners, subject to customer approval and Avaya authorization. The DADMIN login provides the partner with support services capabilities. DADMIN logins may be used only by authorized partners in accordance with the applicable Avaya license terms. DADMIN logins are not transferable or assignable, and they are not to be provided to customers or any unauthorized third parties.

Three other levels of Avaya Logins also exist – CRAFT, INADS and INIT – but these logins are reserved for the exclusive use of Avaya associates. UMPs do not have a license or permission from Avaya to use CRAFT, INADS, INIT or DADMIN logins.

For additional information about MSPs or DADMIN logins, please refer to Avaya's Intellectual Property Policy for Customers and Partners.

E. Support Limitations for Essential Support

- For Supported Products that are not configured in accordance with Avaya documentation, including published guidelines for technical compatibility and connectivity to non-Avaya products, Avaya has the right to restrict its diagnostic and/or corrective procedures to those problems that originate entirely within such Supported Products and do not arise out of, or in connection with, non-documented configurations and/or the Supported Products' interoperation with any other products.
- Support is limited to unaltered versions of the Supported Products and to problems that are reproducible in that version of the Supported Product when operating in a standard operating environment ("Standard Operating Environment").
 - A Standard Operating Environment is one where the covered applications, databases, and operating systems have been tested, certified, and documented by Avaya.
 - If the Supported Product is not being run in a Standard Operating Environment, then Avaya may be delayed in starting work on the service request and additional charges may apply.
 - In the event that support is requested for a Supported Product that is not being run in a Standard Operating Environment and Avaya requests that it be put in a Standard Operating Environment in order to reproduce and diagnose the problem, Avaya will not be responsible for the delays caused by such reconfiguration and the Partner may be responsible for performing such reconfiguration. In the event that the Partner is unable to reconfigure the needed Avaya product and Avaya is requested to perform that work, additional charges may apply.
- In the event that no trouble is found after putting the altered Supported Product into a Standard Operating Environment, the Partner may be charged time and material charges using Avaya's then current Maintenance Per Incident rates for Avaya's efforts to troubleshoot the problem.
- Corrections to certain problems may only be available through a more current release of software or through a documentation update.
- Trouble isolation and fault management associated with the installation of Updates will be limited to correcting faults for a Standard Operating Environment.
- Support does not cover customized system features, applications or reports created by the End Customer, Partner, Avaya Professional Services or other third parties. Any bug fixing or system re-configuration(s) that Avaya must perform to clear a trouble resulting from the End Customer or Partner's configuration changes are not included in the scope of this Service Description. If Avaya determines that a problem is due to the End Customer's, Partner's, or a third party's application, or configuration changes, then resolution and diagnostic fees may be charged at Avaya's then current Maintenance Per Incident rates.
- Avaya will not be held responsible for any loss due to the use of its products in a nonstandard operating environment.

F. Products Excluded from the Essential Co-Delivery Support Coverage Option

Some Supported Products have not been designated by Avaya as eligible for Essential Co-Delivery Support. These products require Preferred Co-Delivery Support. Avaya reserves the right to add or remove eligible Supported Products at its sole discretion.

Currently products which are not eligible for Essential Co-Delivery Support are:

- a. All Major Releases of products launching on or after August 10, 2015
- b. Communications as a Service (CaaS) solutions, such as UCaaS (Unified Communications as a Service) and CCaaS (Contact Center as a Service)
- c. Fabric Networking solutions

4. Preferred Co-Delivery Support Coverage

If the Partner purchases Preferred Co-Delivery Support, coverage includes all of the services included in Essential Co-Delivery Support in addition to the Preferred Co-Delivery Support services described in this section.

Preferred Co-Delivery Support coverage provides proactive remote support for all eligible Supported Products that offer this capability.

A. Proactive Remote Software and Hardware Support

- For all Supported Products under Preferred Co-Delivery Support, Avaya will use commercially reasonable efforts to commence support on the Partner's request for remote support submitted to an Avaya Service Center via telephone or website according to the following table.

	Outage*	Severe Business Impact*	Business Impact & Non-Service Impact*
Requests submitted via website	Within fifteen (15) minutes	Within fifteen (15) minutes	Within Standard Business Hours
Requests submitted via telephone	Within one (1) hour	Within two (2) hours	Next Business Day

* Severity levels are defined in Appendix A

- Avaya will provide 24x7 around-the-clock monitoring by Avaya EXPERT SystemsSM Diagnostic Tools where applicable, to detect system-generated alarms on Supported Products that contain EXPERT Systems technology.
 - EXPERT SystemsSM will diagnose and attempt to resolve system-generated alarms.
 - Subject to the Partner's registration for Avaya case status alerts, Avaya will automatically forward all **unresolved alarms** to the Partner for troubleshooting and diagnostics.
- The Partner may use the Manage Alarms tool to block the creation of product alarm cases for a Sold To location and (optionally) for a specific product where available.

B. Off-Board Alarm Notification

- On Supported Products that are enabled for EXPERT SystemsSM technology, Avaya will proactively monitor and detect through EXPERT SystemsSM all DS1 and SIP Trunk off-board alarms associated with network facilities and the TCP/IP links associated with Avaya Supported Products that have Avaya/DCIU capabilities.
- Subject to the Partner's registration for Avaya case status alerts, Avaya will send electronic notification of off-board alarms to the Partner.

C. Secure Access Link (SAL) Policy Server

As an entitlement of Preferred Co-Delivery Support, the Partner can provide to the End Customer access to the Secure Access Link (SAL) Policy Server application, a component of Avaya Diagnostic Server. Support tools such as SAL and Avaya Diagnostic Server are available on a licensed basis; license terms may be found at <https://downloads.avaya.com/css/P8/documents/100172830>.

- The End Customer can install a SAL Policy Server that works with the SAL Gateway and may be used to determine and authorize when and how Avaya will remotely access Supported Products in the End Customer's network.
- The SAL Policy Server provides the End Customer with a centralized application for the definition, administration, and inclusion of all secure remote access policies that will govern the remote access sessions initiated by Avaya engineers and automated tools through the SAL Gateway.
- The End Customer-defined policies are automatically downloaded by the SAL Gateways.
- The SAL Gateways receive and forward alarms and poll Supported Products for remote access connection requests.
- The End Customer may access and download the SAL Policy Server software and installation guide at <https://plds.avaya.com>. Select Downloads and search for "Secure Access Link".

D. Avaya Diagnostic Server

As an entitlement of Preferred Co-Delivery support, the Partner and the End Customer has access to the Avaya Diagnostic Server on a license basis.

- Software that bundles the SAL Gateway application with additional diagnostic capabilities for IP telephony troubleshooting and network monitoring.
- The Avaya Diagnostic Server reduces onsite dispatches and End Customer engagement requirements by giving Avaya and Partner support engineers the ability to emulate sitting next to the End Customer in order to better understand the problem, avoid false troubleshooting leads, and reproduce the issue down to the individual steps described.
- Existing End Customers with SAL and Preferred Co-Delivery support can download, license, and install the server software at no charge.
- The End Customer may access and download the software and installation guide at <https://plds.avaya.com>. Select Downloads and search for "Diagnostic Server".

5. Upgrade Advantage

Upgrade Advantage is available when Support Advantage Essential or Preferred Co-Delivery Support coverage is in effect. **Upgrade Advantage is priced and billed separately from Support Advantage.**

- When the End Customer purchases Upgrade Advantage, it enables them to upgrade their Avaya provided software to the latest Major Release if and when available.
- Upgrade Advantage is only available on Avaya's then most current Major Release, and is not available on prior Major Releases. End Customers recasting from a Software Support + Upgrade to a Support Advantage agreement that did not upgrade during the agreement term are eligible for Upgrade Advantage. End Customers may also retain their Upgrade Advantage coverage, at then current terms and conditions, when renewing a current Support Advantage + Upgrade Advantage agreement.
- As a part of Upgrade Advantage, the End Customer may register at <http://support.avaya.com> to receive notices when new Major Releases of Avaya-provided software become commercially available.
- During the term of the Upgrade Advantage subscription, the End Customer:
 - Must maintain active Essential or Preferred Co-Delivery Support coverage, as applicable based on product release.
 - Will have access to the features and functions of each new Major Release at no additional charge beyond the subscription fee.
 - Will receive instructions on how to download each new Major Release, where applicable.
- All associated upgrades of Major Releases must be scheduled and implemented during the coverage term of the Upgrade Advantage subscription.

- Avaya will not require the End Customer to upgrade their software unless Avaya has advised the Partner that corrections to certain problems may only be available through a more current release of software.
- Billing for the Upgrade Advantage option to the Partner will occur even if the End Customer fails to exercise its right to upgrade before the end of the Upgrade Advantage coverage term.

A. Products Requiring Upgrade Advantage Attach

Upgrade Advantage is required to be purchased on all Major Releases of products launching on or after August 10, 2015, when Upgrade Advantage is available.

Upgrade Advantage is required to be purchased on the following products regardless of Major Release date:

- Communications as a Service (CaaS) solutions, such as UCaaS (Unified Communications as a Service) and CCaaS (Contact Center as a Service).
- Applications supporting the Fabric Networking solutions. Upgrade Advantage is not required, nor applicable, to any hardware within the Fabric Networking solution, as the operating system is an inherent part of the solution.
- Customer Service Editions (CSE).
- Workforce Optimization (WFO).

B. Exclusions from Upgrade Advantage

The Upgrade Advantage option only applies when upgrading a covered software product from one Major Release to a subsequent Major Release. It does not include:

- Design support, installation, professional services or other service charges.
- Any provisioning of the software.
- Any and all equipment costs.
- Upgrading of components located in an End Customer "crash kit" or maintenance spared equipment.
- Hardware changes required to comply with minimum vintage requirements.
- Project Management costs.
- Upgrades to any and all adjunct software applications.
- New feature functionality or capacity requirements associated with additional software licensing.
- Migration of software application to a new or different hardware platform.

6. Exclusions from Essential and Preferred Co-Delivery Support

A. Out of Scope Services Supported With Maintenance Per Incident Time and Material (T/M)

Avaya provides "Maintenance Per Incident T/M" support for out of scope maintenance related activities not included in an Avaya Maintenance Contract. Support is only available to Avaya End Customers and Partner End Customers who have support coverage on the product requiring support. Services provided not directly attributable to a fault in Supported Products that end up being a result of an out of scope activity defined below are billable per the current hourly rate structure. Billable time starts from the time the End Customer calls or a web ticket is picked up, to the time the case is closed, for support provided for items that would fall outside of what maintenance or warranty would entitle.

Examples of support that would fall outside of maintenance coverage that would be provided under Maintenance Per Incident Time and Material (T/M) would be as follows:

- Programming, administration or configuration changes
- Third party integration or applications
- Acts of nature

- End Customer network outages and/or service providers issues
- Avaya installation of End Customer or partner installable patches
- Support that ends up being related to a product not under warranty or maintenance coverage
- Parts or onsite support for Remote Only or Remote + Parts contracts
- Products that are improperly certified by a party other than Avaya

B. Additional Exclusions

The following exclusions apply to Essential and Preferred Co-Delivery Support coverage:

- Supported Products that have not been designated by Avaya as eligible for Co-Delivery Support. Avaya reserves the right to add or remove eligible Supported Products at its sole discretion.
- Support for any service request reported directly by the End Customer.
- If the Partner's requirements necessitate an on-site technician, Avaya will dispatch a field technician to the End Customer's site (where geographically available), subject to the Partner's express approval of time and material charges using Avaya's then current Maintenance Per Incident rates, where available and appropriate. For Communications as a Service (CaaS) offers, Avaya Authorized Partners purchasing a Partner Hosted - Customer Experience Management Solution via the Support Advantage Co-Delivery offer and not selecting Parts or Onsite at Point of Sale will be accountable for all maintenance parts replacement support. Avaya will have no parts and/or on-site support liability to the partner or End Customer for the Hosted cloud solution
- Any customized system features, configuration changes or reports.
- The capture of off-board alarms for trunk interfaces (Excluded from Essential Co-Delivery Support, but not excluded from Preferred Co-Delivery Support).
- Interfacing directly with the Partner's or End Customer's network carrier or service provider.
- Support for the Secure Access Link (SAL) Policy Server software beyond general usability questions.
- Implementation, installation, and customization services may be required and may be provided by Avaya at an additional cost and are outside the scope of coverage provided in this document.
- The provision or installation of hardware upgrades or reprogramming to add additional capabilities or functionality to the Supported Products.
- Customization of, or labor to install, a software application on the hardware.
- Media or hardware replacement for damages or malfunctions caused by: (1) actions of non-Avaya personnel or the attachment of products not supported by Avaya; (2) failure to follow manufacturer's installation, operation, or maintenance instructions; (3) failure of products not serviced under this Service Description; (4) abuse, misuse, or negligent acts of non-Avaya personnel; (5) repair to products if the End Customer, Partner, End Customer-authorized or Partner-authorized party modified the product in any manner, shall not be covered.
- Services and all troubleshooting support not directly attributable to a fault in Supported Products (including faults in the Partner or End Customer's own network or the public network).
- Services that cannot be provided due to the Partner's failure to fulfill the Partner responsibilities detailed in the Partner Responsibilities section of this Service Description.
- Services that cannot be provided due to the Partner's or the End Customer's failure to fulfill the End Customer responsibilities detailed in the Responsibility Matrix section of this Service Description.

7. Responsibility Matrix

The following table outlines the roles and responsibilities of the involved parties.

A. Implementation

Responsibility	End Customer	Partner	Avaya
Ensure the power and grounding of Avaya products meet the product specifications		X	
Provide the proper environment for the Supported Products, including electrical and telecommunications connections as specified by Avaya.		X	
Follow all of the Avaya installation, operation, and maintenance instructions.		X	
Ensure registration of Avaya Supported Products is completed as defined by Avaya's most recent registration process and accurately maintained after system changes.		X	
Provide Avaya with remote system access via an Avaya-approved connectivity method as provided in this Service Description.		X	
Use the "Avaya Products Security Handbook" available at http://support.avaya.com along with the individual product documentation to secure remote access capabilities.	X	X	
Install, maintain and manage the Secure Access Policy Server including administration of access policies if the End Customer opts to use Secure Access Policy Server (Preferred Co-Delivery Support only).	X		
Maintain accreditations and authorizations as defined in this Service Description.		X	

B. Post-Implementation Support

Service requests from non-accredited personnel may result in delayed support and will be billed time and material charges using Avaya's then current Maintenance Per Incident Rates.

Responsibility	End Customer	Partner	Avaya
Define internal procedures to maintain control of the original software media including creation of backup copies.		X	
Maintain a procedure external to the software program(s) and host computer for backup and reconstruction of lost or altered files, data or program to the extent the End Customer deems necessary.		X	
Notify Avaya of any moves of Supported Products covered by this Service Description.		X	
Access and use web-based services available at http://support.avaya.com prior to submitting a service request to Avaya		X	
Utilize Support Web site tools such as Create Service Request, Check Case Status, Request Parts Replacement, Administer End Customer Site Contacts, Download Software, and Check upgrade Entitlements		X	
Contact Avaya for entitled support.		X ¹	
Maintain accreditations and authorizations as defined in this Service Description.		X	
Operate and maintain a Support Operations Center to receive service requests from the End Customer during business hours and out of hours.		X	
Utilize the co-delivery password provided by the Partner's Avaya channel account manager for only those Supported Products for which the Partner is co-delivery authorized when configuring the order in Avaya Solution Designer.		X	
Monitor alarms generated by Supported Products and carry out instructions available at http://support.avaya.com to resolve those alarms (Essential Support only). If the Partner requests support from Avaya but has made no attempt to resolve the alarm or if another fault has resulted from an unresolved alarm, the Partner may be charged time and material charges using Avaya's then current Maintenance per Incident rates.		X	
Authorize Avaya to utilize the Partner's or End Customer's global network to deliver alarms to the Avaya Service Center, if necessary (Preferred Co-Delivery Support only).	X		

Responsibility	End Customer	Partner	Avaya
Provide the Avaya Service Center with the following information when reporting a trouble: Avaya-provided End Customer Sold To Number, End Customer contact information, Description and urgency of the problem, as well as system passwords and equipment access control features required for Avaya to provide remote support.		X	
Upon receipt of an Avaya service request, perform troubleshooting and diagnostics via remote connection to isolate software and hardware-related problems and determine whether a Supported Product is working in accordance with Avaya's standard and published documentation, including all associated application and configuration notes.			X
Onsite troubleshooting as required.		X	
Upon receipt of an Avaya service request, isolation and resolution of all reproducible problems or anomalies resulting when Avaya installation or configuration instructions were used, as long as the configuration errors are specific to unaltered Avaya software product.			X
Upon receipt of an Avaya service request, identification and resolution of any inconsistencies or errors in Avaya product documentation.			X
Request advance replacement of parts only for the eligible Supported Products.		X	
Unless onsite parts replacement coverage by Avaya was purchased: Replace defective part. Return faulty parts to Avaya according to the guidelines in the Parts Coverage section of this Service Description.		X	
For onsite parts replacement coverage, provide Avaya with onsite access to the Supported Products during Coverage Hours. 'Access' includes physical access as well as network access to Supported Products. Additional charges may apply if an Avaya field technician is scheduled to service equipment and the technician must wait after arriving onsite for equipment to become available for servicing.	X	X	
Schedule availability of authorized staff that will have the authority to make decisions on Partner's behalf concerning the maintenance and service support of systems. The authorized staff is responsible to: • Approve any associated maintenance per incident charges • Provide and approve all purchase orders for maintenance per incident invoices; • Permit Avaya to conduct an equipment certification, serviceability, and inventory check if required by Avaya prior to service assumption.		X	

Responsibility	End Customer	Partner	Avaya
Determine and schedule Major Release Upgrades including authorizing End Customer contacts eligible to download the software (Upgrade Advantage only).	X		
Maintain the system at a current support release (N). Or one Major Release prior (N -1).	X	X	
Maintain Avaya products at the most current Service Pack ("SP") and Firmware ("FW") update level	X	X	
Ensure registration of Avaya Supported Products is updated as defined by Avaya's most recent registration process, including the removal of deactivated equipment		X	
Notify the Partner of any software/hardware upgrades, updates to, or additions of any new software and/or applications to the existing systems, if such upgrades and software/applications were purchased from a vendor other than Avaya.	X		
Notify Avaya of any software/hardware upgrades, updates to, or additions of any new software and/or applications to the existing systems, if such upgrades and software/applications were purchased from a vendor other than Avaya.		X	
Perform network audits on their network to ensure it is within Quality of Service specifications (e.g. packet loss, jitter, packet latency, etc.) to maintain voice and data services, especially after making any changes to their network.		X	
Advise Avaya of all changes that affect the Partner's or End Customer's network configurations and operations of Supported Products which may include IP addresses, subnet assignments, topology, server configuration or changes to firewalls that impact Avaya's ability to monitor or remotely access the Supported Products.		X	
Register for case status alerts to receive notification of unresolved EXPERT Systems SM alarms and off-board alarms (Preferred Co-Delivery Support only).		X	

¹For Co-Delivery contracts:

- Any service request submitted directly to Avaya by the End Customer will be referred to the Partner. If the End Customer continues to bypass the Partner's Support Operations Center and request support from Avaya, the Partner will be billed time and material charges using Avaya's then current Maintenance Per Incident rates to perform this referral.
- The Partner's ACS/ACSS accredited resource may contact the Avaya Backbone (Tier III) organization only after their efforts have been completed to troubleshoot, diagnose, and isolate software and hardware related problems per the above Responsibilities matrix, and when the results of that effort are documented in the Avaya Partner Case Diagnostic Template.
- Service requests will only be accepted by Avaya when submitted by the credentialed ACS/ACSS for that particular Supported Product. Where ACS/ACSS-level accreditation is not applicable to the relevant Supported Product for which support is being requested, an "Install and Maintain" Product Authorization is required.
- Service requests from non-accredited Partner personnel may result in delayed support and will be billed time and material charges using Avaya's then current Maintenance Per Incident rates.

8. General

A. Partner Eligibility

The Partner agrees to adhere to all Avaya policies, including, without limitation, Avaya Connect, applicable to the Co-Delivery Support offer published on the Avaya Partner portal.

If the Partner does not meet the requirements set out in this Service Description, or does not obtain or maintain the necessary eligibility requirements, one or more of the following may apply (at Avaya's sole discretion):

- Cancellation of the co-delivery order and requirement to reissue support under the Essential Support or Preferred Support offers (and at such applicable rate);
- Avaya billing the then current applicable re-initiation fee;
- Avaya refusing to accept any subsequent orders for co-delivery support.

B. Audit Rights

Avaya may audit the Partner's co-delivery cases and the resources used in performing their obligations under this Co-Delivery Support offer. It is the responsibility of the Partner to ensure their associates are aware of and understand the Partner's responsibilities and obligations established within this Service Description.

C. Billing and Contract Start Date

Support will commence and be chargeable as follows:

- Support will commence on the first day of the second month following Supported Products Order Closure (Point of Sale).
- Support for upgrades of existing products already under SA support coverage, including licenses, will commence on the first day of the second month following the closure of the upgrade order.
- Support for increases in the quantity of existing products already under SA support coverage (ex. Adding 10 more user licenses) will commence on the first day of the month following the closure of the new order.

D. True Up

Avaya may perform true ups to determine if additional Software Licenses have been added to Supported Products and bill for the additional licenses.

For CaaS solutions, Avaya will utilize the CaaS solution capabilities (ex. Avaya Contact Center Control Manager (ACCCM)) to perform monthly peak usage true ups (one month in arrears) to identify Software Licenses in use. This information will be used for monthly Avaya invoicing. Minimal invoicing thresholds apply per the CaaS offers.

E. Renewal of Coverage

Support Advantage coverage for Supported Products will automatically renew at the end of the initial term of coverage and any renewal term under Avaya's then current Service Description applicable to Supported Products, unless either party provides written notice of its intent not to renew such coverage at least 30 days prior to the renewal date. If the Customer is an Avaya authorized reseller or distributor, renewals will not be automatic unless auto-renewal is available from Avaya. Auto-renewal for authorized resellers and distributors is not available in all regions. Support Advantage 1-year and multi-year support agreements will renew at then-current rates and for a similar term length as the expiring agreement. Where auto-renew is available, multi-year support agreements will automatically renew as a 3-year or 5-year support agreement, as applicable.

Upgrade Advantage 1-year software upgrade subscription agreement renewal rates for the first renewal period (the second year of Upgrade Advantage coverage) will not be more than 5% ("COLA adjustment") higher than the rate for the initial year of coverage for the same Supported Products.

Upgrade Advantage multi-year software upgrade subscription agreements will renew at then-current rates.

F. Re-initiation of Lapsed Coverage

A re-initiation fee will apply to reinstate support when coverage has lapsed. The applicable re-initiation fee will be invoiced and payable with the first billing of the new coverage. For details on the fees, refer to the [Support Re-initiation Policy](#).

Note:

- 1) The re-initiation fee is subject to change at any time.
- 2) Re-initiation fees are not discountable.
- 3) Time and Materials (T&M) support is not available if a support contract has lapsed.
- 4) Support and upgrade entitlements are not available the day after the expiration date of the support contract.

G. Certification

Supported Products that are newly purchased, used or have not been continuously covered by Avaya support are all eligible for coverage; however, certification of the Supported Products may be required. Certification ensures that Supported Products are properly installed and in good working order.

Certification of Supported Products may be required when:

- 1) Supported Products classified by Avaya as "not End Customer- nstallable" were installed by a party other than Avaya, an authorized Partner or a manufacturer or manufacturer-authorized service provider (for non-Avaya products).
- 2) Avaya support coverage on Supported Products has lapsed for more than ninety (90) days or was never initiated.

Certification is not included in this Service Description and will be charged at Avaya's then current Maintenance Per Incident rates if Supported Products are not added under Support Advantage coverage within 45 days of certification completion. Avaya does not guarantee Supported Products subject to certification will be certified. If Supported Products are found to be ineligible for certification, the End Customer is responsible for corrections required to make Supported Products eligible. A list of Support Advantage Supported Products is located at http://support.avaya.com/support_advantage.

H. Coverage Required for Software on a Single Application or Application Bundle

All licenses for a single application on a single server must have the same level of coverage (i.e., Essential Co-Delivery Support or Preferred Co-Delivery Support). If the Partner is found to have varying levels of coverage on the licenses for a single application or for a single server, licenses covered at a lower level of coverage will be brought up to the higher level of coverage and Avaya shall bill the Partner for the incremental charge, calculated to be co-terminus with existing coverage.

I. Coverage Required for Avaya Integrated Solutions

All Avaya solutions that are integrated with other Avaya solutions (e.g., Communication Manager integrated with Avaya Call Center) can be covered by different levels of Support Advantage coverage but must have the same delivery option (either all Avaya Delivery or all Co-Delivery). All integrated solutions must be covered by at least Essential Co-Delivery Support. If the Partner is found to have fragmented coverage whereby one solution is not covered by at least Essential Co-Delivery Support, the Partner will be notified of the coverage requirements. In the event that coverage is not initiated on the uncovered solution(s) within ninety (90) days of such notification, support on the covered solution will be treated as though canceled by the Partner as per the "Termination of Support" provisions set forth below and the cancellation fees set forth below will apply. A list of integrated solutions is located at http://support.avaya.com/support_advantage.

J. Coverage Required for Avaya Independent Products or Applications at Same Site

All Avaya Supported Products at a single location that are not integrated with each other can be covered by different levels of Support Advantage coverage (e.g., Communications Manager with

Essential Co-Delivery Support and Modular Messaging with Preferred Co-Delivery Support) and with different delivery options.

K. Coverage on Lifetime Warranty Products

When Support Advantage is purchased on a product which already includes a lifetime warranty, the terms of this service agreement supersede the warranty terms during the duration of the support agreement. Upon expiration of the support agreement, the terms of the lifetime warranty will govern. It is recommended that End Customers choose to cover their whole network with Support Advantage for fabric allowing them seamless access to tech support and choice of parts and onsite options.

L. Dedicated Access

As an entitlement to the End Customer's product purchase, Avaya will provide the Secure Access Link (SAL) Gateway in order to provide remote, secure access to the End Customer's systems for support. The Partner/End Customer should have the SAL Gateway installed no later than the delivery date of the Avaya-installed systems/devices or prior to the commencement of support in all other situations, so that Avaya can perform the services as described. The IP address must be provided to Avaya by the Partner as soon as it is available. The Policy set by the End Customer must allow outbound connection from the End Customer's location back to the Avaya Service Center in order for Avaya to provide remote support on a 24x7 basis or there may be degradation to the service and support the End Customer receives from Avaya. The Avaya support obligations under this document are contingent on the provision of remote access.

If an Avaya-approved standard remote connectivity method is not approved and implemented by the End Customer, Avaya is excused from any liability and contractual performance standards when using non-standard connectivity methods. If using non-standard connectivity methods, Avaya may not be able to provide support and Avaya may charge time and material charges using Avaya's then current Per Incident Maintenance rates if there is additional cost to Avaya in providing support to the End Customer.

M. Termination of Support

The Partner may terminate Services at any time during the current Term upon at least 30 days written notice and shall be subject to payment of: (i) Support Advantage charges up to and including the date of termination, and (ii) cancellation fees. Cancellation fees shall be equal to the Support Advantage charges that would otherwise be payable for the affected Support Advantage coverage for the remainder of the year of the Term in effect as of the effective date of the termination. The parties agree that the cancellation fees are liquidated damages comprising a reasonable estimate of Avaya's damages in the event of the Partner's early termination and are not a penalty. Unless already paid, the cancellation fees shall be immediately due and payable upon cancellation.

Cancellation fees will be calculated as follows for a 1 year agreement:

- Cancel in Year 1: Full amount of 1st year annual fees to be paid in full

Cancellation fees will be calculated as follows for a 3 year agreement:

- Cancel in Year 1: Full amount of 1st annual fees to be paid in full
- Cancel in Year 2: Full amount of 1st, 2nd year annual fees to be paid in full
- Cancel in Year 3: Full amount of 1st, 2nd and 3rd year annual fees to be paid in full.

Cancellation fees will be calculated as follows for a 5 year agreement:

- Cancel in Year 1: Full amount of 1st year fees to be paid in full
- Cancel in Year 2: Full amount of 1st and 2nd year annual fees to be paid in full
- Cancel in Year 3: Full amount of 1st, 2nd and 3rd year annual fees to be paid in full.
- Cancel in Year 4: Full amount of 1st, 2nd, 3rd and 4th year annual fees to be paid in full
- Cancel in Year 5: Full amount of 1st, 2nd, 3rd, 4th and 5th year annual fees to be paid in full

A recast from Preferred Support to Essential Support will result in cancellation fees on the Preferred Support agreement.

When a Partner recasts the existing SSI or Utility support coverage to Support Advantage and they have prepaid for their existing support coverage, then Avaya will credit any prepaid amounts.

All refunds for prepayments on contracts that are terminated other than due to Avaya's breach will be provided as a credit.

N. Extended Services Support

Periodically, Avaya or a third party manufacturer may declare "end of life," "end of service," "end of support," "end of manufacturer support", "manufacture discontinued" or similar designation ("End of Support") for certain Supported Products. When this designation occurs, the subsequent support period is referred to as "Extended Services Support". Refer to the Avaya Product Lifecycle Policy for further details: <http://support.avaya.com/css/P8/documents/100081098>

The Partner or End Customer may access Avaya's user support website (<http://support.avaya.com>, or such successor site as designated by Avaya) for End of Support notifications, and to register an e-mail address to receive e-mail notifications of the same, when published by Avaya. For Products subject to End of Support, Avaya will continue to provide the support described in this Service Description, except for the End of Support exceptions listed herein.

Avaya will make commercially reasonable efforts to provide the same level of support described in this document, with the following exceptions:

- Product Engineering support and new maintenance updates, such as Product Correction Notices (PCNs), "bug fixes" and interoperability/usability solutions, are no longer provided.
- Certain faults or functionality issues may not be resolvable or reproducible without upgrading the system to a version currently supported by the manufacturer. The Customer will be responsible for the costs associated with any upgrades.
- Access to and availability of support expertise on some Products may decline over time
- The Customer may experience delays in response or repair intervals.
- Avaya will endeavor to reserve its spare parts inventory to support Extended Services Support customers. However, since replacement parts may no longer be manufactured, some Products may become increasingly scarce over time. This scarcity may affect response and repair times, and certain Products may require replacement with more current substitute Products, whether new or refurbished.
- It may be necessary to purchase an upgrade to resolve a trouble if replacement parts or substitute Products are not available, or if the substitute Product is incompatible with a customer's current Product. The risk of this situation will depend on the Product's type and age. Avaya will endeavor to highlight upcoming shortages via ongoing "Services Support Notices" posted at support.avaya.com.
- The extended services support period may vary based on product availability, demand and other business factors, at Avaya's discretion.

Extended Services Support is provided only to the Avaya Partner purchasing support services (i.e., Support Advantage) for the affected Supported Products

A list of products that are currently supported is available from Avaya at http://support.avaya.com/Support_Advantage.

Appendix A: Definitions

Avaya Backbone (Tier III): Avaya remote engineering resources who receive escalations from the Partner's Support Operations Center and troubleshoot complex issues for software and (where applicable) hardware Supported Products.

Avaya Certified Specialist (ACS): The Avaya training, and subsequent certification, the Partner undertakes to maintain individual Supported Products. The Partner's associates who have ACS accreditation are authorized to escalate troubles to the Avaya Backbone (Tier III) if they can't resolve the trouble at the Partner's Support Operations Center.

Avaya Certified Solution Specialist (ACSS): The Avaya training, and subsequent certification, the Partner undertakes to maintain solutions for Supported Products. The Partner's associates who have ACSS accreditation are authorized to escalate troubles to the Avaya Backbone (Tier III) if they can't resolve the trouble at the Partner's Support Operations Center.

Business Severity Categories:

Outage Service Request: A real-time service or product outage in a production system that could require drastic measures to restore (such as a system restart), severely downgrades service capacity, or results in a loss of service for a significant number of end users. This situation severely impacts productivity or creates a significant financial impact or presents a risk for loss of human life. NOTE: requires End Customer to commit to 24x7 dedicated resource until restoration/workaround.

Severe Business Impact Service Request: Severe degradation of production system or service performance for which there is no active workaround and problem severely impacts service quality or the control or the operational effectiveness of the product affects a significant number of users and creates significant productivity or financial impact. This situation materially obstructs the firm's ability to deliver goods or services. Also includes automated product alarms which meet the Severe Business Impact criteria as noted above. NOTE: requires End Customer to commit to a 24x7 resource (if so entitled, or 8x5 if not) until restoration/workaround.

Business Impact Service Request: Significant degradation to the system's operation, maintenance or administration: requires attention needed to mitigate a material or potential effect on system performance, the End Customers or on the business. Also includes automated product alarms which meet the Business Impact criteria as noted above.

Non-Service Impact Service Request: A question or problem that does not immediately impair the functioning of the product or system and which does not materially affect service to End Customers. If related to a problem, the problem has a tolerable workaround. Includes consultation, records corrections and administrative issues.

Class 1 Product Correction Notice: A major system failure due to product non-conformance with high probability of potential loss of system use or functionality and/or loss of End Customer information.

Class 2 Product Correction Notice: A moderate system failure with moderate probability of loss of system use or functionality and/or loss of End Customer information.

Class 3 Product Correction Notice: A minor system failure with low probability of potential loss of system use or functionality and/or loss of End Customer information.

Commercial Agreement: Means, as the context requires, a Reseller Agreement, a Value Added Reseller Agreement, a Distributor Agreement, a Systems Integrator or Service Provider Agreement.

Communications as a Service (CaaS): Cloud Enablement offers such as UCaaS (Unified Communications as a Service) and CCaaS (Contact Center as a Service)

End Customer: Means the end customer purchasing support services directly from the Partner (or the Partner purchasing service for its own internal use) for the Supported Products.

Feature Pack: A downloadable, quick and easy to install, software deliverable containing one or more features that may be enabled individually and/or optionally licensed. May also contain maintenance correction. Feature Packs are typically designated as a change in the digit to the right of the second decimal point (e.g., n.y.[z]).

Federated Model: The Partner's Concentrator Server reports back to the Avaya Service Center.

Implement and Maintain Product Authorization (IMPA): The Avaya training, and subsequent certification, the Partner undertakes to implement and maintain products for which they are certified to install and maintain. The Partner's associates who are IMPA certified are authorized to escalate troubles to the Avaya Backbone (Tier III) if the troubles can't be resolved at the Partner's Support Operations Center. Some products also require the Partner's associates to be trained as Avaya Certified Specialists (ACS).

Maintenance Per Incident: Time and material (T&M) support available for out-of-scope or break-fix related activity not included in this Service Description. Support may be remote and/or onsite based on the product being supported and the time of day.

Major Release: A major change to the software that introduces new optional features and functionality. Major Releases are typically designated as a change in the digit(s) to the left of the first decimal point (e.g., [n].y.z).

Minor Release: A change to the software that introduces a limited amount of new optional features and functionality and/or extension of existing features. Minor Releases are typically designated as a change in the digit to the right of the first decimal point (e.g., n.[y].z).

Order Closure: When an order is booked and closed within Avaya's billing system of record (SAP).

Partner: Means, as the context requires, an authorized Avaya reseller, value added reseller, distributor, service provider or systems integrator partner.

Partner Case Diagnostic Template: The Avaya-defined template that is used by the Partner to document troubleshooting and diagnostic results obtained by the Partner's ACS/ACSS accredited resource. The completed template is submitted by the Partner to Avaya when a service request is submitted for Avaya Backbone (Tier III) support.

Service Description: The Service Description may also be referred to as a Service Agreement Supplement (SAS), Service Description Document (SDD), Statement of Work (SoW), or Channel Service Agreement.

Software Update: Changes in the software that typically provide maintenance correction only. An Update is typically designated as a change in the digit to the right of the second decimal point (e.g., n.y.[z]), representing a re-release of the corrected software version, or an issue(s)-specific correction provided in the form of a patch, super patch, service pack, bug fix, etc.

Standard Business Hours: Monday through Friday (or any other local period of five (5) consecutive working days according to local custom) between the hours of 8:00 a.m. and 5:00 p.m. in the time zone where the Supported Products are located, excluding Avaya observed holidays (a list is available upon request).

Standard Operating Environment: The covered applications, databases and operating systems have been tested and certified by Avaya.

Support Operations Center: Provides Tier I and Tier II support, including the original receipt of a trouble call, the assessment and triage of that call, as well as the first attempt at resolving the trouble. For the Partner Co-Delivery Support offer, the Partner performs this task.

Supported Products: The software and hardware products manufactured by Avaya and included on a service order form. Support for products manufactured by independent third parties (OEM products) may be included as Supported Products under a separate Service Description. These products are often serviced by third parties and the levels of service coverage and response intervals are designated by the third party performing the service. The service levels and response times contained in this document will not apply to these third party products.

Tier I: The Partner's call receipt function that receives incoming calls from End Customers and creates Partner trouble tickets.

Tier II: The Partner's technical resource who troubleshoots issues of simple and moderate complexity for software and (where applicable) hardware Supported Products.



Update: A Product Correction Notice (PCN), minor software or firmware update or service pack.

Upgrade: A Major Release of software.

RESOLUTION NO. 17-280

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

WHEREAS, a service agreement (Service Agreement No. S1705228) between City of Roseville and ConvergeOne, Inc., to provide service and equipment for a citywide phone system upgrade, has been reviewed by the City Council; and

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



PURCHASING
CITY OF ROSEVILLE

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

SERVICE AGREEMENT

SERVICE AGREEMENT

No: **S1705228**

SERVICE LOCATION: AS DIRECTED

REQ. NO.: R1715476 DATE: 5/29/17

SUBMIT ALL INVOICES TO:

CITY OF ROSEVILLE
Finance Department
311 Vernon Street
Roseville, CA 95678

Contractor No.: V41334
Telephone No.: (651)393-3664 Fax:
Email address: mmccarthy@convergeone.com
Contractor: CONVERGE ONE, INC.
ATTN: MATT MCCARTHY
P.O. BOX 845837
LOS ANGELES, CA 90084-5837

Department: INFORMATION TECHNOLOGY

Acct. Code: 91020-5216/179302-40

Buyer: JOANNA OUKROP
Phone: (916)774-5745

Start Date	Terms	Completion Date	Insurance Limits	Contact
EXECUTED AGREEMENT	NET 30	6/21/18	Approved by Risk Mgt.	MATT DONALDSON

The contractor shall furnish all labor, equipment and materials necessary to accomplish the following:
THE VENDOR SHALL PROVIDE SERVICE AND EQUIPMENT FOR A SYSTEM UPGRADE IN ACCORDANCE WITH THE ATTACHED CONVERGE ONE, INC. QUOTE NUMBER SO-000284820 DATED 5/25/17 UTILIZING NASPO VALUEPOINT CONTRACT NUMBER AR603 AND THE STATE OF CALIFORNIA PARTICIPATING ADDENDUM NUMBER 7-14-70-21. THE ATTACHED INFORMATION TECHNOLOGY SERVICE AGREEMENT NEGOTIATED TERMS AND CONDITIONS FOR CONVERGE ONE DATED 5/29/17 AND THE ATTACHED AVAYA SERVICE AGREEMENT SUPPLEMENT ISSUE 4.6 DATED 11/14/16 SHALL ALSO BE INCORPORATED BY REFERENCE ONTO THIS AGREEMENT.

PLEASE CONTACT MATT DONALDSON AT (916)774-5405 FOR QUESTIONS REGARDING THIS AGREEMENT.

Total Cost of Service: \$ **108,395.53**

ATTENTION: Total cost of service not to exceed the agreement amount without prior approval of the Purchasing Office.

The Contractor named hereon by the acceptance of this order agrees to the provisions of this document titled "Service Agreement" and Attachment "A".

Business License No.: _____ Contractor License No.: _____ DIR Registration No.: _____

☐ SOLE PROPRIETOR

☐ PARTNERSHIP

☒ CORPORATION

CONTRACTOR:

SIGNATURE

PRINT NAME

TITLE

CONTRACTOR:

SIGNATURE

PRINT NAME

TITLE

By: _____

Rob Jensen, City Manager
CITY OF ROSEVILLE, A MUNICIPAL CORPORATION

1. To the fullest extent allowed by law, Consultant agrees to indemnify, including the cost to defend City, and its officers, agents, employees and volunteers from any and all claims, demands, costs or liability that arise out of, or pertain to, or relate to the negligence, recklessness, or willful misconduct of Consultant and its agents in the performance of services under this contract, but this indemnity does not apply to liability for damages for death or bodily injury to persons, injury to property, or other loss, arising from the sole negligence, willful misconduct or defects in design by City or the agents, servants, or independent contractors who are directly responsible to City, or arising from the active negligence of City. Consultant's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.
2. Consultant is an independent contractor, and shall not be considered an officer, agent or employee of the City.
3. Without the written consent of the City, this Agreement is not assignable by Consultant either in whole or in part.
4. Time is of the essence of this Agreement.
5. At any time during the term of this Agreement, the City has the right to terminate this Agreement provided Consultant is given a thirty (30) day notice. Upon termination, City will pay Consultant for any services provided as of the date of termination and any reasonable fees Consultant is responsible to pay to its vendors prior to the date of termination.
6. This Agreement may only be amended or modified in writing. It is integrated and contains the complete understanding of the parties.
7. All equipment, supplies and services sold to the City of Roseville shall conform to the general safety orders of the State of California.
8. Unless notified to the contrary, in writing, the City assumes that the Consultant has accepted the work in accordance with the plans and specifications (if any) and agrees to do the work in compliance with this Agreement.
9. All prevailing wages and fair employment practices must be adhered to. For prevailing wage contracts over \$25,000, copies of certified payroll must be submitted with invoices. Prevailing wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: <http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm>.
- 10a. Unless otherwise specified, the Consultant shall maintain the policies of insurance outlined in Attachment A, incorporated herein by this reference, in full force and effect during the term of this Agreement. The City of Roseville retains sole discretion in determining the types and proper levels of insurance coverage.
- 10b. Form. Consultant shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.
- 10c. Additional Insureds. Consultant shall also provide a separate endorsement or section of the policy showing City, its officers, agents, employees, and volunteers as additional insureds for each type of coverage, except for Workers' Compensation and Professional Liability. Such insurance shall specifically cover the contractual liability of Consultant. The additional insured coverage under the Consultant's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from City's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall

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

- 10d. Cancellation/Modification. Consultant shall provide thirty (30) days written notice to City prior to cancellation of any insurance required by this Agreement.
- 10e. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of City (if agreed to in a written contract) before City's own insurance shall be called upon to protect it as a named insured.
- 10f. Subconsultants. Consultant is liable for any acts or omissions of its sub-consultants if Consultant uses the services of sub-consultants to perform services under this Agreement.
- 10g. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or City. City reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.
- 10h. Waiver of Subrogation. Consultant hereby agrees to waive subrogation which any insurer of Consultant may acquire from Consultant by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of City, its officers, agents, employees and volunteers for all work performed by Consultant, its employees, agents and sub consultants.
- 10i. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve Consultant of liability in excess of such coverage, nor shall it preclude City from taking such other actions as are available to it under any other provisions of this Agreement or law.
- 11. Consultant shall comply with all federal, state, local laws, ordinances and policies as may be applicable to the performance of services under this Agreement. Failure to comply with local ordinances may result in monetary fines and cancellation of this Agreement.
- 12. In the event that the terms of any attachment or exhibit conflict with any terms of this Service Agreement, the terms of this Service Agreement shall control.
- 13. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original thereof.
- 14. If either party commences any legal action against the other party arising out of this Agreement or the performance thereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.
- 15. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.

16. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.
17. For purposes of this Agreement, the terms "Contractor" and "Consultant" are used interchangeably.
- 18a. Consultant agrees that any and all information furnished by City shall be deemed proprietary and confidential. All such information, to the extent previously, presently or subsequently disclosed to Consultant is the property of City and such property shall be deemed and treated as "Confidential Information" of City. Consultant acknowledges that such Confidential Information may contain information provided and/or generated by third-parties. Consultant agrees that such Confidential Information shall not be disclosed to any third party without written permission from City, except as required by law. Consultant shall not use the Confidential Information except to perform Consultant's services as directed by City.
- 18b. To the extent not prohibited by law, City agrees that any and all proprietary information furnished by Consultant shall be deemed proprietary and confidential. All such information, to the extent previously, presently or subsequently disclosed to City is the property of Consultant and such property shall be deemed and treated as "Confidential Information" of Consultant. City agrees that such Confidential Information shall not be disclosed to any third party without written permission from Consultant, except as required by law. Nothing herein shall prevent disclosure of information by City that is required by law, including but not limited to those disclosures required under the California Public Records Act.
19. All facilities, devices, networks and services used to store, deliver, process, backup or purge Confidential Information will employ administrative, physical, technical, and procedural safeguards and best practices at a level sufficient to secure Confidential Information from unauthorized access, destruction, use, modification, or disclosure. Such measures will be no less protective than those used to secure Consultant's own information of a similar type, and in no event less than reasonable in view of the type and nature of the information involved. It is the City's expectation that Consultant, at its own expense, shall perform annual audits for any data centers that house Confidential Information, using an independent third-party audit that meets industry standards applicable to the services under this Agreement, and provide the audit report or certification upon request to City.
- 20a. Consultant will retain Confidential Information until deleted by City or City-authorized third party or for 7 years from the date of disclosure, whichever is sooner.
21. Upon termination or expiration of this Agreement, Consultant will ensure that all Confidential Information is securely transferred to City within thirty (30) calendar days. Consultant will ensure that any transfer of Confidential Information is accomplished by methods that are compatible with the relevant City systems, and that City will have access to all Confidential Information during any such transfer. Consultant shall securely dispose of all Confidential Information when requested by City and Consultant will provide written notification to City once all Confidential Information has been securely disposed of.
22. Consultant shall report to City any data compromise or unauthorized access to Confidential Information within twenty four (24) hours after Consultant discovers such data compromise or unauthorized access. Consultant will take commercially reasonable measures to address any such data compromise or unauthorized access in a timely manner. Except as otherwise required by law, Consultant will not provide notice to end users or other entities of any such data compromise or unauthorized access without written permission from City. Consultant will promptly reimburse City in full for all fees and costs incurred by City in any investigation, remediation or litigation resulting from any such data compromise or unauthorized

access, including identity protection and restoration services for each person, who in the City's sole discretion, could be impacted by identity theft.

23. Consultant may not advertise that City is a client, list City as a reference or otherwise use City's name, logos, trademarks, or service marks without prior written permission from City.
24. Consultant acknowledges that services rendered under this agreement (including but not limited to service levels and operational levels) shall be performed in accordance with industry standards.
25. If the project referenced on this service agreement is a Public Works project, then the following shall apply: No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this agreement, Contractor and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.
26. If the project referenced on this service agreement is a Public Works project, then the following shall apply: Contractor must submit all claims as defined in and in accordance with the claim resolution process set forth in Section 9204 of the Public Contract Code. Each such claim must be sent to the City by registered mail or certified mail with return receipt requested and must contain reasonable documentation to support the claim. All claims must be received prior to acceptance of the work.
27. Exhibit A shall be incorporated into this Agreement for the Avaya Support Advantage "(SA") Preferred Support.

City reserves the right to withhold any payments to Consultant in the event of noncompliance with insurance requirements or if required by law.

EXHIBIT A - SERVICE DESCRIPTION



ATTACHMENT A
HUMAN RESOURCES/RISK MANAGEMENT DIVISION
INSURANCE REQUIREMENTS

SERVICE AGREEMENTS OVER \$21,745 OR INVOLVING HIGH RISK ACTIVITIES

General - Required Coverage/Documentation

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

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

☐ Construction General Liability: \$2 Million/occurrence \$4 Million aggregate	☐ Design Professional General Liability: \$2 Million/occurrence \$4 Million aggregate Professional Liability \$2 Million/occurrence	☐ Chemical/Environmental General Liability: \$3 Million/occurrence \$6 Million aggregate, Pollution – \$2 Million/Occurrence Auto - \$2 Million/Occurrence
☒ IT Services Professional Liability: \$1 Million/occurrence No auto required	☐ Professional Consultant Professional Liability: \$1 Million/occurrence	☐ Hazardous Materials Pollution Liability: \$1 Million/occurrence
☐ Special Events/Caterers-Vendors No auto required No workers' comp required	☐ Professional Counseling/Psychological Professional Liability: \$1 Million/occurrence No auto required	☐ Pyrotechnics General Liability: \$5 Million/occurrence \$10 Million aggregate Auto - \$2 Million/Occurrence

Insurance Submission Process

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

How It Works

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

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

Solution Summary

City of Roseville-Avaya Gateways-Quote #2 - Avaya Telephony System - Add Gateways and Licenses

Customer: City of Roseville	Primary Contact: Matt Donaldson
Ship To Address: 401 Oak Street Roseville, CA 95678	Email: MDonaldson@roseville.ca.us
Bill To Address: 401 Oak Street Roseville, CA 95678	Phone: (916) 774-5405
Customer ID: CITROS0002	National Account Manager: Matt McCarthy
Customer PO:	NAM Email: MMcCarthy@convergeone.com
	NAM Phone: +16513933664

Solution Summary	Current Due	Total Project
Software	\$35,184.50	\$35,184.50
Hardware	\$53,325.90	\$53,325.90
Professional Services	\$10,104.00	\$10,104.00
Maintenance		
Manufacturer Support*	\$5,154.60	\$5,154.60
Project Subtotal	\$103,769.00	\$103,769.00
Estimated Tax	\$3,917.53	
Estimated Freight	\$709.00	
Project Total	\$108,395.53	\$108,395.53

This Solution Summary summarizes the Document(s) that are attached hereto and such Document(s) are incorporated into this Solution Summary by this reference. Customer's signature on this Solution Summary (or Customer's issuance of a purchase order in connection with this Solution Summary) shall represent Customer's agreement with each attached Document and acknowledgement that the attached Document(s) are represented accurately by this Solution Summary. Each Document is governed by that certain agreement as stated within that individual Document.

The pricing on this Summary page is valid for thirty (30) days. All prices are subject to change without notice.

This order is a configured order and/or contains software.

Special Comment to Solution Summary:

Solution for Avaya Hardware, Software, Services and Software Support.

Referenced pricing in line item Comments reflects NASPO ValuePoint - MAIN CONTRACT# AR603.

All Purchase Orders must reference BOTH NASPO Contract Numbers:

Master Contract # AR603

CA Contract# 7-14-70-21

All line items not covered by the NASPO Agreement will be governed by the mutual agreement between City of Roseville and ConvergeOne, specifically Services Agreement #S1705228 and its referenced Addendums.

Please see: "City of Roseville - Final SOW Avaya Telephony Upgrade", to be made part of this Solution.

ACCEPTED BY:

BUYER: _____ DATE: _____ SELLER: _____ DATE: _____

TITLE: _____ TITLE: _____

Solution Quote

City of Roseville-Avaya Gateways-Quote #2 - Avaya Telephony System - Add Gateways and Licenses

Customer: City of Roseville	Primary Contact: Matt Donaldson
Ship To Address: 401 Oak Street Roseville, CA 95678	Email: MDonaldson@roseville.ca.us
Bill To Address: 401 Oak Street Roseville, CA 95678	Phone: (916) 774-5405
Customer ID: CITROS0002	National Account Manager: Matt McCarthy
Customer PO:	NAM Email: MMcCarthy@convergeone.com
	NAM Phone: +16513933664

#	Item Number	Description	Term	Qty	Unit Price	Extended Price
Avaya Aura Hardware						
1	700506958	G430 MP120 MEDIA GATEWAY NON GSA Comment: NASPO Price \$1,638.00 (72307)		10	\$1,483.53	\$14,835.30
2	700506956	G450 MP160 MEDIA GATEWAY NON GSA Comment: NASPO Price \$6,630.75 (Line 72305)		1	\$6,005.45	\$6,005.45
3	700476401	EM200 BRANCH EXPANSION UNIT NON-GSA Comment: NASPO Price \$472.50 (Line 71792)		1	\$427.94	\$427.94
4	700501048	MM717 24 PORT DCP MEDIA MODULE NON GSA Comment: NASPO Price \$2,201.85 (Line 71946)		9	\$1,994.21	\$17,947.89
5	700466642	MM716 ANALOG MEDIA MODULE 24 FXS - NON GSA Comment: NASPO Price \$1890.00 (Line 71614)		1	\$1,711.76	\$1,711.76
6	700466626	MM711 ANALOG MEDIA MODULE - NON GSA Comment: NASPO Price \$1,008.00 (Line 71612)		8	\$912.94	\$7,303.52
7	700505992	IP TELEPHONE 9641GS Comment: NASPO Price \$410.05 (Line 72256)		14	\$363.86	\$5,094.04
Avaya Aura Hardware Subtotal:						\$53,325.90
Avaya Aura Software						
8	380399	AURA R7 CORE SUITE ADD SOFTWARE LIC:NU;CU;SR Comment: NASPO Price \$162.25 (Line 68412)		100	\$162.25	\$16,225.00
9	380424	CORE SUITE R7 EC500 SINGLE MODE R9 /E LIC:NU Comment: NASPO Price \$0.00 (Line 68437)		100	\$0.00	\$0.00
10	380436	CORE SUITE R7 COMMUNICATOR FOR MS LYNC R6 /E LIC:NU Comment: NASPO Price \$0.00 (Line 68447)		100	\$0.00	\$0.00
11	380435	CORE SUITE R7 ONE-X COMMUNICATOR R6 /E LIC:NU Comment: NASPO Price \$0.00 (Line 68448)		100	\$0.00	\$0.00
12	380429	CORE SUITE R7 PRESENCE SERVICES R7 /E LIC:NU Comment: NASPO Price \$0.00 (Line 68441)		100	\$0.00	\$0.00
13	380421	CORE SUITE R7 EQUINOX MOBILE R3 /E LIC:NU Comment: NASPO Price \$0.00 (Line 68434)		100	\$0.00	\$0.00
14	380420	CORE SUITE R7 EQUINOX WIN R3 /E LIC:CU Comment: NASPO Price \$0.00 (Line 68433)		100	\$0.00	\$0.00
15	380419	CORE SUITE R7 EQUINOX IPAD R3 /E LIC:NU Comment: NASPO Price \$0.00 (Line 68432)		100	\$0.00	\$0.00

Solution Quote

City of Roseville-Avaya Gateways-Quote #2 - Avaya Telephony System - Add Gateways and Licenses

Customer: City of Roseville	Primary Contact: Matt Donaldson
Ship To Address: 401 Oak Street Roseville, CA 95678	Email: MDonaldson@roseville.ca.us
Bill To Address: 401 Oak Street Roseville, CA 95678	Phone: (916) 774-5405
Customer ID: CITROS0002	National Account Manager: Matt McCarthy
Customer PO:	NAM Email: MMcCarthy@convergeone.com
	NAM Phone: +16513933664

#	Item Number	Description	Term	Qty	Unit Price	Extended Price
16	380434	CORE SUITE R7 EQUINOX MAC R3 /E LIC:NU Comment: NASPO Price \$0.00 (Line 68447)		100	\$0.00	\$0.00
17	380418	CORE SUITE R7 AVAYA MULTIMEDIA MSG BASIC USER R6 /E LIC:NU Comment: NASPO Price \$0.00 (Line 68431)		100	\$0.00	\$0.00
18	380430	CORE SUITE R7 AVAYA BREEZETM R3 USER /E LIC:CU Comment: NASPO Price \$0.00 (Line 68442)		100	\$0.00	\$0.00
19	380425	CORE SUITE R7 ONE-X CES R6 /E LIC:CU Comment: NASPO Price \$0.00 (Line 68438)		100	\$0.00	\$0.00
20	380426	CORE SUITE R7 VIDEO R7 /E LIC:NU Comment: NASPO Price \$0.00 (Line 68439)		100	\$0.00	\$0.00
21	380417	CORE SUITE R7 MESSAGING SEAT BASIC R6 /E LIC:NU Comment: NASPO Price \$0.00 (Line 68430)		100	\$0.00	\$0.00
22	380432	CORE SUITE R7 CMM R7 /E LIC:NU Comment: NASPO Price \$0.00 (Line 68444)		100	\$0.00	\$0.00
23	380422	CORE SUITE R7 AES UNIFIED DESKTOP R7 /E LIC:CU Comment: NASPO Price \$0.00 (Line 68435)		100	\$0.00	\$0.00
24	380415	CORE SUITE R7 ASBCE R7 STD HA LIC /E LIC:CU Comment: NASPO Price \$0.00 (Line 68428)		30	\$0.00	\$0.00
25	380416	CORE SUITE R7 ASBCE R7 ADV HA LIC /E LIC:CU Comment: NASPO Price \$0.00 (Line 68428)		15	\$0.00	\$0.00
26	380413	CORE SUITE R7 ASBCE R7 STD SVCS /E LIC:CU Comment: NASPO Price \$0.00 (Line 68426)		30	\$0.00	\$0.00
27	380414	CORE SUITE R7 ASBCE R7 ADV SVCS /E LIC:CU Comment: NASPO Price \$0.00 (Line 68427)		15	\$0.00	\$0.00
28	340153	AVAYA LIVE VIDEO RIGHT TO DISCOUNT Comment: NASPO Price \$0.00 (Line 67945)		4	\$0.00	\$0.00
29	380229	SYSTEM MANAGER R7 VIRTUAL PLATFORM NEW SYSTEM TRACKING Comment: NASPO Price \$0.00 (Line 68275)		1	\$0.00	\$0.00
30	307098	DIAGNOSTIC SRVR R2 SAL 2.3 GATEWAY SOFTWARE VIRTUAL Comment: NASPO Price \$0.00 (Line 44515)		1	\$0.00	\$0.00
31	272750	SAL R2 STANDALONE GATEWAY APP ON VAPPPLIANCE LIC:DS Comment: NASPO Price \$0.00 (Line 32258)		1	\$0.00	\$0.00
32	381830	CMS R18 PER SUPERVISOR NEW OR ADDITIONAL LIC:CU		15	\$580.00	\$8,700.00

Solution Quote

City of Roseville-Avaya Gateways-Quote #2 - Avaya Telephony System - Add Gateways and Licenses

Customer: City of Roseville	Primary Contact: Matt Donaldson
Ship To Address: 401 Oak Street Roseville, CA 95678	Email: MDonaldson@roseville.ca.us
Bill To Address: 401 Oak Street Roseville, CA 95678	Phone: (916) 774-5405
Customer ID: CITROS0002	National Account Manager: Matt McCarthy
Customer PO:	NAM Email: MMcCarthy@convergeone.com
	NAM Phone: +16513933664

#	Item Number	Description	Term	Qty	Unit Price	Extended Price
		Comment: NASPO Price \$603.50 (Line 68832)				
33	381698	CMS R18 PER ADDITIONAL AGENT 1-250 LIC:CU		25	\$410.38	\$10,259.50
		Comment: NASPO Price \$410.38 (Line 68794)				
34	265012	CALL MANAGEMENT SYSTEM ODBC JDBC SUBSCRIPTION		4	\$0.00	\$0.00
		Comment: NASPO Price \$0.00 (Line 29862)				

Avaya Aura Software Subtotal: \$35,184.50

ConvergeOne ProServices

35	SERVICES-101	INSTALL CONVERGEONE SERVICES		1	\$8,485.00	\$8,485.00
		Comment: Bench only for customer install: 1 G450, 10 G430's, 1 EM200, 9 MM717, 1 MM716, 8 MM711				
36	SERVICES-104	SOFTWARE SPECIALIST SERVICES		1	\$325.00	\$325.00
		Comment: SS add additional CM licenses				
37	SERVICES-102	SERVICES - AVAYA PROSERVICES - CMS		1	\$350.00	\$350.00
		Comment: APS CMS/CMS supervisor licenses				
38	SERVICES-103	PROJECT MANAGEMENT SERVICES		1	\$710.00	\$710.00
		Comment: PM Coordination, Alert admin				
39	SERVICES-103	PROJECT MANAGEMENT SERVICES		1	\$234.00	\$234.00
		Comment: PM Coordination, order desk for licenses, Registration				

ConvergeOne ProServices Subtotal: \$10,104.00

C1 - Avaya Software Support

40	292604J	SA PREFER SUPT CO-DEL AURA R7 CORE SUITE 1YR PREPD	12	100	\$1.45	\$1,740.00
		Comment: No NASPO pricing for this item.				
41	284959J	SA PREFER SUPT CO-DEL DIAGNOSTIC SRVR R2 SAL 2.3 GTWY VIRTUAL	12	1	\$0.00	\$0.00
		Comment: No NASPO pricing for this item.				
42	293108J	SA PREFER SUPT CO-DEL CMS R18 AGT 1-250 1YR PREPD	12	25	\$1.27	\$381.00
		Comment: No NASPO pricing for this item.				
43	293198J	SA PREFER SUPT CO-DEL CMS R18 SUPERVISOR 1YR PREPD	12	15	\$3.62	\$651.60
		Comment: No NASPO pricing for this item.				
44	292611	UPGRADE ADVANTAGE AURA R7 CORE SUITE 1YR PREPD	12	100	\$1.22	\$1,464.00
		Comment: NASPO Price \$1.22 (Line 41225)				
45	284960	UPGRADE ADVANTAGE DIAGNOSTIC SRVR R2 SAL 2.3 GTWY VIRTUAL	12	1	\$0.00	\$0.00
		Comment: NASPO Price \$0.00 (Line 34895)				
46	293114	UPGRADE ADVANTAGE CMS R18 AGT 1-250 1YR PREPD	12	25	\$3.06	\$918.00

Solution Quote

City of Roseville-Avaya Gateways-Quote #2 - Avaya Telephony System - Add Gateways and Licenses

Customer: City of Roseville	Primary Contact: Matt Donaldson
Ship To Address: 401 Oak Street Roseville, CA 95678	Email: MDonaldson@roseville.ca.us
Bill To Address: 401 Oak Street Roseville, CA 95678	Phone: (916) 774-5405
Customer ID: CITROS0002	National Account Manager: Matt McCarthy
Customer PO:	NAM Email: MMcCarthy@convergeone.com
	NAM Phone: +16513933664

#	Item Number	Description	Term	Qty	Unit Price	Extended Price
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Comment: NASPO Price \$3.06 (Line 41528)

C1 - Avaya Software Support Subtotal:	\$5,154.60
Total:	\$103,769.00



The Power of We™

SERVICE DESCRIPTION

Service Agreement Supplement

Avaya Support Advantage Essential and Preferred Co-Delivery Support for Channel Partners

Issue

4.6

Date

November 14, 2016

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1. Introduction

This Service Description describes the Avaya Support Advantage Essential Co-Delivery and Preferred Co-Delivery Support services for eligible Supported Products and supersedes all prior descriptions or contract supplements relating to such support. When a translated version of this document conflicts with the English version, the English version will take precedence. This document is an attachment to the Partner's Commercial Agreement with Avaya, and shall serve as the Service Description with respect to such support offering. In the event of a conflict between this Service Description and the Partner's Commercial Agreement with Avaya, the terms and conditions of the Partner's Commercial Agreement will control.

The services under this document will be provided by Avaya to the Partner purchasing support coverage for its End Customers (or resellers, as applicable). The Partner will be responsible for ensuring that the End Customer's responsibilities are performed under this document and securing (either directly or through resellers, as applicable) all necessary approvals, consents and performance from the End Customer.

The Co-Delivery Support offer is available to Partners who meet the specific eligibility requirements listed in this document and in other applicable Avaya policies. Through the Co-Delivery Support offer, Partners provide Tier I and II support from their own authorized Support Operations Center initially handling and attempting to resolve End Customer calls before forwarding a service request to Avaya.

Partner Co-Delivery Eligibility Requirements

The Partner must comply with the Co-Delivery requirements as documented in the Avaya Connect Program Requirements at: <http://www.avaya.com/AvayaConnect> (or any successor site designated by Avaya).

2. Support Advantage Coverage Options

Two coverage options are included within this Service Description for Avaya software and hardware products ("Supported Products"):

- Essential Co-Delivery Support
- Preferred Co-Delivery Support

The coverage option, Supported Products, and name of the End Customer will be included on the applicable order or associated quote sheet. The Avaya support obligations are expressly conditional upon the Supported Products:

- Being properly installed per Avaya product specification
- Not being subject to unusual mechanical stress or unusual electrical or environmental conditions
- Not being subject to misuse, accident or disasters including, without limitation, fire, flood, water, wind, lightning, or other acts of God.

3. Essential Co-Delivery Support Coverage

Essential Co-Delivery Support coverage provides reactive remote support for eligible Supported Products and is the **minimum coverage required, where available**, to receive Avaya support on those eligible Supported Products.

Essential Co-Delivery Support is not offered as an option for any Supported Products with a Major Release launching on or after August 10, 2015.

A. Remote Software and Hardware Support

The Partner has 24x7 around-the-clock access to an Avaya Service Center via the website (<http://support.avaya.com>) or telephone to request software and (where applicable) hardware support. Only Partner contacts with ACS/ACSS accreditation are eligible to request support and Avaya will verify the

identity and credentials of the Partner contacts requesting support. Avaya's remote support, including all electronic and telephone communications, is provided in the English language.

For all Supported Products under Essential Co-Delivery Support, Avaya will use commercially reasonable efforts to commence support on the Partner's request for remote support according to the following table.

	Outage*	Severe Business Impact*	Business Impact & Non-Service Impact*
Requests submitted via website	Within one (1) hour	Within two (2) hours	Within Standard Business Hours
Requests submitted via telephone	Within one (1) hour	Within two (2) hours	Next Business Day

* Severity levels are defined in Appendix A

B. Web Services

The Partner has access to web-based services available at <http://support.avaya.com>. Detailed instructions for access and use of each web service are posted on the support website. Avaya may require that only Avaya-authorized Partner contacts are eligible to access the support website and may also limit the number of authorized contacts.

Avaya E-Notifications – Register and receive proactive notifications via email anytime new and modified product documentation and downloads are posted on the support website. These announcements include Product Correction Notices, Security Advisories, End of Sale Notices, Services Support Notices, and User Guides.

Avaya Support Forums – View, post and reply to web-based conversation threads to discuss Supported Products (<http://support.avaya.com/forums>).

Case Status Alerts – Register for proactive email or text message alerts on the status of an Avaya service request.

Diagnostics - Scripting technologies used by Avaya Service and Engineering teams to End Customers. These scripts are based on actual break/fix Service Request data to enhance resolution and trouble isolation steps. Each script can run diagnostic steps against the product quickly, providing simple green, yellow, and red indicators of potential trouble areas along with failure logs where a fault was found.

HealthCheck – Optimize reliability and performance for the Supported Product by using an on-demand tool to generate a HealthCheck report and review the current configuration parameters.

Knowledge Base – The Partner's authorized users may access Avaya's on-line knowledge base and use advanced search engines to find: documentation organized by Supported Product including all available user guides for product administration and programming, installation, configuration, Upgrades, and migrations, and general support; software and firmware download instructions; alarm code definitions with instructions on how to clear the associated alarms; problem descriptions with instructions for prescribed resolution; and answers for frequently and previously asked questions.

My Reports – View and create reports for service requests and entitlements across all of the End Customer's Sold To numbers.

Software Compatibility Audit (ASCA) – Create a report providing the software and firmware versions installed on all Communication Manager upgradeable devices as well as the latest versions available for those same devices.

Parts Replacement – Parts can be ordered via a web request when coverage includes Parts.

Service Request creation – Create a web request for support and receive enhanced response.

C. Minor Software and Firmware Updates and Service Packs

The Partner has access to Product Correction Updates ("Update") issued by Avaya. An Update can be a Product Correction Notice (PCN), minor software or firmware update or service pack. Avaya will notify the Partner via <http://support.avaya.com> of any Avaya-recommended Updates.

Updates will be issued as End Customer, remote or technician installable and with a classification of 1, 2, or 3 (defined in Appendix A) depending on the product, level of severity and complexity.

	Class 1	Class 2	Class 3
End Customer installable Update	Partner installs	Partner installs	Partner installs
Remote installable Update	Avaya installs	Avaya installs	Partner installs
Technician installable Update	Partner installs, or Avaya installs during coverage hours when Support Advantage Onsite Support is purchased	Partner installs, or Avaya installs during coverage hours when Support Advantage Onsite Support is purchased	Partner installs, or Avaya installs during Standard Business Hours when Support Advantage Onsite Support is purchased

- The Partner must register for Avaya E-Notifications in order to receive Updates.
- At the Partner's request, Avaya will remotely perform the installation of an End Customer installable Update, subject to the Partner's express approval of time and material charges using Avaya's then current Maintenance Per Incident rates. Maintenance Per Incident charges also apply to any End Customer installable Update required to complete an open Avaya service request.
- Certain Avaya remote-installable Updates may require the insertion of End Customer provided media in a local drive at the End Customer's location, and that activity will be the Partner's responsibility.
- System backups are the Partner's responsibility and Avaya's installation of an Update does not include any system backup.
- In most circumstances, updating to the latest Minor Release and/or Update version of a product will be required before application of any additional Updates to address a problem.
- An installation charge may apply for Upgrades to the next Major Release.
- Co-Delivery Support does not include software or hardware upgrades. If the Update requires a software or hardware upgrade, Avaya will provide the Partner with a separate cost estimate prior to performing any such upgrade.

D. Maintenance Software Permissions (MSPs) and DADMIN Logins

Maintenance Software Permissions (MSPs) and DADMIN logins are applicable only to all Avaya Aura® Communication Manager (CM) Releases, including earlier versions such as DEFINITY®, G3V4 – R7 and G3V3.

MSPs provide the technological ability to execute certain on demand maintenance commands to a customer that is logged into an Avaya PBX system using a username and password reserved for customers (called a "Customer Login"). In this way, MSPs provide support services capabilities used to respond to some alarms and to aid in identifying and resolving problems with a system.

Customers may have access to MSPs, at no charge. One way to request MSPs is through Avaya's MSP Activation page (<https://support.avaya.com/MSPActivation>).

For all Avaya PBXs sold before May 2008, including CM 4 and earlier releases, both the customer that purchased the PBX and any agent acting on its behalf – including an unauthorized maintenance provider ("UMP") or independent service provider ("ISP") – may use MSPs at no charge.

Customers that purchased Avaya PBXs since May 2008, including CM 5.0 and later releases, also have access to MSPs at no charge, but such customers might breach their contracts with Avaya by allowing an UMP or ISP (or any other agent that is not authorized by Avaya) to use the on demand maintenance commands enabled by MSPs.

The DADMIN login was developed for and is licensed only to Avaya's authorized channel partners, subject to customer approval and Avaya authorization. The DADMIN login provides the partner with support services capabilities. DADMIN logins may be used only by authorized partners in accordance with the applicable Avaya license terms. DADMIN logins are not transferable or assignable, and they are not to be provided to customers or any unauthorized third parties.

Three other levels of Avaya Logins also exist – CRAFT, INADS and INIT – but these logins are reserved for the exclusive use of Avaya associates. UMPs do not have a license or permission from Avaya to use CRAFT, INADS, INIT or DADMIN logins.

For additional information about MSPs or DADMIN logins, please refer to Avaya's Intellectual Property Policy for Customers and Partners.

E. Support Limitations for Essential Support

- For Supported Products that are not configured in accordance with Avaya documentation, including published guidelines for technical compatibility and connectivity to non-Avaya products, Avaya has the right to restrict its diagnostic and/or corrective procedures to those problems that originate entirely within such Supported Products and do not arise out of, or in connection with, non-documented configurations and/or the Supported Products' interoperability with any other products.
- Support is limited to unaltered versions of the Supported Products and to problems that are reproducible in that version of the Supported Product when operating in a standard operating environment ("Standard Operating Environment").
 - A Standard Operating Environment is one where the covered applications, databases, and operating systems have been tested, certified, and documented by Avaya.
 - If the Supported Product is not being run in a Standard Operating Environment, then Avaya may be delayed in starting work on the service request and additional charges may apply.
 - In the event that support is requested for a Supported Product that is not being run in a Standard Operating Environment and Avaya requests that it be put in a Standard Operating Environment in order to reproduce and diagnose the problem, Avaya will not be responsible for the delays caused by such reconfiguration and the Partner may be responsible for performing such reconfiguration. In the event that the Partner is unable to reconfigure the needed Avaya product and Avaya is requested to perform that work, additional charges may apply.
- In the event that no trouble is found after putting the altered Supported Product into a Standard Operating Environment, the Partner may be charged time and material charges using Avaya's then current Maintenance Per Incident rates for Avaya's efforts to troubleshoot the problem.
- Corrections to certain problems may only be available through a more current release of software or through a documentation update.
- Trouble isolation and fault management associated with the installation of Updates will be limited to correcting faults for a Standard Operating Environment.
- Support does not cover customized system features, applications or reports created by the End Customer, Partner, Avaya Professional Services or other third parties. Any bug fixing or system re-configuration(s) that Avaya must perform to clear a trouble resulting from the End Customer or Partner's configuration changes are not included in the scope of this Service Description. If Avaya determines that a problem is due to the End Customer's, Partner's, or a third party's application, or configuration changes, then resolution and diagnostic fees may be charged at Avaya's then current Maintenance Per Incident rates.
- Avaya will not be held responsible for any loss due to the use of its products in a nonstandard operating environment.

F. Products Excluded from the Essential Co-Delivery Support Coverage Option

Some Supported Products have not been designated by Avaya as eligible for Essential Co-Delivery Support. These products require Preferred Co-Delivery Support. Avaya reserves the right to add or remove eligible Supported Products at its sole discretion.

Currently products which are not eligible for Essential Co-Delivery Support are:

- a. All Major Releases of products launching on or after August 10, 2015
- b. Communications as a Service (CaaS) solutions, such as UCaaS (Unified Communications as a Service) and CCaaS (Contact Center as a Service)
- c. Fabric Networking solutions

4. Preferred Co-Delivery Support Coverage

If the Partner purchases Preferred Co-Delivery Support, coverage includes all of the services included in Essential Co-Delivery Support in addition to the Preferred Co-Delivery Support services described in this section.

Preferred Co-Delivery Support coverage provides proactive remote support for all eligible Supported Products that offer this capability.

A. Proactive Remote Software and Hardware Support

- For all Supported Products under Preferred Co-Delivery Support, Avaya will use commercially reasonable efforts to commence support on the Partner's request for remote support submitted to an Avaya Service Center via telephone or website according to the following table.

	Outage*	Severe Business Impact*	Business Impact & Non-Service Impact*
Requests submitted via website	Within fifteen (15) minutes	Within fifteen (15) minutes	Within Standard Business Hours
Requests submitted via telephone	Within one (1) hour	Within two (2) hours	Next Business Day

* Severity levels are defined in Appendix A

- Avaya will provide 24x7 around-the-clock monitoring by Avaya EXPERT SystemsSM Diagnostic Tools where applicable, to detect system-generated alarms on Supported Products that contain EXPERT Systems technology.
 - EXPERT SystemsSM will diagnose and attempt to resolve system-generated alarms.
 - Subject to the Partner's registration for Avaya case status alerts, Avaya will automatically forward all **unresolved alarms** to the Partner for troubleshooting and diagnostics.
- The Partner may use the Manage Alarms tool to block the creation of product alarm cases for a Sold To location and (optionally) for a specific product where available.

B. Off-Board Alarm Notification

- On Supported Products that are enabled for EXPERT SystemsSM technology, Avaya will proactively monitor and detect through EXPERT SystemsSM all DS1 and SIP Trunk off-board alarms associated with network facilities and the TCP/IP links associated with Avaya Supported Products that have Avaya/DCIU capabilities.
- Subject to the Partner's registration for Avaya case status alerts, Avaya will send electronic notification of off-board alarms to the Partner.

C. Secure Access Link (SAL) Policy Server

As an entitlement of Preferred Co-Delivery Support, the Partner can provide to the End Customer access to the Secure Access Link (SAL) Policy Server application, a component of Avaya Diagnostic Server. Support tools such as SAL and Avaya Diagnostic Server are available on a licensed basis; license terms may be found at <https://downloads.avaya.com/css/P8/documents/100172830>.

- The End Customer can install a SAL Policy Server that works with the SAL Gateway and may be used to determine and authorize when and how Avaya will remotely access Supported Products in the End Customer's network.
- The SAL Policy Server provides the End Customer with a centralized application for the definition, administration, and inclusion of all secure remote access policies that will govern the remote access sessions initiated by Avaya engineers and automated tools through the SAL Gateway.
- The End Customer-defined policies are automatically downloaded by the SAL Gateways.
- The SAL Gateways receive and forward alarms and poll Supported Products for remote access connection requests.
- The End Customer may access and download the SAL Policy Server software and installation guide at <https://plds.avaya.com>. Select Downloads and search for "Secure Access Link".

D. Avaya Diagnostic Server

As an entitlement of Preferred Co-Delivery support, the Partner and the End Customer has access to the Avaya Diagnostic Server on a license basis.

- Software that bundles the SAL Gateway application with additional diagnostic capabilities for IP telephony troubleshooting and network monitoring.
- The Avaya Diagnostic Server reduces onsite dispatches and End Customer engagement requirements by giving Avaya and Partner support engineers the ability to emulate sitting next to the End Customer in order to better understand the problem, avoid false troubleshooting leads, and reproduce the issue down to the individual steps described.
- Existing End Customers with SAL and Preferred Co-Delivery support can download, license, and install the server software at no charge.
- The End Customer may access and download the software and installation guide at <https://plds.avaya.com>. Select Downloads and search for "Diagnostic Server".

5. Upgrade Advantage

Upgrade Advantage is available when Support Advantage Essential or Preferred Co-Delivery Support coverage is in effect. **Upgrade Advantage is priced and billed separately from Support Advantage.**

- When the End Customer purchases Upgrade Advantage, it enables them to upgrade their Avaya provided software to the latest Major Release if and when available.
- Upgrade Advantage is only available on Avaya's then most current Major Release, and is not available on prior Major Releases. End Customers recasting from a Software Support + Upgrade to a Support Advantage agreement that did not upgrade during the agreement term are eligible for Upgrade Advantage. End Customers may also retain their Upgrade Advantage coverage, at then current terms and conditions, when renewing a current Support Advantage + Upgrade Advantage agreement.
- As a part of Upgrade Advantage, the End Customer may register at <http://support.avaya.com> to receive notices when new Major Releases of Avaya-provided software become commercially available.
- During the term of the Upgrade Advantage subscription, the End Customer:
 - Must maintain active Essential or Preferred Co-Delivery Support coverage, as applicable based on product release.
 - Will have access to the features and functions of each new Major Release at no additional charge beyond the subscription fee.
 - Will receive instructions on how to download each new Major Release, where applicable.
- All associated upgrades of Major Releases must be scheduled and implemented during the coverage term of the Upgrade Advantage subscription.

- Avaya will not require the End Customer to upgrade their software unless Avaya has advised the Partner that corrections to certain problems may only be available through a more current release of software.
- Billing for the Upgrade Advantage option to the Partner will occur even if the End Customer fails to exercise its right to upgrade before the end of the Upgrade Advantage coverage term.

A. Products Requiring Upgrade Advantage Attach

Upgrade Advantage is required to be purchased on all Major Releases of products launching on or after August 10, 2015, when Upgrade Advantage is available.

Upgrade Advantage is required to be purchased on the following products regardless of Major Release date:

- Communications as a Service (CaaS) solutions, such as UCaaS (Unified Communications as a Service) and CCaaS (Contact Center as a Service).
- Applications supporting the Fabric Networking solutions. Upgrade Advantage is not required, nor applicable, to any hardware within the Fabric Networking solution, as the operating system is an inherent part of the solution.
- Customer Service Editions (CSE).
- Workforce Optimization (WFO).

B. Exclusions from Upgrade Advantage

The Upgrade Advantage option only applies when upgrading a covered software product from one Major Release to a subsequent Major Release. It does not include:

- Design support, installation, professional services or other service charges.
- Any provisioning of the software.
- Any and all equipment costs.
- Upgrading of components located in an End Customer "crash kit" or maintenance spared equipment.
- Hardware changes required to comply with minimum vintage requirements.
- Project Management costs.
- Upgrades to any and all adjunct software applications.
- New feature functionality or capacity requirements associated with additional software licensing.
- Migration of software application to a new or different hardware platform.

6. Exclusions from Essential and Preferred Co-Delivery Support

A. Out of Scope Services Supported With Maintenance Per Incident Time and Material (T/M)

Avaya provides "Maintenance Per Incident T/M" support for out of scope maintenance related activities not included in an Avaya Maintenance Contract. Support is only available to Avaya End Customers and Partner End Customers who have support coverage on the product requiring support. Services provided not directly attributable to a fault in Supported Products that end up being a result of an out of scope activity defined below are billable per the current hourly rate structure. Billable time starts from the time the End Customer calls or a web ticket is picked up, to the time the case is closed, for support provided for items that would fall outside of what maintenance or warranty would entitle.

Examples of support that would fall outside of maintenance coverage that would be provided under Maintenance Per Incident Time and Material (T/M) would be as follows:

- Programming, administration or configuration changes
- Third party integration or applications
- Acts of nature

- End Customer network outages and/or service providers issues
- Avaya installation of End Customer or partner installable patches
- Support that ends up being related to a product not under warranty or maintenance coverage
- Parts or onsite support for Remote Only or Remote + Parts contracts
- Products that are improperly certified by a party other than Avaya

B. Additional Exclusions

The following exclusions apply to Essential and Preferred Co-Delivery Support coverage:

- Supported Products that have not been designated by Avaya as eligible for Co-Delivery Support. Avaya reserves the right to add or remove eligible Supported Products at its sole discretion.
- Support for any service request reported directly by the End Customer.
- If the Partner's requirements necessitate an on-site technician, Avaya will dispatch a field technician to the End Customer's site (where geographically available), subject to the Partner's express approval of time and material charges using Avaya's then current Maintenance Per Incident rates, where available and appropriate. For Communications as a Service (CaaS) offers, Avaya Authorized Partners purchasing a Partner Hosted - Customer Experience Management Solution via the Support Advantage Co-Delivery offer and not selecting Parts or Onsite at Point of Sale will be accountable for all maintenance parts replacement support. Avaya will have no parts and/or on-site support liability to the partner or End Customer for the Hosted cloud solution
- Any customized system features, configuration changes or reports.
- The capture of off-board alarms for trunk interfaces (Excluded from Essential Co-Delivery Support, but not excluded from Preferred Co-Delivery Support).
- Interfacing directly with the Partner's or End Customer's network carrier or service provider.
- Support for the Secure Access Link (SAL) Policy Server software beyond general usability questions.
- Implementation, installation, and customization services may be required and may be provided by Avaya at an additional cost and are outside the scope of coverage provided in this document.
- The provision or installation of hardware upgrades or reprogramming to add additional capabilities or functionality to the Supported Products.
- Customization of, or labor to install, a software application on the hardware.
- Media or hardware replacement for damages or malfunctions caused by: (1) actions of non-Avaya personnel or the attachment of products not supported by Avaya; (2) failure to follow manufacturer's installation, operation, or maintenance instructions; (3) failure of products not serviced under this Service Description; (4) abuse, misuse, or negligent acts of non-Avaya personnel; (5) repair to products if the End Customer, Partner, End Customer-authorized or Partner-authorized party modified the product in any manner, shall not be covered.
- Services and all troubleshooting support not directly attributable to a fault in Supported Products (including faults in the Partner or End Customer's own network or the public network).
- Services that cannot be provided due to the Partner's failure to fulfill the Partner responsibilities detailed in the Partner Responsibilities section of this Service Description.
- Services that cannot be provided due to the Partner's or the End Customer's failure to fulfill the End Customer responsibilities detailed in the Responsibility Matrix section of this Service Description.

7. Responsibility Matrix

The following table outlines the roles and responsibilities of the involved parties.

A. Implementation

Responsibility	End Customer	Partner	Avaya
Ensure the power and grounding of Avaya products meet the product specifications		X	
Provide the proper environment for the Supported Products, including electrical and telecommunications connections as specified by Avaya.		X	
Follow all of the Avaya installation, operation, and maintenance instructions.		X	
Ensure registration of Avaya Supported Products is completed as defined by Avaya's most recent registration process and accurately maintained after system changes.		X	
Provide Avaya with remote system access via an Avaya-approved connectivity method as provided in this Service Description.		X	
Use the "Avaya Products Security Handbook" available at http://support.avaya.com along with the individual product documentation to secure remote access capabilities.	X	X	
Install, maintain and manage the Secure Access Policy Server including administration of access policies if the End Customer opts to use Secure Access Policy Server (Preferred Co-Delivery Support only).	X		
Maintain accreditations and authorizations as defined in this Service Description.		X	

**B. Post-Implementation Support**

Service requests from non-accredited personnel may result in delayed support and will be billed time and material charges using Avaya's then current Maintenance Per Incident Rates.

Responsibility	End Customer	Partner	Avaya
Define internal procedures to maintain control of the original software media including creation of backup copies.		X	
Maintain a procedure external to the software program(s) and host computer for backup and reconstruction of lost or altered files, data or program to the extent the End Customer deems necessary.		X	
Notify Avaya of any moves of Supported Products covered by this Service Description.		X	
Access and use web-based services available at http://support.avaya.com prior to submitting a service request to Avaya		X	
Utilize Support Web site tools such as Create Service Request, Check Case Status, Request Parts Replacement, Administer End Customer Site Contacts, Download Software, and Check upgrade Entitlements		X	
Contact Avaya for entitled support.		X ¹	
Maintain accreditations and authorizations as defined in this Service Description.		X	
Operate and maintain a Support Operations Center to receive service requests from the End Customer during business hours and out of hours.		X	
Utilize the co-delivery password provided by the Partner's Avaya channel account manager for only those Supported Products for which the Partner is co-delivery authorized when configuring the order in Avaya Solution Designer.		X	
Monitor alarms generated by Supported Products and carry out instructions available at http://support.avaya.com to resolve those alarms (Essential Support only). If the Partner requests support from Avaya but has made no attempt to resolve the alarm or if another fault has resulted from an unresolved alarm, the Partner may be charged time and material charges using Avaya's then current Maintenance per Incident rates.		X	
Authorize Avaya to utilize the Partner's or End Customer's global network to deliver alarms to the Avaya Service Center, if necessary (Preferred Co-Delivery Support only).	X		

Responsibility	End Customer	Partner	Avaya
Provide the Avaya Service Center with the following information when reporting a trouble: Avaya-provided End Customer Sold To Number, End Customer contact information, Description and urgency of the problem, as well as system passwords and equipment access control features required for Avaya to provide remote support.		X	
Upon receipt of an Avaya service request, perform troubleshooting and diagnostics via remote connection to isolate software and hardware-related problems and determine whether a Supported Product is working in accordance with Avaya's standard and published documentation, including all associated application and configuration notes.			X
Onsite troubleshooting as required.		X	
Upon receipt of an Avaya service request, isolation and resolution of all reproducible problems or anomalies resulting when Avaya installation or configuration instructions were used, as long as the configuration errors are specific to unaltered Avaya software product.			X
Upon receipt of an Avaya service request, identification and resolution of any inconsistencies or errors in Avaya product documentation.			X
Request advance replacement of parts only for the eligible Supported Products.		X	
Unless onsite parts replacement coverage by Avaya was purchased: Replace defective part. Return faulty parts to Avaya according to the guidelines in the Parts Coverage section of this Service Description.		X	
For onsite parts replacement coverage, provide Avaya with onsite access to the Supported Products during Coverage Hours. 'Access' includes physical access as well as network access to Supported Products. Additional charges may apply if an Avaya field technician is scheduled to service equipment and the technician must wait after arriving onsite for equipment to become available for servicing.	X	X	
Schedule availability of authorized staff that will have the authority to make decisions on Partner's behalf concerning the maintenance and service support of systems. The authorized staff is responsible to: • Approve any associated maintenance per incident charges • Provide and approve all purchase orders for maintenance per incident invoices; • Permit Avaya to conduct an equipment certification, serviceability, and inventory check if required by Avaya prior to service assumption.		X	

Responsibility	End Customer	Partner	Avaya
Determine and schedule Major Release Upgrades including authorizing End Customer contacts eligible to download the software (Upgrade Advantage only).	X		
Maintain the system at a current support release (N). Or one Major Release prior (N -1).	X	X	
Maintain Avaya products at the most current Service Pack ("SP") and Firmware ("FW") update level	X	X	
Ensure registration of Avaya Supported Products is updated as defined by Avaya's most recent registration process, including the removal of deactivated equipment		X	
Notify the Partner of any software/hardware upgrades, updates to, or additions of any new software and/or applications to the existing systems, if such upgrades and software/applications were purchased from a vendor other than Avaya.	X		
Notify Avaya of any software/hardware upgrades, updates to, or additions of any new software and/or applications to the existing systems, if such upgrades and software/applications were purchased from a vendor other than Avaya.		X	
Perform network audits on their network to ensure it is within Quality of Service specifications (e.g. packet loss, jitter, packet latency, etc.) to maintain voice and data services, especially after making any changes to their network.		X	
Advise Avaya of all changes that affect the Partner's or End Customer's network configurations and operations of Supported Products which may include IP addresses, subnet assignments, topology, server configuration or changes to firewalls that impact Avaya's ability to monitor or remotely access the Supported Products.		X	
Register for case status alerts to receive notification of unresolved EXPERT Systems SM alarms and off-board alarms (Preferred Co-Delivery Support only).		X	

¹For Co-Delivery contracts:

- Any service request submitted directly to Avaya by the End Customer will be referred to the Partner. If the End Customer continues to bypass the Partner's Support Operations Center and request support from Avaya, the Partner will be billed time and material charges using Avaya's then current Maintenance Per Incident rates to perform this referral.
- The Partner's ACS/ACSS accredited resource may contact the Avaya Backbone (Tier III) organization only after their efforts have been completed to troubleshoot, diagnose, and isolate software and hardware related problems per the above Responsibilities matrix, and when the results of that effort are documented in the Avaya Partner Case Diagnostic Template.
- Service requests will only be accepted by Avaya when submitted by the credentialed ACS/ACSS for that particular Supported Product. Where ACS/ACSS-level accreditation is not applicable to the relevant Supported Product for which support is being requested, an "Install and Maintain" Product Authorization is required.
- Service requests from non-accredited Partner personnel may result in delayed support and will be billed time and material charges using Avaya's then current Maintenance Per Incident rates.

8. General

A. Partner Eligibility

The Partner agrees to adhere to all Avaya policies, including, without limitation, Avaya Connect, applicable to the Co-Delivery Support offer published on the Avaya Partner portal.

If the Partner does not meet the requirements set out in this Service Description, or does not obtain or maintain the necessary eligibility requirements, one or more of the following may apply (at Avaya's sole discretion):

- Cancellation of the co-delivery order and requirement to reissue support under the Essential Support or Preferred Support offers (and at such applicable rate);
- Avaya billing the then current applicable re-initiation fee;
- Avaya refusing to accept any subsequent orders for co-delivery support.

B. Audit Rights

Avaya may audit the Partner's co-delivery cases and the resources used in performing their obligations under this Co-Delivery Support offer. It is the responsibility of the Partner to ensure their associates are aware of and understand the Partner's responsibilities and obligations established within this Service Description.

C. Billing and Contract Start Date

Support will commence and be chargeable as follows:

- Support will commence on the first day of the second month following Supported Products Order Closure (Point of Sale).
- Support for upgrades of existing products already under SA support coverage, including licenses, will commence on the first day of the second month following the closure of the upgrade order.
- Support for increases in the quantity of existing products already under SA support coverage (ex. Adding 10 more user licenses) will commence on the first day of the month following the closure of the new order.

D. True Up

Avaya may perform true ups to determine if additional Software Licenses have been added to Supported Products and bill for the additional licenses.

For CaaS solutions, Avaya will utilize the CaaS solution capabilities (ex. Avaya Contact Center Control Manager (ACCCM)) to perform monthly peak usage true ups (one month in arrears) to identify Software Licenses in use. This information will be used for monthly Avaya invoicing. Minimal invoicing thresholds apply per the CaaS offers.

E. Renewal of Coverage

Support Advantage coverage for Supported Products will automatically renew at the end of the initial term of coverage and any renewal term under Avaya's then current Service Description applicable to Supported Products, unless either party provides written notice of its intent not to renew such coverage at least 30 days prior to the renewal date. If the Customer is an Avaya authorized reseller or distributor, renewals will not be automatic unless auto-renewal is available from Avaya. Auto-renewal for authorized resellers and distributors is not available in all regions. Support Advantage 1-year and multi-year support agreements will renew at then-current rates and for a similar term length as the expiring agreement. Where auto-renew is available, multi-year support agreements will automatically renew as a 3-year or 5-year support agreement, as applicable.

Upgrade Advantage 1-year software upgrade subscription agreement renewal rates for the first renewal period (the second year of Upgrade Advantage coverage) will not be more than 5% ("COLA adjustment") higher than the rate for the initial year of coverage for the same Supported Products.

Upgrade Advantage multi-year software upgrade subscription agreements will renew at then-current rates.

F. Re-initiation of Lapsed Coverage

A re-initiation fee will apply to reinstate support when coverage has lapsed. The applicable re-initiation fee will be invoiced and payable with the first billing of the new coverage. For details on the fees, refer to the [Support Re-initiation Policy](#).

Note:

- 1) The re-initiation fee is subject to change at any time.
- 2) Re-initiation fees are not discountable.
- 3) Time and Materials (T&M) support is not available if a support contract has lapsed.
- 4) Support and upgrade entitlements are not available the day after the expiration date of the support contract.

G. Certification

Supported Products that are newly purchased, used or have not been continuously covered by Avaya support are all eligible for coverage; however, certification of the Supported Products may be required. Certification ensures that Supported Products are properly installed and in good working order.

Certification of Supported Products may be required when:

- 1) Supported Products classified by Avaya as "not End Customer- nstallable" were installed by a party other than Avaya, an authorized Partner or a manufacturer or manufacturer-authorized service provider (for non-Avaya products).
- 2) Avaya support coverage on Supported Products has lapsed for more than ninety (90) days or was never initiated.

Certification is not included in this Service Description and will be charged at Avaya's then current Maintenance Per Incident rates if Supported Products are not added under Support Advantage coverage within 45 days of certification completion. Avaya does not guarantee Supported Products subject to certification will be certified. If Supported Products are found to be ineligible for certification, the End Customer is responsible for corrections required to make Supported Products eligible. A list of Support Advantage Supported Products is located at http://support.avaya.com/support_advantage.

H. Coverage Required for Software on a Single Application or Application Bundle

All licenses for a single application on a single server must have the same level of coverage (i.e., Essential Co-Delivery Support or Preferred Co-Delivery Support). If the Partner is found to have varying levels of coverage on the licenses for a single application or for a single server, licenses covered at a lower level of coverage will be brought up to the higher level of coverage and Avaya shall bill the Partner for the incremental charge, calculated to be co-terminus with existing coverage.

I. Coverage Required for Avaya Integrated Solutions

All Avaya solutions that are integrated with other Avaya solutions (e.g., Communication Manager integrated with Avaya Call Center) can be covered by different levels of Support Advantage coverage but must have the same delivery option (either all Avaya Delivery or all Co-Delivery). All integrated solutions must be covered by at least Essential Co-Delivery Support. If the Partner is found to have fragmented coverage whereby one solution is not covered by at least Essential Co-Delivery Support, the Partner will be notified of the coverage requirements. In the event that coverage is not initiated on the uncovered solution(s) within ninety (90) days of such notification, support on the covered solution will be treated as though canceled by the Partner as per the "Termination of Support" provisions set forth below and the cancellation fees set forth below will apply. A list of integrated solutions is located at http://support.avaya.com/support_advantage.

J. Coverage Required for Avaya Independent Products or Applications at Same Site

All Avaya Supported Products at a single location that are not integrated with each other can be covered by different levels of Support Advantage coverage (e.g., Communications Manager with

Essential Co-Delivery Support and Modular Messaging with Preferred Co-Delivery Support) and with different delivery options.

K. Coverage on Lifetime Warranty Products

When Support Advantage is purchased on a product which already includes a lifetime warranty, the terms of this service agreement supersede the warranty terms during the duration of the support agreement. Upon expiration of the support agreement, the terms of the lifetime warranty will govern. It is recommended that End Customers choose to cover their whole network with Support Advantage for fabric allowing them seamless access to tech support and choice of parts and onsite options.

L. Dedicated Access

As an entitlement to the End Customer's product purchase, Avaya will provide the Secure Access Link (SAL) Gateway in order to provide remote, secure access to the End Customer's systems for support. The Partner/End Customer should have the SAL Gateway installed no later than the delivery date of the Avaya-installed systems/devices or prior to the commencement of support in all other situations, so that Avaya can perform the services as described. The IP address must be provided to Avaya by the Partner as soon as it is available. The Policy set by the End Customer must allow outbound connection from the End Customer's location back to the Avaya Service Center in order for Avaya to provide remote support on a 24x7 basis or there may be degradation to the service and support the End Customer receives from Avaya. The Avaya support obligations under this document are contingent on the provision of remote access.

If an Avaya-approved standard remote connectivity method is not approved and implemented by the End Customer, Avaya is excused from any liability and contractual performance standards when using non-standard connectivity methods. If using non-standard connectivity methods, Avaya may not be able to provide support and Avaya may charge time and material charges using Avaya's then current Per Incident Maintenance rates if there is additional cost to Avaya in providing support to the End Customer.

M. Termination of Support

The Partner may terminate Services at any time during the current Term upon at least 30 days written notice and shall be subject to payment of: (i) Support Advantage charges up to and including the date of termination, and (ii) cancellation fees. Cancellation fees shall be equal to the Support Advantage charges that would otherwise be payable for the affected Support Advantage coverage for the remainder of the year of the Term in effect as of the effective date of the termination. The parties agree that the cancellation fees are liquidated damages comprising a reasonable estimate of Avaya's damages in the event of the Partner's early termination and are not a penalty. Unless already paid, the cancellation fees shall be immediately due and payable upon cancellation.

Cancellation fees will be calculated as follows for a 1 year agreement:

- Cancel in Year 1: Full amount of 1st year annual fees to be paid in full

Cancellation fees will be calculated as follows for a 3 year agreement:

- Cancel in Year 1: Full amount of 1st annual fees to be paid in full
- Cancel in Year 2: Full amount of 1st , 2nd year annual fees to be paid in full
- Cancel in Year 3: Full amount of 1st, 2nd and 3rd year annual fees to be paid in full.

Cancellation fees will be calculated as follows for a 5 year agreement:

- Cancel in Year 1: Full amount of 1st year fees to be paid in full
- Cancel in Year 2: Full amount of 1st and 2nd year annual fees to be paid in full
- Cancel in Year 3: Full amount of 1st, 2nd and 3rd year annual fees to be paid in full.
- Cancel in Year 4: Full amount of 1st, 2nd, 3rd and 4th year annual fees to be paid in full
- Cancel in Year 5: Full amount of 1st, 2nd, 3rd, 4th and 5th year annual fees to be paid in full

A recast from Preferred Support to Essential Support will result in cancellation fees on the Preferred Support agreement.

When a Partner recasts the existing SSI or Utility support coverage to Support Advantage and they have prepaid for their existing support coverage, then Avaya will credit any prepaid amounts.

All refunds for prepayments on contracts that are terminated other than due to Avaya's breach will be provided as a credit.

N. Extended Services Support

Periodically, Avaya or a third party manufacturer may declare "end of life," "end of service," "end of support," "end of manufacturer support", "manufacture discontinued" or similar designation ("End of Support") for certain Supported Products. When this designation occurs, the subsequent support period is referred to as "Extended Services Support". Refer to the Avaya Product Lifecycle Policy for further details: <http://support.avaya.com/css/P8/documents/100081098>

The Partner or End Customer may access Avaya's user support website (<http://support.avaya.com>, or such successor site as designated by Avaya) for End of Support notifications, and to register an e-mail address to receive e-mail notifications of the same, when published by Avaya. For Products subject to End of Support, Avaya will continue to provide the support described in this Service Description, except for the End of Support exceptions listed herein.

Avaya will make commercially reasonable efforts to provide the same level of support described in this document, with the following exceptions:

- Product Engineering support and new maintenance updates, such as Product Correction Notices (PCNs), "bug fixes" and interoperability/usability solutions, are no longer provided.
- Certain faults or functionality issues may not be resolvable or reproducible without upgrading the system to a version currently supported by the manufacturer. The Customer will be responsible for the costs associated with any upgrades.
- Access to and availability of support expertise on some Products may decline over time
- The Customer may experience delays in response or repair intervals.
- Avaya will endeavor to reserve its spare parts inventory to support Extended Services Support customers. However, since replacement parts may no longer be manufactured, some Products may become increasingly scarce over time. This scarcity may affect response and repair times, and certain Products may require replacement with more current substitute Products, whether new or refurbished.
- It may be necessary to purchase an upgrade to resolve a trouble if replacement parts or substitute Products are not available, or if the substitute Product is incompatible with a customer's current Product. The risk of this situation will depend on the Product's type and age. Avaya will endeavor to highlight upcoming shortages via ongoing "Services Support Notices" posted at support.avaya.com.
- The extended services support period may vary based on product availability, demand and other business factors, at Avaya's discretion.

Extended Services Support is provided only to the Avaya Partner purchasing support services (i.e., Support Advantage) for the affected Supported Products

A list of products that are currently supported is available from Avaya at http://support.avaya.com/Support_Advantage.

Appendix A: Definitions

Avaya Backbone (Tier III): Avaya remote engineering resources who receive escalations from the Partner's Support Operations Center and troubleshoot complex issues for software and (where applicable) hardware Supported Products.

Avaya Certified Specialist (ACS): The Avaya training, and subsequent certification, the Partner undertakes to maintain individual Supported Products. The Partner's associates who have ACS accreditation are authorized to escalate troubles to the Avaya Backbone (Tier III) if they can't resolve the trouble at the Partner's Support Operations Center.

Avaya Certified Solution Specialist (ACSS): The Avaya training, and subsequent certification, the Partner undertakes to maintain solutions for Supported Products. The Partner's associates who have ACSS accreditation are authorized to escalate troubles to the Avaya Backbone (Tier III) if they can't resolve the trouble at the Partner's Support Operations Center.

Business Severity Categories:

Outage Service Request: A real-time service or product outage in a production system that could require drastic measures to restore (such as a system restart), severely downgrades service capacity, or results in a loss of service for a significant number of end users. This situation severely impacts productivity or creates a significant financial impact or presents a risk for loss of human life. NOTE: requires End Customer to commit to 24x7 dedicated resource until restoration/workaround.

Severe Business Impact Service Request: Severe degradation of production system or service performance for which there is no active workaround and problem severely impacts service quality or the control or the operational effectiveness of the product affects a significant number of users and creates significant productivity or financial impact. This situation materially obstructs the firm's ability to deliver goods or services Also includes automated product alarms which meet the Severe Business Impact criteria as noted above. NOTE: requires End Customer to commit to a 24x7 resource (if so entitled, or 8x5 if not) until restoration/workaround.

Business Impact Service Request: Significant degradation to the system's operation, maintenance or administration: requires attention needed to mitigate a material or potential effect on system performance, the End Customers or on the business. Also includes automated product alarms which meet the Business Impact criteria as noted above.

Non-Service Impact Service Request: A question or problem that does not immediately impair the functioning of the product or system and which does not materially affect service to End Customers. If related to a problem, the problem has a tolerable workaround. Includes consultation, records corrections and administrative issues.

Class 1 Product Correction Notice: A major system failure due to product non-conformance with high probability of potential loss of system use or functionality and/or loss of End Customer information.

Class 2 Product Correction Notice: A moderate system failure with moderate probability of loss of system use or functionality and/or loss of End Customer information.

Class 3 Product Correction Notice: A minor system failure with low probability of potential loss of system use of functionality and/or loss of End Customer information.

Commercial Agreement: Means, as the context requires, a Reseller Agreement, a Value Added Reseller Agreement, a Distributor Agreement, a Systems Integrator or Service Provider Agreement.

Communications as a Service (CaaS): Cloud Enablement offers such as UCaaS (Unified Communications as a Service) and CCaaS (Contact Center as a Service)

End Customer: Means the end customer purchasing support services directly from the Partner (or the Partner purchasing service for its own internal use) for the Supported Products.



Feature Pack: A downloadable, quick and easy to install, software deliverable containing one or more features that may be enabled individually and/or optionally licensed. May also contain maintenance correction. Feature Packs are typically designated as a change in the digit to the right of the second decimal point (e.g., n.y.[z]).

Federated Model: The Partner's Concentrator Server reports back to the Avaya Service Center.

Implement and Maintain Product Authorization (IMPA): The Avaya training, and subsequent certification, the Partner undertakes to implement and maintain products for which they are certified to install and maintain. The Partner's associates who are IMPA certified are authorized to escalate troubles to the Avaya Backbone (Tier III) if the troubles can't be resolved at the Partner's Support Operations Center. Some products also require the Partner's associates to be trained as Avaya Certified Specialists (ACS).

Maintenance Per Incident: Time and material (T&M) support available for out-of-scope or break-fix related activity not included in this Service Description. Support may be remote and/or onsite based on the product being supported and the time of day.

Major Release: A major change to the software that introduces new optional features and functionality. Major Releases are typically designated as a change in the digit(s) to the left of the first decimal point (e.g., [n].y.z).

Minor Release: A change to the software that introduces a limited amount of new optional features and functionality and/or extension of existing features. Minor Releases are typically designated as a change in the digit to the right of the first decimal point (e.g., n.[y].z).

Order Closure: When an order is booked and closed within Avaya's billing system of record (SAP).

Partner: Means, as the context requires, an authorized Avaya reseller, value added reseller, distributor, service provider or systems integrator partner.

Partner Case Diagnostic Template: The Avaya-defined template that is used by the Partner to document troubleshooting and diagnostic results obtained by the Partner's ACS/ACSS accredited resource. The completed template is submitted by the Partner to Avaya when a service request is submitted for Avaya Backbone (Tier III) support.

Service Description: The Service Description may also be referred to as a Service Agreement Supplement (SAS), Service Description Document (SDD), Statement of Work (SoW), or Channel Service Agreement.

Software Update: Changes in the software that typically provide maintenance correction only. An Update is typically designated as a change in the digit to the right of the second decimal point (e.g., n.y.[z]), representing a re-release of the corrected software version, or an issue(s)-specific correction provided in the form of a patch, super patch, service pack, bug fix, etc.

Standard Business Hours: Monday through Friday (or any other local period of five (5) consecutive working days according to local custom) between the hours of 8:00 a.m. and 5:00 p.m. in the time zone where the Supported Products are located, excluding Avaya observed holidays (a list is available upon request).

Standard Operating Environment: The covered applications, databases and operating systems have been tested and certified by Avaya.

Support Operations Center: Provides Tier I and Tier II support, including the original receipt of a trouble call, the assessment and triage of that call, as well as the first attempt at resolving the trouble. For the Partner Co-Delivery Support offer, the Partner performs this task.

Supported Products: The software and hardware products manufactured by Avaya and included on a service order form. Support for products manufactured by independent third parties (OEM products) may be included as Supported Products under a separate Service Description. These products are often serviced by third parties and the levels of service coverage and response intervals are designated by the third party performing the service. The service levels and response times contained in this document will not apply to these third party products.

Tier I: The Partner's call receipt function that receives incoming calls from End Customers and creates Partner trouble tickets.

Tier II: The Partner's technical resource who troubleshoots issues of simple and moderate complexity for software and (where applicable) hardware Supported Products.



Update: A Product Correction Notice (PCN), minor software or firmware update or service pack.

Upgrade: A Major Release of software.



COUNCIL COMMUNICATION

CC #: 8565
File #: 0203-06

Title: Network Communication Switches Upgrade - Purchase Order
Contact: Matt Donaldson 916-774-5405 mdonaldson@roseville.ca.us

Meeting Date: 6/21/2017
Item #: 7.12.

RECOMMENDATION TO COUNCIL

Authorize a purchase order with ConvergeOne, Inc. to purchase Cisco Meraki network switches. The total cost of this purchase order is not to exceed \$320,000.00 in fiscal year 2016/17. This purchase order will be funded through the Citywide Annual Rehab Network Infrastructure Upgrades/Replacement CIP. This purchase piggybacks the National Association of State Procurement Officials (NASPO) competitively bid contract AR233, Addendum for CA #7-14-70-04.

BACKGROUND

A project in FY2016/17 to upgrade the network communication switches in the City's data center. The network switches deployed throughout the rest of the City are between 6 to 10 years old. The age of these network switches increases the likelihood of device failure, which could interrupt network communication services. It also means that they will soon be approaching end-of-life when the vendor will no longer offer support. In addition, the bandwidth capacity of these devices is below what is often required by many of today's network applications. Finally, most of these devices lack power-over-ethernet (POE) capability, which is often required by current telecommunication and video solutions. Lack of POE capability is a barrier to implementing newer telecommunication and video solutions.

Upgrading these network switches will not only resolve these issues but it will also provide the City with a solution that is much easier to manage, significantly reducing the total cost-of-ownership. Authorization of this purchase order will fund the first phase of the Campus Switch Upgrade project. The second and final phase will take place in FY2017/18.

FISCAL IMPACT

Total cost of this purchase order is not to exceed \$320,000 in fiscal year 2016/17. Funding will come from the Citywide Annual Rehab Network Infrastructure Upgrades/Replacement CIP. Total cost of this service agreement is not to exceed \$320,000 in fiscal year 2016/17. Funding will come from the Citywide Annual Rehab Network Infrastructure Upgrades/Replacement CIP.

ECONOMIC DEVELOPMENT / JOBS CREATED

No jobs will be created by this purchase order.

ENVIRONMENTAL REVIEW

The California Environmental Review Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines 15061 (b)(3)).

Respectfully Submitted,

Matt Donaldson, IT Network Infrastructure Program Manager

Hong Sae, Chief Information Officer



Rob Jensen, City Manager

ATTACHMENTS:

Description

ConvergeOne Meraki Quote

Meraki Proposal

Date: 5/19/2017

Requestor:
City of Roseville
311 Vernon St
Ste 206
Roseville, CA 95678

From:
Adam Eisenberg
AEisenberg@convergeone.com
+18184459142
SouthWest

NVP #AR233 (14-19) Participating Addendum for CA #7-14

#	Item Number	Manufacturer	Description	Qty
1	MS425-32-HW	CISCO	Meraki MS425-32 L3 Cld-Mngd 32x 10G SFP+ Switch	18
2	MS350-48FP-HW	CISCO	Meraki MS350-48FP L3 Stck Cld-Mngd 48x GigE 740W PoE Switch	6
3	MS350-24P-HW	CISCO	Meraki MS350-24P L3 Stck Cld-Mngd 24x GigE 370W PoE Switch	4
4	MS250-48FP-HW	CISCO	Meraki MS250-48FP L3 Stck Cld-Mngd 48x GigE 740W PoE Switch	2
5	MS250-24P-HW	CISCO	Meraki MS250-24P L3 Stck Cld-Mngd 24x GigE 370W PoE Switch	2
6	MS225-24-HW	CISCO	Meraki MS225-24 L2 Stck Cld-Mngd 24x GigE Switch	12
7	MS220-8P-HW	CISCO	Meraki MS220-8P L2 Cloud Managed 8 Port GigE 124W PoE Switch	36
8	LIC-MS425-32-10YR	CISCO	LIC-MS425-32-10YR - Meraki MS425-32 Enterprise License 10YR (First Year On Us)	18
9	LIC-MS350-48FP-10Y	CISCO	LIC-MS350-48FP-10Y - Meraki MS350-48FP Enterprise License 10YR (First Year On Us)	6
10	LIC-MS350-24P-10YR	CISCO	LIC-MS350-24P-10YR - Meraki MS350-24P Enterprise License 10YR (First Year On Us)	4
11	LIC-MS250-48FP-10Y	CISCO	LIC-MS250-48FP-10Y - Meraki MS250-48FP Enterprise License 10YR (First Year On Us)	45
12	LIC-MS250-24P-10YR	CISCO	LIC-MS250-24P-10YR - Meraki MS250-24P Enterprise License 10YR (First Year On Us)	46
13	LIC-MS225-24-10YR	CISCO	LIC-MS225-24-10YR - Meraki MS225-24 Enterprise License 10YR (First Year On Us)	12
14	LIC-MS220-8P-10YR	CISCO	LIC-MS220-8P-10YR - Meraki MS220-8P Enterprise License 10YR (First Year On Us)	36
15	MA-PWR-CORD-US	CISCO	Meraki AC Power Cord for MX and MS (US Plug)	334
16	MA-PWR-250WAC	CISCO	Meraki 250WAC PSU	18
17	MA-PWR-1025WAC	CISCO	Meraki 1025WAC PSU	24

Tax rates are subject to change based on local rates.

Pricing is based on Net 30 Payment Terms and is subject to change if Payment Terms are revised.

All Product Returns are Subject to Manufacturer Approval.

Sales tax provided on this quote is estimated.

Final Sales tax will be assessed during invoicing.

Promotional pricing, price quoted net of rebate pricing & limited time pricing may expire prior to the 30 days from date of quote and maybe

All prices are F.O.B. Ontario, California

Please feel free to contact me if you have any further questions. Thank You.

Quote: SO-000302622

-70-04

Unit Price	Extended Price	NASPO Unit Price	NASPO Extended	Price Sheet Row #
\$7,040.00	\$126,720.00	\$14,300.00	\$257,400.00	28955
\$3,723.20	\$22,339.20	\$7,562.75	\$45,376.50	28947
\$2,065.60	\$8,262.40	\$4,195.75	\$16,783.00	28945
\$2,715.20	\$5,430.40	\$5,515.25	\$11,030.50	28936
\$1,592.00	\$3,184.00	\$3,233.75	\$6,467.50	28935
\$689.60	\$8,275.20	\$1,400.75	\$16,809.00	28929
\$401.60	\$14,457.60	\$815.75	\$29,367.00	28928
\$2,018.90	\$36,340.20	\$5,047.25	\$90,850.50	22336
\$889.20	\$5,335.20	\$2,223.00	\$13,338.00	22298
\$494.00	\$1,976.00	\$1,235.00	\$4,940.00	22283
\$613.60	\$27,612.00	\$1,534.00	\$69,030.00	22243
\$358.80	\$16,504.80	\$897.00	\$41,262.00	22233
\$156.00	\$1,872.00	\$390.00	\$4,680.00	22196
\$91.00	\$3,276.00	\$227.50	\$8,190.00	22188
\$6.08	\$2,030.72	\$18.85	\$6,295.90	28133
\$144.00	\$2,592.00	\$292.50	\$5,265.00	28128
\$464.00	\$11,136.00	\$942.50	\$22,620.00	28126

Sub Total:	\$297,343.72
Tax:	\$21,557.42
Shipping:	\$0.00
Recycle Fee:	\$0.00
Total:	\$318,901.14

› subject to change without notice.



COUNCIL COMMUNICATION

CC #: 8558
File #: 0203-05

Title: Radio Antenna System for 316 Vernon Street Building - Service Agreement
Contact: Matt Donaldson 916-774-5405 mdonaldson@roseville.ca.us

Meeting Date: 6/21/2017
Item #: 7.13.

RECOMMENDATION TO COUNCIL

Staff recommends Council approve the service agreement with NRCI to install a radio antenna system at 316 Vernon and adopt a resolution authorizing the City Manager to sign it. The cost of this agreement is \$35,000.00.

BACKGROUND

With the sale of the City's building at 401 Oak Street to University Development Foundation, all of the City's technological infrastructure needs to be moved to other locations. Two applications used by the Parks department utilize a radio and antennae that is installed at 401 Oak: Calsense and Streetscapes. The radio will be moved to 316 Vernon and, consequently, a new antennae system needs to be installed at this location. The City issued the "316 Vernon Antenna System RFP" on February 3, 2017. NRCI submitted a proposal that is being recommended by staff.

FISCAL IMPACT

The total cost for this Service Agreement is \$35,000.00. Funding is included in the 316 Vernon Building Construction fund.

ECONOMIC DEVELOPMENT / JOBS CREATED

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

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Matt Donaldson, IT Network Infrastructure Program Manager

Hong Sae, Chief Information Officer

A handwritten signature in blue ink, appearing to be 'Rob Jensen', with a long horizontal stroke extending to the right.

Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 17-275

Service Agreement with NRCI

RESOLUTION NO. 17-275

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

WHEREAS, a service agreement (Service Agreement No. S1705225) for the 316 Vernon Antenna System project, between City of Roseville and NRCI Telecom, has been prepared and reviewed by the Council;

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

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

AYES COUNCILMEMBERS:

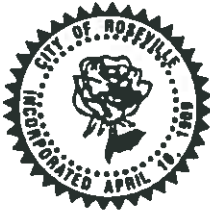
NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



PURCHASING
CITY OF ROSEVILLE

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

SERVICE AGREEMENT

SERVICE AGREEMENT

No: **S1705225**

SERVICE LOCATION: 316 VERNON STREET
ROSEVILLE, CA 95678

REQ. NO.: R1715477 DATE: 4/25/17

SUBMIT ALL INVOICES TO:

CITY OF ROSEVILLE
Finance Department
311 Vernon Street
Roseville, CA 95678

Contractor No.: V41342
Telephone No.: (530)878-3970 Fax: (530)878-3975
Email address: shawnrogers@nrcitelecom.com
Contractor: NRCI TELECOM
ATTN: SHAWN ROGERS
265 APPLGATE SCHOOL RD.
APPLGATE, CA 95703

Department: INFORMATION TECHNOLOGY

Acct. Code: 10005-6130/151002-45

Buyer: JOANNA OUKROP
Phone: (916)774-5745

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

The contractor shall furnish all labor, equipment and materials necessary to accomplish the following:
THE SERVICES CALLED FOR UNDER CITY OF ROSEVILLE REQUEST FOR PROPOSAL (RFP) TITLED "316 VERNON ANTENNA SYSTEM" AND NRCI TELECOM'S PROPOSAL SUBMITTAL (HEREIN AFTER "PROPOSAL"). THE TERMS AND SCOPE OF WORK OF CITY OF ROSEVILLE RFP AND CONTRACTOR'S PROPOSAL ARE HEREIN MADE PART OF THIS AGREEMENT AND FULLY INCORPORATED BY REFERENCE.

PLEASE CONTACT MATT DONALDSON IN THE INFORMATION TECHNOLOGY DEPARTMENT AT (916)774-5405 FOR QUESTIONS REGARDING THIS AGREEMENT.

Total Cost of Service: \$ 35,000.00

ATTENTION: Total cost of service not to exceed the agreement amount without prior approval of the Purchasing Office.

The Contractor named hereon by the acceptance of this order agrees to the provisions of this document titled "Service Agreement" and Attachment "A".

Business License No.: C0827161 Contractor License No.: 684736 DIR Registration No.: 1000047713

☐ SOLE PROPRIETOR

☐ PARTNERSHIP

☐ CORPORATION

CONTRACTOR:

SIGNATURE

Terry Rogers
PRINT NAME

V.P.
TITLE

CONTRACTOR:

SIGNATURE

Shawn Rogers
PRINT NAME

C.O.O.
TITLE

By: _____

Rob Jensen, City Manager
CITY OF ROSEVILLE, A MUNICIPAL CORPORATION



COUNCIL COMMUNICATION

CC #: 8569
File #: 0203-06

Title: Computers and Technology Equipment - Purchase Orders
Contact: Michael Sinor 916-774-5183 msinor@roseville.ca.us

Meeting Date: 6/21/2017
Item #: 7.14.

RECOMMENDATION TO COUNCIL

Staff recommends City Council authorize the Information Technology Department to purchase computers and technology equipment from CDW Technologies, LLC using the National IPA contract #130733 and National Joint Powers Association (NJPA) contract #100614-CDW competitively bid contracts. The estimated total for fiscal year 2017/18 is \$575,000, not to exceed budgeted amounts and the total for fiscal year 2018/19 is \$575,000, pending Council approval of the budget.

BACKGROUND

IT maintains over 1,300 computers, 350 servers, 250 terabytes of data storage and 185 network switches across the City to support important business functions. Regular and prompt replacement of aging computers and technology equipment is critical to ensure the effective and efficient operation of City business.

Staff recommends City Council authorize the Information Technology Department to purchase computers and technology equipment from CDW Technologies, LLC using the National IPA contract #130733 and National Joint Powers Association (NJPA) contract #100614-CDW competitively bid contracts.

Staff would like to utilize both piggyback contracts to obtain the most cost-effective pricing available for the City. Each contract has expiration dates for pricing and staff recommends utilizing the National IPA contract through 7/1/18, and utilizing the NJPA contract through 7/1/19, pending Council approval of the budget.

FISCAL IMPACT

Total estimated cost in FY2017/18 is \$575,000, included in the IT budget and other departmental budgets. Total estimated cost in FY2018/19 is \$575,000, pending Council approval of the budget.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Michael Sinor - IT Divisional Manager

Hong Sae - Chief Information Officer



Rob Jensen, City Manager

ATTACHMENTS:

Description

NJPA Contract

NIPA Contract

Form C**EXCEPTIONS TO PROPOSAL, TERMS, CONDITIONS
AND SOLUTIONS REQUEST**Company Name: CDW Government LLCNote: **Original must be signed** and inserted in the inside front cover pouch.

Any exceptions to the Terms, Conditions, Specifications, or Proposal Forms contained herein shall be noted in writing and included with the proposal submittal. Proposer acknowledges that the exceptions listed may or may not be accepted by NJPA and may or may not be included in the final contract. NJPA may clarify exceptions listed here and document the results of those clarifications in the appropriate section below.

Section/page	Term, Condition, or Specification	Exception	NJPA ACCEPTS
3	J. TOTAL COST OF ACQUISITION The Total Cost of Acquisition for the equipment/products and related services being proposed is the cost of the proposed equipment/products and related services delivered and operational for its intended purpose in the end-user's location.	For section J, please remove the words, "for its intended purpose".	NJPA Accepts
7	3.23 Sole Source of Responsibility- NJPA desires a "Sole Source of Responsibility" Vendor. This means the Vendor will take sole responsibility for the performance of delivered equipment/products/ services.	CDW•G does not manufacture materials nor is it the provider of warranty support services. CDW•G is only selling commercial off-the-shelf products. As such, CDW•G does not believe this term applies to our offering and request its removal. All warranties reside with the manufacturer of the items, and CDW•G will assign its warranty rights to the extent allowable. NJPA and NJPA Members must look to either the manufacturer or publisher of the items and the third party service provider of the support services (as applicable) to address any performance and associated responsibility. CDW•G allows returns based on the policies of the original product manufacturer. Software is not returnable if the packaging has been opened. If software was distributed electronically, it is not returnable if the licenses were downloaded. Your dedicated CDW•G account manager can provide further details. For any on-site services performed under CDW•G's Statement of Work ("SOW Services"), CDW•G offers a standard warranty for performance/re-performance or a refund after receiving notice of any non-conformities within a defined period after original performance. CDW•G can agree to defend NJPA and NJPA Members for third party claims for death, bodily injury or damage to tangible personal property during the performance of SOW services that's subject to an approved and appropriate dollar cap and limited to direct damages.	NJPA Accepts
7	3.23.2 Vendor use of sub-contractors in sourcing or delivering equipment/ product/services: NJPA desires a single source of responsibility for equipment/ products and services proposed. Proposers are assumed to have sub-contractor relationships with all organizations and individuals whom are external to the Proposer and are involved in providing or delivering the equipment/ products/services being proposed. Vendor assumes all responsibility for the equipment/products/services and actions of any	Please delete in accordance with CDW•G's exception to section 3.23, as noted above.	NJPA Accepts

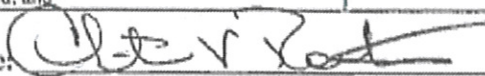
	such Sub-Contractor.		
9	3.31 Industry Standards: Except as contained herein, the specifications or solutions for this RFP shall be those accepted guidelines set forth by the TECHNOLOGY SOLUTIONS WITH RELATED EQUIPMENT AND ACCESSORIES industry, as they are generally understood and accepted within that industry across the nation. Submitted products/equipment, related services, and their warranties and assurances are required to meet and/or exceed all current, traditional and anticipated needs and requirements of NJPA and its Members.	Please delete in accordance with CDW•G's exception to section 3.23, as noted above.	NJPA Accepts
9	3.35 Warranty: The Proposer warrants that all products, equipment, supplies, and services delivered under this Contract shall be covered by the industry standard or better warranty. All products and equipment should carry a minimum industry standard manufacturer's warranty that includes materials and labor. The Proposer has the primary responsibility to submit product specific warranty as required and accepted by industry standards. Dealer/Distributors agree to assist the purchaser in reaching a solution in a dispute over warranty's terms with the manufacturer. Any manufacturer's warranty which is effective past the expiration of the warranty will be passed on to the NJPA member. Failure to submit a minimum warranty may result in non-award.	<u>Patent/Warranty:</u> The NJPA or NJPA Members understand that the Vendor is not the manufacturer of the products purchased by the NJPA or NJPA Members hereunder and the only warranties offered are those of the manufacturer, not Vendor or its affiliates. In purchasing the products, the NJPA or NJPA Members are relying on the manufacturer's specifications only and is not relying on any statements, specifications, photographs or other illustrations representing the products that may be provided by Vendor or its affiliates. VENDOR AND ITS AFFILIATES HEREBY EXPRESSLY DISCLAIM ALL WARRANTIES EITHER EXPRESS OR IMPLIED, RELATED TO PRODUCTS, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF TITLE, ACCURACY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, WARRANTY OF NON-INFRINGEMENT, OR ANY WARRANTY RELATING TO THIRD PARTY SERVICES. THE DISCLAIMER CONTAINED IN THIS PARAGRAPH DOES NOT AFFECT THE TERMS OF ANY MANUFACTURER'S WARRANTY. The NJPA or NJPA Members expressly waives any claim that it may have against Vendor or its affiliates based on any product liability or infringement of any patent, copyright, trade secret or other intellectual property rights (each a "Claim") with respect to any product and also waives any right to indemnification from Vendor or its affiliates against any such Claim made against the NJPA or NJPA Members by a third party. The NJPA or NJPA Members acknowledge that no employee of Vendor or its affiliates is authorized to make any representation or warranty on behalf of Vendor or any of its affiliates that is not in this Agreement. Vendor will not be responsible for and no liability shall result to Vendor or any of its affiliates for any delays in delivery which result from any circumstances beyond Vendor's reasonable control, including, but not limited to, product unavailability, carrier delays, delays due to fire, severe weather conditions, failure of power, labor problems, acts of war, terrorism, embargo, acts of God or acts or laws of any government or agency. Any shipping dates provided by Vendor and any purported deadlines contained in any other document are estimates only. <u>Services Warranty:</u> Vendor warrants that the SOW Services will be performed in a good and workmanlike manner. The NJPA Member's sole and exclusive remedy with respect to this warranty will be, at the sole option of Seller, to either (a) use its reasonable commercial efforts to reperform any SOW Services not in substantial compliance with this warranty, or (b) refund amounts paid by the NJPA Member related to the portion of the SOW Services not in substantial compliance; provided, in each case, the NJPA Member notifies Vendor in writing within thirty (30) business days after performance of the applicable SOW Services. This warranty is voided if the SOW Services are altered by anyone other than Vendor or any of its affiliates or any of its or their personnel <u>Hold Harmless:</u> Vendor shall indemnify and hold harmless the NJPA or NJPA Members for any damages or losses to the NJPA or NJPA Members arising from Claims. "Claims" are defined as (i) claims brought by a third party for death or	NJPA Accepts

		personal injury to a third party, or (ii) damage to tangible personal property suffered or incurred by the NJPA or NJPA Members allegedly resulting from the grossly negligent or willful misconduct of the Vendor, its employees, agents, contractors, representatives or affiliates. However, notwithstanding the prior sentence, a claim for death or personal injury to a third party or damage to tangible personal property shall not be a Claim.	
9-10	3.36 Additional Warrants: The Proposer warrants all products/equipment and related services furnished hereunder will be free from liens and encumbrances; defects in design, materials, and workmanship; and will conform in all respects to the terms of this RFP including any specifications or standards. In addition, Proposer/ Vendor warrants the products/equipment and related services are suitable for and will perform in accordance with the ordinary use for which they are intended.	For section 3.36, please see Vendor's response in section 3.35 above.	NJPA Accepts
20	5.51 Delivered products/equipment must be properly packaged. Damaged equipment/products will not be accepted, or if the damage is not readily apparent at the time of delivery, the equipment/products shall be returned at no cost to NJPA or NJPA Member. NJPA and NJPA Members reserve the right to inspect the equipment/products at a reasonable time subsequent to delivery where circumstances or conditions prevent effective inspection of the equipment/products at the time of delivery.	Section 5.5.1 shall be governed by Vendor's return policy, as it is specified in Vendor's proposal response.	NJPA Accepts
20	5.53 NJPA reserves the right to declare a breach of Contract if the Vendor intentionally delivers substandard or inferior equipment/products which are not under Contract and described in its paper or electronic price lists or sourced upon request to any member under this Contract. In the event of the delivery of nonconforming equipment/products, NJPA Member will notify the Vendor as soon as possible and the Vendor will replace non-conforming equipment/products with conforming equipment/products acceptable to the NJPA member.	For section 5.5.3, please see Vendor's response in section 3.35 above. shall be governed by Vendor's return policy, as it is specified in Vendor's proposal response.	NJPA Accepts
20	5.54 Throughout the term of the Contract, Proposer agrees to pay for return shipment on equipment/products that arrives in a defective or inoperable condition. Proposer must arrange for the return shipment of damaged equipment/products.	Section 5.5.4 shall be governed by Vendor's return policy, as it is specified in Vendor's proposal response. Your dedicated Vendor account manager can provide further details, and has the ability to work with the NJPA Member, when requested, to pay for returns.	NJPA Accepts
24	G. CERTIFICATE OF INSURANCE 6.21 Vendors shall provide evidence of liability insurance coverage identified below in the form of a Certificate of Insurance or an ACCORD binder form with their proposal. Upon Award issued pursuant to this contract and prior to the execution of any commerce relating to such award, Vendor will be responsible for providing verification, in the form of a Certificate of Insurance identifying the coverage required below and identifying NJPA as a "Certificate Holder." Vendor will be responsible to maintain such insurance coverage at their own expense throughout the term of any contract resulting from this solicitation.	G. CERTIFICATE OF INSURANCE 6.21 Vendors shall provide evidence of liability insurance coverage identified below in the form of a Certificate of Insurance or on an ACCORD binder form with their proposal. Upon Award issued pursuant to this contract and prior to the execution of any commerce relating to such award, Vendor will be responsible for providing verification evidence of coverage , in the form of a Certificate of Insurance identifying the coverage required below and identifying NJPA as a "Certificate Holder." Vendor will be responsible to maintain such insurance coverage at their own expense throughout the term of any contract resulting from this solicitation.	NJPA Accepts
25	6.26 Subcontractors: Vendors' certificate(s) shall include all subcontractors as additional insureds under its policies or Vendor shall furnish to NJPA separate certificates for each subcontractor. All coverage for subcontractors shall be subject to the minimum requirements identified above.	6.26 Subcontractors: Vendors' eertificate(s)-general <u>liability coverage</u> shall include all <u>coverage for its</u> subcontractors as additional insureds under its policies or Vendor shall furnish to NJPA separate certificates for each subcontractor. All coverage for subcontractors shall be subject to the minimum requirements identified above.	NJPA Accepts

28	D. AUDITS 7.8 No more than once per calendar year during the Contract term, Vendor may be required to make available to NJPA the invoice reports and/or invoice documents from Vendor pertaining to all invoices sent by Vendor and all payments made by NJPA members for all equipment/products and related services purchased under the awarded Contract. NJPA must provide written notice of exercise of this requirement with no less than fourteen (14) business days' notice. NJPA may employ an independent auditor or NJPA may choose to conduct such audit on its own behalf. Upon approval and after the auditor has executed an appropriate confidentiality agreement, Vendor will permit the auditor to review the relevant Vendor documents. NJPA shall be responsible for paying the auditor's fees. The parties will make every reasonable effort to fairly and equitably resolve discrepancies to the satisfaction of both parties. Vendor agrees that the NJPA may audit their records with a reasonable notice to establish total compliance and to verify prices charged under of the Contract are being met. Vendor agrees to provide verifiable documentation and tracking in a timely manner.	7.8 No more than once per calendar year during the Contract's term, Vendor may be required to make available to NJPA the invoice reports and/or invoice documents from Vendor pertaining to all invoices sent by Vendor and all payments made by NJPA members for all equipment/products and related services purchased under the awarded Contract. NJPA must provide written notice of exercise of this requirement with no less than fourteen (14) <u>thirty (30)</u> business days' notice. NJPA may employ an independent auditor or NJPA may choose to conduct such audit on its own behalf. Upon approval and after the auditor has executed an appropriate confidentiality agreement, Vendor will permit the auditor to review the relevant Vendor documents. NJPA shall be responsible for paying the auditor's fees. The parties will make every reasonable effort to fairly and equitably resolve discrepancies to the satisfaction of both parties. Vendor agrees that the NJPA may audit their records with a reasonable notice to establish total compliance and to verify prices charged <u>the accuracy of amounts paid</u> under of the Contract are being met. Vendor agrees to provide verifiable documentation and tracking in a timely manner.	NJPA Accepts
29	7.17 NJPA may execute Contract termination without cause with a required 60-day written notice of termination. Termination of Contract shall not relieve either party of financial, product or service obligations incurred or accrued prior to termination.	<u>Either party</u>-NJPA may execute Contract termination without cause with a required sixty (60) day written notice of termination. Termination of Contract shall not relieve either party of financial, product or service obligations incurred or accrued prior to termination.	NJPA Accepts
31	8.10 Patent and Copyright Infringement: If an article sold and delivered to NJPA or NJPA Members hereunder shall be protected by any applicable patent or copyright, the Vendor agrees to indemnify and hold harmless NJPA and NJPA Members against any and all suits, claims, judgments, and costs instituted or recovered against it by any person on account of the use or sale of such articles by NJPA or NJPA Members in violation or right under such patent or copyright.	For section 8.10, please see Vendor's response in section 3.35 above.	NJPA Accepts
31	F. DATA PRACTICES 8.15 All materials submitted in response to this RFP will become property of the NJPA and will become public record in accordance with Minnesota Statutes, section 13.591, after the evaluation process is completed. If the Responder submits information in response to this RFP that it believes to be nonpublic information, as defined by the Minnesota Government Data Practices Act, Minnesota Statute § 13.37, the Responder must:	F. DATA PRACTICES 8.15 All materials submitted in response to this RFP will <u>be used to evaluate the RFP only</u> become property of the NJPA and will become public record in accordance with Minnesota Statutes, section 13.591, after the evaluation process is completed. <u>No ownership rights are extended by Responder.</u> If the Responder submits information in response to this RFP that it believes to be nonpublic information, as defined by the Minnesota Government Data Practices Act, Minnesota Statute § 13.37, the Responder must:	
42	<u>Form F, PROPOSER ASSURANCE OF COMPLIANCE:</u> 7. The undersigned, being familiar with and understand the expectations requested and outlined in this RFP under consideration, hereby proposes to deliver through valid requests, Purchase Orders or other acceptable forms ordering and procurement by NJPA Members. Unless otherwise indicated, requested and agreed to on a valid purchase order per this RFP, only new, unused and first quality equipment/products and related services are to be transacted with NJPA Members relating to an awarded contract; and	<u>Form F, PROPOSER ASSURANCE OF COMPLIANCE:</u> 7. The undersigned, being familiar with and understand the expectations requested and outlined in this RFP under consideration, hereby proposes to deliver through valid requests, Purchase Orders or other acceptable forms ordering and procurement by NJPA Members. Unless otherwise indicated, requested and agreed to on a valid purchase order per this RFP, only new, unused and first-quality equipment/products and related services are to be transacted with NJPA Members relating to an awarded contract; and	NJPA Accepts
42	<u>Form F, PROPOSER ASSURANCE OF COMPLIANCE:</u> 8. The Proposer has carefully checked the accuracy of all proposed products/equipment and related services and listed total price per unit of purchase in this proposal to include	<u>Form F, PROPOSER ASSURANCE OF COMPLIANCE:</u> 8. The Proposer has carefully checked the accuracy of all proposed products/equipment and related services and listed total price per unit of purchase in this proposal to include shipping and delivery considerations. In addition,	NJPA Accepts

	shipping and delivery considerations. In addition, the Proposer accepts all general terms and conditions of this RFP, including all responsibilities of commitment as outlined and proposed, and	the Proposer accepts all general terms and conditions of this RFP <u>as mutually agreed to</u> , including all responsibilities of commitment as outlined and proposed; and	
--	--	---	--

Proposer's Signature:



Date:

09.25.2014

Christina V. Rother, President CDW•G

NJPA CLARIFICATIONS:

Any proposed exception not explicitly accepted by NJPA is hereby rejected and will not be part of the Contract.



Contract Award
RFP 100614 #

FORM D



Formal Offering of Proposal
(To be completed Only by Proposer)

TECHNOLOGY SOLUTIONS WITH RELATED EQUIPMENT AND ACCESSORIES

In compliance with the Request for Proposal (RFP) for TECHNOLOGY SOLUTIONS WITH RELATED EQUIPMENT AND ACCESSORIES the undersigned warrants that I/we have examined this RFP and, being familiar with all of the instructions, terms and conditions, general specifications, expectations, technical specifications, service expectations and any special terms, do hereby propose, fully commit and agree to furnish the defined equipment/products and related services in full compliance with all terms, conditions of this RFP, any applicable amendments of this RFP, and all Proposer's Response documentation. Proposer further understands they accept the full responsibility as the sole source of responsibility of the proposed response herein and that the performance of any sub-contractors employed by the Proposer in fulfillment of this proposal is the sole responsibility of the Proposer.

Company Name: CDW Government LLC Date: 09.25.2014

Company Address: 230 N. Milwaukee Avenue

City: Vernon Hills State: IL Zip: 60061

Contact Person: Christina V. Rother Title: President, CDW Government LLC

Authorized Signature (ink only):  Christina V. Rother
(Name printed or typed)



Contract Acceptance and Award

(To be completed only by NJPA)

NJPA 100614 # Technology Solutions with Related Equipment and Accessories
CDW Government, LLC
 Proposer's full legal name

Your proposal is hereby accepted and awarded. As an awarded Proposer, you are now bound to provide the defined product/equipment and services contained in your proposal offering according to all terms, conditions, and pricing set forth in this RFP, any amendments to this RFP, your Response, and any exceptions accepted or rejected by NJPA on Form C.

The effective start date of the Contract will be December 1st, 20 14 and continue for four years from the board award date. This contract has the consideration of a fifth year renewal option at the discretion of NJPA.

National Joint Powers Alliance® (NJPA)

 NJPA Authorized signature: [Signature] Dr. Chad Connette
 NJPA Executive Director (Name printed or typed)

 Awarded this 18th day of November, 20 14 NJPA Contract Number 100614 #CDW

 NJPA Authorized signature: [Signature] Scott Veronen
 NJPA Board Member (Name printed or typed)

 Executed this 18th day of November, 20 14 NJPA Contract Number 100614 #CDW

Proposer hereby accepts contract award including all accepted exceptions and NJPA clarifications identified on FORM C.

Vendor Name CDW Government LLC
 Vendor Authorized signature: [Signature] Christina V. Rother
 (Name printed or typed)
Title: President, CDW Government LLC
 Executed this 26th day of November, 20 14 NJPA Contract Number 100614 #CDW

PROPOSER ASSURANCE OF COMPLIANCE



Proposal Affidavit Signature Page

PROPOSER'S AFFIDAVIT

The undersigned, representing the persons, firms and corporations joining in the submission of the foregoing proposal (such persons, firms and corporations hereinafter being referred to as the "Proposer"), being duly sworn on his/her oath, states to the best of his/her belief and knowledge:

1. The undersigned certifies the Proposer is submitting their proposal under their true and correct name, the Proposer has been properly originated and legally exists in good standing in its state of residence, that the Proposer possesses, or will possess prior to the delivery of any equipment/products and related services, all applicable licenses necessary for such delivery to NJPA members agencies nationally, and that they are authorized to act on behalf of, and encumber the "Proposer" in this Contract; and
2. To the best of my knowledge, no Proposer or Potential Proposer, nor any person duly representing the same, has directly or indirectly entered into any agreement or arrangement with any other Proposers, Potential Proposers, any official or employee of the NJPA, or any person, firm or corporation under contract with the NJPA in an effort to influence either the offering or non-offering of certain prices, terms, and conditions relating to this RFP which tends to, or does, lessen or destroy free competition of the Contract sought for by this RFP; and
3. The Proposer or any person on his/her behalf, has not agreed, connived or colluded to produce a deceptive show of competition in the manner of the proposal or award of the referenced contract; and
4. Neither the Proposer nor any officer, director, partner, member or associate of the Proposer, nor any of its employees directly involved in obtaining contracts with the NJPA or any subdivision of the NJPA, has been convicted of false pretenses, attempted false pretenses or conspiracy to commit false pretenses, bribery, attempted bribery or conspiracy to bribe under the laws of any state or federal government for acts or omissions after January 1, 1985; and
5. The Proposer has examined and understands the terms, conditions, scope, contract opportunity, specifications request and other documents of this solicitation and that any and all exceptions have been noted in writing and have been included with the proposal submittal; and
6. If awarded a contract, the Proposer will provide the equipment/products and/or services to qualifying members of the NJPA in accordance with the terms, conditions, scope of this RFP, Proposer offered specifications and other documents of this solicitation; and
7. The undersigned, being familiar with and understand the expectations requested and outlined in this RFP under consideration, hereby proposes to deliver through valid requests, Purchase Orders or other acceptable forms ordering and procurement by NJPA Members. Unless otherwise indicated, requested and agreed to on a valid purchase order per this RFP, only new, unused and first quality equipment/products and related services are to be transacted with NJPA Members relating to an awarded contract; and
8. The Proposer has carefully checked the accuracy of all proposed products/equipment and related services and listed total price per unit of purchase in this proposal to include shipping and delivery considerations. In addition, the Proposer accepts all general terms and conditions of this RFP, including all responsibilities of commitment as outlined and proposed; and

9. In submitting this proposal, it is understood that the right is reserved by the NJPA to reject any or all proposals and it is agreed by all parties that this proposal may not be withdrawn during a period of 90 days from the date proposals were opened regarding this RFP; and
10. The Proposer certifies that in performing this Contract they will comply with all applicable provisions of the federal, state, and local laws, regulations, rules, and orders; and
11. The Proposer understands that submitted proposals which are marked "confidential" in their entirety, or those in which a significant portion of the submitted proposal is marked "nonpublic" will not be accepted by NJPA. Pursuant to Minnesota Statute §13.37 only specific parts of the proposal may be labeled a "trade secret." All proposals are nonpublic until the contract is awarded; at which time, both successful and unsuccessful vendors' proposals become public information.
12. The Proposer understands and agrees that NJPA will not be responsible for any information contained within the proposal.
13. By signing below, the Proposer understands it is his or her responsibility as the Vendor to act in protection of labeled information and agree to defend and indemnify NJPA for honoring such designation. Proposer duly realizes failure to so act will constitute a complete waiver and all submitted information will become public information; additionally failure to label any information that is released by NJPA shall constitute a complete waiver of any and all claims for damages caused by the release of the information.

[The rest of this page has been left intentionally blank. Signature page below]

By signing below, Proposer is acknowledging that he or she has read, understands and agrees to comply with the terms and conditions specified above.

Company Name: CDW Government LLC

Contact Person for Questions: Mark Ellis

(Must be individual who is responsible for filling out this Proposer's Response form)

Address: 230 N. Milwaukee Ave

City/State/Zip: Vernon Hills, IL 60061

Telephone Number: 877.489.8641 Fax Number: 732.380.6390

E-mail Address: markeli@cdwg.com

Authorized Signature: 

Authorized Name (typed): Christina V. Rother

Title: President, CDW Government LLC

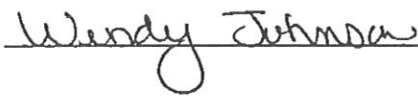
Date: 09.25.2014

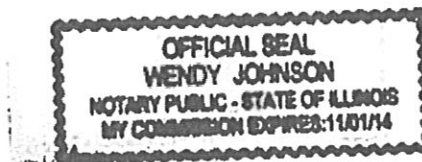
Notarized

Subscribed and sworn to before me this 25th day of September, 20 14

Notary Public in and for the County of Lake State of Illinois

My commission expires: 11/1/14

Signature: 





PROPOSER QUESTIONNAIRE

Payment Terms, Warranty, Products/Equipment/Services, Pricing and Delivery, Industry Specific

Proposer Name: CDW Government LLC

Questionnaire completed by: Mark Ellis and Larissa Newman

PAYMENT TERMS AND FINANCING OPTIONS

1) Identify your payment terms if applicable. (Net 30, etc.)

Our standard payment terms are Net 30, but we are flexible to our customers' needs. We will work with members to arrange other terms, when necessary and dependent on a few financial factors.

2) Identify any applicable leasing or other financing options as defined herein.

CDW•G's Leasing Team helps members navigate through all the available leasing providers to select the best option to fit the customer's needs. For members with a Master Lease Agreement established, we more than likely have a partnership in place with their provider, or can establish one, to extend their existing agreement to incorporate purchases from CDW•G. We are a recognized force with many of our leasing partners, such as our 2014 HP PartnerOne Financial Services Partner of the Year Award. Often, we are able to leverage our relationship with our partners with more advantageous rates or terms. For Members that have diversity requirements to meet, we can recommend our WBE certified leasing partner, Commonwealth Capital Corporation.



Mark has been working diligently to get NJPA's preferred leasing partner, National Cooperative Leasing (NCL) on-boarded as one of our own leasing partners, to further support Members' financing needs. We are pleased to be able to highlight our partnership with NCL for this next contract reiteration. In response to the RFP leasing requirements, NCL details the options they have available to suit members' varying budgetary requirements. We've also included example documentation in the supplemental attachments.

Examples of such options include Tax Exempt Municipal Leases, Fair Market Value Leases, \$1 Buyout Leases, and customized programs as required by client. National Cooperative Leasing also offers government agencies purchasing on this contract a "Purchase Order Only" program. Under this program agencies merely issue a purchase order with leasing language (provided in attachment) included in the body of purchase order. No lease agreement is necessary. Leasing terms and conditions will be provided and reside in the contract between CDW•G and NJPA.

Additionally, CDW•G and National Cooperative Leasing will also offer member agencies the "FlexPlus" leasing plan. The FlexPlus plan offers agencies a Tax Exempt Municipal Lease plan along with a Technology Refresh Window whereby agencies can upgrade their equipment and walk away from their existing lease during the refresh window period. This plan provides a low monthly or annual cost along with the flexibility to return old technology for new technology.

5.43.1.1: National Cooperative Leasing will offer NJPA member agencies interest rates tied to the existing Libor Rate (Rate Index). The maximum rate to be charged will be Libor plus 7 percent for public agencies who qualify for tax exempt municipal financing. This is a ceiling rate. Rates can and will be lower depending on size of transaction, term

of transaction and risk associated with the transaction as determined by National Cooperative Leasing. Rates for Non-Profit (501 C 3) corporations may have a higher "risk adjusted" rate as determined by National Cooperative Leasing.

5.43.1.2: The index rate being adjusted is Libor.

5.43.1.3: The "Purchase Option" offered will depend upon the program being offered. Fair Market Value leases will contain a purchase option equal to the fair market value of the equipment at the termination of the lease. Tax Exempt Municipal Leases, FlexPlus leases and \$1 buy-out leases will have a purchase option of \$1 at the termination of the lease.

5.43.1.4: The available terms offered will be from 12 months to 84 months.

5.43.2: Lease Servicing Center, Inc. dba National Cooperative Leasing is the leasing provider offered. National Cooperative Leasing, headquartered in Alexandria, Minnesota, is an existing provider of NJPA and has had a Professional Services Agreement with NJPA since 2001.

5.43.2.1: Lease Servicing Center, Inc. dba National Cooperative Leasing
220 22nd Ave East
Suite 106
Alexandria, MN 56308

5.43.2.2: There is no ownership, common ownership, or control between CDW•G and National Cooperative Leasing.

3) Briefly describe your proposed order process for this proposal and contract award. (Note: order process may be modified or refined during an NJPA member's final Contract phase process).

- a. Please specify if you will be including your dealer network in this proposal. If so, please specify how involved they will be. (For example, will he Dealer accept the P.O.?), and how are we to verify the specific dealer is part of your network?**

CDW•G doesn't operate a dealer network the way capital or heavy equipment companies do.

We will be the only party accepting P.O.s and all contract management functions will continue to be handled by Mark and his team. When any of our partners are involved, CDW•G manages the relationship and liability involved. We do ask customers to mutually agree to and sign Statements of Work for all service engagements through CDW•G. This is to ensure we keep Members apprised of the responsibilities, timelines, and progress of the project.

In instances where customers would like to integrate their e-Pro applications with our own, CDW•G will provide the integration assistance. However, the relationship the member has with their e-Pro application vendor is their own, any applicable vendor fees resulting from the integration will be the responsibility of the member.

There are a number of other instances where a member may have an agreement directly with a manufacturer or service partner. Examples include, but not limited to, software licensing agreements, lease agreements, and cloud agreements.

We'll incorporate leasing into our sales team trainings for the contract, so that sales can recognize opportunities where leasing would benefit the members and to be able to speak to the different lease options available.

4) Do you accept the P-card procurement and payment process?

We do accept this form of procurement and payment process. We also accept ghost cards as well.

WARRANTY

5) Describe, in detail, your Manufacture Warranty Program including conditions and requirements to qualify, claims procedure, and overall structure.

CDW•G offers the standard manufacturer's warranty on all of the products which we provide. We actively support members in connecting with the right contact for their warranty coverage and assist them to reach a solution if there is a dispute with the OEM over the warranty terms.

We also offer the following value added services to NJPA members.

- **CDW•G provided 30 day warranty.** CDW•G offers a complimentary 30 day warranty for most products we sell. Once the 30 days have expired, CDW•G's technical support or the NJPA member's dedicated Account Manager assist in requesting the manufacturer warranty service.
- **Certified technician support.** We provide toll-free, email, and on-line chat technical support on all hardware and operating systems for up to two years after purchase from CDW•G. Our technical support technicians are US based, located in Eatontown, New Jersey, responding to about 60 calls a day. All technicians are CompTIA certified; hold, at minimum, A+ and Network+ certifications; and have an average tenure of 13 years. These technicians are available Monday – Friday, 7:00 am – 7:30 pm CST. Their expert assistance results in an average resolution time of 30 minutes for computers, and about 45 minutes of servers and server operating systems. For insight into technical issues members can monitor the frequency and type of technical support requests via their CDW•G Account Center site.
- **Extensive engineering support.** We have over 1,060 service-dedicated coworkers nationwide, aiding in pre- and post-sale questions. They provide assistance to NJPA members by phone, and we also offer on-site support. These experienced and certificated engineers provide consultation with configurations and infrastructure shifts.

If standard warranty does not meet the needs of members, CDW•G offers a breadth of warranty options, repair services, and maintenance agreements to provide the insurance of predictable costs and repair response times that a warranty agreement can provide. Included in our impressive portfolio:

- | | |
|------------------------------------|--------------------------------------|
| • Warranty extensions and upgrades | • Post-sale technical support |
| • Post warranty support | • Product and certification training |
| • Accidental damage protection | • Onsite repair |
| • Maintenance contract agreements | • Help desk services |

The variety of our portfolio allows us to offer effective problem diagnosis and resolution for every member need.

6) Do all warranties cover all products/equipment parts and labor?

The actual warranties will vary by manufacturer, but in general, they do cover all material and labor. We provide details on each warranty to the NJPA member at the time of quote to ensure members make an informed purchase. This information is also available at any time on cdwg.com.

7) Do warranties impose usage limit restrictions?

Warranty usage limits vary by manufacturer. We provide details on each warranty to the NJPA member at the time of quote to ensure members make an informed purchase.

8) Do warranties cover the expense of technicians travel time and mileage to perform warranty repairs?

Warranty coverage of travel time will vary by manufacturer. We provide details on each warranty to the NJPA member at the time of quote to ensure members make an informed purchase.

9) Please list any other limitations or circumstances that would not be covered under your warranty.

Warranty limitations and special circumstances will vary by manufacturer. We provide details on each warranty to the NJPA member at the time of quote to ensure members make an informed purchase.

- 10) Please list any geographic regions of the United States for which you cannot provide a certified technician to perform warranty repairs. How will NJPA Members in these regions be provided service for warranty repair? Warranty repairs are completed based on the warranty coverage. If the warranty was purchased through CDW•G, our Account Teams and Help Desk Coworkers can access warranty coverage information and get the member connected to the right person to assist.

EQUIPMENT/PRODUCT/SERVICES, PRICING, AND DELIVERY

- 11) Provide a general narrative description of the equipment/products and related services you are offering in your proposal.

We are truly technologically diverse, with a product portfolio that includes more than 100,000 products from more than 1,000 brands. We don't purport to offer "the kitchen sink," because we believe that our partner vetting process weeds out risky vendors and products, ultimately helping our clients. Our offerings range from discrete hardware and software products and services to complex integrated solutions that include one or more of these elements. We believe our customers increasingly view technology purchases as integrated solutions rather than discrete product and service categories and we estimate that approximately 51% of our net sales in 2013 came from sales of product categories and services typically associated with solutions. Our hardware products include notebooks/mobile devices (including tablets), network communications, enterprise and data storage, video monitors, printers, desktop computers and servers.

Our software products include application suites, security, virtualization, operating systems, network management and Software as a Service ("SaaS") offerings. We also provide a full suite of value-added-services, which range from basic installation, warranty and repair services to custom configuration, data center and network implementation services, as well as managed services that include Infrastructure as a Service ("IaaS") offerings.

We also offer a variety of integrated solutions, such as:

- **Mobility:** We assist our customers with the selection, procurement, and integration of mobile security software, hardware devices such as smartphones, tablets and notebooks, and cellular wireless activation systems. We also provide mobile device management applications with policy and security management capabilities across a variety of mobile operating systems and platforms.
- **Security:** We assess our customers' security needs and provide them with threat prevention tools in order to protect their networks, servers and applications, such as anti-virus, anti-spam, content filtering, intrusion prevention, firewall and virtual private network services, and network access control. We also design and implement data loss prevention solutions, using data monitoring and encryption across a wide array of devices to ensure the security of customer information, personal employee information, and research and development data.
- **Data Center Optimization:** We help our customers evaluate their data centers for convergence and optimization opportunities. Our data center optimization solutions consist of server virtualization, physical server consolidation, data storage management and energy-efficient power and cooling systems.
- **Cloud Computing:** Cloud computing is a combination of software and computing delivered on demand as a service. We provide SaaS and IaaS solutions that reside in the public cloud, meaning any person or organization interested in porting applications and resources to an external "public" cloud system can do so. Likewise, we provide similar private cloud-based solutions to our customers that prefer to avoid running their infrastructure on a shared public platform but want to obtain the flexibility, scalability and access offered by cloud computing and collaboration.
- **Virtualization:** We design and implement server, storage and desktop virtualization solutions. Virtualization enables our customers to efficiently utilize hardware resources by running multiple, independent, virtual operating systems on a single computer and multiple virtual servers simultaneously on a single server. Virtualization also can separate a desktop environment and associated application software from the hardware device that is used to access it, and provides employees with remote desktop access. Our

specialists assist customers with the steps of implementing virtualization solutions, including evaluating network environments, deploying shared storage options and licensing platform software.

- Collaboration: We provide our customers with communication tools that allow employees to share knowledge, ideas and information among each other and with clients and partners effectively and quickly. Our collaboration solutions unite communications and applications via the integration of products that facilitate the use of multiple enterprise communication methods including email, instant messaging, presence, social media, voice, video, hardware, software, and services. We also host cloud-based collaboration solutions.

We provide value to our customers by simplifying the complexities of technology across design, selection, procurement, integration, and management. Our goal is to have our customers, regardless of their size, view us as an indispensable extension of their IT staffs. We seek to achieve this goal by providing our customers with superior service through our large and experienced sales force and service delivery teams. Our multi-brand offering approach enables us to identify the products or combination of products that best address each customer's specific organizational IT requirements and to evolve our offerings as new technologies develop.

12) Provide a general narrative description of your pricing model identifying how the model works (line item and/or published catalog percentage discount).

Our proposed model is a discount off of our Nationally Advertised Price (NAP), just like the current contract model.

We think this model continues to be a competitive and advantageous price offer for NJPA Members. The dynamic price structure updates automatically as our advertised price updates to market conditions and benchmarking. This ensures that we aren't leaving additional savings on the table, as is the case when a customer has to wait for a contract to be manually updated. We conduct a quarterly analysis of our CDW•G advertised price compared to advertised pricing available from our competitors on a random market basket of over 20,000 products to ensure that we meet or beat the competition on average. This discipline means that a contract structure built from CDW•G advertised is inherently more competitive than one built from another reseller.

To further increase savings to Members, we propose our discounts that align to our own internal catalog categories. This helps us provide deeper discounts where we can, instead of blanketing our catalog with one, more conservative, discount. Our proposed discounts are communicated to our Sales Teams as a ceiling or "not to exceed" price. More often than not, our AMs are able to negotiate even further discounts for NJPA members.

For included Professional Services, we propose our 2014-2015 advertised rates. As with our catalog pricing, we will update these hourly rates as our advertised rates are updated.

13) Please quantify the discount range presented in this response pricing as a percentage discount from MSRP/published list.

The discount amount varies by product category, the range is 0-13%. Our proposed pricing compared to the current contract offering provides further discounts in 78% of the categories, or an average additional 1.01% discount *per category*.

14) Provide an overall proposed statement of method of pricing for individual line items, percentage discount off published product/equipment catalogs and/or category pricing percentage discount with regard to all equipment/products and related services and being proposed. Provide a SKU number for each item being proposed.

Due to the size of our catalog, we ask that NJPA refer to <http://www.cdwg.com/njpa100614> for proposed items SKUs. The price reflects the applicable proposed category discount for each product. We've included the proposed category discounts in the supplemental attachments.

The single most important factor in a price model for this contract is the reference point from which price is calculated.

Respondents, who propose discounts from MSRP, or a manufacturer's list price, are often not providing the best value for Members. Such MSRP lists are infrequently updated and completely irrelevant to market conditions. In an

ever changing market like IT, this can mean prices in the industry lower dramatically before your contract prices. To further complicate things, not all OEMs have price lists, which results in a limited catalog offer, or a vendor selecting a price list on their own.

The misleading point of price discounts from a MSRP list price is that proposed discounts can seem more aggressive at first glance, but when comparing at a line item level, a dynamic catalog offer (like CDW•G's) gets Members their technology for a lower cost.

There are two major factors in the discrepancy. 1) Resellers do not buy most products at a discount from list, as described above, we are opportunistic and buy based on market conditions and then apply a standard range mark-up to arrive at Advertised price. 2) Resellers are able to get far more advantageous pricing, due in large part to the quantity of product we source from manufacturers and/or distribution partners. Because of our many intimate OEM partnerships and our buying power, CDW•G's NAP is historically far lower than MSRP.

The chart we've included to the right display three products that have been compared using the MSRP vs. CDW•G NAP Models. These charts highlight the variance in the relationship between the two indices and the lack of savings which MSRP price models produce, as compared to that of a dynamic price list such as CDW•G NAP.

As you can see, the discounts we are proposing look lower than the 20% MSRP discount, but provide over \$314 more, or nearly double the savings at the line item level.

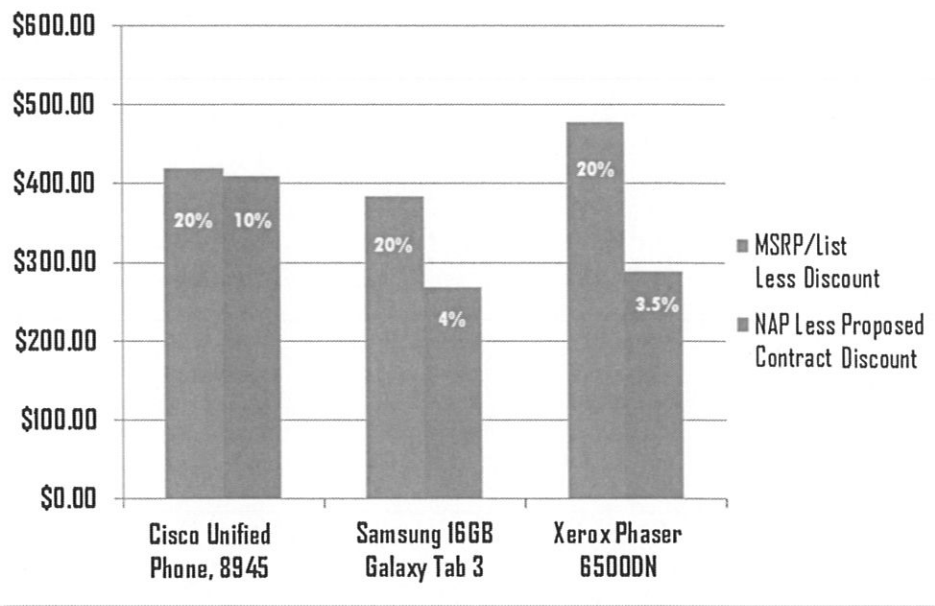


Figure 9: CDW•G's dynamic pricing model provides members the best value for their procurement dollar

The Xerox Phaser currently has an instant savings deals (until 10/31), which discounted the item \$200 more. We included this as an example because it demonstrates how we are able to incorporate further savings as they are available. This \$200 would not be recognized in an MSRP model.

As evidenced, selecting a partner like CDW•G that utilizes a dynamic price reference point allows for the extension of better pricing even with a lower discount number. Adding up all total discounts does not qualify savings unless NJPA is aware of where the prices originate. CDW•G's Nationally Advertised Price List, unlike an MSRP model, considers industry and buying trends and is automated. This benefits NJPA Members in many ways, including that price decreases are easily track-able and reportable by running a basic report. On the flip side, MSRP models require continuous monitoring and manual price adjustment entry for thousands of line items. With our model, we can simply query price changes, update the price index, and quickly and easily pass savings to NJPA members.

In summary, CDW•G's dynamic price model keeps NJPA's evaluation simple, and allows NJPA members to see more savings, faster. Even if a discount percentage is in the single digits (as noted in the CDW•G NAP Model above) it packs the offer with greater savings than that offered by the high discount, low realized savings MSRP model.

15) Propose a strategy, process, and specific method of facilitating “Sourced Equipment/Products and/or related Services” (AKA, “Open Market” items or “Non-Standard Options”).

Due to the routine partner reviews we perform, we rarely run into having to onboard new vendors or products. However, if a customer requests an item we, or our partners, do not carry, we'll follow the same set process we've described in response #45 in the Value Added section above. This defined process lowers our customers' exposure to the typical risks associated with such technology.

16) Describe your NJPA customer volume rebate programs, as applicable.

Under the contract, individual Members who purchase significantly larger amounts usually qualify for an additional discount on their purchase, nearly 65% of our prior four quarters of sales had adjustments for volume on at least one item on the order. We recommend Members work with their AM when expecting to make a large volume purchase. The Account Manager will work with manufacturer partners on behalf of his/her customer to achieve even greater than contract discounts. The discounts and effective savings are dependent on manufacturer support as well as the size and volume of the order. Depending on the product type the discounts can be anywhere from 2- 20% additional savings.

We're currently working with our vendor partners to secure contract specific discount programs. For example, Microsoft is compiling an NJPA discount program for their tablet line, which includes the same tablets you are using in your evaluation of our response. We'll continue collaborating with our partners throughout the contract duration to leverage the buying power of members and ensure the contract is still providing the best overall value.

17) Identify any Total Cost of Acquisition (as defined herein) cost(s) which is NOT included “Pricing” submitted with your proposal response. Identify to whom these charges are payable to and their relationship to Proposer.

Additional charges that may be applicable, which are not included in our submitted pricing include:

- Taxes – we will include applicable taxes as a separate itemized line on purchase orders of those customers for whom taxes apply
- CA Recycling Fee – California law requires us to fee certain products, such as monitors. Our systems are set up to have the fee tied to the applicable devices. This ensures the fee is automatically included, when required. Customers will see this fee included on their purchase orders as a separate line item from their devices.
- Late fees – Late fees will be charged in some instances of delayed payments past the agreed upon payment schedule. CDW•G collects the fee when resulting from a late payment to us. Our financing partners may have late fees as well; payments would be made directly to the financing company.
- Restocking fees – In certain instances we charge a restocking fee for returned items to offset a portion of these losses. For example, When CDW•G accepts a return on a BTO/CTO, our losses are significant- more than half the cost of the product is lost when we either b-stock or liquidate custom product. While these fees don't cover the loss of our returns, they help offset some of the deficit so we can continue to review out-of-policy returns for our customers.

While we believe this list includes all applicable costs, through the standard course of business there may be others that arise. In these instances, we will notify the customer prior to placing their order and will communicate to NJPA so that you can update the contract list as well.

18) If freight, delivery or shipping is an additional cost to the NJPA member, describe in detail the complete shipping and delivery program.

Shipping and handling will be included, for shipments/packages less than 70 pounds. All orders are subject to our standard shipping policies in place at the time of order placement. For orders that are larger than 70 pounds or call for express or overnight delivery, CDW•G pre-pays shipping costs and added to the customer invoice.

19) As an important part of the evaluation of your offer, indicate the level of pricing you are offering.

Prices offered in this proposal are:

- _____ a. Pricing is the same as typically offered to an individual municipality, Higher Ed or school

district.

_____ b. Pricing is the same as typically offered to GPOs, cooperative procurement organizations or state purchasing departments.

___X*___ c. Better than typically offered to GPOs, cooperative procurement organizations or state purchasing departments.

_____ d. Other; please describe.

*Generally and in aggregate, the pricing to NJPA members is lower than that offered to other cooperatives or state purchasing departments.

20) Do you offer quantity or volume discounts?

___X___ YES _____ NO Outline guidelines and program.

We offer a number of special pricing programs. In fact, we have more than 500 special pricing programs through our internal pricing registration requestor (the Bid Desk), the CDW Outlet, and the CDW Deal of the Week. We've outlined our approach to contract volume discounts in Question #16, above. Because of the variety of pricing opportunities we have available, guidelines are detailed by our Account Managers to Members at the time of inquiry.

In addition to the pricing programs noted above, we're working with our manufacturer partners to develop pricing programs specific to the NJPA contract, like the HP and Xerox programs available on the current contract.

21) Describe in detail your proposed exchange and return program(s) and policy(s).

We propose our standard return policy, which we've included in the supplemental materials.

22) Specifically identify those shipping and delivery and exchange and returns programs as they relate to Alaska and Hawaii and any related off shore delivery of contracted products/ equipment and related services

We provide these customers the same support we offer our customers in the continental US, there will be no differences in the programs. Even though the cost is greater to CDW•G for 2nd day air shipments, members will not be charged for these extra shipping charges. Palletization and large freight over 70 pounds are not included.

23) Please describe any self-audit process/program you plan to employ to verify compliance with your anticipated contract with NJPA. Please be as specific as possible.

Our account managers review and approve all orders before they send them on for processing. This helps eliminate potential errors made by purchasers. For orders placed online, only customers that are NJPA members can submit an order using the NJPA contract. Members and non-member both have access to NJPA pricing at <http://www.cdwg.com/njpa100614> and can add items to their cart. However, once the purchaser selects "checkout" they are promoted to login to their Account Center. Once logged in, if the customer is not an NJPA member, they cannot proceed to checkout with NJPA contract pricing. This automated audit process helps ensure contract users are also NJPA members. We've included screenshot walkthrough of this process in the supplemental attachments.

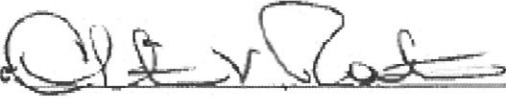
Mark and his team does a quarterly review of the NJPA sales report internally, before submitting to NJPA. Mark then works with Lindsey Meech to clarify any questions before he submits the administrative fee payment for processing. Once submitted, the payment request goes through about seven layers of review before it is approved and sent via ACH to NJPA. Mark and his team also conduct audits to review orders. These reviews make sure only members have access and are using the contract and to confirm contract pricing compliance.

INDUSTRY SPECIFIC ITEMS

24) If the Proposer is not a manufacturer, please describe your ability to provide letters of authorization to resell and/or provide services to support those products and services.

CDW•G is an authorized reseller for all items submitted in this offer. We can provide letters of authorization from both our OEMs and distribution partners, upon request. The 1,000+ manufacturer partners we boast are well established companies that we've negotiated additional benefits that we pass along to our customers. These benefits include incentives such as volume rebates, bid programs, price protection, and other programs. Through our distribution partners, we can provide nearly any available manufacturer. Our biggest manufacturer partners for the contract have provided letters of authorization to NJPA. In our supplementary documents, we include these and letters from our biggest distribution partners as proof of our abilities.

Signature



Date: 09.25.2014

Christina V. Rother, President CDW•G

CONTRACT AMENDMENT

CITY OF TUCSON DEPARTMENT OF PROCUREMENT
255 W. ALAMEDA, 6TH FLOOR, TUCSON, AZ 85701
P.O. BOX 27210, TUCSON, AZ 85726
PHONE: (520) 837-4105 / FAX: (520) 791-4735
Lloyd.Windle@tucsonaz.gov
ISSUE DATE: FEBRUARY 17, 2017

CONTRACT #130733-01
CONTRACT AMENDMENT NUMBER: FIVE (5)
PAGE 1 of 1
LW/hb
PRINCIPLE CONTRACT OFFICER: LLOYD B. WINDLE II

INFORMATION TECHNOLOGY SOLUTIONS INCLUDING DESKTOPS, SERVERS, SOFTWARE, PERIPHERALS, AND SERVICES

THIS CONTRACT IS AMENDED AS FOLLOWS:

ITEM ONE (1): RENEWAL

Pursuant to Contract No. 130733, Special Terms and Conditions, Term and Renewal, the City is hereby exercising its option to renew the contract for the period of August 16, 2017 through August 15, 2018.

END OF AMENDMENT

ALL OTHER PROVISIONS OF THE CONTRACT SHALL REMAIN IN THEIR ENTIRETY.

CONTRACTOR: CDW Government LLC

CONTRACTOR HEREBY ACKNOWLEDGES RECEIPT OF
AND UNDERSTANDING OF THE ABOVE AMENDMENT.

Christina V. Rother 4-6-17
Signature of person authorized to sign Date

Christina V. Rother

Name and Title (typed or printed legibly)

President, CDW Government LLC
Company Name

230 N. Milwaukee Avenue
Address

crother@cdwg.com
Email Address

Vernon Hills Illinois 60061
City State Zip

Contact information for Sales/Account Representative
for daily business operations:

Patricia Karakash, Program Manager
Name and Title (typed or printed legibly)

847-371-5819

Phone Number

patrkar@cdw.com
Email Address

CITY OF TUCSON:

THE ABOVE REFERENCED CONTRACT AMENDMENT
IS HEREBY EXECUTED THIS 11th DAY
OF April, 2017, AT TUCSON, ARIZONA.

for Nathan Daon
Marcheta Gillespie, CPPO, C.P.M., CPPB, CPM
as Director of Procurement and not personally

CONTRACT AMENDMENT

CITY OF TUCSON DEPARTMENT OF PROCUREMENT
255 W. ALAMEDA, 6TH FLOOR, TUCSON, AZ 85701
P.O. BOX 27210, TUCSON, AZ 85726
PHONE: (520) 837-4105 / FAX: (520) 791-4735
Lloyd.Windle@tucsonaz.gov
ISSUE DATE: JULY 26, 2016

CONTRACT #130733-01
CONTRACT AMENDMENT NUMBER: FOUR (4)
PAGE 1 of 2
LW/lr
PRINCIPAL CONTRACT OFFICER: LLOYD B. WINDLE II

INFORMATION TECHNOLOGY SOLUTIONS INCLUDING DESKTOPS, SERVERS, SOFTWARE, PERIPHERALS, AND SERVICES

THIS CONTRACT IS AMENDED AS FOLLOWS:

ITEM ONE (1):

The parties agree any job orders, project agreements or maintenance agreements executed against Contract #130733 during the effective term may survive beyond the expiration of said Contract as established and agreed to in writing, by both parties.

ITEM TWO (2): PRICING

CDW-G Services and service pricing are clarified as follows:

- a. Cloud Services shall be priced at 1% off the manufacturer's list prices.
- b. Additional Services, performed by CDW-G, that do not have pricing specified in pricing Group 11, of Contract #130733 shall be priced at 1% off the Standard Rate.

ITEM THREE (3):

Participating Agencies may be required to sign a separate agreement, rider or End User Licensing Agreement ("EULA"), as required by manufacturers.

ITEM FOUR (4):

Participating Agencies may request that CDW-G sub-contract with a particular business(es) to provide certain products and services through Contract #130733.

In such cases, the business must be an authorized reseller of CDW-G to sell applicable products and services available through Contract #130733, directly to Participating Agencies ("Authorized Reseller"). A business' status as Authorized Reseller shall be at CDW-G's sole discretion. CDW-G will report all applicable invoiced sales to National IPA, in accordance with Contract #130733.

*****END OF AMENDMENT*****

CONTRACT AMENDMENT

CITY OF TUCSON DEPARTMENT OF PROCUREMENT
255 W. ALAMEDA, 6TH FLOOR, TUCSON, AZ 85701
P.O. BOX 27210, TUCSON, AZ 85726
PHONE: (520) 837-4105 / FAX: (520) 791-4735
Lloyd.Windle@tucsonaz.gov
ISSUE DATE: JULY 26, 2016

CONTRACT #130733-01
CONTRACT AMENDMENT NUMBER: FOUR (4)
PAGE 2 of 2
LW/lr
PRINCIPAL CONTRACT OFFICER: LLOYD B. WINDLE II

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ALL OTHER PROVISIONS OF THE CONTRACT SHALL REMAIN IN THEIR ENTIRETY.

CONTRACTOR:

CONTRACTOR HEREBY ACKNOWLEDGES RECEIPT OF
AND UNDERSTANDING OF THE ABOVE AMENDMENT.

Max Reed

08/01/16

Signature of person authorized to sign Date

Max Reed, VP Program Sales

Name and Title (typed or printed legibly)

CDW Government LLC

Company Name

230 N. Milwaukee Ave.

Address

contmgmt@cdw.com

Email Address

Vernon Hills

IL

60606

City

State

Zip

Contact information for Sales/Account Representative
for daily business operations:

Patricia Karakash, Program Manager

Name and Title (typed or printed legibly)

847-371-5819

Phone Number

patrkar@cdw.com

Email Address

CITY OF TUCSON:

THE ABOVE REFERENCED CONTRACT AMENDMENT

IS HEREBY EXECUTED THIS 1st DAY
OF August, 2016, AT TUCSON, ARIZONA.

Nathan Daon

for Marcheta Gillespie, CPPO, C.P.M., CPPB, CPM
as Director of Procurement and not personally

CONTRACT AMENDMENT

CITY OF TUCSON DEPARTMENT OF PROCUREMENT
255 W. ALAMEDA, 6TH FLOOR, TUCSON, AZ 85701
P.O. BOX 27210, TUCSON, AZ 85726
PHONE: (520) 837-4105 / FAX: (520) 791-4735
Lloyd.Windle@tucsonaz.gov
ISSUE DATE: MAY 16, 2016

CONTRACT #130733-01
CONTRACT AMENDMENT NUMBER: THREE (3)
PAGE 1 of 1
LW/lr
CONTRACT OFFICER: LLOYD B. WINDLE II

INFORMATION TECHNOLOGY SOLUTIONS INCLUDING DESKTOPS, SERVERS, SOFTWARE, PERIPHERALS, AND SERVICES

THIS CONTRACT IS AMENDED AS FOLLOWS:

ITEM ONE (1): RENEWAL

Pursuant to Contract No. 130733, Term and Renewal, the City is hereby exercising its option to renew the contract for the period of August 16, 2016 through August 15, 2017.

ALL OTHER PROVISIONS OF THE CONTRACT SHALL REMAIN IN THEIR ENTIRETY.

CONTRACTOR:

CONTRACTOR HEREBY ACKNOWLEDGES RECEIPT OF
AND UNDERSTANDING OF THE ABOVE AMENDMENT.

Max Reed 5/24/16
Signature of person authorized to sign Date
Max Reed VP Program Sales
Name and Title (typed or printed legibly)
CDW
Company Name
200 N. Milwaukee Ave
Address
PSP@cdw.com
Email Address
Vernon Hills, IL 60061
City State Zip

CITY OF TUCSON:

THE ABOVE REFERENCED CONTRACT AMENDMENT
IS HEREBY EXECUTED THIS 26th DAY
OF May, 2016, AT TUCSON, ARIZONA.

Nathan Daon
for Marcheta Gillespie, CPPO, C.P.M., CPPB, CPM
as Director of Procurement and not personally

Contact information for Sales/Account Representative
for daily business operations:

Pat O'Brien - Field Sales Manager
Name and Title (typed or printed legibly)
847-371-5584
Phone Number

Email Address

CONTRACT AMENDMENT

CITY OF TUCSON DEPARTMENT OF PROCUREMENT
255 W. ALAMEDA, 6TH FLOOR, TUCSON, AZ 85701
P.O. BOX 27210, TUCSON, AZ 85726
(520) 837-4105
ISSUE DATE: APRIL 27, 2015

CONTRACT NO.: 130733
CONTRACT AMENDMENT NO.: TWO (2)
PAGE 1 of 1
SA
CONTRACT OFFICER: LLOYD WINDLE

THIS CONTRACT IS AMENDED AS FOLLOWS:

INFORMATION TECH SOLUTIONS, INCLUDING DESKTOPS, NOTEBOOKS, SERVERS, SOFTWARE, PERIPHERALS, AND SERVICES

1. Pursuant to Contract No. 130733, Term and Renewal, the City is hereby exercising its option to renew the contract for the period of August 16, 2015 through August 15, 2016.

ALL OTHER PROVISIONS OF THE CONTRACT SHALL REMAIN IN THEIR ENTIRETY.

CONTRACTOR HEREBY ACKNOWLEDGES RECEIPT OF
AND UNDERSTANDING OF THE ABOVE AMENDMENT.

Christina V. Rother 5-8-15
Signature Date

Christina V. Rother, President, CDW Government LLC
Typed Name and Title

CDW Government LLC
Company Name

230 N. Milwaukee Avenue
Address

crother@cdwg.com
Email Address

Vernon Hills Illinois 60061
City State Zip

THE ABOVE REFERENCED CONTRACT AMENDMENT
IS HEREBY EXECUTED THIS 8th DAY
OF May, 2015, AT TUCSON, ARIZONA.



Nathan Daon
As Director of Procurement and not personally

CONTRACT AMENDMENT

CITY OF TUCSON DEPARTMENT OF PROCUREMENT
255 W. ALAMEDA, 6TH FLOOR, TUCSON, AZ 85701
P.O. BOX 27210, TUCSON, AZ 85726
(520) 837-4103
ISSUE DATE: JULY 23, 2014

CONTRACT NO.: 130733
CONTRACT AMENDMENT NO.: ONE (1)
PAGE 1 of 1
JM
CONTRACT OFFICER: NATHAN DAOU

THIS CONTRACT IS AMENDED AS FOLLOWS:

INFORMATION TECH SOLUTIONS, INCLUDING DESKTOPS, NOTEBOOKS, SERVERS, SOFTWARE, PERIPHERALS, AND SERVICES

1. Pursuant to Contract No. 130733, Term and Renewal, the City is hereby exercising its option to renew the service agreement for the period of August 16, 2014 through August 17, 2015.
2. The following sentence is hereby added to Paragraph 20 (Indemnification) of the Standard Terms and Conditions section:

"If Contractor or any of Contractor's employees are certified to receive a premium tax credit or cost sharing reduction which triggers a §4980H (a) or (b) penalty against the City, the Contractor shall indemnify the City from and shall pay any assessed tax penalty."

3. Standard Terms and Conditions, Paragraph 21 shall hereby be replaced with the following:

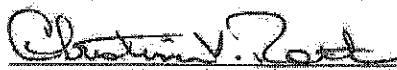
21. INDEPENDENT CONTRACTOR: It is understood that each party shall act in its individual capacity and not as an agent, employee, partner, joint venturer, or associate of the other. An employee or agent of one party shall not be deemed or construed to be the employee or agent of the other party for any purpose.

The Contractor shall not be entitled to compensation in the form of salaries holidays, paid vacation, sick days, or pension contributions by the City. The City of Tucson will not provide any insurance coverage to the Contractor, including Worker's Compensation coverage. The Contractor is advised that taxes, social security payments, and other withholdings shall not be withheld from a City payment issued under this Contract and that Contractor should make arrangements to directly pay such expenses. Contractor is responsible for compliance with the Affordable Care Act for Contractor and any of Contractor's employees.

ALL OTHER PROVISIONS OF THE CONTRACT SHALL REMAIN IN THEIR ENTIRETY.

CONTRACTOR HEREBY ACKNOWLEDGES RECEIPT OF
AND UNDERSTANDING OF THE ABOVE AMENDMENT.

THE ABOVE REFERENCED CONTRACT AMENDMENT IS
HEREBY EXECUTED
THIS 15th DAY OF AUGUST, 2014,
AT TUCSON, ARIZONA.



Signature

Date

Christina Rother, President, CDW Government LLC

Typed Name and Title

CDW Government LLC

Company Name

230 N. Milwaukee Avenue

Address

crother@cdwg.com

Email Address

Vernon Hills

City

Illinois

State

60061

Zip



As Director of Procurement and not personally

City of Tucson

Contract

For

Informational Technology Solutions

Including desktops, notebooks, servers, software, peripherals and services

With

CDW Government LLC

Effective: **August 18, 2013**

The following documents comprise the executed contract between the City of Tucson and CDW Government, LLC (CDW-G), effective August 18, 2013:

- I. Signed Offer and Acceptance
- II. Final Negotiated Terms and Conditions
- III. CDW-G's Response to the Request for Proposal
- IV. The Terms and Conditions of the Request for Proposal, incorporated by reference

OFFER AND ACCEPTANCE

OFFER

TO THE CITY OF TUCSON:

The Undersigned hereby offers and shall furnish the material or service in compliance with all terms, scope of work, conditions, specifications, and amendments in the Request for Proposal which is incorporated by reference as if fully set forth herein.

For clarification of this offer, contact:

CDW Government LLC
Company Name

230 N Milwaukee Ave
Address

Vernon Hills IL 60061
City State Zip

Tara K Barbieri
Signature of Person Authorized to Sign

Tara K. Barbieri
Printed Name

Director, of Program Sales
Title

Name: Larissa Newman

Title: Proposal Specialist

Phone: 866.259.0569

Fax: 312.752.4078

E-mail: larinew@cdw.com

ACCEPTANCE OF OFFER

The Offer is hereby accepted. The Contractor is now bound to sell the materials or services specified in the Contract. This Contract shall be referred to as Contract No. 130733.

Approved as to form this 31st day of May, 2013.

[Signature]
As Tucson City Attorney and not personally

CITY OF TUCSON, a municipal corporation

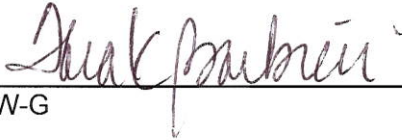
Awarded this 30 day of May, 2013.

[Signature]
Marcheta Gillespie, C.F.M., CPPO, CPPB, CPM
As Interim Director of Procurement and not personally

Negotiated Terms and Conditions

CDW-G hereby acknowledges that the terms and conditions contained within this document accurately reflect the terms and conditions that were negotiated and mutually agreed up by the City of Tucson and CDW-G. Further, CDW-G acknowledges that these terms and conditions will govern any contract that results from RFP #130733.

Concurrence:


CDW-G

10 May 2013
Date

Scope of Work

7. Except for certain products that are uniquely customized to City specifications, which shall be indicated at the time of Quote, all defective products shall be identified within thirty (30) days of receipt and will then be replaced and exchanged by the Contractor. The cost of transportation, unpacking, inspection, re-packing, re-shipping or other like expenses shall be paid by the Contractor. All replacement products must be received by the City within seven (7) days of initial notification.

Uniquely customized products are typically indicated by the inclusion of the designation "CTO," "BTO" or "Customer's Name" in the product description of the item. When providing a quote for products that are uniquely customized to City specifications, Contractor shall include the following statement on the quote: *"This quote contains a custom item. This item may not be able to be returned, depending on manufacturer restrictions."*

Special Terms and Conditions

1. COOPERATIVE PURCHASING: Any Contract resulting from this solicitation shall be for the use of the City of Tucson. In addition, public and nonprofit agencies that have entered into a Cooperative Purchasing Agreement with the City of Tucson's Department of Procurement are eligible to participate in any subsequent Contract. See http://www.tucsonprocurement.com/coop_partners.aspx and click on Cooperatives for a list of the public and nonprofit agencies that have currently entered into Cooperative Purchasing Agreements with the City of Tucson. Additionally, this contract is eligible for use by the Strategic Alliance for Volume Expenditures (SAVE) cooperative. See <http://www.maricopa.gov/Materials/PubDocuments/SAVE-members.pdf> for a listing of participating agencies. The parties agree that these lists are subject to change.

Any orders placed to, or services required from, the successful Contractor(s) will be requested by each participating agency. Payment for purchases made under this agreement will be the sole responsibility of each participating agency. The Contractor may negotiate additional expenses incurred as a result of participating agencies' usage of this contract (i.e., freight charges, travel related expenses, etc.). The City shall not be responsible for any disputes arising out of transactions made by others.

The Contractor(s) will provide an electronic copy of the complete Contract to the City of Tucson Department of Procurement upon receipt of the Notice of Intent to Award. At the City's request, the successful Contractor(s) may also be requested to provide an electronic copy of the complete Contract to a participating agency.

2. FOB DESTINATION FREIGHT PREPAID: Prices shall be FOB Destination Freight Prepaid to the delivery location designated. Contractor shall retain title and control of all goods until they are delivered and the Contract of coverage has been completed. All risk of transportation and all related charges shall be the responsibility of the Contractor. All claims for visible or concealed damage shall be filed by the Contractor. The City will assist the Contractor in arranging for inspection. If the City provides the Supplier with the City's carrier account number or selects a carrier other than a carrier that regularly ships for the Supplier, title to products and risk of loss or damage during shipment pass from the Supplier to the City upon delivery to the carrier and the customer shall pay for the shipping charges (F.O.B. Origin, freight collect). Notwithstanding the foregoing, title to software will remain with the applicable licensor(s) and the City's rights therein are contained in the license agreement between such licensor(s) and the City.

3. PAYMENTS: All payments made by the City of Tucson for goods or services will be made to the vendor named on the Offer and Acceptance form. If you do not wish payment to be made to that address, you must submit an attached sheet indicating the proper mailing address with this bid.

4. RIGHT TO TERMINATE FOR CHANGE IN OWNERSHIP OR MATERIAL RESTRUCTURE OF THE CONTRACTOR: In addition to Termination of Contract, in the Standard Terms and Conditions section of this solicitation and resulting contract, the City reserves the right to cancel the whole or part of this contract within 60 days written notice of the completion of any material change of ownership in the Contractor's company, including its sale, merger, consolidation or dissolution.

5. FEDERAL, STATE AND LOCAL TAXES, LICENSES AND PERMITS: The Supplier shall comply with all Federal, State, and local licenses and permits required for the operation of the business conducted by the Supplier as applicable to this Contract. The Supplier shall, at no expense to the City, National IPA, or other Participating Agencies, procure and keep in force during the entire period of the Agreement all such permits and licenses.

6. PRICE ADJUSTMENT: The City will review fully documented requests for price adjustment after any Contract has been in effect for one (1) year. Any price adjustment will only be made at the time of Contract renewal and/or extension and will be a factor in the extension review process. The City will determine whether the requested price adjustment or an alternate option, is in the best interest of the City. Any price adjustment will be effective upon the effective date of the Contract extension.

7. TERM AND RENEWAL: The term of the Contract shall commence upon award or August 18, 2013, whichever is later, and shall remain in effect for a period of one (1) year, unless terminated, canceled or extended as otherwise provided herein. The Contractor agrees that the City of Tucson shall have the right, at its sole option, to renew the Contract for four (4) additional one-year periods or portions thereof. In the event that the City exercises such rights, all terms, conditions and provisions of the original Contract shall remain the same and apply during the renewal period with the possible exception of price and minor scope additions and/or deletions.

Standard Terms and Conditions

- 1. ADVERTISING:** Contractor shall not advertise or publish information concerning this Contract without prior written consent of the City's Director of Procurement.
- 2. AFFIRMATIVE ACTION:** Contractor shall abide by the provisions of the Tucson Procurement Code Chapter 28, Article XII.
- 3. AMERICANS WITH DISABILITIES ACT:** The Contractor shall comply with all applicable provisions of the Americans with Disabilities Act (Public Law 101-336, 42 U.S.C. 12101, et seq.) and applicable Federal regulations under the Act.
- 4. APPLICABLE LAW:** This Contract shall be governed, and the City and Contractor shall have all remedies afforded to each, by the Tucson Procurement Code and the law of the State of Arizona. State law claims shall be brought only in Pima County Superior Court.
- 5. ASSIGNMENT-DELEGATION:** No right or interest in this Contract shall be assigned by the Contractor without prior written permission of the City, and no delegation of any duty of the Contractor shall be made without prior written permission of the City's Director of Procurement. The City shall not unreasonably withhold approval and shall notify the Contractor of the City's position by written notice.
- 6. CERTIFICATION OF COMPLIANCE WITH A.R.S. SEC. 35-393 ET SEQ.:** By signing this contract, the Contractor certifies that it does not have scrutinized business operations in Iran as required by A.R.S. sec. 35-393 et seq. If the City determines that the Contractor has submitted a false certification, the City may impose remedies as provided in the Tucson Procurement Code up to and including termination of this contract.
- 7. CHILD/SWEAT-FREE LABOR POLICY:** The Contractor shall comply with all applicable provisions of the United States Federal and State Child Labor and Worker's Right laws and agrees if called upon to affirm in writing, that they, and any subcontractor involved in the provision of goods to the City, are in compliance.
- 8. CLEAN UP:** The Contractor shall at all times keep the contract area, including storage areas used by the Contractor, free from accumulation of waste material or rubbish and, prior to completion of the work, remove any of its rubbish from the premises and all tools, scaffolding, equipment and materials that are the property of the Contractor. Upon completion of the repair, the Contractor shall leave the work and premises in the same condition as before the work began, excepting normal wear and tear.
- 9. COMMENCEMENT OF WORK:** The Contractor is cautioned not to commence any billable work or provide any material or service under this Contract until Contractor receives purchase order or is otherwise directed to do so, in writing, by the City.
- 10. CONFIDENTIALITY OF RECORDS:** The Contractor shall establish and maintain procedures and controls that are acceptable to the City for the purpose of assuring that no information contained in its records or obtained from the City or from others in carrying out its functions under the Contract shall be used by or disclosed by it, its agents, officers, or employees, except as required to efficiently perform duties under the Contract. Persons requesting such information should be referred to the City. Information pertaining to individual persons shall not be divulged other than to employees or officers of Contractor as needed for the performance of duties under the Contract, unless otherwise agreed to in writing by the City.

11. CONTRACT AMENDMENTS: The Procurement Department has the sole authority to:

- A. Amend the contract or enter into supplemental verbal or written agreements;
- B. Grant time extensions or contract renewals;
- C. Otherwise modify the scope or terms and provisions of the contract.

This Contract shall only be modified with the approval of the Department of Procurement. Except in the case of a documented emergency, approval must be granted prior to performance. Any contract modification not explicitly approved by the Procurement Department through a written contract amendment or change order is performed at the sole risk of the Contractor and may not be eligible for payment by the City.

12. CONTRACT: The Contract shall be based upon the Request for Proposal issued by the City and the Offer submitted by the Contractor in response to the Request for Proposal. The offer shall substantially conform to the terms, conditions, specifications and other requirements set forth within the text of the Request for Proposal. The City reserves the right to clarify any contractual terms with the concurrence of the Contractor; however, any substantial non-conformity in the offer, as determined by the City's Director of Procurement, shall be deemed non-responsive and the offer rejected. The Contract shall contain the entire agreement between the City of Tucson and the Contractor relating to this requirement and shall prevail over any and all previous agreements, contracts, proposals, negotiations, purchase orders, or master agreements in any form.

13. DEFAULT IN ONE INSTALLMENT TO CONSTITUTE TOTAL BREACH: Contractor shall deliver conforming materials in each installment or lot of this Contract and may not substitute nonconforming materials. Delivery of nonconforming materials, or default of any nature, may constitute breach of the Contract. Noncompliance may be deemed a cause for possible Contract termination.

14. DUPLEXED/RECYCLED PAPER: In accordance with efficient resource procurement and utilization policies adopted by the City of Tucson, the Contractor shall ensure that, whenever practicable, all printed materials produced by the Contractor in the performance of this Contract are duplexed (two-sided copies), printed on recycled paper and labeled as such.

15. EXCLUSIVE POSSESSION: Except as otherwise set forth in a Statement of Work for Services: (i) upon payment in full, Contractor assigns to the City of Tucson Contractor's entire right (including copyright), title and interest in and to the Deliverables (meaning any materials specifically and uniquely created and prepared by Contractor pursuant to this Agreement and identified by the capitalized term, Deliverable, in the applicable Statement of Work); and (ii) the City of Tucson grants to Contractor an exclusive (except as to the City of Tucson), royalty-free, perpetual, irrevocable and, fully paid license to create, develop, use, and distribute works that are based upon or derived from the Deliverables, including works that are similar in function, structure, sequence, or organization, so long as such works do not contain the City of Tucson's Confidential Information. As between the City of Tucson and Contractor, Contractor will retain all right, title and interest in and to Pre-existing Work (meaning materials and work product, including all intellectual property rights therein, that existed prior to the creation of the Deliverable(s) and that were not, prior to Contractor's commencement of the Services, already owned by the City of Tucson). The City of Tucson's sole right to Pre-existing Work will be, upon payment in full, a non-transferable, non-exclusive, royalty-free, perpetual, irrevocable and fully paid license to use the Pre-existing Work only for the City of Tucson's internal use and only to the extent that it is incorporated into the Deliverables. The foregoing license does not authorize the City of Tucson's to use Pre-existing Work separately from the Deliverables. The City of Tucson's further acknowledges and agrees that its right to

use the Deliverables containing any third party intellectual property rights may be subject to the rights of third parties and limited by agreements with such third parties.

16. FEDERAL IMMIGRATION LAWS AND REGULATIONS: Contractor warrants that it complies with all Federal Immigration laws and regulations that relate to its employees and complies with A.R.S. § 23-214(A) and that it requires the same compliance of all subcontractors under this Contract. Contractor acknowledges that pursuant to A.R.S. § 41-4401 and effective September 30, 2008, a breach of this warranty is a material breach of this Contract subject to penalties up to and including termination of this Contract. The City retains the legal right to audit the records of the Contractor and inspect the papers of any employee who works for the Contractor to ensure compliance with this warranty and the Contractor shall assist in any such audit. The Contractor shall include the requirements of this paragraph in each contract with subcontractors under this Contract.

If the Contractor or subcontractor warrants that it has complied with the employment verification provisions prescribed by sections 274(a) and 274(b) of the Federal Immigration and Nationality Act and the E-verify requirements prescribed by A.R.S. § 23-214(A), the Contractor or subcontractor shall be deemed to be in compliance with this provision. The City may request proof of such compliance at any time during the term of this Contract by the Contractor and any subcontractor.

17. FORCE MAJEURE: Except for payment of sums due, neither party shall be liable to the other nor deemed in default under this Contract if and to the extent that such party's performance of this Contract is prevented by reason of Force Majeure. The term "Force Majeure" means an occurrence that is beyond the control of the party affected and occurs without its fault or negligence. Force Majeure shall not include late performance by a subcontractor unless the delay arises out of a Force Majeure occurrence in accordance with this Force Majeure term and condition.

If either party is delayed at any time in the progress of the work by Force Majeure, the delayed party shall notify the other party in writing of such delay, as soon as is practical, of the commencement thereof and shall specify the causes of such delay in such notice. Such notice shall be hand-delivered or mailed certified-return receipt and shall make a specific reference to this article, thereby invoking its provisions. The delayed party shall cause such delay to cease as soon as practicable and shall notify the other party in writing when it has done so. The time of completion shall be extended by contract modification for a period of time equal to the time that results or effects of such delay prevent the delayed party from performing in accordance with this Contract.

18. GRATUITIES: The City may, by written notice to the Contractor, terminate this Contract if it is found that gratuities, in the form of entertainment, gifts, meals or otherwise, were offered or given by the Contractor or any agent or representative of the Contractor, to any officer or employee of the City amending, or the making of any determinations with respect to the performing of such Contract. In the event this Contract is terminated by the City pursuant to this provision, the City shall be entitled, in addition to any other rights and remedies, to recover or withhold from the Contractor the amount of the gratuity.

19. HUMAN RELATIONS: Contractor shall abide by the provisions of the Tucson City Code Chapter 28, Article XII.

20. INDEMNIFICATION: To the fullest extent permitted by law, Contractor, its successors, assigns and guarantors, shall pay, defend, indemnify and hold harmless City of Tucson, its agents, representatives, officers, directors, officials and employees from and against all allegations, demands, proceedings, suits, actions, claims, damages, losses, expenses, including but not limited to, attorney fees, court costs, and

the cost of appellate proceedings, and all claim adjusting and handling expense, related to, arising from or out of or resulting from any actions, acts, errors, mistakes or omissions caused in whole or part by Contractor relating to work, services and/or products provided in the performance of this Contract, including but not limited to, any Subcontractor or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable and any injury or damages claimed by any of Contractor's and Subcontractor's employees.

Infringement Indemnity by Contractor

To the extent a Party becomes aware, such Party shall promptly and fully notify the other Party of any Claim by any third party asserting that the Use by City or an Authorized User of the Licensed Material infringes or is likely to infringe the Intellectual Property Rights of such third party. Contractor will defend, indemnify and hold harmless City, Authorized Users, and City's directors, officers, employees and agents (collectively, "City Indemnified Parties") from any and all Losses arising from any such Claim, provided that Contractor shall have no obligations to City or City Indemnified Parties under this Paragraph 20 or otherwise, and in such cases,

Additional Obligation of Contractor

Subject to the forgoing provisions, in the event that any infringement Claim is initiated against Contractor or a City Indemnified Party, or in CDW-G's sole opinion is likely to be initiated for the Contractor is liable in terms of this Paragraph 20, then Contractor shall have the option, at its expense, to either:

(a) modify or replace the infringing part of the Licensed Material so that such part is no longer infringing, provided that the functionality and performance of the Licensed Material continues to perform and operate at least in an equivalent manner and with equivalent functionality; or

(b) procure for City, Permitted Affiliates, Authorized Users the right to continue using the infringing Licensed Material.

In either case, Contractor shall act as promptly as possible and in a manner which will avoid unreasonable disruption to City's operations. If neither of options (a) and (b) under Section 9.2 is reasonably possible or effective, Contractor shall accept the return of the Licensed Material and terminate all rights and licenses granted to City under this Agreement and refund to City an amount equal to the unamortized balance of the License Fee paid by City under this Agreement, calculated on a straight line basis over a period of five years commencing on the Effective Date of this Agreement. The provisions of this Paragraph 20 state Contractor's entire liability and City's sole remedies with respect to infringement.

21. INDEPENDENT CONTRACTOR: It is understood that each party shall act in its individual capacity and not as an agent, employee, partner, joint venturer, or associate of the other. An employee or agent of one party shall not be deemed or construed to be the employee or agent of the other party for any purpose.

The Contractor shall not be entitled to compensation in the form of salaries, paid vacation or sick days by the City.

The City of Tucson will not provide any insurance coverage to the Contractor, including Worker's Compensation coverage. The Contractor is advised that taxes, social security payments, and other withholdings shall not be withheld from a City payment issued under this Contract and that Contractor should make arrangements to directly pay such expenses.

22. INSPECTION AND ACCEPTANCE: All material or service is subject to final inspection; and acceptance by the City, except as noted in Defective Product, paragraph 7. Material or service failing to conform to the specifications of this Contract shall be held at the Contractor's risk and may be returned to the Contractor. Any material or service shall be considered accepted by the City unless the City notifies the Contractor in writing within thirty (30) business days of delivery of the applicable material or service. If returned, all costs are the responsibility of the Contractor. Noncompliance may be deemed a cause for possible Contract termination.

23. INTERPRETATION-PAROLE EVIDENCE: This Contract is intended by the parties to be a final expression of their agreement and is intended also as a complete and exclusive statement of the terms of this agreement. No course of prior dealings between the parties and no usage of the trade shall be relevant to supplement or explain any term used in the Contract. Acceptance or consent in the course of performance under this Contract shall not be relevant to determine the meaning of this Contract even though the accepting or consenting party has knowledge of the nature of the performance and the opportunity to object.

24. LICENSES: Contractor shall maintain in current status all Federal, State, and local licenses and permits required for the operation of the business conducted by the Contractor as applicable to this Contract.

25. LIENS: All materials, services, and other deliverables supplied to the City under this Contract shall be free of all liens other than the security interest. Security interest shall extinguish upon full payment made by the City. Upon the City's request, the Contractor shall provide a formal release of all liens.

26. NO REPLACEMENT OF DEFECTIVE TENDER: Every tender of materials must fully comply with all provisions of this Contract. If a tender is made which does not fully comply, this shall conform to the termination clause set forth within this document.

27. NON-EXCLUSIVE CONTRACT: Any contract resulting from this solicitation shall be awarded with the understanding and agreement that it is for the sole convenience of the City of Tucson. The City reserves the right to obtain like goods or services from another source when necessary.

28. OVERCHARGES BY ANTITRUST VIOLATIONS: The City maintains that, in actual practice, overcharges resulting from antitrust violations are borne by the purchaser. Therefore, to the extent permitted by law, the Contractor hereby assigns to the City any and all claims for such overcharges as to the materials or services used to fulfill the Contract.

29. PAYMENT: The City's preferred method of payment is via credit card. The City will issue a Purchase Order and, in some cases, either provide a credit card for payment at the time of ordering or pay subsequent invoices by credit card upon receipt of goods or services in good order. However, not all City employees will possess a credit card and, therefore, the City reserves the right to make payment by check as it deems necessary.

Unless payment is made by credit card at time of order or point of sale, a separate invoice shall be issued for each shipment of material or service performed, and no payment shall be issued prior to receipt of material or service and correct invoice.

The City shall make every effort to process payment for the purchase of materials or services within twenty-one (21) calendar days after receipt of materials or services and a correct invoice. The Contractor's payment terms shall apply to all purchases and to all payment methods.

30. PROTECTION OF GOVERNMENT PROPERTY: The Contractor shall use reasonable care to avoid damaging existing buildings, equipment, and vegetation (such as trees, shrubs, and grass) on City property. If the Contractor fails to do so and damages such property, the Contractor shall replace or repair the damage at no expense to the City, as determined and approved by the City's Director of Procurement. If the Contractor fails or refuses to make such repair or replacement, the City and the Contractor will determine a cost and the Contractor shall be liable for the cost thereof, which may be either reimbursed by the Contractor or deducted from the Contract price, at the option of the Contractor.

31. PROVISIONS REQUIRED BY LAW: Each and every provision of law and any clause required by law to be in the Contract shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party the Contract shall be amended to make such insertion or correction.

32. RECORDS: Internal control over all financial transactions related to this Contract shall be in accordance with sound fiscal policies. The City may, at reasonable times and places, audit the books and records of the Contractor. Said audit shall be limited to verifying Contractor's compliance with this Contract. In the event the audit is performed by an independent third party, the party must execute Contractor's Standard Non-Disclosure Agreement. Contractor is not required to keep original documents and copies of relevant documents will suffice for the purposes of this provision. The audit must be conducted during regular business hours at a mutually agreeable time and upon reasonable advanced notice.

33. RIGHT TO ASSURANCE: Whenever one party to this Contract has reason to question, in good faith, the other party's intent to perform, the former party may demand that the other party give a written assurance of this intent to perform. In the event that a demand is made and no written assurance is given within five (5) days, the demanding party may treat this failure as the other party's intent not to perform and as a cause for possible Contract termination.

34. RIGHT TO INSPECT: The City may, at reasonable times, and at the City's expense, inspect the place of business of a Contractor or subcontractor which is related to the performance of any Contract as awarded or to be awarded.

35. RIGHTS AND REMEDIES: No provision in this document or in the Contractor's proposal shall be construed, expressly or by implication, as a waiver by either party of any existing or future right and/or remedy available by law in the event of any claim, default or breach of contract. The failure of either party to insist upon the strict performance of any term or condition of the Contract, to exercise or delay the exercise of any right or remedy provided in the Contract or by law, or to accept materials or services required by this Contract or by law shall not be deemed a waiver of any right of either party to insist upon the strict performance of the Contract.

36. SEVERABILITY: The provisions of this Contract are severable to the extent that any provision or application held to be invalid shall not affect any other provision or application of the Contract which may remain in effect without the valid provision or application.

37. SHIPMENT UNDER RESERVATION PROHIBITED: No tender of a bill of lading shall operate as a tender of the materials. Non-compliance shall conform to the termination clause set forth within this document.

38. SUBCONTRACTS: No subcontract shall be entered into by the Contractor with any other party to furnish any of the material/service specified herein without the advance written approval of the City's Director of Procurement. All subcontracts shall comply with Federal and State laws and regulations which are applicable to the services covered by the subcontract and shall include all the terms and conditions set forth herein which shall apply with equal force to the subcontract, as if the subcontractor were the Contractor referred to herein. The Contractor is responsible for contract performance whether or not subcontractors are used.

39. SUBSEQUENT EMPLOYMENT: The City may terminate this Contract without penalty or further obligation pursuant to A.R.S. Section 38-511 if any person significantly involved in initiating, negotiating, securing, drafting, or creating the Contract, on behalf of the City, is or becomes, at any time while the Contract or any extension of the Contract is in effect, an employee of, or a contractor to, any other party to this Contract with respect to the subject matter of the Contract. Termination shall be effective when written notice from the City's Director of Procurement is received by the parties to this Contract, unless the notice specifies a later time.

40. TERMINATION OF CONTRACT: This Contract may be terminated at any time by mutual written consent, or by the City, with or without cause, upon giving thirty (30) days written notice. The City, at its convenience, by written notice, may terminate this Contract, in whole or in part. If this Contract is terminated, the City shall be liable only for payment under the payment provisions of this Contract for services rendered and accepted material received by the City before the effective date of termination.

The City reserves the right to terminate the whole or any part of this Contract due to the failure of the Contractor to carry out any term or condition of the Contract. The City will issue a written ten (10) day notice of default to the Contractor for acting or failing to act as specified in any of the following:

In the reasonable opinion of the City, the Contractor provides personnel that do not meet the requirements of the Contract;

In the reasonable opinion of the City, the Contractor fails to perform adequately the stipulations, conditions or services/specifications required in this Contract;

In the reasonable opinion of the City, the Contractor attempts to impose personnel, materials, products or workmanship of an unacceptable quality;

The Contractor fails to furnish the required service and/or product within the time stipulated in the Contract;

In the reasonable opinion of the City, the Contractor fails to make progress in the performance of the requirements of the Contract;

The Contractor gives the City a positive indication that the Contractor will not or cannot perform to the requirements of the Contract.

The Contractor shall have thirty (30) days from receipt of notice from the City to cure any default.

Each payment obligation of the City created by this Contract is conditioned upon the availability of City, State and Federal funds that are appropriated or allocated for the payment of such an obligation. If funds are not allocated by the City and available for the continued purchase of the services and/or materials provided under this Contract, this Contract may be terminated by the City at the end of the period for which funds are available. The City will endeavor to notify the Contractor in the event that continued service will or may be affected by non-appropriation. No penalty shall accrue to the City in the event this provision is exercised, and the City shall not be obligated or liable for any future payments due or for any damages as a result of termination under this paragraph.

41. TITLE AND RISK OF LOSS: The title and risk of loss of material or service shall not pass to the City until the City actually receives the material or service at the point of delivery, unless otherwise provided within this Contract.

42. WARRANTIES: The City understands that the Contractor is not the manufacturer of the products purchased by the City hereunder and the only warranties offered are those of the manufacturer, not the Contractor or its affiliates. In purchasing the products, the City is relying on the manufacturer's specifications only and is not relying on any statements, specifications, photographs or other illustrations representing the products that may be provided by the Contractor or its affiliates. THE CONTRACTOR AND ITS AFFILIATES HEREBY EXPRESSLY DISCLAIM ALL WARRANTIES EITHER EXPRESS OR IMPLIED, RELATED TO PRODUCTS, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF TITLE, ACCURACY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, WARRANTY OF NONINFRINGEMENT, OR ANY WARRANTY RELATING TO THIRD PARTY SERVICES. THE DISCLAIMER CONTAINED IN THIS PARAGRAPH DOES NOT AFFECT THE TERMS OF ANY MANUFACTURER'S WARRANTY.

In connection with the products, certain services, such as extended warranty service by manufacturers, are sold by the Contractor as a distributor or sales agent ("Third Party Services"). In the case of Third Party Services, the third party will be the party responsible for providing the services to the City and the City will look solely to the third party for any loss, claims or damages arising from or related to the provision of such Third Party Services. The City hereby releases the Contractor and its affiliates from any and all claims arising from or relating to the purchase or provision of any such Third Party Services. Any amounts, including, but not limited to, taxes, associated with Third Party Services which may be collected by the Contractor will be collected solely in the capacity as an independent sales agent.

Contractor warrants that all material or service delivered under this Contract shall conform to the specifications of this Contract. Mere receipt of shipment of the material or service specified and any inspection incidental thereto by the City shall not alter or affect the obligations of the Contractor or the rights of the City under the foregoing warranties. Additional warranty requirements may be set forth in this document.

CITY OF TUCSON

Information Technology Solutions including desktops, notebooks, servers, software, peripherals and services

RFP# 103733

February 19th, 2013



*CDW Government LLC
230 N. Milwaukee Ave.
Vernon Hills, IL 60061*

ORIGINAL





One CDW Way
230 N. Milwaukee Avenue
Vernon Hills, IL 60061

Phone: 847.465.6000
Fax: 847.419.6200
Toll-free: 800.808.4239

CDWG.com/PeopleWhoGetIT

February 14, 2013
City of Tucson Department of Procurement
Attn: Nathan Daou
255 W. Alameda 6th FLR
Tucson, AZ 85701

RE: CDW•G's response to Information Technology Solutions including desktops, notebooks, servers, software, peripherals and services

Dear Mr. Daou,

The City of Tucson (the City) and CDW Government (CDW•G) have a solid business relationship that spans more than 18 years. During this time, we have strengthened this relationship through our partnership with National IPA, making your contract one that holds nationwide recognition. The City's initial projection for the contract's sales was a mere \$25 million, annually. The contract currently generates sales nearly four times this forecast, totaling close to \$100 million in 2012. We feel a large part of this success is our mutual understanding of the level of commitment it takes to make a contract successful. We continue to meet the City's minimum qualifications in the following ways.

Full Range of IT Solution Products and Services. The City's contract is unique in its offering to member agencies in that our expansive portfolio provides a depth of product and services not often matched by a single manufacturer, resellers, or local vendors. We hold a long list of specializations, certifications, and awards from many of the 1,000 different manufacturers we work with. We also leverage our OEM relationships to gain pricing advantages for our customers, such as the **CDW•G-exclusive HP offering** included in our proposed pricing. We pair our complex product offering with a service portfolio that is just as impressive, with over 1,600 of our own engineers dedicated to performing services.

Strong National Presence. CDW•G serves our customers with 43 locations throughout the US and Canada, 33 of these locations added since the contract's inception in 2008. We have nationwide recognition, with over 250,000 customers in all areas of the public and private sector. Additionally, in 2012 CDW ranked no. 31 on *Forbes'* list of America's Largest Private Companies.

Nationwide Distribution Capabilities. Agencies using the City's contract receive their products in an average 3-5 days from our two strategically located distribution centers. We ship most of credit approved in-stock orders same day, with a 99.7% shipment accuracy.

Demonstrated Sales Presence. We have over 840 Account Managers dedicated to our CDW•G customers alone, with 65 Field Account Executives across the country providing personal, onsite support.

State of the Art Ordering and Billing Capabilities. Users of the City's contract place their orders in the way that best fits their needs. In addition to telephone, email, chat, and fax, purchasers can utilize their user-friendly, customized websites. Each site provides a plethora of tools, with their own CDW•G Extranet page giving them the ability to create custom reports, manage assets, and retrieve invoices, among many other functionalities.

We shall continue to surpass the City's expectations into the second term of our agreement, and look forward to continuing the successful trend of the contract. If you have any questions, please contact Proposal Specialist Larissa Newman at 866.259.0569 or larinew@cdw.com.

Sincerely,

Tara K. Barbieri
Director, Program Sales

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Tab One



Offer and Acceptance Form

OFFER AND ACCEPTANCE

OFFER

TO THE CITY OF TUCSON:

The Undersigned hereby offers and shall furnish the material or service in compliance with all terms, scope of work, conditions, specifications, and amendments in the Request for Proposal which is incorporated by reference as if fully set forth herein.

For clarification of this offer, contact:

CDW Government LLC
Company Name

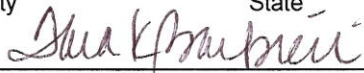
Name: Larissa Newman

230 N Milwaukee Ave
Address

Title: Proposal Specialist

Vernon Hills IL 60061
City State Zip

Phone: 866.259.0569


Signature of Person Authorized to Sign

Fax: 312.752.4078

Tara K. Barbieri
Printed Name

E-mail: larinew@cdw.com

Director, of Program Sales
Title

ACCEPTANCE OF OFFER

The Offer is hereby accepted. The Contractor is now bound to sell the materials or services specified in the Contract. This Contract shall be referred to as Contract No. _____.

CITY OF TUCSON, a municipal corporation

Approved as to form this _____ day of _____, 2013.

Awarded this _____ day of _____, 2013.

As Tucson City Attorney and not personally

Marcheta Gillespie, C.P.M., CPPO, CPPB, CPM
As Interim Director of Procurement and not personally

Tab Two



Amendment

CITY OF TUCSON DEPARTMENT OF PROCUREMENT

REQUEST FOR PROPOSAL NO. 130733

INFORMATION TECHNOLOGY SOLUTIONS including DESKTOPS, NOTEBOOKS, SERVERS, SOFTWARE, PERIPHERALS, AND SERVICES

AMENDMENT NO. 1 (ONE)

The referenced document has been modified as per the attached Amendment No. 1 (ONE).

Please sign this Amendment where designated and return the executed copy with the submission of your proposal. This amendment is hereby made part of the referenced proposal as though fully set forth therein. Any questions regarding this amendment should be addressed to **NATHAN DAOU**.

ND/swb

REQUEST FOR PROPOSAL AMENDMENT

CITY OF TUCSON
DEPARTMENT OF PROCUREMENT
255 W. ALAMEDA, 6TH FLOOR, TUCSON, AZ 85701
P.O. BOX 27210, TUCSON, AZ 85726
ISSUE DATE: FEBRUARY 6, 2013

REQUEST FOR PROPOSAL NO. 130733
RFP AMENDMENT NO. 1 (ONE)
PAGE NO. 1 OF 3
RFP DUE DATE: FEBRUARY 19, 2013
RESPONSIBLE CONTRACT OFFICER: NATHAN DAOU

A SIGNED COPY OF THIS AMENDMENT MUST BE SUBMITTED WITH YOUR SEALED PROPOSAL.
THIS REQUEST FOR PROPOSAL IS AMENDED AS FOLLOWS:

INFORMATION TECHNOLOGY SOLUTIONS including DESKTOPS, NOTEBOOKS, SERVERS, SOFTWARE, PERIPHERALS, AND SERVICES

1. The Proposal Due Date is hereby changed to February 19, 2013 at 4:00 PM Local Arizona Time.
2. Representatives from the following firms were in attendance at the Pre-Proposal Conference on January 29, 2012:

Copper State Communications
Leeshanok Network Solutions
CDW Government
Office Depot/Tech Depot
Dell
World Wide Technology, Inc.

3. Requests have been made to have the RFP document in Microsoft Word format, as opposed to Adobe PDF format. Therefore, the RFP document in Microsoft Word format is hereby attached to this amendment.
4. The first sentence of the second paragraph of Paragraph 5 (Pricing) of the Scope of Work section is hereby replaced with the following sentence:

"Price discounts will be evaluated by applying the Vendor's discount to the prices listed on the verifiable price index."
5. Attachment A, the Revised Sample Items List is hereby replaced with the attached REVISED Attachment A. Offerors should fill out the REVISED Attachment A instead of the original Attachment A.
6. **CLARIFICATIONS:** The following questions have been received by the City. The questions, along with the City's responses are provided below:

Q: Is it acceptable to add lines to the price page under Group 11 (Services) to list hourly rates?

A: Yes.

REQUEST FOR PROPOSAL AMENDMENT

CITY OF TUCSON
DEPARTMENT OF PROCUREMENT
255 W. ALAMEDA, 6TH FLOOR, TUCSON, AZ 85701
P.O. BOX 27210, TUCSON, AZ 85726
ISSUE DATE: FEBRUARY 6, 2013

REQUEST FOR PROPOSAL NO. 130733
RFP AMENDMENT NO. 1 (ONE)
PAGE NO. 2 OF 3
RFP DUE DATE: FEBRUARY 19, 2013
RESPONSIBLE CONTRACT OFFICER: NATHAN DAOU

A SIGNED COPY OF THIS AMENDMENT MUST BE SUBMITTED WITH YOUR SEALED PROPOSAL.
THIS REQUEST FOR PROPOSAL IS AMENDED AS FOLLOWS:

- Q:** National IPA Exhibit A (“National IPA Response for National Cooperative Contract”), which is part of Attachment B to the RFP, states in Paragraph 3.3.B.iv that Supplier must provide a commitment to attend and participate with National IPA at national and supplier-specific trade shows, conferences and meetings. Do we have to participate in all meetings? If so, what are the event dates, details?
- A:** National IPA and the awarded supplier(s) will work together to develop a marketing and communication strategy that is mutually agreed upon by both parties. The strategy will include identification of trade shows, conferences, meetings that will be beneficial to promotion of the awarded agreement. It is the expectation of National IPA that the awarded supplier(s) trade show strategy plan will include attendance and exhibition at the NIGP Annual Forum and NPI Annual Conference throughout the term of the agreement. Regional conferences and industry-specific events will be discussed and agreed upon during marketing strategy planning after the award is made.

- Q:** National IPA Exhibit A (“National IPA Response for National Cooperative Contract”), which is part of Attachment B to the RFP, states in Paragraph 3.3.B.vi that the Supplier must provide a plan for the design and publication of national and regional advertising in trade publications throughout the term of the Master Agreement. Please elaborate on what will minimally be expected of the Supplier in regards to this item.
- A:** National IPA and the awarded supplier(s) will work together to develop a marketing and communication strategy that is mutually agreed upon by both parties. The strategy will include identification of advertising opportunities that will be beneficial to promotion of the awarded agreement. It is the expectation of National IPA that the awarded supplier(s) will include advertising as part of the overall marketing strategy in order to promote the awarded agreement.

- Q:** National IPA Exhibit A (“National IPA Response for National Cooperative Contract”), which is part of Attachment B to the RFP, states in Paragraph 3.3.K that the Supplier must state the amount of your company’s Public Agency sales for the previous fiscal year, and that the Supplier must provide a list of your top 10 Public Agency customers. For this, is National IPA looking for any government client? What if a supplier does not have a way to segment our combined sales by vertical type?
- A:** If a supplier does not have a way to segment their combined sales by vertical type, then the supplier should provide a total sales amount for all public agencies combined. National IPA is trying to understand the supplier's current sales in the public agency sector.

REQUEST FOR PROPOSAL AMENDMENT

CITY OF TUCSON
DEPARTMENT OF PROCUREMENT
255 W. ALAMEDA, 6TH FLOOR, TUCSON, AZ 85701
P.O. BOX 27210, TUCSON, AZ 85726
ISSUE DATE: FEBRUARY 6, 2013

REQUEST FOR PROPOSAL NO. 130733
RFP AMENDMENT NO. 1 (ONE)
PAGE NO. 3 OF 3
RFP DUE DATE: FEBRUARY 19, 2013
RESPONSIBLE CONTRACT OFFICER: NATHAN DAOU

A SIGNED COPY OF THIS AMENDMENT MUST BE SUBMITTED WITH YOUR SEALED PROPOSAL.
THIS REQUEST FOR PROPOSAL IS AMENDED AS FOLLOWS:

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ALL OTHER PROVISIONS OF THE REQUEST FOR PROPOSAL SHALL REMAIN IN THEIR ENTIRETY.
VENDOR HEREBY ACKNOWLEDGES RECEIPT AND UNDERSTANDING OF THE ABOVE AMENDMENT.

 02/13/2013
Signature Date
Tara K. Barbieri/Director, Program Sales
Typed Name and Title

CDW Government LLC
Company Name
230 N Milwaukee Ave
Address
Vernon Hills IL 60061
City State Zip

revised 2/99

Tab Three



Copy of RFP
Document

CITY OF TUCSON REQUEST FOR PROPOSAL

REQUEST FOR PROPOSAL NUMBER: 130733
PROPOSAL DUE DATE: FEBRUARY 12, 2013 AT 4:00 P.M. LOCAL AZ TIME
PROPOSAL SUBMITTAL LOCATION: DEPARTMENT OF PROCUREMENT
255 W. ALAMEDA, 6TH FLOOR, TUCSON, AZ 85701

MATERIAL OR SERVICE: INFORMATION TECHNOLOGY SOLUTIONS
INCLUDING DESKTOPS, NOTEBOOKS,
SERVERS, SOFTWARE, PERIPHERALS, AND
SERVICES

PRE-PROPOSAL CONFERENCE DATE: JANUARY 29, 2013
TIME: 11:00 A.M., LOCAL AZ TIME
LOCATION: CITY HALL, ATTORNEY'S CONFERENCE ROOM
255 W. ALAMEDA, 7TH FLOOR, TUCSON, AZ 85701

CONTRACT OFFICER: NATHAN DAOU
TELEPHONE NUMBER: (520) 837-4136
nathan.daou@tucsonaz.gov

A copy of this solicitation and possible future amendments may be obtained from our Internet site at: <http://www.tucsonprocurement.com/> by selecting the Bid Opportunities link and the associated solicitation number. The City does not mail out Notices of available solicitations via the U.S. Postal Service. Email notifications are sent to those interested offerors who are registered with us and who have selected email as their preferred delivery method. To register, please visit www.tucsonprocurement.com, click on Vendors, then click on Vendor Registration. To update an existing record, click on Vendors, click on What's New?, and read the section titled "Notice of Solicitations." You may also call (520) 791-4217 if you have questions.

Competitive sealed proposals for the specified material or service shall be received by the Department of Procurement, 255 W. Alameda, 6th Floor, Tucson, Arizona 85701, until the date and time cited.

Proposals must be in the actual possession of the Department of Procurement at the location indicated, on or prior to the exact date and time indicated above. Late proposals shall not be considered. The prevailing clock shall be the City Department of Procurement clock.

Proposals must be submitted in a sealed envelope. The Request for Proposal number and the offeror's name and address should be clearly indicated on the outside of the envelope. All proposals must be completed in ink or typewritten. Questions must be addressed to the Contract Officer listed above.

****ALERT****

Effective April 9, 2012, the Tucson Modern Streetcar project will begin the downtown streetcar construction and downtown streets will be affected until further notice. Please plan your route accordingly. For further information, please visit the Tucson Modern Streetcar website at <http://www.tucsonstreetcar.com/> or call 520-624-5656.

ND/swb

PUBLISH DATE: JANUARY 22, 2013

CITY OF TUCSON

REQUEST FOR PROPOSAL

REQUEST FOR PROPOSAL NUMBER:	130733
PROPOSAL DUE DATE:	FEBRUARY 12, 2013 AT 4:00 P.M. LOCAL AZ TIME
PROPOSAL SUBMITTAL LOCATION:	DEPARTMENT OF PROCUREMENT 255 W. ALAMEDA, 6 TH FLOOR, TUCSON, AZ 85701
MATERIAL OR SERVICE:	INFORMATION TECHNOLOGY SOLUTIONS INCLUDING DESKTOPS, NOTEBOOKS, SERVERS, SOFTWARE, PERIPHERALS, AND SERVICES
PRE-PROPOSAL CONFERENCE DATE:	JANUARY 29, 2013
TIME:	11:00 A.M., LOCAL AZ TIME
LOCATION:	CITY HALL, ATTORNEY'S CONFERENCE ROOM 255 W. ALAMEDA, 7 TH FLOOR, TUCSON, AZ 85701
CONTRACT OFFICER:	NATHAN DAOU
TELEPHONE NUMBER:	(520) 837-4136 nathan.daou@tucsonaz.gov

A copy of this solicitation and possible future amendments may be obtained from our Internet site at: <http://www.tucsonprocurement.com/> by selecting the Bid Opportunities link and the associated solicitation number. The City does not mail out Notices of available solicitations via the U.S. Postal Service. Email notifications are sent to those interested offerors who are registered with us and who have selected email as their preferred delivery method. To register, please visit www.tucsonprocurement.com, click on Vendors, then click on Vendor Registration. To update an existing record, click on Vendors, click on What's New?, and read the section titled "Notice of Solicitations." You may also call (520) 791-4217 if you have questions.

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Proposals must be submitted in a sealed envelope. The Request for Proposal number and the offeror's name and address should be clearly indicated **on the outside** of the envelope. All proposals must be completed in ink or typewritten. Questions must be addressed to the Contract Officer listed above.

******ALERT******

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ND/swb

PUBLISH DATE: JANUARY 22, 2013

INTRODUCTION

The City of Tucson (the "City") is requesting proposals from firms qualified to provide **Information Technology Solutions including desktops, notebooks, servers, software, peripherals and services**, to be delivered F.O.B. destination to various locations though out the City of Tucson.

Requirements and qualifications are defined in detail in the Scope of Work and Technical Requirements Section of this Request for Proposal (RFP).

NATIONAL CONTRACT REQUIREMENTS

The City, as the Principal Procurement Agency, as defined in Attachment B, has partnered with the National Intergovernmental Purchasing Alliance Company ("National IPA") to make the resultant contract ("Master Agreement") from this solicitation available to other public agencies nationally, including state and local governmental entities, public and private primary, secondary and higher education entities, non-profit entities, and agencies for the public benefit ("Public Agencies"), through National IPA's cooperative purchasing program. The City is acting as the contracting agency for any other Public Agency that elects to utilize the resulting Master Agreement. Use of the Master Agreement by any Public Agency is preceded by their registration with National IPA as a Participating Public Agency in National IPA's cooperative purchasing program. Attachment I contains additional information on National IPA and the cooperative purchasing agreement.

With corporate, pricing and sales commitments from the Supplier, National IPA provides marketing and administrative support for the Supplier that directly promotes the Supplier's products and services to Participating Public Agencies though multiple channels, each designed to promote specific products and services to Public Agencies on a national basis. Public Agencies benefit from pricing based on aggregate spend and the convenience of a contract that has already been advertised and competed. The Supplier benefits from a contract that allows Participating Public Agencies to directly purchase goods and services without the Supplier's need to respond to additional competitive solicitations. As such, the Supplier must be able to accommodate a nationwide demand for services and to fulfill obligations as a nationwide Supplier and respond to the National IPA documents (Attachment B). The City, reserves the right to deem submissions that do not include a response to the National IPA documents as non-responsive.

The City anticipates spending approximately \$750,000 over the full potential Master Agreement term for Informational Technology Solutions. While no minimum volume is guaranteed to the Supplier, the estimated annual volume of Informational Technology Solutions purchased under the Master Agreement through National IPA is approximately \$100,000,000. This projection is based on the current annual volumes among the City, other Participating Public Agencies that are anticipated to utilize the resulting Master Agreement to be made available to them through National IPA, and volume growth into other Public Agencies through a coordinated marketing approach between the Supplier and National IPA.

SCOPE OF WORK

1. **QUALIFIED VENDORS:** Offerors should meet the minimum qualifications:
 - a) A full range of information technology solution products and services to meet varying requirements of governmental agencies.
 - b) Have a strong national presence as a computer solutions provider.
 - c) Have a distribution model capable of delivering products, free of charge, in a timely manner on a nationwide basis.
 - d) Have a demonstrated sales presence.
 - e) Ability to provide a toll-free telephone and state of the art electronic facsimile and internet ordering and billing capabilities.

Be able to meet the minimum requirements of the cooperative purchasing program detailed herein.

2. **ORDERING:** Although the City is open to alternate ordering methods, the primary methods for customers placing orders with the Contractor is through the following:
 - a. Online
 - b. Telephone
 - c. Fax
 - d. Email
3. **DELIVERY REQUIREMENT:** Contractor agrees to deliver all products to the desktop of the ordering customer. In many cases within the City, the Contractor may be asked to deliver all goods to the front counter within a given department.
4. **SCOPE OF PRODUCTS:** The intent of this solicitation is to establish a contract with the ability to purchase a comprehensive, wide variety of Information Technology Solution Products including but not limited to the following categories:
 - a. Personal Computer Systems: National brand name desktop PCs, notebooks and laptops from Enterprise Tier and Middle Tier vendors that are business related computers, manufactured by companies, such as, Apple, COMPAQ, Dell, Gateway, Hewlett Packard, IBM / Lenovo and Toshiba.
 - b. Standard Business Workstation: These will be used for typical tasks, which will include word processing, spreadsheet analysis, database management, business graphics, statistical analysis, internet, and other office automation activities. Product will include the operating system license, software media and documentation in the hardware shipment.
 - c. High End Workstation: These will be used by application developers using GIS, CASE or other high level language development tools, Computer Aided Design and Drafting professional, Internet Application developers or other sophisticated application work. Product will include the operating system license, software media and documentation in the hardware shipment.
 - d. Laptop Computer or Notebook: These will be used by traveling or remote access user for typical office automation and business productivity use. With a port replicator or docking station, it may also be used as a standard desktop. Product will include the operating system license, software media and documentation in the hardware shipment.
 - e. Network Equipment: This includes equipment primarily used for communications over an IP network. This includes layer 2 and layer 3 switches, routers, area wireless access points, point-to-point wireless access, optics, media interfaces (i.e serial, T1, T3, OC3) and fiber channel. Class of equipment should include home office, small and medium business, and enterprise. Vendors may include, but not limited to, Cisco Systems, Dell, Juniper Networks, HP, Extreme Networks, Enterasys Networks, D-Link, Netgear, and Brocade Communications Systems.

- f. **Monitors:** These will include plug and play compatible monitors that are manufactured for the above systems and/or any other brand that may be specifically called for by the ordering entity and which meet the most current UL and OSHA requirements.
- g. **Computer and Network Products and Peripherals:** Complete availability of major manufacturers product lines on items such as, but not limited to RAM, graphic accelerator cards, network interface cards, cables, printers, scanners, keyboards, drives, memory cards, cables, batteries, etc.
- h. **Services:** Services such as cloud computing, consulting, technical support, leasing/financing, trade-ins, repair, design, analysis, configuration, implementation, installation, training and maintenance, etc. In addition, services which are related to the design, use or operation of the products being purchased such as system configurations, testing, hardware/software installation, upgrades, imaging, etc..

Note: All hardware should come assembled. For example, if extra memory, additional drives or peripherals are ordered, the Vendor must install them.

- i. **Comprehensive Product Offering:** Offeror's complete catalog and services offered shall be available. Each offeror awarded a contract under this solicitation may offer their complete product and service offering. Pricing for products and services must be entered on the appropriate section of the Price Page. The City reserves the right to accept or reject any or all items offered.

5. PRICING: Vendors shall provide a price in the format of a percentage discount off a verifiable price index. Vendors may submit discounts for various manufacturers. Discounts will remain firm and will include all charges that may be incurred in fulfilling requirement(s) for the twelve-month period following contract award. However, pricing may fluctuate as the price for the product changes with the verifiable pricing standard. Also, the "technology marketplace" is one of rapid change, with new products and revisions coming into the marketplace on a regular basis, it is required that a verifiable pricing formula or guaranteed discount matrix be included with response. In addition to decreasing prices for the balance of the Contract term due to a change in market conditions, a Contractor may conduct sales promotions involving price reductions for a specified lesser period. In the event a product is discontinued, Vendor will provide a product of the same or greater functionality, utilizing the proposed discount structure. In addition, Vendor must notify the City in writing within 60 days of EOL (end of life) on all models.

Award will be determined by applying the Vendor's discount to the prices listed on the verifiable price index. The City has provided various sample items on the Sample Item List (See Attachment A) for pricing evaluation purposes. Vendors are required to fill out the Sample Items List.

It is the Vendor's responsibility to provide the City with an up-to-date price list for the duration of the contract.

- 6. AWARD:** It is the City's intention that a single or limited number of awards will be made under this solicitation.
- 7. DEFECTIVE PRODUCT:** All defective products shall be replaced and exchanged by the Contractor. The cost of transportation, unpacking, inspection, re-packing, re-shipping or other like expenses shall be paid by the Contractor. All replacement products must be received by the City within seven (7) days of initial notification.

INSTRUCTIONS TO OFFERORS

1. DEFINITION OF KEY WORDS USED IN THE SOLICITATION:

For purposes of this solicitation and subsequent contract, the following definitions shall apply:

City: The City of Tucson, Arizona

Contract: The legal agreement executed between the City and the Contractor/Consultant. The Contract shall include this RFP document incorporated herein by reference, all terms, conditions, specifications, scope of work, Amendments, the Contractor's offer and negotiated items as accepted by the City.

Contractor/Consultant: The individual, partnership, or corporation who, as a result of the competitive solicitation process, is awarded a contract by the City.

Contract Representative: The City employee or employees who have specifically been designated to act as a contact person or persons to the Contractor, and is responsible for monitoring and overseeing the Contractor's performance under this Contract.

Director of Procurement: The contracting authority for the City, authorized to sign contracts and amendments thereto on behalf of the City.

May: Indicates something that is not mandatory but permissible.

Offeror: The individual, partnership, or corporation who submits a proposal in response to a solicitation.

Shall, Will, Must: Indicates a mandatory requirement. Failure to meet these mandatory requirements, if they constitute a substantive requirement, may, at the City's sole discretion, result in the rejection of a proposal as non-responsive.

Should: Indicates something that is recommended but not mandatory. If the Offeror fails to provide recommended information, the City may, at its sole option, ask the Offeror to provide the information or evaluate the proposal without the information.

2. PRE-PROPOSAL CONFERENCE: If scheduled, the date and time of a Pre-Proposal conference is indicated on the cover page of this document. Attendance at this conference is not mandatory. Written minutes and/or notes will not be available, therefore attendance is encouraged. If an Offeror is unable to attend the Pre-Proposal Conference questions may be submitted in writing. Offerors are encouraged to submit written questions, via electronic mail or facsimile, at least five days prior to the Request for Proposal due date to the Contract Officer listed above. The purpose of this conference will be to clarify the contents of this Request for Proposal in order to prevent any misunderstanding of the City's position. Any doubt as to the requirements of this Request for Proposal or any apparent omission or discrepancy should be presented to the City at this conference. The City will then determine the appropriate action necessary, if any, and may issue a written amendment to the Request for Proposal. Oral statements or instructions will not constitute an amendment to this Request for Proposal.

3. INQUIRIES: Any question related to the Request for Proposal shall be directed to the Contract Officer whose name appears above. An offeror shall not contact or ask questions of the department for whom the requirement is being procured. The Contract Officer may require any and all questions be submitted in writing. Offerors are encouraged to submit written questions via electronic mail or facsimile, at least five days prior to the proposal due date. Any correspondence related to a solicitation should refer to the appropriate Request for Proposal number, page and paragraph number. An envelope containing questions should be identified as such, otherwise it may not be opened until after the official proposal due date and time. Oral interpretations or clarifications will be without legal effect. Only questions answered by a formal written amendment to the Request for Proposal will be binding.

4. AMENDMENT OF REQUEST FOR PROPOSAL: The Offeror shall acknowledge receipt of a Request for Proposal Amendment by signing and returning the document by the specified due date and time.

5. FAMILIARIZATION OF SCOPE OF WORK: Before submitting a proposal, each offeror shall familiarize itself with the Scope of Work, laws, regulations and other factors affecting contract performance. The Offeror shall be responsible for fully understanding the requirements of the subsequent Contract and otherwise satisfy itself as to the expense and difficulties accompanying the fulfillment of contract requirements. The submission of a proposal will constitute a representation of compliance by the Offeror. There will be no subsequent financial adjustment, other than that provided by the subsequent Contract, for lack of such familiarization.

6. PREPARATION OF PROPOSAL:

A. All proposals shall be on the forms provided in this Request for Proposal package. It is permissible to copy these forms as required. Facsimiles or electronic mail proposals shall not be considered.

B. At a minimum, your proposal should include the signed Offer and Acceptance form, signed copies of any solicitation amendments, completed Price Page and your response to all evaluation criteria.

C. The Offer and Acceptance page shall be signed by a person authorized to submit an offer. An authorized signature on the Offer and Acceptance page, Proposal Amendment(s), or cover letter accompanying the proposal documents shall constitute an irrevocable offer to sell the good and/or service specified herein. Offeror shall submit any additional requested documentation, signifying intent to be bound by the terms of the agreement.

- D. The authorized person signing the proposal shall initial erasure, interlineations or other modifications on the proposal.
 - E. In case of error in the extension of prices in the proposal, unit price shall govern when applicable.
 - F. Periods of time, stated as a number of days, shall be in calendar days.
 - G. It is the responsibility of all offerors to examine the entire Request for Proposal package and seek clarification of any requirement that may not be clear and to check all responses for accuracy before submitting a proposal. Negligence in preparing a proposal confers no right of withdrawal after due date and time.
 - H. The City shall not reimburse the cost of developing, presenting, submitting or providing any response to this solicitation.
 - I. Offeror must list any subcontractors to be utilized in the performance of the services specified herein. For each subcontractor, details on respective qualifications must be included.
7. **PAYMENT DISCOUNTS:** Payment discount periods shall be computed from the date of receipt of the material/service or correct invoice, whichever is later, to the date City's payment warrant is mailed. Unless freight and other charges are itemized, any discount provided shall be taken on full amount of invoice. Payment discounts of twenty-one calendar days or more shall be deducted from the proposed price in determining the price points. However, the City shall be entitled to take advantage of any payment discount offered by a vendor provided payment is made within the discount period. The payment discount shall apply to all purchases and to all payment methods.
8. **TAXES:** The City of Tucson is exempt from federal excise tax, including the federal transportation tax.
9. **PROPOSAL/SUBMITTAL FORMAT:** An original and 5 copies (6 total) of each proposal should be submitted on the forms and in the format specified in the RFP. Offerors shall also submit two electronic copies of the proposal on cd, disc or zip disc in MS Office 2003 or .pdf format. Any confidential information shall be submitted on a separate cd, disc or zip disc. The original copy of the proposal should be clearly labeled "Original" and shall be single-sided, three hole punched and in a binder. The material should be in sequence and related to the RFP. **The sections of the submittal should be tabbed, clearly identifiable and should include a minimum of the following sections: the completed Offer and Acceptance Form, all signed Amendments, a copy of this RFP document and the Offeror's response to the Evaluation Criteria including the completed Price Page.** Failure to include the requested information may have a negative impact on the evaluation of the offeror's proposal.
10. **EXCEPTIONS TO CONTRACT PROVISIONS:** A response to any Request for Proposal is an offer to contract with the City based upon the contract provisions contained in the City's Request for Proposal, including but not limited to, the specifications, scope of work and any terms and conditions. Offerors who wish to propose modifications to the contract provisions must clearly identify the proposed deviations and any proposed substitute language. The provisions of the Request for Proposal cannot be modified without the express written approval of the Director or his designee. If a proposal or offer is returned with modifications to the contract provisions that are not expressly approved in writing by the Director or his designee, the contract provisions contained in the City's Request for Proposal shall prevail.
11. **PUBLIC RECORD:** All proposals submitted in response to this Request for Proposal shall become the property of the City and shall become a matter of public record available for review subsequent to the award notification.
12. **CONFIDENTIAL INFORMATION:** The City of Tucson is obligated to abide by all public information laws. If an Offeror believes that any portion of a proposal, offer, specification, protest or correspondence contains information that should be withheld, a statement advising the Contract Officer of this fact should accompany the submission and the information shall be so identified wherever it appears. The City shall review all requests for confidentiality and may provide a written determination to designate specified documents confidential or the request may be denied. Price is not confidential and will not be withheld. If the confidential request is denied, such information shall be disclosed as public information, unless the offeror submits a formal written objection.
13. **CERTIFICATION:** By signature on the Offer and Acceptance page, solicitation Amendment(s), or cover letter accompanying the submittal documents, Offeror certifies:
- A. The submission of the offer did not involve collusion or other anti-competitive practices.
 - B. The Offeror shall not discriminate against any employee or applicant for employment in violation of Federal or State law.
 - C. The Offeror has not given, offered to give, nor intends to give at any time hereafter, any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, meal or service to a public servant in connection with the submitted offer.
 - D. The Offeror hereby certifies that the individual signing the submittal is an authorized agent for the Offeror and has the authority to bind the Offeror to the Contract.

- 14. WHERE TO SUBMIT PROPOSALS:** In order to be considered, the Offeror must complete and submit its proposal to the City of Tucson Department of Procurement at the location indicated, prior to or at the exact date and time indicated on the Notice of Request for Proposal page. The Offeror's proposal shall be submitted in a sealed envelope. The words "SEALED PROPOSAL" with the REQUEST FOR PROPOSAL TITLE, REQUEST FOR PROPOSAL NUMBER, PROPOSAL DUE DATE AND TIME and OFFEROR'S NAME AND ADDRESS shall be written on the envelope.
- 15. LATE PROPOSALS:** Late proposals will be rejected.
- 16. OFFER AND ACCEPTANCE PERIOD:** In order to allow for an adequate evaluation, the City requires an offer in response to this solicitation to be valid and irrevocable for ninety (90) days after the proposal due date and time.
- 17. WITHDRAWAL OF PROPOSAL:** At any time prior to the specified solicitation due date and time, an offeror may formally withdraw the proposal by a written letter, facsimile or electronic mail from the Offeror or a designated representative. Telephonic or oral withdrawals shall not be considered.
- 18. DISCUSSIONS:** The City reserves the right to conduct discussions with offerors for the purpose of eliminating minor irregularities, informalities, or apparent clerical mistakes in the proposal in order to clarify an offer and assure full understanding of, and responsiveness to, solicitation requirements.
- 19. CONTRACT NEGOTIATIONS:** Exclusive or concurrent negotiations may be conducted with responsible offeror(s) for the purpose of altering or otherwise changing the conditions, terms and price of the proposed contract unless prohibited. Offerors shall be accorded fair and equal treatment in conducting negotiations and there shall be no disclosure of any information derived from proposals submitted by competing offerors. Exclusive or concurrent negotiations shall not constitute a contract award nor shall it confer any property rights to the successful offeror. In the event the City deems that negotiations are not progressing, the City may formally terminate these negotiations and may enter into subsequent concurrent or exclusive negotiations with the next most qualified firm(s).
- 20. VENDOR APPLICATION:** Prior to the award of a Contract, the successful offeror shall register with the City's Department of Procurement. Registration can be completed at <http://www.tucsonprocurement.com/> by clicking on Vendor Services. Please note that email notifications of newly published solicitations and amendments will be provided to those vendors that select email as their preferred delivery method in their vendor record.
- 21. CITY OF TUCSON BUSINESS LICENSE:** It is the responsibility of the Contractor to have a City of Tucson Business License throughout the life of this contract or a written determination from the City's Business License Section that a license is not required. At any time during the contract, the City may request the Contractor to provide a valid copy of the business license or a written determination that a business license is not required. Application for a City Business License can be completed at <http://www.tucsonaz.gov/etax>. For questions contact the City's Business License Section at (520) 791-4566 or email at tax-license@tucsonaz.gov.
- 22. UPON NOTICE OF INTENT TO AWARD:** The apparent successful offeror shall sign and file with the City, within five (5) days after Notice of Intent to Award, all documents necessary to the successful execution of the Contract.
- 23. AWARD OF CONTRACT:** Notwithstanding any other provision of the Request for Proposal, the City reserves the right to:
- (1) waive any immaterial defect or informality; or
 - (2) reject any or all proposals, or portions thereof; or
 - (3) reissue the Request for Proposal.

A response to this Request for Proposal is an offer to contract with the City based upon the terms, conditions and Scope of Work contained in the City's Request for Proposal. Proposals do not become contracts unless and until they are executed by the City's Director of Procurement and the City Attorney. A contract has its inception in the award, eliminating a formal signing of a separate contract. All of the terms and conditions of the contract are contained in the Request for Proposal, unless any of the terms and conditions are modified by a Request for Proposal amendment, a Contract Amendment, or by mutually agreed terms and conditions in the Contract documents.

- 24. PROPOSAL RESULTS:** The name(s) of the successful offeror(s) will be posted on the Procurement Department's Internet site at <http://www.tucsonprocurement.com/> upon issuance of a Notice of Intent to Award or upon final contract execution.

25. PROTESTS: A protest shall be in writing and shall be filed with the Director of Procurement. A protest of a Request for Proposal shall be received at the Department of Procurement not less than five (5) working days before the Request for Proposal due date. A protest of a proposed award or of an award shall be filed within ten (10) days after issuance of notification of award or issuance of a notice of intent to award, as applicable. A protest shall include:

- A. The name, address, and telephone number of the protestant;
- B. The signature of the protestant or its representative;
- C. Identification of the Request for Proposal or Contract number;
- D. A detailed statement of the legal and factual grounds of protest including copies of relevant documents; and
- E. The form of relief requested.

PROPOSAL EVALUATION REQUIREMENTS

I. PROPOSAL EVALUATION CRITERIA – (listed in relative order of importance)

- A. Method of Approach
- B. Price
- C. Qualifications and Experience
- D. Technology

II. REQUIREMENTS SPECIFIC TO EVALUATION CRITERIA: The narrative portion and the materials presented in response to this Request for Proposal should be submitted in the same order as requested and must contain, at a minimum, the following:

A. Method of Approach

1. Provide a response to the national program.
 - a. Include a detailed response to Attachment B, Exhibit A, National IPA Response for National Cooperative contract. Responses should demonstrate a strong national presence, describe how offeror will educate its national sales force about the contract, describe how products and services will be distributed nationwide, include a plan for marketing the products and services nationwide, and describe how volume will be tracked and reported to National IPA.
 - b. The successful offeror will be required to sign Attachment B, Exhibit B, National IPA Administration Agreement. Offerors should have any reviews required to sign the document prior to submitting a response. Offeror's response should include any proposed exceptions to the National IPA Administration Agreement.
2. Provide a description of the product lines that can be provided by your firm.
3. Provide a description of the services that can be provided by your firm.
4. Describe how your firm proposes to distribute the products/services nationwide.
5. Identify all other companies that will be involved in processing, handling or shipping the products/service to the Participating Agencies. Include any subsidiaries that may include product or service under the Contract.
6. Provide the number, size and location of your firm's distribution facilities, warehouses and retail network as applicable.
7. State any return and restocking policy, and any fees, if applicable associated with returns.
8. Describe your invoicing process. Is electronic invoicing available? Is summary invoicing available? Are there other options on how an agency receives an invoice?
9. Describe your delivery commitment:
 - a. What is your fill rate guarantee?
 - b. What are your delivery days?
 - c. Do you offer next day delivery?
 - d. How do you facilitate emergency orders?
 - e. Are shipping charges exempt for ALL who use this contract?
 - f. Describe how problems (such as a customer ordering a wrong product or a customer receiving a defective product; etc.) are resolved.
10. Describe the types of customer service available to agencies that use this contract:

- a. Is online support available?
 - b. Is phone support available?
 - c. Can agencies request a dedicated service representative and/or a dedicated service team? If a dedicated customer service representative and/or team are assigned, what types of services does the representative/team provide? How do you help the customer manage our account?
 - d. How are problems resolved?
 - e. What are the location and hours of your call centers?
 - f. What response time is guaranteed when a customer service request is made?
 - g. Do you measure/track the success of your customer service program? If so, how do you do this, and what are your findings?
11. Describe the warranty period of products. Submit information on your warranty program.
12. Describe how your firm will notify customers of new products.
13. Describe how your firm notifies customers of discontinued products?
14. Describe if technical support questions are handled the same way as a customer service request? If not, describe the type(s) of technical support available, the location of technical support, and the hours of technical support.
15. Describe the proposed verifiable pricing formula or guaranteed discount matrix for new products introduced.
16. Describe what other services you offer that would be applicable to this contract (e.g., leasing/financing, services, maintenance, implementation, design, analysis, training, repair, etc.)

B. Price Proposal

1. Provide price proposal as requested on the Price Page attached herein. In addition to indicating your proposed discounts on the Price Page, you must also apply those discounts to the sample items in the Sample Items List in Attachment A.
2. Propose and provide details of additional discounts or rebates for volume orders, special manufacturers' offers, free goods program, total annual spend, etc.
3. As stated in the Instructions to Offerors, 7. Discounts, the price(s) herein can be discounted by _____%, if payment is made within _____ days. These payment terms shall apply to all purchases and to all payment methods.
4. Will payment be accepted via commercial credit card? _____Yes _____No
 - a. If yes, can commercial payment(s) be made online? _____Yes _____No
 - b. Will a third party be processing the commercial credit card payment(s)? _____Yes _____No
 - c. If yes, indicate the flat fee per transaction \$_____ (as allowable, per Section 5.2.E of Visa Operating Regulations).
 - d. If "no" to above, will consideration be given to accept the card? _____Yes _____No
5. Does your firm have a City of Tucson Business License? _____Yes _____No
If yes, please provide a copy of your City of Tucson Business license.

C. Qualifications and Experience

1. Provide a brief history and description of your firm. Discuss firm's national presence in the IT solutions industry.
2. Provide the total number and location of sales persons employed by your firm.
3. Provide the number and location of support centers (if applicable).
4. Provide your firm's annual sales for 2009, 2010, and 2011.
5. Please submit your FEIN and Dunn & Bradstreet report.

6. Provide a summarization of your experience in performing work similar to that outlined in this solicitations. Provide a minimum of three references for which your firm has provided the same solution (please include company name, address, contact person, phone number, email address and dates of service). References from other public agencies, particularly municipal governments, are preferred.
7. Provide resumes and three references (preferably from the public sector) for the primary customer service representative(s). Resume(s) shall include their title within the organization, a description of the type of work they would perform, the individuals' credentials, background, years of experience and relevant experience, etc. References shall include the contact's name, phone number, email, position, organization, and the work which the Offeror performed for the reference.
8. Provide information regarding if your organization ever failed to complete any work awarded.
9. Provide information regarding if your firm, either presently or in the past, has been involved in any litigation, bankruptcy, or reorganization.

D. Technology

1. Describe your website and the ease-of-use for customers to perform the following types of tasks:
 - a. to search for products
 - b. to find alternate products (if a certain product is not available)
 - c. to perform side-by-side price comparison of products
 - d. to order products
 - e. to order products in advance (i.e., how far in advance of required delivery date can an order be placed?)
 - f. to track order status, to include backordered items
 - g. to determine when an item was received and who received it
 - h. to restrict/block the ordering of certain line items and to restrict/block the ordering of groups
 - i. to create approval paths/levels for orders, to include creating an approval path for restricted items
 - j. to create a "favorites" list or other personalized list of frequently ordered items
 - k. to create a "shared" list for an agency to use
 - l. to obtain online customer service
 - m. to receive online training
 - n. to accept credit card payment (and describe the level of data offered; also describe your security measures for credit card orders)
 - o. to track their budget for purchases
 - p. to generate reports
2. Describe additional functionality offered by your website. Provide screen shots, a demo "CD," a demo URL, a manual, etc., or any other format that will aid the City in our evaluation of your website.
3. Describe any national awards and/or other recognition that your website has received.
4. Describe the hours your website is available? What are your hours of downtime, such as for system maintenance?
5. Does your website offer real time product availability?
6. Does your website offer order size incentives? For example, if an order reaches a certain amount, is there a discount that is offered and, if so, how is that conveyed to the customer?
7. Describe the types of email confirmations that your website generates. What events trigger an email going to the customer?

8. Describe the registration process to set up new customers for your online ordering process. Is self-registration available? If an agency does not want self-registration, are you available to assist in the registration process?
9. Describe if your website can be customized for an agency's specific needs, such as placing our logo on your website, associating an agency blanket purchase order number on all orders, creating a bulletin board or other place to display customized messages, displaying approved configurations, naming certain fields (i.e., user defined fields), etc.
10. Describe the types of online reporting that are available. Is customized reporting available?
11. Describe your online return process (if available).
12. Describe any third-party integration that you have successfully implemented. For example, is your website integrated with any third-party procurement, financial, or purchasing/credit card systems?
13. Describe your strategic vision for your website – i.e., Is new functionality expected to be added? If so, describe the functionality and the timeline for implementation. How often is the web redesigned? As technology evolves (for example, new search engines are more robust), does your website evolve, too? Etc.

III. GENERAL

A. Shortlist:

The City reserves the right to shortlist the offerors on the stated criteria. However, the City may determine that shortlisting is not necessary.

B. Interviews:

The City reserves the right to conduct interviews with some or all of the offerors at any point during the evaluation process. However, the City may determine that interviews are not necessary. In the event interviews are conducted, information provided during the interview process shall be taken into consideration when evaluating the stated criteria. The City shall not reimburse the offeror for the costs associated with the interview process.

C. Additional Investigations:

The City reserves the right to make such additional investigations as it deems necessary to establish the competence and financial stability of any offeror submitting a proposal.

D. Prior Experience:

Experiences with the City and entities that evaluation committee members represent and that are not specifically mentioned in the solicitation response may be taken into consideration when evaluating offers.

E. Multiple Awards:

To provide adequate contract coverage, at the City's sole discretion, multiple awards may be made.

SPECIAL TERMS AND CONDITIONS

- 1. COOPERATIVE PURCHASING:** Any Contract resulting from this solicitation shall be for the use of the City of Tucson. In addition, public and nonprofit agencies that have entered into a Cooperative Purchasing Agreement with the City of Tucson's Department of Procurement are eligible to participate in any subsequent Contract. See http://www.tucsonprocurement.com/coop_partners.aspx and click on Cooperatives for a list of the public and nonprofit agencies that have currently entered into Cooperative Purchasing Agreements with the City of Tucson. Additionally, this contract is eligible for use by the Strategic Alliance for Volume Expenditures (SAVE) cooperative. See <http://www.maricopa.gov/Materials/PubDocuments/SAVE-members.pdf> for a listing of participating agencies. The parties agree that these lists are subject to change.

Any orders placed to, or services required from, the successful Contractor(s) will be requested by each participating agency. Payment for purchases made under this agreement will be the sole responsibility of each participating agency. The Contractor may negotiate additional expenses incurred as a result of participating agencies' usage of this contract (i.e., freight charges, travel related expenses, etc.). The City shall not be responsible for any disputes arising out of transactions made by others.

The Contractor(s) will provide an electronic copy of the complete Contract to the City of Tucson Department of Procurement upon receipt of the Notice of Intent to Award. At the City's request, the successful Contractor(s) may also be requested to provide an electronic copy of the complete Contract to a participating agency.

- 2. FOB DESTINATION FREIGHT PREPAID:** Prices shall be FOB Destination Freight Prepaid to the delivery location designated. Contractor shall retain title and control of all goods until they are delivered and the Contract of coverage has been completed. All risk of transportation and all related charges shall be the responsibility of the Contractor. All claims for visible or concealed damage shall be filed by the Contractor. The City will assist the Contractor in arranging for inspection.
- 3. PAYMENTS:** All payments made by the City of Tucson for goods or services will be made to the vendor named on the Offer and Acceptance form. If you do not wish payment to be made to that address, you must submit an attached sheet indicating the proper mailing address with this bid.
- 4. RIGHT TO TERMINATE FOR CHANGE IN OWNERSHIP OR MATERIAL RESTRUCTURE OF THE CONTRACTOR:** In addition to Termination of Contract, in the Standard Terms and Conditions section of this solicitation and resulting contract, the City reserves the right to cancel the whole or part of this contract within 60 days written notice of the completion of any material change of ownership in the Contractor's company, including its sale, merger, consolidation or dissolution.
- 5. FEDERAL, STATE AND LOCAL TAXES, LICENSES AND PERMITS:** The Supplier shall comply with all Federal, State, and local licenses and permits required for the operation of the business conducted by the Supplier as applicable to this Contract. The Supplier shall, at no expense to the City, National IPA, or other Participating Agencies, procure and keep in force during the entire period of the Agreement all such permits and licenses.
- 6. PRICE ADJUSTMENT:** The City will review fully documented requests for price adjustment after any Contract has been in effect for one (1) year. Any price adjustment will only be made at the time of Contract renewal and/or extension and will be a factor in the extension review process. The City will determine whether the requested price adjustment or an alternate option, is in the best interest of the City. Any price adjustment will be effective upon the effective date of the Contract extension.

- 7. TERM AND RENEWAL:** The term of the Contract shall commence upon award or August 18, 2013, whichever is later, and shall remain in effect for a period of one (1) year, unless terminated, canceled or extended as otherwise provided herein. The Contractor agrees that the City of Tucson shall have the right, at its sole option, to renew the Contract for four (4) additional one-year periods or portions thereof. In the event that the City exercises such rights, all terms, conditions and provisions of the original Contract shall remain the same and apply during the renewal period with the possible exception of price and minor scope additions and/or deletions.

STANDARD TERMS AND CONDITIONS

- 1. ADVERTISING:** Contractor shall not advertise or publish information concerning this Contract without prior written consent of the City's Director of Procurement.
- 2. AFFIRMATIVE ACTION:** Contractor shall abide by the provisions of the Tucson Procurement Code Chapter 28, Article XII.
- 3. AMERICANS WITH DISABILITIES ACT:** The Contractor shall comply with all applicable provisions of the Americans with Disabilities Act (Public Law 101-336, 42 U.S.C. 12101, et seq.) and applicable Federal regulations under the Act.
- 4. APPLICABLE LAW:** This Contract shall be governed, and the City and Contractor shall have all remedies afforded to each, by the Tucson Procurement Code and the law of the State of Arizona. State law claims shall be brought only in Pima County Superior Court.
- 5. ASSIGNMENT-DELEGATION:** No right or interest in this Contract shall be assigned by the Contractor without prior written permission of the City, and no delegation of any duty of the Contractor shall be made without prior written permission of the City's Director of Procurement. The City shall not unreasonably withhold approval and shall notify the Contractor of the City's position by written notice.
- 6. CERTIFICATION OF COMPLIANCE WITH A.R.S. SEC. 35-393 ET SEQ.:** By signing this contract, the Contractor certifies that it does not have scrutinized business operations in Iran as required by A.R.S. sec. 35-393 et seq. If the City determines that the Contractor has submitted a false certification, the City may impose remedies as provided in the Tucson Procurement Code up to and including termination of this contract.
- 7. CHILD/SWEAT-FREE LABOR POLICY:** The Contractor shall comply with all applicable provisions of the United States Federal and State Child Labor and Worker's Right laws and agrees if called upon to affirm in writing, that they, and any subcontractor involved in the provision of goods to the City, are in compliance.
- 8. CLEAN UP:** The Contractor shall at all times keep the contract area, including storage areas used by the Contractor, free from accumulation of waste material or rubbish and, prior to completion of the work, remove any rubbish from the premises and all tools, scaffolding, equipment and materials not property of the City. Upon completion of the repair, the Contractor shall leave the work and premises in clean, neat and workmanlike condition.
- 9. COMMENCEMENT OF WORK:** The Contractor is cautioned not to commence any billable work or provide any material or service under this Contract until Contractor receives purchase order or is otherwise directed to do so, in writing, by the City.
- 10. CONFIDENTIALITY OF RECORDS:** The Contractor shall establish and maintain procedures and controls that are acceptable to the City for the purpose of assuring that no information contained in its records or obtained from the City or from others in carrying out its functions under the Contract shall be used by or disclosed by it, its agents, officers, or employees, except as required to efficiently perform duties under the Contract. Persons requesting such information should be referred to the City. Information pertaining to individual persons shall not be divulged other than to employees or officers of Contractor as needed for the performance of duties under the Contract, unless otherwise agreed to in writing by the City.
- 11. CONTRACT AMENDMENTS:** The Procurement Department has the sole authority to:
 - A. Amend the contract or enter into supplemental verbal or written agreements;
 - B. Grant time extensions or contract renewals;
 - C. Otherwise modify the scope or terms and provisions of the contract.

This Contract shall only be modified with the approval of the Department of Procurement. Except in the case of a documented emergency, approval must be granted prior to performance. Any contract modification not explicitly approved by the Procurement Department through a written contract amendment or change order is performed at the sole risk of the Contractor and may not be eligible for payment by the City.

- 12. CONTRACT:** The Contract shall be based upon the Request for Proposal issued by the City and the Offer submitted by the Contractor in response to the Request for Proposal. The offer shall substantially conform to the terms, conditions, specifications and other requirements set forth within the text of the Request for Proposal. The City reserves the right to clarify any contractual terms with the concurrence of the Contractor; however, any substantial non-conformity in the offer, as determined by the City's Director of Procurement, shall be deemed non-responsive and the offer rejected. The Contract shall contain the entire agreement between the City of Tucson and the Contractor relating to this requirement and shall

prevail over any and all previous agreements, contracts, proposals, negotiations, purchase orders, or master agreements in any form.

- 13. DEFAULT IN ONE INSTALLMENT TO CONSTITUTE TOTAL BREACH:** Contractor shall deliver conforming materials in each installment or lot of this Contract and may not substitute nonconforming materials. Delivery of nonconforming materials, or default of any nature, may constitute breach of the Contract. Noncompliance may be deemed a cause for possible Contract termination.
- 14. DUPLEXED/RECYCLED PAPER:** In accordance with efficient resource procurement and utilization policies adopted by the City of Tucson, the Contractor shall ensure that, whenever practicable, all printed materials produced by the Contractor in the performance of this Contract are duplexed (two-sided copies), printed on recycled paper and labeled as such.
- 15. EXCLUSIVE POSSESSION:** All services, information, computer program elements, reports and other deliverables created under this Contract are the sole property of the City of Tucson and shall not be used or released by the Contractor or any other person except with prior written permission by the City.
- 16. FEDERAL IMMIGRATION LAWS AND REGULATIONS:** Contractor warrants that it complies with all Federal Immigration laws and regulations that relate to its employees and complies with A.R.S. § 23-214(A) and that it requires the same compliance of all subcontractors under this Contract. Contractor acknowledges that pursuant to A.R.S. § 41-4401 and effective September 30, 2008, a breach of this warranty is a material breach of this Contract subject to penalties up to and including termination of this Contract. The City retains the legal right to audit the records of the Contractor and inspect the papers of any employee who works for the Contractor to ensure compliance with this warranty and the Contractor shall assist in any such audit. The Contractor shall include the requirements of this paragraph in each contract with subcontractors under this Contract.

If the Contractor or subcontractor warrants that it has complied with the employment verification provisions prescribed by sections 274(a) and 274(b) of the Federal Immigration and Nationality Act and the E-verify requirements prescribed by A.R.S. § 23-214(A), the Contractor or subcontractor shall be deemed to be in compliance with this provision. The City may request proof of such compliance at any time during the term of this Contract by the Contractor and any subcontractor.

- 17. FORCE MAJEURE:** Except for payment of sums due, neither party shall be liable to the other nor deemed in default under this Contract if and to the extent that such party's performance of this Contract is prevented by reason of Force Majeure. The term "Force Majeure" means an occurrence that is beyond the control of the party affected and occurs without its fault or negligence. Force Majeure shall not include late performance by a subcontractor unless the delay arises out of a Force Majeure occurrence in accordance with this Force Majeure term and condition.

If either party is delayed at any time in the progress of the work by Force Majeure, the delayed party shall notify the other party in writing of such delay, as soon as is practical, of the commencement thereof and shall specify the causes of such delay in such notice. Such notice shall be hand-delivered or mailed certified-return receipt and shall make a specific reference to this article, thereby invoking its provisions. The delayed party shall cause such delay to cease as soon as practicable and shall notify the other party in writing when it has done so. The time of completion shall be extended by contract modification for a period of time equal to the time that results or effects of such delay prevent the delayed party from performing in accordance with this Contract.

- 18. GRATUITIES:** The City may, by written notice to the Contractor, terminate this Contract if it is found that gratuities, in the form of entertainment, gifts, meals or otherwise, were offered or given by the Contractor or any agent or representative of the Contractor, to any officer or employee of the City amending, or the making of any determinations with respect to the performing of such Contract. In the event this Contract is terminated by the City pursuant to this provision, the City shall be entitled, in addition to any other rights and remedies, to recover or withhold from the Contractor the amount of the gratuity.

- 19. HUMAN RELATIONS:** Contractor shall abide by the provisions of the Tucson City Code Chapter 28, Article XII.

- 20. INDEMNIFICATION:** To the fullest extent permitted by law, Contractor, its successors, assigns and guarantors, shall pay, defend, indemnify and hold harmless the City of Tucson, its agents, representatives, officers, directors, officials and employees from and against all allegations, demands, proceedings, suits, actions, claims, including claims of patent or copyright infringement, damages, losses, expenses, including but not limited to, attorney fees, court costs, and the cost of appellate proceedings, and all claim adjusting and handling expense, related to, arising from or out of or resulting from any actions, acts, errors, mistakes or omissions caused in whole or part by Contractor relating to work, services and/or products provided in the performance of this Contract, including but not limited to, any Subcontractor or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable and any injury or damages claimed by any of Contractor's and Subcontractor's employees.

- 21. INDEPENDENT CONTRACTOR:** It is understood that each party shall act in its individual capacity and not as an agent, employee, partner, joint venturer, or associate of the other. An employee or agent of one party shall not be deemed or construed to be the employee or agent of the other party for any purpose.

The Contractor shall not be entitled to compensation in the form of salaries, paid vacation or sick days by the City.

The City of Tucson will not provide any insurance coverage to the Contractor, including Worker's Compensation coverage. The Contractor is advised that taxes, social security payments, and other withholdings shall not be withheld from a City payment issued under this Contract and that Contractor should make arrangements to directly pay such expenses.

- 22. INSPECTION AND ACCEPTANCE:** All material or service is subject to final inspection and acceptance by the City. Material or service failing to conform to the specifications of this Contract shall be held at the Contractor's risk and may be returned to the Contractor. If returned, all costs are the responsibility of the Contractor. Noncompliance may be deemed a cause for possible Contract termination.

- 23. INTERPRETATION-PAROLE EVIDENCE:** This Contract is intended by the parties to be a final expression of their agreement and is intended also as a complete and exclusive statement of the terms of this agreement. No course of prior dealings between the parties and no usage of the trade shall be relevant to supplement or explain any term used in the Contract. Acceptance or consent in the course of performance under this Contract shall not be relevant to determine the meaning of this Contract even though the accepting or consenting party has knowledge of the nature of the performance and the opportunity to object.

- 24. LICENSES:** Contractor shall maintain in current status all Federal, State, and local licenses and permits required for the operation of the business conducted by the Contractor as applicable to this Contract.

- 25. LIENS:** All materials, services, and other deliverables supplied to the City under this Contract shall be free of all liens other than the security interest. Security interest shall extinguish upon full payment made by the City. Upon the City's request, the Contractor shall provide a formal release of all liens.

- 26. NO REPLACEMENT OF DEFECTIVE TENDER:** Every tender of materials must fully comply with all provisions of this Contract. If a tender is made which does not fully comply, this shall conform to the termination clause set forth within this document.

- 27. NON-EXCLUSIVE CONTRACT:** Any contract resulting from this solicitation shall be awarded with the understanding and agreement that it is for the sole convenience of the City of Tucson. The City reserves the right to obtain like goods or services from another source when necessary.

- 28. OVERCHARGES BY ANTITRUST VIOLATIONS:** The City maintains that, in actual practice, overcharges resulting from antitrust violations are borne by the purchaser. Therefore, to the extent permitted by law, the Contractor hereby assigns to the City any and all claims for such overcharges as to the materials or services used to fulfill the Contract.

- 29. PAYMENT:** The City's preferred method of payment is via credit card. The City will issue a Purchase Order and, in some cases, either provide a credit card for payment at the time of ordering or pay subsequent invoices by credit card upon receipt of goods or services in good order. However, not all City employees will possess a credit card and, therefore, the City reserves the right to make payment by check as it deems necessary.

Unless payment is made by credit card at time of order or point of sale, a separate invoice shall be issued for each shipment of material or service performed, and no payment shall be issued prior to receipt of material or service and correct invoice.

The City shall make every effort to process payment for the purchase of materials or services within twenty-one (21) calendar days after receipt of materials or services and a correct invoice.

The Contractor's payment terms shall apply to all purchases and to all payment methods.

- 30. PROTECTION OF GOVERNMENT PROPERTY:** The Contractor shall use reasonable care to avoid damaging existing buildings, equipment, and vegetation (such as trees, shrubs, and grass) on City property. If the Contractor fails to do so and damages such property, the Contractor shall replace or repair the damage at no expense to the City, as determined and approved by the City's Director of Procurement. If the Contractor fails or refuses to make such repair or replacement, the City will determine a cost and the Contractor shall be liable for the cost thereof, which may be deducted from the Contract price.

- 31. PROVISIONS REQUIRED BY LAW:** Each and every provision of law and any clause required by law to be in the Contract shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party the Contract shall be amended to make such insertion or correction.
- 32. RECORDS:** Internal control over all financial transactions related to this Contract shall be in accordance with sound fiscal policies. The City may, at reasonable times and places, audit the books and records of the Contractor and/or any subcontractors. Said audit shall be limited to this Contract.
- 33. RIGHT TO ASSURANCE:** Whenever one party to this Contract has reason to question, in good faith, the other party's intent to perform, the former party may demand that the other party give a written assurance of this intent to perform. In the event that a demand is made and no written assurance is given within five (5) days, the demanding party may treat this failure as the other party's intent not to perform and as a cause for possible Contract termination.
- 34. RIGHT TO INSPECT:** The City may, at reasonable times, and at the City's expense, inspect the place of business of a Contractor or subcontractor which is related to the performance of any Contract as awarded or to be awarded.
- 35. RIGHTS AND REMEDIES:** No provision in this document or in the Contractor's proposal shall be construed, expressly or by implication, as a waiver by either party of any existing or future right and/or remedy available by law in the event of any claim, default or breach of contract. The failure of either party to insist upon the strict performance of any term or condition of the Contract, to exercise or delay the exercise of any right or remedy provided in the Contract or by law, or to accept materials or services required by this Contract or by law shall not be deemed a waiver of any right of either party to insist upon the strict performance of the Contract.
- 36. SEVERABILITY:** The provisions of this Contract are severable to the extent that any provision or application held to be invalid shall not affect any other provision or application of the Contract which may remain in effect without the valid provision or application.
- 37. SHIPMENT UNDER RESERVATION PROHIBITED:** No tender of a bill of lading shall operate as a tender of the materials. Non-compliance shall conform to the termination clause set forth within this document.
- 38. SUBCONTRACTS:** No subcontract shall be entered into by the Contractor with any other party to furnish any of the material/service specified herein without the advance written approval of the City's Director of Procurement. All subcontracts shall comply with Federal and State laws and regulations which are applicable to the services covered by the subcontract and shall include all the terms and conditions set forth herein which shall apply with equal force to the subcontract, as if the subcontractor were the Contractor referred to herein. The Contractor is responsible for contract performance whether or not subcontractors are used.
- 39. SUBSEQUENT EMPLOYMENT:** The City may terminate this Contract without penalty or further obligation pursuant to A.R.S. Section 38-511 if any person significantly involved in initiating, negotiating, securing, drafting, or creating the Contract, on behalf of the City, is or becomes, at any time while the Contract or any extension of the Contract is in effect, an employee of, or a contractor to, any other party to this Contract with respect to the subject matter of the Contract. Termination shall be effective when written notice from the City's Director of Procurement is received by the parties to this Contract, unless the notice specifies a later time.
- 40. TERMINATION OF CONTRACT:** This Contract may be terminated at any time by mutual written consent, or by the City, with or without cause, upon giving thirty (30) days written notice. The City, at its convenience, by written notice, may terminate this Contract, in whole or in part. If this Contract is terminated, the City shall be liable only for payment under the payment provisions of this Contract for services rendered and accepted material received by the City before the effective date of termination.

The City reserves the right to terminate the whole or any part of this Contract due to the failure of the Contractor to carry out any term or condition of the Contract. The City will issue a written ten (10) day notice of default to the Contractor for acting or failing to act as specified in any of the following:

In the opinion of the City, the Contractor provides personnel that do not meet the requirements of the Contract;

In the opinion of the City, the Contractor fails to perform adequately the stipulations, conditions or services/specifications required in this Contract;

In the opinion of the City, the Contractor attempts to impose personnel, materials, products or workmanship of an unacceptable quality;

The Contractor fails to furnish the required service and/or product within the time stipulated in the Contract;

In the opinion of the City, the Contractor fails to make progress in the performance of the requirements of the Contract;

The Contractor gives the City a positive indication that the Contractor will not or cannot perform to the requirements of the Contract.

Each payment obligation of the City created by this Contract is conditioned upon the availability of City, State and Federal funds that are appropriated or allocated for the payment of such an obligation. If funds are not allocated by the City and available for the continued purchase of the services and/or materials provided under this Contract, this Contract may be terminated by the City at the end of the period for which funds are available. The City will endeavor to notify the Contractor in the event that continued service will or may be affected by non-appropriation. No penalty shall accrue to the City in the event this provision is exercised, and the City shall not be obligated or liable for any future payments due or for any damages as a result of termination under this paragraph.

41. TITLE AND RISK OF LOSS: The title and risk of loss of material or service shall not pass to the City until the City actually receives the material or service at the point of delivery, unless otherwise provided within this Contract.

42. WARRANTIES: Contractor warrants that all material or service delivered under this Contract shall conform to the specifications of this Contract. Mere receipt of shipment of the material or service specified and any inspection incidental thereto by the City shall not alter or affect the obligations of the Contractor or the rights of the City under the foregoing warranties. Additional warranty requirements may be set forth in this document.

PRICE PAGE

For each item listed on the Price Pages, Offerors are encouraged to offer a discount off of a verifiable price list by all manufacturers that they choose to propose. For example, Group 2, Item 4 is Keyboards. An offeror may wish to propose more than one manufacturer of keyboards, such as Logitech, Fellows, Belkin, Kensington, Tripplite, etc. Offerors should provide a separate discount for each manufacturer that they propose. Offerors should add additional rows to the price page in order to accommodate additional manufacturers' discounts.

ITEM NO.	PRICING GROUP	DISCOUNT OFF VERIFIABLE PRICE INDEX
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Group 1 Systems

1.	Desktops	_____ %
2.	Notebooks	_____ %
3.	Tablets	_____ %
4.	Servers (1 Processor, 2, Processor, 4+Procesor, Blade, Tower, Unix, Handhelds, etc.)	_____ %

Group 2 Input Devices

5.	Keyboards	_____ %
6.	Mice	_____ %
7.	Imaging Scanners	_____ %
8.	POS Scanners	_____ %
9.	Pointing Devices	_____ %
10.	Bar Code Readers	_____ %
11.	Audio Input	_____ %
12.	Input Adapters	_____ %
13.	PC and Network Cameras	_____ %
14.	Input Cables	_____ %
15.	Input Accessories	_____ %

Group 3 Output Devices

16.	Displays	_____ %
17.	Printers	_____ %
18.	Inkjet Printers	_____ %
19.	Inkjet Photo Printers	_____ %
20.	Laser Printers	_____ %
21.	Label Printers	_____ %
22.	Dot Matrix Printers	_____ %
23.	Multi-Function Printers	_____ %
24.	Wide Format Printers	_____ %
25.	Multi-Function Inkjet Printers	_____ %
26.	Wide Format Printers	_____ %
27.	Fax Machine Printers	_____ %
28.	Printer Accessories	_____ %
29.	Projectors	_____ %
30.	Projector Accessories	_____ %
31.	Audio Input	_____ %
32.	Video Cards	_____ %
33.	Sound Cards	_____ %
34.	Output Accessories	_____ %
35.	Printer Consumables	_____ %

ITEM NO.	PRICING GROUP	DISCOUNT OFF VERIFIABLE PRICE INDEX
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Group 4 Memory

36.	Desktop	_____ %
37.	Flash	_____ %
38.	Networking	_____ %
39.	Notebook	_____ %
40.	Printer/Fax	_____ %
41.	Server	_____ %

Group 5 Storage Devices

42.	Adapters Fibre Channel	_____ %
43.	Adapters FireWire/USB	_____ %
44.	Adapters IDE/ATA/SATA	_____ %
45.	Adapters RAID	_____ %
46.	Adapters SCSI	_____ %
47.	Bridges & Routers	_____ %
48.	Disk Arrays	_____ %
49.	Disk Arrays JBOD	_____ %
50.	Drives Magneto-Optical	_____ %
51.	Drives Removable Disk	_____ %
52.	Fiber Channel Switches	_____ %
53.	Hard Disks External	_____ %
54.	Hard Disks Fibre Channel	_____ %
55.	Hard Disks IDE/ATA/S	_____ %
56.	Hard Disks Notebook	_____ %
57.	Hard Disks SCSI	_____ %
58.	Networking Accessories	_____ %
59.	Optical Drives CD-RO	_____ %
60.	Optical Drives CD-RW	_____ %
61.	Optical Drives DVD/C	_____ %
62.	Optical Drives DVD-R	_____ %
63.	Storage Accessories	_____ %
64.	Storage NAS	_____ %
65.	Storage SAN	_____ %
66.	Tape Autoloaders AIT	_____ %
67.	Tape Autoloaders DAT	_____ %
68.	Tape Autoloaders DLT	_____ %
69.	Tape Autoloaders LTO	_____ %
70.	Tape Drives 4mm	_____ %
71.	Tape Drives 8mm/VXA	_____ %
72.	Tape Drives AIT	_____ %
73.	Tape Drives DAT	_____ %
74.	Tape Drives DLT	_____ %
75.	Tape Drives LTO/Ultrium	_____ %
76.	Tape Drives SDLT	_____ %
77.	Tape Drives Travan	_____ %

ITEM NO.	PRICING GROUP	DISCOUNT OFF VERIFIABLE PRICE INDEX
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Group 6 Network Equipment

78.	10/100 Hubs & Switch	_____ %
79.	Bridges and Routers	_____ %
80.	Gigabit Hubs & Switches	_____ %
81.	Concentrators and Multiplexers	_____ %
82.	Hardware Firewalls	_____ %
83.	Intrusion Detection	_____ %
84.	KVM	_____ %
85.	Modems	_____ %
86.	Network Test Equipment	_____ %
87.	Network Adapters	_____ %
88.	Network Cables	_____ %
89.	Network Accessories	_____ %
90.	Repeaters and Transceivers	_____ %
91.	Wireless LAN Accessories	_____ %
92.	Token Authentication	_____ %
93.	10G Fiber Optic Transceivers	_____ %
94.	1G Fiber Optic Transceivers	_____ %

Group 7 Software

95.	Licensing Packages (i.e., Microsoft Open Value, Microsoft EES)	_____ %
96.	Licensing Backup	_____ %
97.	Licensing Barcode/OC	_____ %
98.	Licensing Business Application	_____ %
99.	Licensing CAD/CAM	_____ %
100.	Licensing Cloning	_____ %
101.	Licensing Computer Services	_____ %
102.	Licensing Database	_____ %
103.	Licensing Development	_____ %
104.	Licensing Entertainment	_____ %
105.	Licensing Financial	_____ %
106.	Licensing Flow Chart	_____ %
107.	Licensing Graphic Design	_____ %
108.	Licensing Handheld	_____ %
109.	Licensing Network OS	_____ %
110.	Licensing OS	_____ %
111.	Licensing Personal Organization	_____ %
112.	Licensing Presentation	_____ %
113.	Licensing Reference	_____ %
114.	Licensing Report Analysis	_____ %
115.	Licensing Spreadsheet	_____ %
116.	Licensing Utilities	_____ %
117.	Licensing Warranties	_____ %
118.	Licensing Web Development	_____ %
119.	Licensing Word Processing	_____ %
120.	Software Backup	_____ %
121.	Software Barcode/OCR	_____ %
122.	Software Business Application	_____ %
123.	Software CAD/CAM	_____ %
124.	Software Cloning	_____ %
125.	Software Computer Services	_____ %
126.	Software Database	_____ %

ITEM NO.	PRICING GROUP	DISCOUNT OFF VERIFIABLE PRICE INDEX
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Group 7 Software Continued

127.	Software Development	_____ %
128.	Software Entertainment	_____ %
129.	Software Financial	_____ %
130.	Software Flow Chart	_____ %
131.	Software Graphic Design	_____ %
132.	Software Handheld	_____ %
133.	Software OS	_____ %
134.	Software Personal Organization	_____ %
135.	Software Presentation	_____ %
136.	Software Reference	_____ %
137.	Software Report Analysis	_____ %
138.	Software Spreadsheet	_____ %
139.	Software Utilities	_____ %
140.	Software Warranties	_____ %
141.	Software Web Development	_____ %
142.	Software Word Processing	_____ %

Group 8 Media Supplies

		_____ %
143.	Media 4mm Tape	_____ %
144.	Media AIT Tape	_____ %
145.	Media DAT Tape	_____ %
146.	Media DLT Tape	_____ %
147.	Media LTO/Ultrium Tape Drive	_____ %
148.	Media Magneto-Optical	_____ %
149.	Media Optical	_____ %
150.	Media SLR Tape	_____ %
151.	Media Travan Tape	_____ %
152.	Media VXA Tape	_____ %
153.	Media Zip	_____ %

Group 9 Collaboration and IP Telephony

154.	IP Phones	_____ %
155.	Video Conferencing products	_____ %
156.	Voice Gateways/Servers	_____ %
157.	Headsets	_____ %
158.	Audio conferencing products	_____ %
159.	Analog phones	_____ %
160.	accessories	_____ %

Group 10 Other

161.	Advanced Integration	_____ %
162.	Asset Disposal	_____ %
163.	Asset Management	_____ %
164.	Cables	_____ %
165.	Cables Custom	_____ %
166.	Cables Printer	_____ %
167.	Complex Warranties	_____ %
168.	Desktop Accessories	_____ %
169.	Display Accessories	_____ %
170.	Electronic Services	_____ %
171.	Handheld Accessories	_____ %
172.	Imaging Accessories	_____ %

ITEM NO.	PRICING GROUP	DISCOUNT OFF VERIFIABLE PRICE INDEX
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Group 10 Other continued

173.	Imaging Camcorders	_____ %
174.	Imaging Digital Cameras	_____ %
175.	Internal Lab Service	_____ %
176.	Lab Fees	_____ %
177.	Managed Services	_____ %
178.	Miscellaneous Solutions	_____ %
179.	Mounting hardware for vehicles	
180.	Networking Warranties	_____ %
181.	Notebook Accessories	_____ %
182.	Notebook Batteries	_____ %
183.	PC Lab Order Services	_____ %
184.	POS Accessories	_____ %
185.	POS Displays	_____ %
186.	Power Accessories	_____ %
187.	Power Surge Protection	_____ %
188.	Power UPS	_____ %
189.	Server Accessories	_____ %
190.	Service charge	_____ %
191.	System Components	_____ %
192.	Training Courses	_____ %
193.	Training Reference Manuals	_____ %
194.	Warranties Electronic	_____ %

Group 11 Services – Offerors may offer a discount off list price or an hourly rate. Pricing may vary by manufacturer and by region of the country. Offerors should indicate any manufacturer and regional variances.

195.	Design and Analysis	_____ %
196.	Configuration	_____ %
197.	Implementation	_____ %
198.	Installation	_____ %
199.	Training	_____ %
200.	Maintenance and Support	_____ %
201.	Additional Services Offered	_____ %
(On a separate page list the additional services offered and their applicable discount)		

OFFER AND ACCEPTANCE

OFFER

TO THE CITY OF TUCSON:

The Undersigned hereby offers and shall furnish the material or service in compliance with all terms, scope of work, conditions, specifications, and amendments in the Request for Proposal which is incorporated by reference as if fully set forth herein.

For clarification of this offer, contact:

Company Name

Name: _____

Address

Title: _____

City State Zip

Phone: _____

Signature of Person Authorized to Sign

Fax: _____

Printed Name

E-mail: _____

Title

ACCEPTANCE OF OFFER

The Offer is hereby accepted. The Contractor is now bound to sell the materials or services specified in the Contract. This Contract shall be referred to as Contract No. _____.

CITY OF TUCSON, a municipal corporation

Approved as to form this _____ day of _____, 2013.

Awarded this _____ day of _____, 2013.

As Tucson City Attorney and not personally

Marcheta Gillespie, C.P.M., CPPO, CPPB, CPM
As Interim Director of Procurement and not personally

ATTACHMENTS

ATTACHMENT A – Sample Items List
ATTACHMENT B – National IPA Exhibits

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ATTACHMENT A: SAMPLE ITEMS LIST

NOTE: For each item listed below, offeror should fill in the yellow cells only. In the "Unit Price Before Discount" column, offeror should enter the unit price for the specified item before their discount is applied. In the "Discount" column, offeror should enter the discount that they are proposing to offer for the specified item. The discount entered in the "Discount" column should match the discount that offeror identified on the Price Page. The "Unit Price After Discount" column will autopopulate based on the entries in the two preceding columns.

Note: For the sole purpose of helping to identify the sample items below, the CDW-G Part # is also being provided for each item.

Item #	Description	Brand	Manufacturer's Part Number	CDW-G Part Number	UNIT PRICE BEFORE DISCOUNT	DISCOUNT	UNIT PRICE AFTER DISCOUNT
1	PLUG-IN DOCK AND LOCK 30 DRAWER CAB	PLUG-IN STORAGE SYSTEMS	4852-L-30	935042	\$ -	0.0000%	\$ -
2	GARMIN GPS 18X USB SENSOR	GARMIN	010-00321-31	1441195	\$ -	0.0000%	\$ -
3	KEN UNIV DOCK STAT SD400V VID/ENET	KENSINGTON	K33926US	1822378	\$ -	0.0000%	\$ -
4	RSA BASE SW LIC BTW 155-250	RSA SECURITY	APP0000250B	1016651	\$ -	0.0000%	\$ -
5	GARMIN FLANGE MOUNT	GARMIN	010-10453-00	914063	\$ -	0.0000%	\$ -
6	HP SB LA2205WG 22" WIDE DVI DP HA	HEWLETT-PACKARD	NM274A8#ABA	1906059	\$ -	0.0000%	\$ -
7	CRUCIAL 1GB 184PIN DDR PC3200	CRUCIAL TECHNOLOGY	CT12864Z40B	635238	\$ -	0.0000%	\$ -
8	FUJITSU FI-6770A FBSCAN 90PPM W/VRS	FUJITSU	PA03576-B035	1533003	\$ -	0.0000%	\$ -
9	HP OFFICEJET 100 MOB PRINTER-L411A	HEWLETT-PACKARD	CN551A#B1H	2374450	\$ -	0.0000%	\$ -
10	FUJITSU FI-6770 FBSCAN 90PPM W/VRS	FUJITSU	PA03576-B105	1532992	\$ -	0.0000%	\$ -
11	BELKIN USB A/A EXT CAB M/F IMAC 10'	BELKIN	F3U134-10-CBL	141310	\$ -	0.0000%	\$ -
12	CRUCIAL 1GB DDR2 PC2-6400	CRUCIAL TECHNOLOGY	CT12864AA80	1269183	\$ -	0.0000%	\$ -

13	CRUCIAL 1GB 200PIN SODIMM PC2700	CRUCIAL TECHNOLOGY	CT12864X335	657427	\$ -	0.0000%	\$ -
14	RSA SID700 60SEC 3YR 100 PACK	RSA SECURITY	SID700-6-60-36-100	1033112	\$ -	0.0000%	\$ -
15	HP LJ M3035XS	HEWLETT-PACKARD	CC477A#BCC	1342057	\$ -	0.0000%	\$ -
16	HP SB 6300 I3-2120 500GB 4GB W7P	HEWLETT-PACKARD	B5N08UT#ABA	2745728	\$ -	0.0000%	\$ -
17	NEC 2190UXP 21.3" DVI HA	NEC	LCD2190UXP-BK	993067	\$ -	0.0000%	\$ -
18	APC SMRTUPS 1500VA USB/SER RM 2U	APC	SUA1500RM2U	468489	\$ -	0.0000%	\$ -
19	ERGOTRON DUAL LCD STAND VERT <24"	ERGOTRON	33-091-200	210326	\$ -	0.0000%	\$ -
20	APC UPS NETWORK MANAGEMENT CARD 2	APC	AP9631	1745320	\$ -	0.0000%	\$ -
21	CRUCIAL 1GB DDR2 PC5300 240PIN DIMM	CRUCIAL TECHNOLOGY	CT12864AA667	727405	\$ -	0.0000%	\$ -
22	TRIPP ISOBAR SURGE 4 OUTLET 6FT CORD	TRIPP LITE	ISOBAR4ULTRA	024586	\$ -	0.0000%	\$ -
23	APC SMART UPS 2200VA RM/TWR	APC	SUA2200XL-NETPKG	1594908	\$ -	0.0000%	\$ -
24	TRENDNET 10/100TX-100FX FIB CONVERT	TRENDWARE INTERNATIONAL	TFC-110S15I	1563443	\$ -	0.0000%	\$ -
25	IBM LTO4 ULTRIUM 4 BAR CODE LABELED	IBM	95P4437	1319661	\$ -	0.0000%	\$ -
26	STARTECH 6IN USB EXTENSION CABLE	STARTECH COM	USBEXTAA6IN	1057465	\$ -	0.0000%	\$ -
27	RSA SID700 60SEC 3YR 50 PACK	RSA SECURITY	SID700-6-60-36-50	1035736	\$ -	0.0000%	\$ -
28	LANTRONIX EDS8PR 8PT TRMNL SRVR	LANTRONIX	EDS00812N-01	1183723	\$ -	0.0000%	\$ -
29	APC SMART UPS 1500VA 120V 8 OUT TWR	APC	SUA1500	323633	\$ -	0.0000%	\$ -
	GRAND TOTAL						\$ -

ATTACHMENT B



Requirements for National Cooperative Contract To be Administered by National Intergovernmental Purchasing Alliance Company

The following documents are used in evaluating and administering national cooperative contracts and are included for Supplier's review and response.

National IPA Exhibit A – NATIONAL IPA RESPONSE FOR NATIONAL COOPERATIVE CONTRACT

National IPA Exhibit B – NATIONAL IPA ADMINISTRATION AGREEMENT, EXAMPLE

National IPA Exhibit C – NATIONAL IPA MASTER INTERGOVERNMENTAL COOPERATIVE PURCHASING AGREEMENT, EXAMPLE

National IPA Exhibit D – NATIONAL IPA PRINCIPAL PROCUREMENT AGENCY CERTIFICATE, EXAMPLE

National IPA Exhibit E – NATIONAL IPA CONTRACT SALES REPORTING TEMPLATE

National IPA Exhibit F – NATIONAL IPA ADVERTISING COMPLIANCE REQUIREMENT

**NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE COMPANY EXHIBITS
EXHIBIT A- RESPONSE FOR NATIONAL COOPERATIVE CONTRACT**

1.0 Scope of National Cooperative Contract

1.1 Requirement

The City of Tucson (hereinafter defined and referred to as “Principal Procurement Agency”), on behalf of itself and the National Intergovernmental Purchasing Alliance Company (“National IPA”), is requesting proposals for Informational Technology Solutions. The intent of this Request for Proposal is that any contract between Principal Procurement Agency and Supplier resulting from this Request for Proposal (hereinafter defined and referred to as the “Master Agreement”) be made available to other public agencies nationally, including state and local governmental entities, public and private primary, secondary and higher education entities, non-profit entities, and agencies for the public benefit (“Public Agencies”), through National IPA’s cooperative purchasing program. The Principal Procurement Agency has executed a Principal Procurement Agency Certificate with National IPA (an example of which is included as Exhibit D) and has agreed to pursue the Master Agreement. Use of the Master Agreement by any Public Agency, including the Principal Procurement Agency, will be preceded by their registration with National IPA as a Participating Public Agency in National IPA’s cooperative purchasing program. Registration with National IPA as a Participating Public Agency is accomplished by Public Agencies entering into a Master Intergovernmental Cooperative Purchasing Agreement, an example of which is attached as Exhibit C. The terms and pricing established in the resulting Master Agreement between the Supplier and the Principal Procurement Agency will be the same as that available to Participating Public Agencies through National IPA.

All transactions, purchase orders, etc., will occur directly between the Supplier and each Participating Public Agency individually, and neither National IPA, any Principal Procurement Agency nor any Participating Public Agency, including their respective agents, directors, employees or representatives, shall be liable to Supplier for any acts, liabilities, damages, etc. incurred by any other Participating Public Agency.

This Exhibit A defines the expectations for qualifying Suppliers based on National IPA’s requirements to market the resulting Master Agreement nationally to Public Agencies. Each section in this Exhibit A refers to the capabilities, requirements, obligations, and prohibitions of competing Suppliers on a national level in order to serve Participating Public Agencies through National IPA.

These requirements are incorporated into and are considered an integral part of this RFP. National IPA reserves the right to determine whether or not to make the Master Agreement awarded by the Principal Procurement Agency available to Participating Public Agencies.

1.2 Marketing and Administrative Support

During the term of the Master Agreement National IPA intends to provide marketing and administrative support for Supplier pursuant to this section 1.2 that directly promotes the Supplier’s products and services to Participating Public Agencies

NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE COMPANY EXHIBITS
EXHIBIT A- NATIONAL IPA RESPONSE FOR NATIONAL COOPERATIVE CONTRACT

through multiple channels, each designed to promote specific products and services to Public Agencies on a national basis.

The National IPA marketing team will work in conjunction with Supplier to promote the Master Agreement to both existing Participating Public Agencies and prospective Public Agencies through:

- A. Marketing collateral (print, email, presentations)
- B. Website support
- C. Trade shows/conferences/meetings
- D. Advertising

The National IPA sales teams will work in conjunction with Supplier to promote the Master Agreement to both existing Participating Public Agencies and prospective Public Agencies through:

- A. Individual sales calls
- B. Joint sales calls
- C. Communications/customer service
- D. Training sessions for Public Agency teams
- E. Training sessions for Supplier teams

The National IPA contracting teams will work in conjunction with Supplier to promote the Master Agreement to both existing Participating Public Agencies prospective Public Agencies through:

- A. Serving as the subject matter expert for questions regarding joint powers authority and state statutes and regulations for cooperative purchasing
- B. Training sessions for Public Agency teams
- C. Training sessions for Supplier teams
- D. Regular business reviews to monitor program success
- E. General contract administration

Suppliers are required to pay an administrative fee of 1.5% of the greater of the Contract Sales under the Master Agreement and guaranteed Contract Sales under this Request for Proposal. Supplier will be required to execute the National IPA Administration Agreement (refer to Exhibit B).

Capitalized terms not otherwise defined herein shall have the meanings given to them in the Master Agreement or in the National Intergovernmental Purchasing Alliance Company Administration Agreement between Supplier and National IPA (the "National IPA Administration Agreement")

1.3 Estimated Volume

The dollar volume purchased under the Master Agreement is estimated to be approximately \$100,000,000 annually. While no minimum volume is guaranteed to Supplier, the estimated annual volume is projected based on the current annual volumes among the Principal Procurement Agency, other Participating Public Agencies that are anticipated to utilize the resulting Master Agreement to be made available to them through National IPA, and volume growth into other Public Agencies through a coordinated marketing approach between Supplier and National IPA.

1.4 Award Basis

The basis of any contract award resulting from this RFP made by Principal Procurement Agency will be the basis of award on a national level through National IPA. If multiple suppliers are awarded by Principal Procurement Agency under the Master Agreement, those same suppliers will be required to extend the Master Agreement to Participating Public Agencies through National IPA. Utilization of the Master Agreement by Participating Public Agencies will be at the discretion of the individual Participating Public Agency. Certain terms of the Master Agreement specifically applicable to the Principal Procurement Agency are subject to modification for each Participating Public Agency as Supplier, such Participating Public Agency and National IPA shall agree.

1.5 Objectives of Cooperative Program

This RFP is intended to achieve the following objectives regarding availability through National IPA's cooperative program:

- A. Provide a comprehensive competitively solicited and awarded national agreement offering the Products covered by this solicitation to Participating Public Agencies;
- B. Establish the Master Agreement as the Supplier's primary go to market strategy to Public Agencies nationwide;
- C. Achieve cost savings for Supplier and Public Agencies through a single solicitation process that will reduce the Supplier's need to respond to multiple solicitations;
- D. Combine the aggregate purchasing volumes of Participating Public Agencies to achieve cost effective pricing.

2.0 REPRESENTATIONS AND COVENANTS

As a condition to Supplier entering into the Master Agreement, which would be available to all Public Agencies, Supplier must make certain representations, warranties and covenants to both the Principal Procurement Agency and National IPA designed to ensure the success of the Master Agreement for all Participating Public Agencies as well as the Supplier.

2.1 Corporate Commitment

Supplier commits that (1) the Master Agreement has received all necessary corporate authorizations and support of the Supplier's executive management, (2) the Master Agreement is Supplier's primary "go to market" strategy for Public Agencies, (3) the Master Agreement will be promoted to all Public Agencies, including any existing customers, and Supplier will transition existing customers, upon their request, to the Master Agreement, and (4) that the Supplier has read and agrees to the terms and conditions of the Administration Agreement with National IPA and will execute such agreement concurrent with and as a condition of its execution of the Master Agreement with the Principal Procurement Agency. Supplier will identify an executive corporate sponsor and a separate national account manager within the RFP response that will be responsible for the overall management of the Master Agreement.

2.2 Pricing Commitment

**NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE COMPANY EXHIBITS
EXHIBIT A- NATIONAL IPA RESPONSE FOR NATIONAL COOPERATIVE CONTRACT**

Supplier commits that the Master Agreement pricing is its lowest available (net to buyer) to Public Agencies nationwide and further commits that if a Participating Public Agency is eligible for lower pricing through a national, state, regional or local or cooperative contract, that the Supplier will match such lower pricing to that Participating Public Agency under the Master Agreement.

2.3 Sales Commitment

Supplier commits to aggressively market the Master Agreement as its go to market strategy in this defined sector and that its sales force will be trained, engaged and committed to offering the Master Agreement to Public Agencies through National IPA nationwide. Supplier commits that all Master Agreement sales will be accurately and timely reported to National IPA in accordance with the National IPA Administration Agreement. Supplier also commits that its sales force will be compensated, including sales incentives, for sales to Public Agencies under the Master Agreement in a consistent or better manner compared to sales to Public Agencies if the Supplier were not awarded the Master Agreement.

3.0 SUPPLIER QUALIFICATIONS

Supplier must supply the following information in order for the Principal Procurement Agency to determine Supplier's qualifications to extend the resulting Master Agreement to Participating Public Agencies through National IPA.

3.1 Company

- A. Brief history and description of your company.
- B. Total number and location of sales persons employed by your company.
- C. Number and location of support centers (if applicable).
- D. Annual sales for the three previous fiscal years.
- E. Submit your FEIN and Dunn & Bradstreet report.

3.2 Distribution, Logistics

- A. Describe how your company proposes to distribute the products/service nationwide.
- B. Identify all other companies that will be involved in processing, handling or shipping the products/service to the end user.
- C. Provide the number, size and location of your company's distribution facilities, warehouses and retail network as applicable.
- D. State any return and restocking policy and fees, if applicable, associated with returns.

3.3 Marketing and Sales

- A. Provide a detailed ninety-day plan beginning from award date of the Master Agreement describing the strategy to immediately implement the Master Agreement as your company's primary go to market strategy for Public Agencies to your teams nationwide, to include, but not limited to:
 - i. Executive leadership endorsement and sponsorship of the award as the public sector go-to-market strategy within first 10 days
 - ii. Training and education of your national sales force with participation from the executive leadership of your company, along with the National IPA team within first 90 days

NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE COMPANY EXHIBITS
EXHIBIT A- NATIONAL IPA RESPONSE FOR NATIONAL COOPERATIVE CONTRACT

- B. Provide a detailed ninety-day plan beginning from award date of the Master Agreement describing the strategy to market the Master Agreement to current Participating Public Agencies, existing Public Agency customers of Supplier, as well as to prospective Public Agencies nationwide immediately upon award, to include, but not limited to:
- i. Creation and distribution of a co-branded press release to trade publications within first 10 days
 - ii. Announcement, contract details and contact information published on the company website within first 30 days
 - iii. Design, publication and distribution of co-branded marketing materials within first 90 days
 - iv. Commitment to attendance and participation with National IPA at national (i.e. NIGP Annual Forum, NPI Conference, etc.), regional (i.e. Regional NIGP Chapter Meetings, etc.) and supplier-specific trade shows, conferences and meetings throughout the term of the Master Agreement
 - v. Commitment to attend, exhibit and participate at the NIGP Annual Forum in an area reserved by National IPA for partner suppliers. Booth space will be purchased and staffed by your company. In addition, you commit to provide reasonable assistance to the overall promotion and marketing efforts for the NIGP Annual Forum, as directed by National IPA.
 - vi. Design and publication of national and regional advertising in trade publications throughout the term of the Master Agreement
 - vii. Ongoing marketing and promotion of the Master Agreement throughout its term (case studies, collateral pieces, presentations, etc.)
 - viii. Dedicated National IPA internet web-based homepage with:
 - National IPA standard logo;
 - Copy of original Request for Proposal;
 - Copy of contract and amendments between Principal Procurement Agency and Supplier;
 - Summary of Products and pricing;
 - Marketing Materials
 - Electronic link to National IPA's online registration page;
 - A dedicated toll free number and email address for National IPA
- C. Describe how your company will transition any existing Public Agency customers' accounts to the Master Agreement available nationally through National IPA. Include a list of current cooperative contracts (regional and national) your company holds and describe how the Master Agreement will be positioned among the other cooperative agreements.
- D. Acknowledge that your company agrees to provide its company/corporate logo(s) to National IPA and agrees to provide permission for reproduction of such logo in marketing communications and promotions.
- E. Supplier is responsible for proactive direct sales of Supplier's goods and services to Public Agencies nationwide and the timely follow up to leads established by National IPA. All sales materials are to use the National IPA logo. At a minimum, the Supplier's sales initiatives should communicate:
- i. Master Agreement was competitively solicited by a Principal Procurement Agency
 - ii. Best government pricing
 - iii. No cost to participate

**NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE COMPANY EXHIBITS
EXHIBIT A- NATIONAL IPA RESPONSE FOR NATIONAL COOPERATIVE CONTRACT**

- iv. Non-exclusive contract
- F. Supplier is responsible for the training of its national sales force on the Master Agreement. At a minimum, sales training should include:
 - i. Key features of Master Agreement
 - ii. Working knowledge of the solicitation process
 - iii. Awareness of the range of Public Agencies that can utilize the Master Agreement through National IPA
- G. Provide contact information for the person(s), who will be responsible for:
 - i. Marketing
 - ii. Sales
 - iii. Sales Support
 - iv. Financial Reporting
 - v. Contracts
- H. Describe in detail how your company's national sales force is structured, including contact information for the highest-level executive in charge of the sales team.
- I. Explain in detail how the sales teams will work with the National IPA team to implement, grow and service the national program.
- J. Explain in detail how your organization will manage the overall national program throughout the term of the Master Agreement, including ongoing coordination of marketing and sales efforts, timely new Participating Public Agency account set-up, etc.
- K. State the amount of your company's Public Agency sales for the previous fiscal year. Provide a list of your top 10 Public Agency customers, the total purchases for each for the previous fiscal year along with a key contact for each.
- L. Describe your company's information systems capabilities and limitations regarding order management through receipt of payment, including description of multiple platforms that may be used for any of these functions.
- M. Provide the Contract Sales (as defined in Section 10 of the National Intergovernmental Purchasing Alliance Company Administration Agreement) that your company will guarantee each year under the Master Agreement for the initial three years of the Master Agreement.

\$_____.00 in year one

\$_____.00 in year two

\$_____.00 in year three

- N. Even though it is anticipated that many Public Agencies will be able to utilize the Master Agreement without further formal solicitation, there may be circumstances where Public Agencies will issue their own solicitations. The following options are available when responding to a solicitation that is for Products covered under the Master Agreement.
 - i. Respond with Master Agreement pricing (Contract Sales reported to National IPA).
 - ii. If competitive conditions require pricing lower than the standard Master Agreement pricing, Supplier may respond with lower pricing through the Master Agreement. If Supplier is awarded the contract, the sales are reported as Contract Sales to National IPA under the Master Agreement.

**NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE COMPANY EXHIBITS
EXHIBIT A- NATIONAL IPA RESPONSE FOR NATIONAL COOPERATIVE CONTRACT**

- iii. Respond with pricing higher than Master Agreement only in the unlikely event that the Public Agency refuses to utilize Master Agreement.
- iv. If alternative or multiple proposals are permitted, respond with pricing higher than Master Agreement, and include Master Agreement as the alternate or additional proposal.

Detail your strategies under these options when responding to a solicitation.

**NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE COMPANY EXHIBITS
EXHIBIT B-NATIONAL IPA ADMINISTRATION AGREEMENT**

**NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE COMPANY
ADMINISTRATION AGREEMENT**

This ADMINISTRATION AGREEMENT is made this ____ day of _____ 20____, between National Intergovernmental Purchasing Alliance Company ("National IPA"), and _____ (herein "Supplier").

RECITALS

WHEREAS, the _____ (herein "Principal Procurement Agency") has entered into a Master Agreement dated _____, Agreement No _____, by and between the Principal Procurement Agency and Supplier, (as may be amended from time to time in accordance with the terms thereof, the "Master Agreement"), for the purchase of _____ (herein "Product");

WHEREAS, said Master Agreement provides that any or all public agencies, including state and local governmental entities, public and private primary, secondary and higher education entities, non-profit entities, and agencies for the public benefit ("Public Agencies"), that register with National IPA or otherwise execute a Master Intergovernmental Cooperative Purchasing Agreement (hereinafter referred to as a "Participating Public Agency") may purchase Product at prices stated in the Master Agreement;

WHEREAS, National IPA serves as the contract administrator for Principal Procurement Agency with regard to the Master Agreement, which is offered through National IPA to Public Agencies;

WHEREAS, Principal Procurement Agency desires National IPA to proceed with administration of the Master Agreement; and

WHEREAS, National IPA and Supplier desire to enter into this Agreement to make available the Master Agreement to Participating Public Agencies on a national basis and to set forth certain terms and conditions governing the relationship between National IPA and Supplier.

NOW, THEREFORE, in consideration of the payments to be made hereunder and the mutual covenants contained in this Agreement, National IPA and Supplier hereby agree as follows:

DEFINITIONS

1. Capitalized terms used in this Agreement and not otherwise defined herein shall have the meanings given to them in the Master Agreement.

**NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE COMPANY EXHIBITS
EXHIBIT B- NATIONAL IPA ADMINISTRATION AGREEMENT
TERMS AND CONDITIONS**

2. The Master Agreement, as attached hereto as Exhibit A and incorporated herein by reference as though fully set forth herein, and the terms and conditions contained therein shall apply to this Agreement except as expressly changed or modified by this Agreement. In the event of any conflict between the provisions of this Agreement and the Master Agreement, as between National IPA and Supplier the provisions of this Agreement shall prevail. Supplier acknowledges and agrees that the covenants and agreements of Supplier set forth in the solicitation resulting in the Master Agreement are incorporated herein and are an integral part hereof.

3. National IPA shall be afforded all of the rights, privileges and indemnifications afforded to Principal Procurement Agency under the Master Agreement, and such rights, privileges and indemnifications shall accrue and apply with equal effect to National IPA, its agents, employees, directors, and representatives under this Agreement including, but not limited to, the Supplier's obligation to provide appropriate insurance.

4. National IPA shall perform all of its duties, responsibilities and obligations as contract administrator under the Master Agreement as set forth herein, and Supplier hereby acknowledges and agrees that National IPA shall act in the capacity of contract administrator under the Master Agreement.

5. With respect to any purchases by Principal Procurement Agency or any Participating Public Agency pursuant to the Master Agreement, National IPA: (i) shall not be construed as a dealer, re-marketer, representative, partner or agent of any type of the Supplier, Principal Procurement Agency or such Participating Public Agency; (ii) shall not be obligated, liable or responsible for any order made by Principal Procurement Agency or any Participating Public Agency or any employee thereof under the Master Agreement or for any payment required to be made with respect to such order; and (iii) shall not be obligated, liable or responsible for any failure by Principal Procurement Agency or any Participating Public Agency to comply with procedures or requirements of applicable law or the Master Agreement or to obtain the due authorization and approval necessary to purchase under the Master Agreement. National IPA makes no representation or guaranty with respect to any minimum purchases by Principal Procurement Agency or any Participating Public Agency or any employee thereof under this Agreement or the Master Agreement.

TERM OF AGREEMENT

6. This Agreement shall be in effect so long as the Master Agreement remains in effect, provided, however, that the provisions of paragraphs 3, 4 and 5 hereof and the indemnifications afforded by the Supplier to National IPA herein and in the Master Agreement shall survive the term of this Agreement.

NATIONAL PROMOTION

7. National IPA and Supplier shall publicize and promote the availability of the Master Agreement's products and services to Public Agencies and such agencies' employees. Supplier's failure to maintain its covenants and commitments contained in this Agreement or any action of the Supplier which gives rise to a right by Principal Procurement Agency to terminate the Master Agreement shall constitute a material breach of this Agreement and if not cured within thirty (30)

NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE COMPANY EXHIBITS

EXHIBIT B- NATIONAL IPA ADMINISTRATION AGREEMENT

days of written notice to Supplier shall be deemed a cause for termination of the Master Agreement at Principal Procurement Agency's sole discretion or this Agreement at National IPA's sole discretion.

8. A copy of the Principal Procurement Agency Certificate executed by Principal Procurement Agency and an example of the Master Intergovernmental Cooperative Purchasing Agreement that is agreed to by each Participating Public Agency, which set forth the terms for their respective participation with National IPA, are attached hereto as Exhibit B and C, respectively. Supplier shall require each Participating Public Agency to register its participation in the National IPA program using the electronic registration feature at www.nationalipa.org prior to processing the Participating Public Agency's first sales order.

9. Upon request, Supplier shall make available to interested Public Agencies a copy of the Master Agreement and such price lists or quotes as may be necessary for such Public Agencies to evaluate potential purchases. In addition, Supplier shall provide the marketing and administrative support set forth in the solicitation resulting in the Master Agreement, including assisting in development of marketing materials as reasonably requested by Principal Procurement Agency and National IPA. Supplier and National IPA shall provide each respective party with its logo and the standard terms of use for their general use in marketing the Master Agreement. Both parties shall obtain approval from the other party prior to use of such logo.

MONTHLY REPORTING & FEES

10. Supplier shall pay National IPA an administrative fee in the amount of __% of the total purchase price paid to Supplier, less refunds, credits on returns, rebates and discounts, for the sale of products and/or services pursuant to the Master Agreement (as amended from time to time and including any renewal thereof) ("Contract Sales"). Supplier shall provide National IPA with an electronic accounting report, in Microsoft Excel, in the format prescribed by National IPA, on a monthly basis summarizing all Contract Sales for such month. A sample of the Contract Sales reporting format is provided as Exhibit D, attached hereto and incorporated herein by reference.

To the extent Supplier has guaranteed minimum Contract Sales pursuant to the terms of the Master Agreement in accordance with the terms of its proposal, the administrative fee shall be calculated based on the greater of the Contract Sales and the guaranteed Contract Sales set forth in Supplier's proposal.

11. Supplier shall maintain an accounting of all purchases made by Participating Public Agencies under the Master Agreement. National IPA and Principal Procurement Agency reserve the right to audit the accounting for a period of four (4) years from the date National IPA receives the accounting. In the event of such an audit, Supplier shall provide all materials reasonably requested relating to such audit by Principal Procurement Agency or National IPA at the location designated by Principal Procurement Agency or National IPA. In the event such audit reveals an underreporting of Contract Sales and a resulting underpayment of administrative fees, Supplier shall promptly pay National IPA the amount of such underpayment, together with interest on such amount in accordance with paragraph 12, and shall be obligated to reimburse National IPA's costs and expenses for such audit.

12. Reports of Contract Sales for Principal Procurement Agency and Participating Public Agencies in each calendar month shall be provided by Supplier to National IPA by the 10th day of

NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE COMPANY EXHIBITS

EXHIBIT B- NATIONAL IPA ADMINISTRATION AGREEMENT

the following month. Such reports shall be accompanied by an administrative fee payment in the amount indicated on the report as being due. Administrative fee payments are to be paid by the Supplier to National IPA via Automated Clearing House (ACH) to the National IPA designated financial institution identified in Exhibit E. Failure to provide a monthly report or payment of the administrative fees within the time and manner specified shall be regarded as a material breach under this Agreement and if not cured within thirty (30) days of written notice to Supplier shall be deemed a cause for termination of the Master Agreement at Principal Procurement Agency's sole discretion or this Agreement at National IPA's sole discretion. All administrative fees not paid when due shall bear interest at a rate equal to the lesser of 1 1/2% per month or the maximum rate permitted by law until paid in full.

13. National IPA or its designee may, in National IPA's sole discretion, compare Participating Public Agency records with monthly reports submitted by Supplier. If there is a discrepancy, National IPA will notify the Supplier in writing. Supplier will have thirty (30) days from the date of such notice to resolve the discrepancy to National IPA's reasonable satisfaction, including paying any administrative fee due and owing. If the Supplier does not so resolve the discrepancy, National IPA shall have the right to engage a third party to conduct an independent audit of Supplier's monthly reports and Supplier shall be obligated to reimburse National IPA's costs and expenses for such audit. Should any audit reveal an underreporting of Contract Sales and a resulting underpayment of administrative fees, Supplier shall promptly pay National IPA the amount of such underpayment together with interest on such amount in accordance with paragraph 12.

GENERAL PROVISIONS

14. This Agreement, the Master Agreement and the exhibits referenced herein supersede any and all other agreements, either oral or in writing, between the parties hereto with respect to the subject matter hereto and no other agreement, statement, or promise relating to the subject matter of this Agreement which is not contained or incorporated herein shall be valid or binding.

15. If any action at law or in equity is brought to enforce or interpret the provisions of this Agreement or to recover any administrative fee and accrued interest, the prevailing party shall be entitled to reasonable attorney's fees and costs in addition to any other relief to which it may be entitled.

16. This Agreement and National IPA's rights and obligations hereunder may be assigned at National IPA's sole discretion, to an existing or newly established legal entity that has the authority and capacity to perform National IPA's obligations hereunder. Supplier may not assign its obligations hereunder without the prior written consent of National IPA.

17. All written communications given hereunder shall be delivered by first-class mail, postage prepaid, or overnight delivery on receipt to the addresses as set forth below.

NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE COMPANY EXHIBITS
EXHIBIT B- NATIONAL IPA ADMINISTRATION AGREEMENT

A. National Intergovernmental Purchasing Alliance Company

National IPA
Attn: President
1600 Westgate Circle
Suite 275
Brentwood, TN 37027

B. Principal Procurement Agency

C. Supplier

18. If any provision of this Agreement shall be deemed to be, or shall in fact be, illegal, inoperative or unenforceable, the same shall not affect any other provision or provisions herein contained or render the same invalid, inoperative or unenforceable to any extent whatever.

19. This Agreement may not be effectively amended, changed, modified, or altered without the prior written consent of the parties hereto.

20. This Agreement shall inure to the benefit of and shall be binding upon National IPA, the Supplier and any successor and assign thereto; subject, however, to the limitations contained herein.

Authorized Signature, Supplier

NATIONAL INTERGOVERNMENTAL
PURCHASING ALLIANCE COMPANY

Signature

Signature

Name

Name

Title

Title

Date

Date

**NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE COMPANY EXHIBITS
EXHIBIT C- NATIONAL IPA MASTER INTERGOVERNMENTAL COOPERATIVE PURCHASING
AGREEMENT**

MASTER INTERGOVERNMENTAL COOPERATIVE PURCHASING AGREEMENT

This Agreement is made between certain government agencies that execute a Principal Procurement Agency Certificate (“Principal Procurement Agencies”) to be appended and made a part hereof and other public agencies (“Participating Public Agencies”) that register electronically with National Intergovernmental Purchasing Alliance Company (“National IPA”) or otherwise execute a Participating Public Agency Certificate to be appended and made a part hereof.

RECITALS

WHEREAS, after a competitive solicitation and selection process by Principal Procurement Agencies, a number of Suppliers have entered into Master Agreements to provide a variety of goods, products and services based on national volumes (herein “Products”);

WHEREAS, Master Agreements are made available by Principal Procurement Agencies through National IPA and provide that Participating Public Agencies may purchase Products on the same terms, conditions and pricing as the Principal Procurement Agency, subject to any applicable local purchasing ordinances and the laws of the State of purchase;

NOW, THEREFORE, in consideration of the mutual promises contained in this agreement, and of the mutual benefits to result, the parties agree as follows:

1. That each party will facilitate the cooperative procurement of Products.
2. That the procurement of Products subject to this agreement shall be conducted in accordance with and subject to the relevant statutes, ordinances, rules and regulations that govern each party’s procurement practices.
3. That the cooperative use of solicitations obtained by a party to this agreement shall be in accordance with the terms and conditions of the solicitation, except as modification of those terms and conditions is otherwise allowed or required by applicable law.
4. That the Principal Procurement Agencies will make available, upon reasonable request and subject to convenience, information which may assist in improving the procurement of products by the Participating Public Agencies.
5. That a procuring party will make timely payments to the Supplier for Products received in accordance with the terms and conditions of the procurement. Payment for Products and inspections and acceptance of Products ordered by the procuring party shall be the exclusive obligation of such procuring party. Disputes between procuring party and Supplier are to be resolved in accord with the law and venue rules of the State of purchase.
6. The procuring party shall not use this agreement as a method for obtaining additional concessions or reduced prices for similar products or services.

**NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE COMPANY EXHIBITS
EXHIBIT C- NATIONAL IPA MASTER INTERGOVERNMENTAL COOPERATIVE PURCHASING
AGREEMENT**

7. The procuring party shall be responsible for the ordering of Products under this agreement. A non-procuring party shall not be liable in any fashion for any violation by a procuring party, and the procuring party shall hold non-procuring party harmless from any liability that may arise from action or inaction of the procuring party.
8. This agreement shall remain in effect until termination by a party giving 30 days written notice to the other party. The provisions of paragraphs 5, 6 and 7 hereof shall survive any such termination.
9. This agreement shall take effect after execution of the Principal Procurement Agency Certificate or Participating Public Agency Registration, as applicable.

EXAMPLE

**NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE COMPANY EXHIBITS
EXHIBIT D – PRINCIPAL PROCUREMENT AGENCY CERTIFICATE**

PRINCIPAL PROCUREMENT AGENCY CERTIFICATE

I hereby acknowledge, on behalf of NAME OF PPA (“Principal Procurement Agency”), that I have read and agree to the general terms and conditions set forth in the enclosed Master Intergovernmental Cooperative Purchasing Agreement regulating the use of the Master Agreements and purchase of Products that from time to time are made available by Principal Procurement Agencies to Participating Public Agencies nationwide through National Intergovernmental Purchasing Alliance Company (“National IPA”).

I understand that the purchase of one or more Products under the provisions of the Master Intergovernmental Cooperative Purchasing Agreement is at the sole and complete discretion of the Participating Public Agency.

In its capacity as Principal Procurement Agency for National IPA, NAME OF PPA agrees to pursue Master Agreements for Products as specified in the attached exhibits to this agreement.

Authorized Signature, Principal Procurement Agency

Signature

Name

Title

Date

NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE COMPANY EXHIBITS
EXHIBIT E- NATIONAL IPA CONTRACT SALES REPORTING TEMPLATE
(to be submitted electronically in Microsoft Excel format)

National IPA Contract Sales Monthly Report

Supplier Name:

Contract Sales Report Month:

Participating Agency Name	City	State	Zip Code	Participating Agency # {Assigned by National IPA and provided to Supplier}	Contract Sales for Month (\$)	Admin Fee %	Admin Fee \$

Report Totals

Cumulative Contract Sales

**NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE COMPANY EXHIBITS
EXHIBIT F- NATIONAL IPA ADVERTISING COMPLIANCE REQUIREMENT**

Pursuant to certain state notice provisions, including but not limited to Oregon Revised Statutes Chapter 279A.220, the following public agencies and political subdivisions of the referenced public agencies are eligible to register with National IPA and access the Master Agreement contract award made pursuant to this solicitation, and are hereby given notice of the foregoing request for proposals for purposes of complying with the procedural requirements of said statutes:

Nationwide:

State of Alabama*	State of Hawaii	State of Massachusetts	State of New Mexico	State of South Dakota
State of Alaska	State of Idaho	State of Michigan	State of New York	State of Tennessee
State of Arizona	State of Illinois	State of Minnesota	State of North Carolina	State of Texas
State of Arkansas	State of Indiana	State of Mississippi	State of North Dakota	State of Utah
State of California	State of Iowa	State of Missouri	State of Ohio	State of Vermont
State of Colorado	State of Kansas	State of Montana	State of Oklahoma*	State of Virginia
State of Connecticut	State of Kentucky	State of Nebraska	State of Oregon	State of Washington
State of Delaware	State of Louisiana	State of Nevada	State of Pennsylvania	State of West Virginia
State of Florida	State of Maine	State of New Hampshire	State of Rhode Island	State of Wisconsin
State of Georgia	State of Maryland	State of New Jersey	State of South Carolina	State of Wyoming
District of Columbia				

Lists of political subdivisions and local governments in the above referenced states / districts may be found at http://www.usa.gov/Agencies/State_and_Territories.shtml and <http://www.usa.gov/Agencies/Local.shtml>

*Some public agencies and political subdivisions of these states may be restricted by state statutes that limit competition among cooperative purchasing organizations by only allowing use of purchasing cooperatives sponsored by certain National Associations.

Certain Public Agencies and Political Subdivisions:

Cities, Towns, Villages and Boroughs including but not limited to:

BAKER CITY GOLF COURSE, OR
CITY OF ADAIR VILLAGE, OR
CITY OF ASHLAND, OR
CITY OF AUMSVILLE, OR
CITY OF AURORA, OR
CITY OF BAKER, OR
CITY OF BATON ROUGE, LA
CITY OF BEAVERTON, OR
CITY OF BEND, OR
CITY OF BOARDMAN, OR
CITY OF BOSSIER CITY, LA
CITY OF BURNS, OR
CITY OF CANBY, OR
CITY OF CANYONVILLE, OR
CITY OF CLATSKANIE, OR

NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE EXHIBITS
Exhibit E- NATIONAL IPA CONTRACT SALES REPORTING TEMPLATE

CITY OF COBURG, OR
CITY OF CONDON, OR
CITY OF COQUILLE, OR
CITY OF CORVALLI, OR
CITY OF CORVALLIS PARKS AND RECREATION DEPARTMENT, OR
CITY OF COTTAGE GROVE, OR
CITY OF EUGENE, OR
CITY OF FOREST GROVE, OR
CITY OF GRANTS PASS, OR
CITY OF GRESHAM, OR
CITY OF HILLSBORO, OR
CITY OF INDEPENDENCE, OR
CITY AND COUNTY OF HONOLULU, HI
CITY OF KENNER, LA
CITY OF LA GRANDE, OR
CITY OF LAFAYETTE, LA
CITY OF LAKE CHARLES, OR
CITY OF LEBANON, OR
CITY OF MCMINNVILLE, OR
CITY OF MEDFORD, OR
CITY OF METAIRIE, LA
CITY OF MILL CITY, OR
CITY OF MILWAUKIE, OR
CITY OF MONROE, LA
CITY OF MOSIER, OR
CITY OF NEW ORLEANS, LA
CITY OF NORTH PLAINS, OR
CITY OF OREGON CITY, OR
CITY OF PILOT ROCK, OR
CITY OF PORTLAND, OR
CITY OF POWERS, OR
CITY OF PRINEVILLE, OR
CITY OF RIDDLE, OR
CITY OF ROSEBURG, OR
CITY OF REDMOND, OR
CITY OF SALEM, OR
CITY OF SANDY, OR
CITY OF SCAPPOOSE, OR
CITY OF SHADY COVE, OR
CITY OF SHERWOOD, OR
CITY OF SHREVEPORT, LA
CITY OF SPRINGFIELD, OR
CITY OF ST. HELENS, OR
CITY OF ST. PAUL, OR
CITY OF SULPHUR, LA
CITY OF TIGARD, OR
CITY OF TROUTDALE, OR
CITY OF TUALATIN, OR
CITY OF WARRENTON, OR
CITY OF WILSONVILLE, OR
CITY OF WINSTON, OR
LEAGUE OF OREGON CITIES
THE CITY OF HAPPY VALLEY OREGON

Counties and Parishes including but not limited to:

ASCENSION PARISH, LA

NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE EXHIBITS
Exhibit E- NATIONAL IPA CONTRACT SALES REPORTING TEMPLATE

ASCENSION PARISH, LA, CLEAR OF COURT
ASSOCIATION OF OREGON COUNTIES
BAKER COUNTY, OR
BENTON COUNTY, OR
BOARD OF WATER SUPPLY, OR
CADDO PARISH, LA
CALCASIEU PARISH, LA
CALCASIEU PARISH SHERIFF'S OFFICE, LA
CITY AND COUNTY OF HONOLULU, HI
CLACKAMAS COUNTY, OR
CLACKAMAS COUNTY DEPT. OF TRANSPORTATION, OR
CLATSOP COUNTY, OR
COLUMBIA COUNTY, OR
COOS COUNTY, OR
COOS COUNTY HIGHWAY DEPARTMENT, OR
COUNTY OF HAWAII, OR
CROOK COUNTY, OR
CROOK COUNTY ROAD DEPARTMENT, OR
CURRY COUNTY, OR
DESCHUTES COUNTY, OR
DOUGLAS COUNTY, OR
EAST BATON ROUGE PARISH, LA
GILLIAM COUNTY, OR
GRANT COUNTY, OR
HARNEY COUNTY, OR
HARNEY COUNTY SHERIFFS OFFICE, OR
HAWAII COUNTY, HI
HOOD RIVER COUNTY, OR
JACKSON COUNTY, OR
JEFFERSON COUNTY, OR
JEFFERSON PARISH, LA
JOSEPHINE COUNTY GOVERNMENT, OR
LAFAYETTE CONSOLIDATED GOVERNMENT, LA
LAFAYETTE PARISH, LA
LAFAYETTE PARISH CONVENTION & VISITORS COMMISSION
LAFOURCHE PARISH, LA
LAFOURCHE PARISH HEALTH UNIT – DHH-OPH REGION 3
KAUAI COUNTY, HI
KLAMATH COUNTY, OR
LAKE COUNTY, OR
LANE COUNTY, OR
LINCOLN COUNTY, OR
LINN COUNTY, OR
LIVINGSTON PARISH, LA
MALHEUR COUNTY, OR
MAUI COUNTY, HI
MARION COUNTY, SALEM, OR
MORROW COUNTY, OR
MULTNOMAH COUNTY, OR
MULTNOMAH COUNTY BUSINESS AND COMMUNITY SERVICES, OR
MULTNOMAH COUNTY SHERIFFS OFFICE, OR
MULTNOMAH LAW LIBRARY, OR
ORLEANS PARISH, LA
PLAQUEMINES PARISH, LA
POLK COUNTY, OR
RAPIDES PARISH, LA

NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE EXHIBITS
Exhibit E- NATIONAL IPA CONTRACT SALES REPORTING TEMPLATE

SAINT CHARLES PARISH, LA
SAINT CHARLES PARISH PUBLIC SCHOOLS, LA
SAINT LANDRY PARISH, LA
SAINT TAMMANY PARISH, LA
SHERMAN COUNTY, OR
TERREBONNE PARISH, LA
TILLAMOOK COUNTY, OR
TILLAMOOK COUNTY SHERIFF'S OFFICE, OR
UMATILLA COUNTY, OR
UNION COUNTY, OR
WALLOWA COUNTY, OR
WASCO COUNTY, OR
WASHINGTON COUNTY, OR
WEST BATON ROUGE PARISH, LA
WHEELER COUNTY, OR
YAMHILL COUNTY, OR

Other Agencies including Associations, Boards, Districts, Commissions, Councils, Public Corporations, Public Development Authorities, Reservations and Utilities including but not limited to:

BATON ROUGE WATER COMPANY
BEND METRO PARK AND RECREATION DISTRICT
BOARDMAN PARK AND RECREATION DISTRICT
CENTRAL CITY ECONOMIC OPPORTUNITY CORP, LA
CENTRAL OREGON INTERGOVERNMENTAL COUNCIL
CLACKAMAS RIVER WATER
CLATSKANIE PEOPLE'S UTILITY DISTRICT
CLEAN WATER SERVICES
CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION
COOS FOREST PROTECTIVE ASSOCIATION
CHEHALEM PARK AND RECREATION DISTRICT
DAVID CROCKETT STEAM FIRE COMPANY #1, LA
EUGENE WATER AND ELECTRIC BOARD
HOODLAND FIRE DISTRICT #74
HOUSING AUTHORITY OF PORTLAND
ILLINOIS VALLEY FIRE DISTRICT
LAFAYETTE AIRPORT COMMISSION, LA
LOUISIANA PUBLIC SERVICE COMMISSION, LA
LOUISIANA WATER WORKS
MEDFORD WATER COMMISSION
METRO REGIONAL GOVERNMENT
METRO REGIONAL PARKS
METROPOLITAN EXPOSITION RECREATION COMMISSION
METROPOLITAN SERVICE DISTRICT (METRO)
PORTLAND DEVELOPMENT COMMISSION, OR
OREGON COAST COMMUNITY ACTION
OREGON HOUSING AND COMMUNITY SERVICES
OREGON LEGISLATIVE ADMINISTRATION
SAINT LANDRY PARISH TOURIST COMMISSION
SAINT TAMMANY FIRE DISTRICT 4, LA
SEWERAGE AND WATER BOARD OF NEW ORLEANS, LA
SOUTHEASTERN LOUISIANAN UNIVERSITY
TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON
TUALATIN HILLS PARK & RECREATION DISTRICT
TUALATIN VALLEY FIRE & RESCUE
WILLAMALANE PARK AND RECREATION DISTRICT
WILLAMETTE HUMANE SOCIETY

NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE EXHIBITS
Exhibit E- NATIONAL IPA CONTRACT SALES REPORTING TEMPLATE

K-12 including but not limited to:

BEAVERTON SCHOOL DISTRICT
BEND-LA PINE SCHOOL DISTRICT
BROOKING HARBOR SCHOOL DISTRICT NO.17-C
CADDO PARISH SCHOOL DISTRICT
CALCASIEU PARISH SCHOOL DISTRICT
CANBY SCHOOL DISTRICT
CANYONVILLE CHRISTIAN ACADEMY
CASCADES ACADEMY OF CENTRAL OREGON
CENTENNIAL SCHOOL DISTRICT
CENTRAL CATHOLIC HIGH SCHOOL
CENTRAL POINT SCHOOL DISTRICT NO.6
CENTRAL SCHOOL DISTRICT 13J
COOS BAY SCHOOL DISTRICT NO.9
CORVALLIS SCHOOL DISTRICT 509J
COUNTY OF YAMHILL SCHOOL DISTRICT 29
CULVER SCHOOL DISTRICT
DALLAS SCHOOL DISTRICT NO.2
DAVID DOUGLAS SCHOOL DISTRICT
DAYTON SCHOOL DISTRICT NO.8
DE LA SALLE N CATHOLIC HS
DESCHUTES COUNTY SCHOOL DISTRICT NO.6
DUFUR SCHOOL DISTRICT NO.29
EAST BATON ROUGE PARISH SCHOOL DISTRICT
ESTACADA SCHOOL DISTRICT NO.10B
FOREST GROVE SCHOOL DISTRICT
GEORGE MIDDLE SCHOOL
GLADSTONE SCHOOL DISTRICT
GRANTS PASS SCHOOL DISTRICT 7
GREATER ALBANY PUBLIC SCHOOL DISTRICT
HEAD START OF LANE COUNTY
HIGH DESERT EDUCATION SERVICE DISTRICT
HILLSBORO SCHOOL DISTRICT
HOOD RIVER COUNTY SCHOOL DISTRICT
JACKSON CO SCHOOL DIST. NO.9
JEFFERSON COUNTY SCHOOL DISTRICT 509-J
JEFFERSON PARISH SCHOOL DISTRICT
JEFFERSON SCHOOL DISTRICT
KLAMATH FALLS CITY SCHOOLS
LAFAYETTE PARISH SCHOOL DISTRICT
LAKE OSWEGO SCHOOL DISTRICT 7J
LANE COUNTY SCHOOL DISTRICT 4J
LINCOLN COUNTY SCHOOL DISTRICT
LINN CO. SCHOOL DIST. 95C
LIVINGSTON PARISH SCHOOL DISTRICT
LOST RIVER JR/SR HIGH SCHOOL
LOWELL SCHOOL DISTRICT NO.71
MARION COUNTY SCHOOL DISTRICT
MARION COUNTY SCHOOL DISTRICT 103
MCMINNVILLE SCHOOL DISTRICT NOAO
MEDFORD SCHOOL DISTRICT 549C
MITCH CHARTER SCHOOL
MONROE SCHOOL DISTRICT NO.1J
MULTNOMAH EDUCATION SERVICE DISTRICT

NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE EXHIBITS
Exhibit E- NATIONAL IPA CONTRACT SALES REPORTING TEMPLATE

MULTISENSORY LEARNING ACADEMY
MYRTLE PINT SCHOOL DISTRICT 41
NEAH-KAH-NIE DISTRICT NO.56
NESTUCCA VALLEY SCHOOL DISTRICT NO.101
NOBEL LEARNING COMMUNITIES
NORTH BEND SCHOOL DISTRICT 13
NORTH CLACKAMAS SCHOOL DISTRICT
NORTH DOUGLAS SCHOOL DISTRICT
NORTH WASCO CITY SCHOOL DISTRICT 21
NORTHWEST REGIONAL EDUCATION SERVICE DISTRICT
ONTARIO MIDDLE SCHOOL
OREGON TRAIL SCHOOL DISTRICT NOA6
ORLEANS PARISH SCHOOL DISTRICT
PHOENIX-TALENT SCHOOL DISTRICT NOA
PORTLAND JEWISH ACADEMY
PORTLAND PUBLIC SCHOOLS
RAPIDES PARISH SCHOOL DISTRICT
REDMOND SCHOOL DISTRICT
REYNOLDS SCHOOL DISTRICT
ROGUE RIVER SCHOOL DISTRICT NO.35
ROSEBURG PUBLIC SCHOOLS
SCAPPOOSE SCHOOL DISTRICT 1J
SEASIDE SCHOOL DISTRICT 10
SHERWOOD SCHOOL DISTRICT 88J
SILVER FALLS SCHOOL DISTRICT 4J
SOUTH LANE SCHOOL DISTRICT 45J3
SOUTHERN OREGON EDUCATION SERVICE DISTRICT
SPRINGFIELD SCHOOL DISTRICT NO.19
SWEET HOME SCHOOL DISTRICT NO.55
TERREBONNE PARISH SCHOOL DISTRICT
THE CATLIN GABEL SCHOOL
TIGARD-TUALATIN SCHOOL DISTRICT
UMATILLA MORROW ESD
WEST LINN WILSONVILLE SCHOOL DISTRICT
WILLAMETTE EDUCATION SERVICE DISTRICT
WOODBURN SCHOOL DISTRICT
YONCALLA SCHOOL DISTRICT NO.32

Higher Education

ARGOSY UNIVERSITY
BATON ROUGE COMMUNITY COLLEGE, LA
BIRTHINGWAY COLLEGE OF MIDWIFERY
BLUE MOUNTAIN COMMUNITY COLLEGE
BRIGHAM YOUNG UNIVERSITY - HAWAII
CENTRAL OREGON COMMUNITY COLLEGE
CENTENARY COLLEGE OF LOUISIANA
CHEMEKETA COMMUNITY COLLEGE
CLACKAMAS COMMUNITY COLLEGE
COLLEGE OF THE MARSHALL ISLANDS
COLUMBIA GORGE COMMUNITY COLLEGE
CONCORDIA UNIVERSITY
DEVRY UNIVERSITY - PORTLAND
GEORGE FOX UNIVERSITY
KLAMATH COMMUNITY COLLEGE DISTRICT
LANE COMMUNITY COLLEGE

NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE EXHIBITS
Exhibit E- NATIONAL IPA CONTRACT SALES REPORTING TEMPLATE

LEWIS AND CLARK COLLEGE
LINFIELD COLLEGE
LINN-BENTON COMMUNITY COLLEGE
LOUISIANA COLLEGE, LA
MARYLHURST UNIVERSITY
MT. HOOD COMMUNITY COLLEGE
MULTNOMAH BIBLE COLLEGE
NATIONAL COLLEGE OF NATURAL MEDICINE
NORTHWEST CHRISTIAN COLLEGE
OREGON HEALTH AND SCIENCE UNIVERSITY
OREGON UNIVERSITY SYSTEM
PACIFIC UNIVERSITY
PIONEER PACIFIC COLLEGE
PORTLAND COMMUNITY COLLEGE
PORTLAND STATE UNIVERSITY
REED COLLEGE
RESEARCH CORPORATION OF THE UNIVERSITY OF HAWAII
ROGUE COMMUNITY COLLEGE
SOUTHEASTERN LOUISIANA UNIVERSITY
SOUTHERN OREGON UNIVERSITY (OREGON UNIVERSITY SYSTEM)
SOUTHWESTERN OREGON COMMUNITY COLLEGE
TULANE UNIVERSITY
TILLAMOOK BAY COMMUNITY COLLEGE
UMPQUA COMMUNITY COLLEGE
UNIVERSITY OF HAWAII BOARD OF REGENTS
UNIVERSITY OF HAWAII-HONOLULU COMMUNITY COLLEGE
UNIVERSITY OF OREGON-GRADUATE SCHOOL
UNIVERSITY OF PORTLAND
UNIVERSITY OF NEW ORLEANS
WESTERN OREGON UNIVERSITY
WESTERN STATES CHIROPRACTIC COLLEGE
WILLAMETTE UNIVERSITY
XAVIER UNIVERSITY

State Agencies

ADMIN. SERVICES OFFICE
BOARD OF MEDICAL EXAMINERS
HAWAII CHILD SUPPORT ENFORCEMENT AGENCY
HAWAII DEPARTMENT OF TRANSPORTATION
HAWAII HEALTH SYSTEMS CORPORATION
OFFICE OF MEDICAL ASSISTANCE PROGRAMS
OFFICE OF THE STATE TREASURER
OREGON BOARD OF ARCHITECTS
OREGON CHILD DEVELOPMENT COALITION
OREGON DEPARTMENT OF EDUCATION
OREGON DEPARTMENT OF FORESTRY
OREGON DEPT. OF TRANSPORTATION
OREGON DEPT. OF EDUCATION
OREGON LOTTERY
OREGON OFFICE OF ENERGY
OREGON STATE BOARD OF NURSING
OREGON STATE DEPT. OF CORRECTIONS
OREGON STATE POLICE
OREGON TOURISM COMMISSION
OREGON TRAVEL INFORMATION COUNCIL
SANTIAM CANYON COMMUNICATION CENTER

NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE EXHIBITS
Exhibit E- NATIONAL IPA CONTRACT SALES REPORTING TEMPLATE

SEIU LOCAL 503, OPEU
SOH- JUDICIARY CONTRACTS AND PURCH
STATE DEPARTMENT OF DEFENSE, STATE OF HAWAII
STATE OF HAWAII
STATE OF HAWAII, DEPT. OF EDUCATION
STATE OF LOUISIANA
STATE OF LOUISIANA DEPT. OF EDUCATION
STATE OF LOUISIANA, 26TH JUDICIAL DISTRICT ATTORNEY

Tab Four



A. Method of Approach

Response to National IPA Cooperative Contract

A. Method of Approach

Response to National IPA Cooperative Contract

1. Provide a response to the national program.
- A. Include a detailed response to Attachment B, Exhibit A, National IPA Response for National Cooperative contract. Responses should demonstrate a strong national presence, describe how offeror will educate its national sales force about the contract, describe how products and services will be distributed nationwide, include a plan for marketing the products and services nationwide, and describe how volume will be tracked and reported to National IPA.

3.0 SUPPLIER QUALIFICATIONS

Supplier must supply the following information in order for the Principal Procurement Agency to determine Supplier's qualifications to extend the resulting Master Agreement to Participating Public Agencies through National IPA.

3.1 Company

- A. Brief history and description of your company.

Founded in 1984, CDW is a leading provider of technology solutions to over 250,000 customers composed of small-, medium-, and large-sized public and private entities. CDW Government LLC (CDW•G) is a wholly owned subsidiary of CDW Corporation, incorporated in 1998 to address the specific needs of our government, education, and healthcare customers. Our unique company structure provides our customers products and services only a large national reseller can provide, combined with a local presence typical of a small business. We have a large manufacturer presence in our offices across the country and blanketed in the field with our field account executives. Account Teams are further segmented by agency type, education (K12/High Ed) or government, which allows us to provide each customer with one contact who is knowledgeable of every nuance of their organization.

CDW•G is one of the largest direct marketing resellers in the U.S., currently carrying more than 100,000 name-brand technology products from over 1,000 leading IT manufacturers. Our two state – of – the – art distribution centers are capable of handling 141,000 shipments daily, out of a combined area of almost one square mile. We utilize a just-in-time inventory system to ensure we have the products in stock and ready to ship, and send them out to our customers with a 99.7% shipping accuracy.

We launched our e-commerce website in 1995, as an additional avenue to service our customers. In May 2012, CDW•G was ranked No. 10 on the list of America's largest e-retailers by Internet Retailer's Top 500 Retail Web Sites Guide for the third consecutive year.

Though our selection of product is very wide, CDW•G delivers more than just product; we also deliver IT solutions. We offer a full spectrum of technology services including cloud computing, consulting, system configurations, implementation, and training. CDW•G designs and implements complete business solutions that address a full range of complex issues including, but not limited to Business Continuity, Infrastructure Optimization, Networking, Security Management, and Unified Communications.

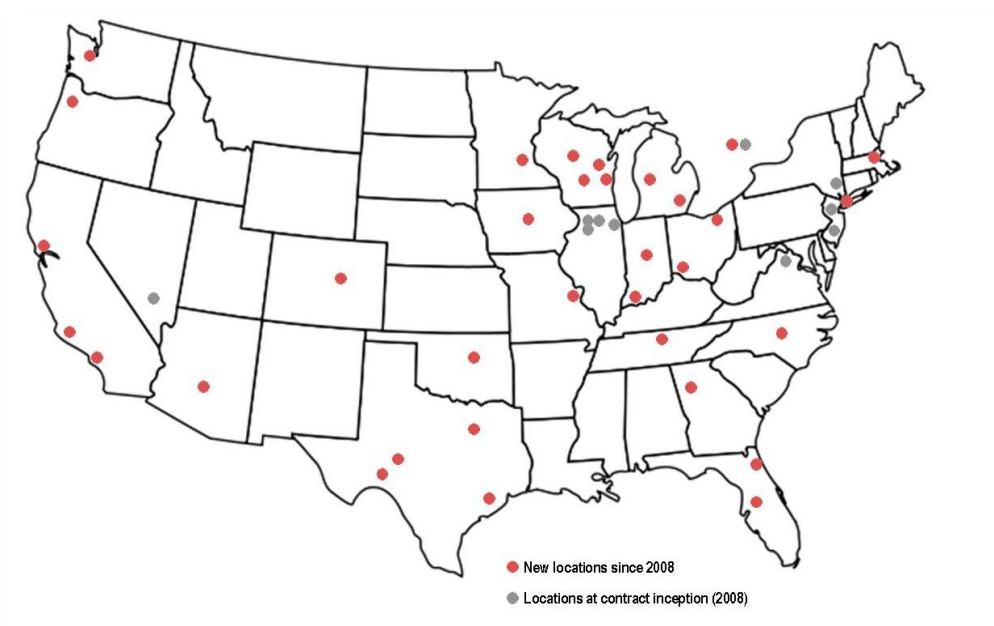
Our intricate offering coupled with our customer-centric business model, is the reason for our success. A testament to this success is our continued upward sales trend, combined sales of products and services to both public agencies and commercial business totaled over ten billion dollars in 2012.

B. Total number and location of sales persons employed by your company.

CDW•G currently employs more than 1,360 coworkers, part of our larger organization of 6,900 employees nationwide and in Canada, with 43 different locations. More than 840 of our CDW•G dedicated sales force are Account Managers, in addition to 65 Field Account Executives placed throughout communities across the nation.

C. Number and location of support centers (if applicable)

When CDW•G was awarded the City's contract in 2008 we had offices in five states and Canada. Since this time, we have drastically expanded our location portfolio across 20 additional states, and have added second/multiple offices in a number of our original five states and Canada. Currently, we have 43 separate locations. Speaking specifically to the benefit of this contract, seven of the states with new locations are also in the ten states with the highest historical spend on the contract.



Impressive Growth. CDW•G locations span across 25 different states, nationwide

D. Annual sales for the three previous fiscal years.

Below you can see evidence of CDW Corporation's sales growth, and our growth on the contract as well. You will note that since the recession of 2009, CDW•G consistently drives compounding growth in both areas, and anticipates these upward trends to continue. Also notable, the growth rates of National IPA exceeding the standard rate for CDW•G, verifying our good faith effort to promote the contract within our existing client base.

Explosive Sales Growth						
Year	Annual Revenues			YOY Growth		
	National IPA (\$ Millions)	CDW•G (\$ Billions)	CDW (\$ Billions)	National IPA	CDW•G	CDW
2009	21.7	3	7.2	443%	3.5%	-11.1%
2010	44.1	3.6	8.8	103%	20.0%	22.2%
2011	83.3	3.8	9.6	89%	5.6%	9.1%
2012	99.4	4.0	10.1	19%	7.1%	5.5%

E. Submit your FEIN and Dunn & Bradstreet report.

CDW•G FEIN: 36-4230110

Dun & Bradstreet numbers:

CDW Corporation

107627952

CDW Government, Inc.

026157235

We include our reports in a separate, confidential file.

3.2 Distribution, Logistics

A. Describe how your company proposes to distribute the products/service nationwide.

We have access to more than 100,000 brand-name products from over 1,000 leading manufacturers. We carry over \$200 million in inventory, and ship most in-stock products the same day they are ordered. The result is that contract purchasers receive a shipment from CDW•G in just **3-5 days**, far surpassing our competitor's capabilities.

In order to provide contract members with new technology as it becomes available, it is important for CDW•G to keep a large breadth of products and fresh inventory on hand. We constantly monitor trends within the IT industry to ensure that we are offering our customers the latest technology and "best of breed" solutions. Using a just-in-time inventory management system, our purchasing department excels at keeping a one- to four-week supply of products in our distribution centers (depending on current sales volume trends for each product). Overall, our inventory turns an impressive 24-26 times per year.



Unmatchable Ship Times. Customers receive orders in just 3-5 days with CDW•G.

The distribution centers' automated system scans bar-code labels on each product, pick list, and shipping label, resulting in increased delivery speed and accuracy. Some of our smaller items require coworker assembly; "Ready Ship" products (items that ship in their original carton) move through the system even faster. Once the order shipment is ready for loading, a final scan determines the correct truck (for instance, FedEx overnight) and sends it down the designated conveyor into the truck. The automated systems even help to load the trucks in ways that optimize shipment-processing speeds.

In fact, nearly every step of CDW•G's distribution process is automated and ISO 9001:2000 quality certified. Combined with experienced administration in our Program Management, warehouse, and financial departments, these systems are essential in providing the efficient service needed to keep pace with the volume we experience, as we ship up to 54,000 boxes daily. Contract members benefit from these automations through lower prices and faster service.

CDW•G's strategic relationships with industry leading original equipment manufacturer (OEM) technology partners, such as HP, Cisco, Lenovo, and Apple, means not just product discounts, but greater access to products and a more efficient procurement processes.

CDW•G's status as the largest partner of many of our manufactures influences our OEM partners, resulting in direct benefits to our customers. We receive timely notification regarding product changes, including advance notification of product shortages, and products nearing end of life. When there is a product shortage and other vendors do not have access to these products, we can often procure them from another source. Many times when CDW•G receives notification of an upcoming stock outage, we utilize our distribution centers' large capacity for volume purchases, keeping stock on hand for our customer's present and future needs.

B. Identify all other companies that will be involved in processing, handling or shipping the products/service to the end user.

CDW•G believes another important step in successful order fulfillment is utilizing shipping partners that are as focused on customer service excellence as we are. As one of the largest direct marketing resellers in the U.S., CDW•G has positioned ourselves very closely with the major carriers, in order to provide a wide range of delivery options to meet our customers' varying needs. We ship the majority of our products via UPS and FedEx, due to their extensive service capabilities, excellent record for on-time delivery and competitive pricing. In fact, both companies have employees on site at our warehouses, individuals with a long history of supporting CDW•G. We can also leverage the carrier's intermodal transport options. Additionally, we have contracts with truckload (TL) and less than truckload (LTL) carriers for large orders and heavy products. If a carrier is not meeting our on-time delivery requirements, we remove the carrier from our preferred shipper list.

C. Provide the number, size and location of your company's distribution facilities, warehouses and retail network as applicable.



Large Inventory Capabilities. Two warehouses shipping 135,000 units daily

CDW•G's two strategically located distribution centers have a combined size of almost one million square feet. Our Central Distribution Center in Vernon Hills, IL, ships primarily to customers in the eastern half of the U.S. Our Western Distribution Center, in Northern Las Vegas, NV, ships primarily to customers in the western half of the U.S. However, each distribution center serves

as backup for the other. They receive inventory valued at about \$21.0 million per day, or between 78 to 80 truckloads a day, processing a combined average of 135,000 units daily. A state-of-the-art Warehouse Management System (WMS) controls both of these centers, ensuring speed and accuracy throughout the order fulfillment and distribution processes.

In addition to working with OEM partners to supplement our direct purchasing model, CDW•G has developed strong affiliations with principal distributors. Like our OEM partners, they send us daily electronic data interchange (EDI) downloads, giving us visibility to inventory at their locations. Further, our top three distribution partners provide real time inventory information. Using this multi-layered procurement structure, we secure out-of-stock product(s) within as little as 24-48 hours, depending on customer requirements.

D. State any return and restocking policy and fees, if applicable, associated with returns.

CDW•G offers a 30-day return policy on most products sold. Of the returns we accept, a minimum 15% restocking fee applies for non-defective product returns. For our complete return policy, please see Tab 10, Appendix of this response. Customers may also obtain additional information by contacting their Account Manager or CDW customer relations at 866.SVC.4CDW, returns@cdw.com.

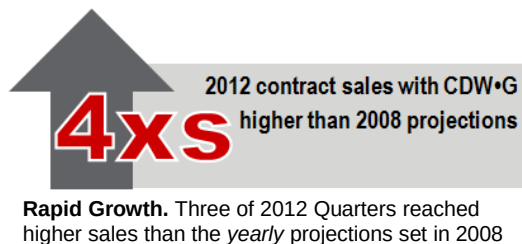
3.3 Marketing and Sales

- A. Provide a detailed ninety-day plan beginning from award date of the Master Agreement describing the strategy to immediately implement the Master Agreement as your company's primary go to market strategy for Public Agencies to your teams nationwide, to include, but not limited to:
- I. Executive leadership endorsement and sponsorship of the award as the public sector go-to-market strategy within first 10 days

David Hutchins, CDW•G's VP of State Sales, is an executive sponsor of the City's contract. He continues to focus sales teams on the success of the contract, and continually collaborates with manufacturer partners, allowing CDW•G to provide contract users even deeper discounts than the established contractual rates. ***This includes the HP discount, negotiated by CDW•G for the benefit of National IPA members utilizing the City's contract,*** as detailed further in our price offering.

Tara Barbieri, CDW•G's Director of Contracts, is also an executive sponsor for the contract. She has endorsed and sponsored this contract since the inception in 2008, and shall continue this role upon award. In her position, she is dedicated exclusively to our company's contractual sales, and leads with the knowledge and experience in cooperative purchasing contracts.

CDW•G already holds a myriad of public agreements, some with mandatory use requirements within individual states. We cannot agree to market the City's contract as our *primary public sector go-to-market strategy*; however, we have included an appropriate marketing plan and pledge to continue focusing on the contract's success and awareness. We believe this pledge should not be viewed lightly, as with our support, this contract's spend has surpassed the City's initial \$25 Million yearly projection **four fold** under CDW•G's management. In fact, this rate even exceeds our own growth as a company.



CDW•G takes our commitments very seriously, we do not mince words with our partners, and Tucson is our partner in delivering on the accompanying National IPA Agreement. We anticipate some respondents may gloss over this section's requirement, giving the impression they will dedicate themselves solely to the success of this contract when in fact they too hold a number of contracts, including contracts with similar requirements such as this. A simple internet search returns the following contracts for responding vendors.

Dell	Insight	Tech Depot	WWT	GovConnection
National Cooperative Purchasing Alliance (NCPA)	US Communities	US Communities	Michigan Master Computing Contract (MMCC)	Educational & Institutional Cooperative Purchasing (E&I)
Western States Contracting Alliance (WSCA)	Texas DIR DBITS	The Cooperative Purchasing Network (TCPN)	State of MO PC Prime Vendor Contract	The Cooperative Purchasing Network (TCPN)
Midwestern Higher Ed Compact (MHEC)	CA CMAS	NY State Consortium of Independent Schools (NYSAIS)	SEWP	National Cooperative Purchasing Alliance (NCPA)
Public Sourcing Solutions (PSS)	Wisconsin Intel Computer Hardware Contract	MICTA	ITES-2H	TIPS/TAPS
Tri-County Communications Cooperative (TCC)	State of MO WSCA Software	Resource Training & Solutions Cooperative	SPAWAR (2)	Public Sourcing Solutions (PSS)

We will not belabor the point throughout our response as this theme of “primary” offering is repeated in several questions, we will simply detail our response with precisely the commitment that CDW•G makes to the City and by extension, National IPA for each question. You can be confident we will deliver on those promises.

II. Training and education of your national sales force with participation from the executive leadership of your company, along with the National IPA team within first 90 days

CDW•G will exceed this requirement. Our Public Sector Account Managers are actively marketing the contract to their customers (presently tracking over \$74.38 million in potential opportunities under the National IPA pipeline) and are very familiar with the nuances of the contract. This is an enormous benefit to the City, National IPA, and the immediate momentum of the new contract.

With CDW•G, there is no need to start from scratch, familiarizing a completely new management team and educating a new group of Account Managers to a foreign contract. Even after training is complete, other vendors are likely to experience a period of growing pains as they acclimate their sales staff to the offering. This ramp-up time will undoubtedly have a negative effect on contract sales. As National IPA and the City are aware, this is often the case with new contracts. The current contract saw success atypical of most, quickly achieving 4 million dollars in purchases within the first

four months from inception. We believe this success was due in large part to CDW•G's experience in managing contracts, and the City's commitment to sound procurement practices. The contract is now supporting close to **five times** its 2009 purchases (the first full year of the contract). While we would not expect sales to dip to the original 2009 numbers with a new vendor, we believe CDW•G is uniquely positioned to deliver growth over \$99 million in 2013.

With CDW•G, all aspects of transitioning to the new contract will be seamless. The City and National IPA does not have to worry about member confusion or orders lost during training and setup time. Instead, business continues as usual and training time is used as a refresher, providing contract updates and focusing on strategies to increase business.

- B. Provide a detailed ninety-day plan beginning from award date of the Master Agreement describing the strategy to market the Master Agreement to current Participating Public Agencies, existing Public Agency customers of Supplier, as well as to prospective Public Agencies nationwide immediately upon award, to include, but not limited to:
 - I. Creation and distribution of a co-branded press release to trade publications within first 10 days

CDW•G's Marketing contact will work with National IPA to create and distribute this announcement at the transition of the new award.

- II. Announcement, contract details and contact information published on the company website within first 30 days

CDW•G will exceed this requirement. As this site is presently live for the current contract, CDW•G can reload the new contract pricing within a matter of minutes and will have our website operational on the **1st day** of the new contract. In fact, should the City decide to continue your partnership with CDW•G for this contract, we propose to amend the current contract with the newly agreed upon contract rates, giving purchasers access to additional savings months in advance of the award date, and during the May-June flurry of buying activity.

- III. Design, publication and distribution of co-branded marketing materials within first 90 days

CDW•G already has much of this material. We are pleased to perform updates to the material and shall accomplish this well within the 90-day time frame. We propose a marketing strategy meeting with National IPA to discuss a refreshed approach and specific goals/targets for the new contract. CDW•G is eager to share our current marketing processes for the contract, including our quarterly "Plays" aimed at increasing contract awareness; our SharePoint site, giving account teams easy access to marketing strategy and materials; and our monthly email campaigns to all National IPA members.

Additionally, we look forward to discussing our ideas to gain contract awareness, with increased focus in the K12 sector and our top OEM partners.

The screenshot shows the CDW•G National IPA website. At the top, there's a header with "CONTRACT OFFERINGS" and the National IPA logo. Below this, a section titled "GET SOFTWARE THAT DOES MORE." describes the value of the contract. A "CHECK OUT THESE PARTNER SOLUTIONS" section features four product cards: Symantec Backup Exec 2012 (\$397.99), Microsoft Windows Server 2012 Standard (\$698.24), Adobe Acrobat X Suite (\$1050.36), and Adobe Creative Suite 6 Design & Web Premium (\$1754.59). Each card includes a "Buy Now" button. At the bottom, there's a "STAY IN TOUCH" section with social media icons and contact information.

Blended Marketing. Pairing marketing material with live – touch campaigns.

- IV. Commitment to attendance and participation with National IPA at national (i.e. NIGP Annual Forum, NPI Conference, etc.), regional (i.e. Regional NIGP Chapter Meetings, etc.) and supplier-specific trade shows, conferences and meetings throughout the term of the Master Agreement

In 2013 CDW•G's schedule includes over 100 regional and nearly as many national events. In past years, we have attended many events in which we promoted the contract, including NIGP, NASPO, CAPPO, and FAPPO. We shall continue this practice new agreement as well. For 2013, we are already committed to attend NIGP events, NASPO, and the National IPA Partner Summit.

Additionally, we are such a committed vendor; we are willing to share our best practices with other non-competing National IPA vendors. Sales Manager Pat O'Brien has agreed to share some of these practices with other National IPA vendors at the Partner Summit, helping increase the success of all National IPA's contracts.

- V. Commitment to attend, exhibit and participate at the NIGP Annual Forum in an area reserved by National IPA for partner suppliers. Booth space will be purchased and staffed by your company. In addition, you commit to provide reasonable assistance to the overall promotion and marketing efforts for the NIGP Annual Forum, as directed by National IPA.

CDW•G has enjoyed participating in the NIGP Annual Forum and will continue to do so. We believe in the theme "Better Together" and look forward to sharing our best practices with other National IPA vendors.

- VI. Design and publication of national and regional advertising in trade publications throughout the term of the Master Agreement

CDW•G advertises the contract in our own highly viewed publications and our contract specific email campaign. We will continue to promote the contract via avenues such as our EdTech and StateTech publication sites, while continuing to penetrate the market with a live-touch approach.

- VII. Ongoing marketing and promotion of the Master Agreement throughout its term (case studies, collateral pieces, presentations, etc.)

CDW•G continues to market and promote the contract, through various avenues such as announcements in our publications, email campaigns, as well as on the contract's CDW•G premium page. We look forward to working with National IPA to develop our marketing strategies even further.

Announcements and events

Catch up on current CDW•G happenings.

IT needs on one agreement - CDW•G and National IPA

CDW•G is pleased to be awarded by the City of Tucson, AZ, through public competitive solicitation, a cooperative purchasing contract for Information Technology Solutions (contract # 083052). This agreement features a comprehensive range of technology solutions and is available to public agencies nationwide via National Intergovernmental Purchasing Alliance (National IPA).

To simplify the purchasing process, CDW•G offers National IPA participating agencies special pricing on technology solutions across a breadth of vendors. Through National IPA, find discounts in software, software licensing and maintenance, hardware and peripherals, and more. From CDW•G, receive unmatched levels of service, advice and support from expert teams.

We encourage you to visit the Information Technology Solutions Agreement online at CDWG.com/nationalipasolutions for a complete list of products and services available. Search by keyword or browse by product category, and use the resource links to access National IPA websites.

Contract #083052 

High Visibility. Spreading awareness through a variety of publications.

- VIII. Dedicated National IPA internet web-based homepage with:
- National IPA standard logo;
 - Copy of original Request for Proposal;
 - Copy of contract and amendments between Principal Procurement Agency and Supplier;
 - Summary of Products and pricing;
 - Marketing Materials
 - Electronic link to National IPA's online registration page;
 - A dedicated toll free number and email address for National IPA

CDW•G exceeds this requirement, as our current National IPA Premium Page, www.cdwg.com/nationalipasolutions presently includes these elements. The page includes the National IPA logo and a description of the contract, with multiple direct links to National IPA's Home Page and Registration Page. We provide members with categories that mirror the contract, easily allowing them to locate the product or service they are looking for. We include "featured products" highlighting solutions that we select for their excellent value or popularity among purchasers.

Additionally, we not only have a toll-free number and address for National IPA members, and feature a dedicated Account Team included on the website, which highlights when they are available for customers. In conjunction with National IPA, we will continue to develop this site, increasing functionalities and promotion of the contract.



Search for...



Information Technology Solutions Agreement



Publicly solicited and awarded by City of Tucson, Arizona and offered nationally through National IPA. Welcome to the National Intergovernmental Purchasing Alliance Information Technology Solutions Agreement Website. This agreement (Contract #083052) is a result of a competitive solicitation by the City of Tucson and awarded to CDW-G.

This agreement offers discounts in software, software licensing & maintenance, hardware and peripherals. Agencies may become participants of National IPA via their website at www.nationalipa.org. National IPA is a cooperative purchasing program offered to public agencies and agencies for public benefit. It is an optional program with no minimum purchase requirements and no fees.

Logo and Contract Description

FEATURED PRODUCTS



HP ProBook 4540s - 15.6" - Core i3 3110M - Windows 8 Pro / Windows 7 Profes
Core i3 3110M / 2.4 GHz - Windows 8 Pro / Windows 7 Professional 64-bit downgrade - pre-installed: Windows 7 - 4 GB RAM - 500 GB HDD - DVD SuperMulti - 15.6" HD anti-glare wide 1366 x 768 / HD - Intel HD Graphics 4000 - brushed aluminum - Smart Buy
National IPA Technology Solutions \$558.59

 Add to Cart



Adobe Acrobat XI Pro - (v. 11) - license
(v. 11) - license - 1 user - GOV - TLP - level 1 (1+) - Universal English
National IPA Technology Solutions \$352.19

 Add to Cart



HP Compaq LA2205wg 22" Wide LCD
Widescreen, 22 in LCD Monitor, 1000:1 contrast ratio, 1680 x 1050 max resolution, 5 ms response time, Pivot (rotation) adjustment, Height adjustment, Tilt adjustment, Swivel adjustment, VGA (HD-15) interface, DVI interface, DisplayPort interface, 3 year warranty
National IPA Technology Solutions \$184.25

 Add to Cart



Lenovo ThinkPad X230 2320 - 12.5" - Core i5 3210M - Windows 8 Pro 64-bit /
Core i5 3210M / 2.5 GHz - Windows 8 Pro 64-bit / Windows 7 Professional 64-bit downgrade - pre-installed: Windows 7 - 4 GB RAM - 500 GB HDD - 12.5" wide 1366 x 768 / HD - Intel HD Graphics 4000 - 3G upgradable - TopSeller
National IPA Technology Solutions \$1,026.42

 Add to Cart



Cisco Unified IP Phone 7942G
IP Phone 7942G
National IPA Technology Solutions \$334.55

 Add to Cart



Xerox DocuMate 3220 Document Scanner
Hi-Speed USB, Document scanner, 23 ppm max scan speed B/W, 12 ppm max scan speed color, 600 dpi max H-optical resolution, 1 year warranty
National IPA Technology Solutions \$272.40

 Add to Cart

CONTRACTS

Search within your contracts:



Cables (16642)

Computer Accessories (9460)

Computers (5627)

Data Storage Products (10573)

Electronics (4394)

Memory (2760)

Monitors & Projectors (5776)

Networking Products (19839)

Office Equipment & Supplies (4844)

Power, Cooling & Racks (11067)

Printers, Scanners & Print Supplies (15619)

Servers & Server Management (2688)

Services (40929)

Software (113770)

Summary of Products and Pricing

LINKS OF INTEREST

[National IPA Home Page](#)[Participate in National IPA](#)[Contract Documents](#)[Marketing Material](#)

Link to Register, Contract, RFP, and Marketing Materials

CONTACTS



Derrick Graff - In Account Manager
Phone: (866) 339-7079
[Email](#)



Pat O'Brien - In Sales Manager
Phone: (877) 898-2997
[Email](#)



Wilson Garcia - In Program Manager - Sales
Phone: (877) 325-8223
[Email](#)

Dedicated Contacts with toll free number and email



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- C. Describe how your company will transition any existing Public Agency customers' accounts to the Master Agreement available nationally through National IPA. Include a list of current cooperative contracts (regional and national) your company holds and describe how the Master Agreement will be positioned among the other cooperative agreements.

CDW•G prides itself on keeping the commitments we make to every one of our customers and partners. As the City and National IPA are both well aware, CDW•G currently holds a significant number of cooperative purchasing contracts including National Intergovernmental Purchasing Agency (National IPA) such as, Association of Educational Purchasing Agencies (AEPA), National Joint Powers Alliance (NJPA), and The Cooperative Purchasing Network (TCPN). CDW•G is solutions focused; just as we are vendor agnostic and provide consultation assist the client to choose the best laptop to meet their needs, we provide benefits of the program, and allow the customer to select the contract best suited for their specific procurement needs. Therefore, for all of our national contracts, we have maintained transparency of our contract portfolio to our customer and negotiated the removal of language such as "most favored customer" and requirements such as this.

CDW•G continues to prove without a doubt that we can keep our commitment to making this contract prosperous amongst our portfolio of offerings.

We have transitioned a number of customers and their solicitation opportunities to this contract, in the form of piggyback contracts. Some of these customers include the City of Phoenix, City of Atlanta, University of Colorado, and DeKalb County. Moving forward, we will continue to loop new members in to the contract and sustain the growth.

- D. Acknowledge that your company agrees to provide its company/corporate logo(s) to National IPA and agrees to provide permission for reproduction of such logo in marketing communications and promotions.

National IPA has several CDW•G logos at their disposal under our general guidelines for intended use, they are included here for ease of evaluation.

Logos & Guidelines

CDW welcomes customers, media and other entities to use our corporate logo, as needed. The core component of CDW's brand identity is its corporate logo; therefore, we ask that you carefully consider the following guidelines when using it.

Logo Usage Guidelines

When using the CDW logo, you agree to the following:

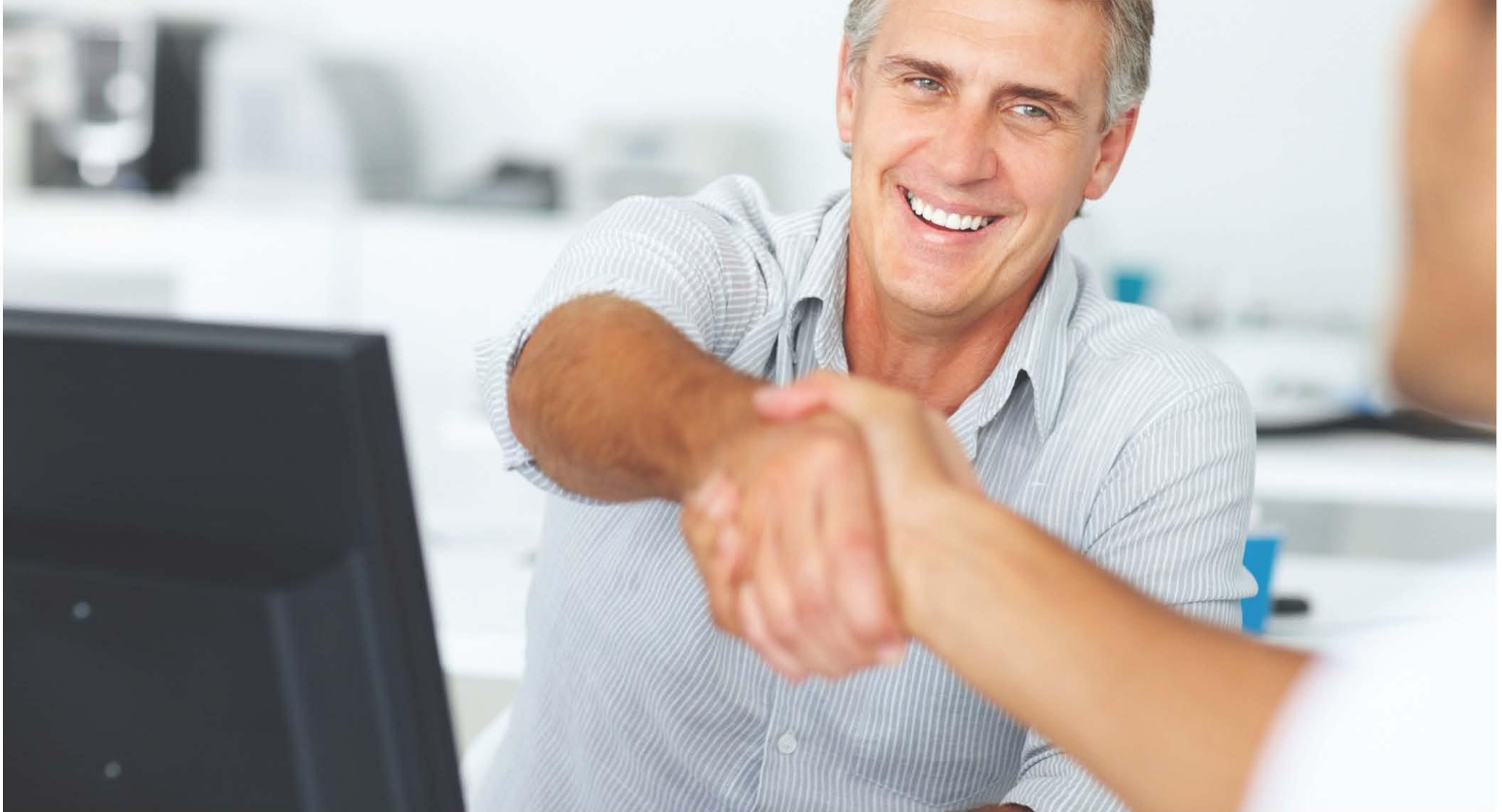
1. You may use the logo(s) only in the exact form provided by CDW and only to accurately and actively link from a website that is under your control to the home page of CDW.com (or another address provided by CDW) and for no other purpose.
2. You may not incorporate the logo(s) into any other logo or design.
3. You may not to use the logo(s) in a way that suggests that you or your company or products are affiliated with CDW or its products or services in any way.
4. You may not display the logo(s) on any website that disparages CDW or its products or services, infringes any CDW intellectual property or other rights, or violates any law or regulation.
5. No other logo or design element should appear within 0.5 inches of the CDW logo.
6. You may not frame or alter the CDW website in any way.

7. At CDW's direction, you will immediately remove the logo(s).
 8. Your limited right to use the logo(s) does not constitute a grant of any other right or license. All other rights are reserved by CDW.
 9. CDW disclaims all warranties, express and implied, regarding the logo(s), including warranties against infringement. You agree to indemnify CDW from and against any and all claims and liabilities arising out of your use of the logo(s).
- E. Supplier is responsible for proactive direct sales of Supplier's goods and services to Public Agencies nationwide and the timely follow up to leads established by National IPA. All sales materials are to use the National IPA logo. At a minimum, the Supplier's sales initiatives should communicate:
- I. Master Agreement was competitively solicited by a Principal Procurement Agency
 - II. Best government pricing
 - III. No cost to participate
 - IV. Non-exclusive contract

We are happy to update our current National IPA flyer with the new contract information. We would like to further discuss the inclusion of II and IV, and will revise our marketing pieces to include mutually agreeable message that best represents the value of the contract.

ALL YOUR I.T. NEEDS ON ONE AGREEMENT

From people who get it – CDW·G and National IPA.



CDW·G and National IPA offer a competitively solicited and awarded cooperative purchasing agreement for Information Technology Solutions. Awarded by the City of Tucson, Ariz., this agreement features a comprehensive range of technology solutions including:

- Systems
- Input Devices
- Printers
- Projectors
- Storage Devices
- Network Equipment
- Software
- Software Licensing
- Media Supplies
- Services

To simplify the purchasing process, CDW·G offers National IPA participating agencies special pricing on technology solutions across a breadth of vendors. CDW·G also brings unmatched levels of service, advice and support from expert team. Visit CDWG.com/nationalipasolutions for a complete list of products and services available. To simplify your purchase, search by keyword or browse by product category and use the resource links to access other valuable information.

Information Technology Solutions Contract # 083052

The National IPA contract portfolio, including the CDW·G agreement, is available to public agencies, educational institutions and agencies for public benefit. There is no fee to participate and no minimum purchase requirements. Register at nationalipa.org. Let National IPA and CDW·G solve your resource problems and technology requirements with one agreement.

**For more information, contact your CDW·G account manager
or National IPA representative today.**

- F. Supplier is responsible for the training of its national sales force on the Master Agreement. At a minimum, sales training should include:
- I. Key features of Master Agreement
 - II. Working knowledge of the solicitation process
 - III. Awareness of the range of Public Agencies that can utilize the Master Agreement through National IPA

As noted above, CDW•G's sales force training shall include contract updates, which incorporates the requirements listed. We provide our current contract training slide deck in Tab 10, appendix.

- G. Provide contact information for the person(s), who will be responsible for:
- I. Marketing
 - II. Sales
 - III. Sales Support
 - IV. Financial Reporting
 - V. Contracts

CDW•G provides familiar faces for contract support, each of them subject matter experts in the noted areas of the City's contract.

Marketing	Sales & Support	Financial Reporting	Contracts
Denise Cushmaney Sr. Manager – Segment Marketing denicus@cdw.com	Pat O'Brien Sales Manager patobri@cdwg.com	Wilson Garcia Program Manager wilsgar@cdw.com	Tara Barbieri Director, Program Sales tara@cdwg.com
			

- H. Describe in detail how your company's national sales force is structured, including contact information for the highest-level executive in charge of the sales team.

We structure our sales force on the philosophy that everything we do revolves around our customer. In order to completely support our customers, CDW•G feels it is our duty to provide one connection to all of their IT solution needs. This one connection is the customer's Account Manager. Much like our customer-centric mindset, we focus on providing our Account Managers 360 degrees of expertise, so each National IPA member knows that there are many authorities at play in providing the customer service they are accustomed to with CDW•G.

CDW•G currently provides our customers with over 840 Account Managers, each supporting customers in a specific region and industry, and serving only customers exclusively within their assigned boundaries.

CDW•G divides our Account Teams by the following segments:

- State and Local Government
- K-12 Education
- Higher Education
- Federal Government
- Healthcare

Pairing this structure with regionalization leads to an Account Manager fully vested in their customers and giving them the ability to provide industry and region insight and facilitate relationships with local vendors, developing a higher level of specialization for their customers' unique needs.

- I. Explain in detail how the sales teams will work with the National IPA team to implement, grow and service the national program.

Implement: CDW•G is eager to continue working with the National IPA team to develop the national program. We have joined forces for customer presentations, such as with the Illinois Community College System Foundation, San Mateo County, and the City of New York, among others. We will continue collaborating and remaining in the sights of our customers. Additionally, we will continue keeping Account Managers engaged and trained. State and Local Sales VP David Hutchins and Sales Manager Pat O'Brien will continue working with National IPA to develop strategies to implement best practices with our CDW•G Account Managers, such as our successful Play campaign.

Grow: We look forward to increasing our market presence with National IPA for the next contract. While we believe we have had great success with the contract, we realize there is always room for improvement. We would like to expand our collaboration efforts with the National IPA team, such as increasing our presence at customer sites. Moreover, we believe there is potential for an increase in efforts to drive potential opportunities by ensuring our front line, CDW•G Account Managers, continue to work in cadence with the National IPA team. Finally, we know that sharing best practices benefits everyone, and happily agree to help grow National IPA's national portfolio by sharing some of our best practices with other vendors at the National IPA partner summit.

Service: We shall continue providing a fully engaged and enthusiastic team to service this contract. Program Manager Wilson Garcia will continue providing detailed reports and Quarterly Business Reviews. These allow CDW•G and National IPA to define potential areas of growth to continue to increase sales on the City's contract, such we did with the K12 market. Sr. Segment Marketing Manager Denise Cushmaney will continue working with the National IPA team and the City to develop custom marketing pieces and marketing initiatives to increase contract visibility. David Hutchins will continue collaborate to develop ways to drive the business by leading account teams and negotiating with manufacturers.

- J. Explain in detail how your organization will manage the overall national program throughout the term of the Master Agreement, including ongoing coordination of marketing and sales efforts, timely new Participating Public Agency account setup, etc.

Since CDW•G is the incumbent of this contract, we expect our management strategy varies greatly from that of any other potential awardee. Working with the City and National IPA for five years, we have already uncovered and resolved roadblocks to the mutual satisfaction of all contract stakeholders; tackled the typical growing pains associated with a new contract; and fine-tuned the contract management process. Examples of this problem resolution include adding and implementing services rates to the

contract and adding nonprofit agencies to the contract user group. This familiarity allows us to improve upon processes where other vendors would be starting from scratch.

As detailed previously, we continue to participate and collaborate marketing efforts. CDW•G's marketing and sales coordination includes more than just glossy marketing flyers. We know customers are more likely to respond to live contact, and therefore focus our marketing campaign on this mindset, complimented by publications and advertisement. We work with our partners to keep our account managers trained on our available contracts. For this contract, we pair internal training with that provided by National IPA, such as teaching Account Managers how to enroll customers and pointing out the contract documents allowing customers to ensure compliance with their procurement regulations. Often, when a CDW•G customer utilizes the City's contract, it is a direct result of their Account Manager informing them of the benefits of the agreement.

Additionally, as part of our internal Sales Enablement drive, CDW•G initiated a quarterly "PLAY" campaign, which targets low spend member accounts. This campaign, is developed and maintained internally by a team of CDW•G leaders from sales enablement, product partner management, sales, business intelligence, and marketing. The program provides Account Managers insight to the specific contract benefits to their targeted customers. Information Account Managers are armed with includes an overview of the customer target; the contract details to discuss; a guide on how to create the conversation, including how to start the conversation, talking points, qualifying questions, and overcoming objectives; a product guide; supporting documents; and a contact list of subject matter experts and internal resources who can provide assistance.

The results for the City's contract are substantially higher than company average, as highlighted in the graph below from the November campaign. Account Managers see a 40% quote response rate, and 25% order response rate. This resulted in over \$160,000 additional sales orders from this November campaign alone.

Play	Plays Served	AM Utilization	Quote Response Rate	Qualified Quote Dollars	Total Quote Dollars	Order Response Rate	Qualified Order Dollars	Total Order Dollars
SLG: National IPA Contract Penetration	560	84%	40%	\$656,385	\$656,385	25%	\$160,428	\$160,428
CDW Totals for November	54,112	85%	18%	\$55,711,501	\$65,608,112	10%	\$19,066,332	\$22,088,241

Furthering Sales Reach. Successful Play campaign increased contract sales over \$160,000 in November alone.

In the same timeframe that Plays are scheduled to be initiated, customers receive complimentary marketing collateral such as direct mailers, whitepapers, email, and catalogs, related to the contract.

CDW•G also continues to effectively set up new customer accounts. Wilson Garcia, your dedicated Program Manager, adds new members to the contract typically within a week of receiving a new member

list from National IPA. Should a new member need immediate access to the contract, CDW•G Account Managers have been trained to request that the new member forward the confirmation they receive from National IPA. The Account Manager then provides this confirmation and the customer's CDW•G account number to Wilson, who immediately adds them to the system for contract access.

- K. State the amount of your company's Public Agency sales for the previous fiscal year. Provide a list of your top 10 Public Agency customers, the total purchases for each for the previous fiscal year along with a key contact for each.

CDW•G sales for 2012 totaled \$4.02 Billion, an increase of 7.1% from the previous year. While we cannot provide the

\$4.02 Billion
2012 CDW•G Sales

requested top 10 Public Agency customers, we provide the top customers from the current contract, based on spend since January 2011. We respect the privacy of our customers, and thus provided spend and contact information separately in a confidential file for those customers willing to be utilized as a reference.

Nationwide recognition. Continued YOY sales increase, proof CDW•G is a recognized industry leader.

Customer	Spend (in Millions)	Contact	Contact Info
Clark County, NV			
Hillsborough County, FL			
Orange County, CA			
Jacksonville, FL			
University of Arizona, AZ			
Collier County, FL			
Lee County, FL			
Loyola University, IL			
Atlanta, GA			
Miami Dade County, FL			

Provided separately in a confidential file

- L. Describe your company's information systems capabilities and limitations regarding order management through receipt of payment, including description of multiple platforms that may be used for any of these functions.

CDW•G accepts payment through:

- Credit Cards* (American Express, Diner's Club, Discover, MasterCard, Visa)
- Checks
- EDI
- EFT (Electronic Funds Transfer)
- Procurement Cards

*With a credit card order, CDW•G requires the credit card information at the time you place the order. Please note that we do not accept credit cards for term accounts.

CDW•G supports EFT formats including CTX, CPT and CCD. We can also send data as a CIF and CSV.

M. Provide the Contract Sales (as defined in Section 10 of the National Intergovernmental Purchasing Alliance Company Administration Agreement) that your company will guarantee each year under the Master Agreement for the initial three years of the Master Agreement.

\$_____.00 in year one
\$_____.00 in year two
\$_____.00 in year three.

CDW•G does not guarantee sales, but for comparison purposes, we project the following sales for the next three years on the City's contract, based on the present trajectory of the contract.

\$ 125.19 Million in year one
\$ 167.19 Million in year two
\$ 193.02 Million in year three



Commitment to Success. CDW•G continues to drive contract sales, increasing YOY.

N. Even though it is anticipated that many Public Agencies will be able to utilize the Master Agreement without further formal solicitation, there may be circumstances where Public Agencies will issue their own solicitations. The following options are available when responding to a solicitation that is for Products covered under the Master Agreement.

- I. Respond with Master Agreement pricing (Contract Sales reported to National IPA).
- II. If competitive conditions require pricing lower than the standard Master Agreement pricing, Supplier may respond with lower pricing through the Master Agreement. If Supplier is awarded the contract, the sales are reported as Contract Sales to National IPA under the Master Agreement.
- III. Respond with pricing higher than Master Agreement only in the unlikely event that the Public Agency refuses to utilize Master Agreement. If alternative or multiple proposals are permitted, respond with pricing higher than Master Agreement, and include Master Agreement as the alternate or additional proposal.

Detail your strategies under these options when responding to a solicitation.

CDW•G currently practices both I and II of this requirement and shall continue to do so. As we treat the agreed-upon discounts as a "not-to-exceed" price, we frequently respond to solicitation with the contract while providing even deeper discounts. However, in a highly competitive market, this is not always possible. Occasionally a customer solicitation triggers lower OEM pricing, based on size of deal and commit to buy, the terms of sale and/or the current competitive initiatives of the manufacturer. In these cases, where the terms of the sale have been altered and we know responding with higher than the Master Agreement price will not lead to winning the business, we must offer the lower price that is not available on the Master Agreement. Following requirement III in these instances would be detrimental to the health of our company, and as a result, our ability to service the contract.

We pledge to continue working with manufacturer partners to negotiate even lower pricing for contract users, such as the contact exclusive HP pricing, offered only through CDW•G.

- b. The successful offeror will be required to sign Attachment B, Exhibit B, National IPA Administration Agreement. Offerors should have any reviews required to sign the document prior to submitting a response. Offeror's response should include any proposed exceptions to the National IPA Administration Agreement.

CDW•G provides our proposed alternative language to the agreement in Tab Nine of this response.

Tab Five



A. Method of Approach

(Continued)

A. Method of Approach (Continued)

2. Provide a description of the product lines that can be provided by your firm.

When working directly with a manufacturer, customers often receive only the best of *their* product. These OEMs often couple their portfolio with a weak offering of other OEMs in an effort to drive more business to their products. CDW•G provides our customers the best of all manufacturers with a technology catalog that few can match. Our complex portfolio includes over 100,000 different products from more than 1,000 manufacturer partners. One of the many benefits of providing technology solutions with more than 1,000 leading brands is that it helps insulate us from events at any one company. Whereas a business-altering event such as the recent one at Dell can mean uncertainty for future contract success, our wide range of manufacture relationships ensures stability, even in the case of losing one of our top partners.

We are the largest direct reseller in channels in the US for many of our OEM partners including, HP, Cisco, Lenovo, Adobe, and Panasonic, among others. Our role in our partners success means that CDW•G can offer even more than a wide product offering, we provide our customers deeper discounts, newer technology, faster procurement, and a more multifaceted OEM support than any vendor that is merely authorized to sell these manufacturers' products.

For a more in-depth look into our catalog, we provide the City our Product line cards, presented by product category and manufacturer name on the following pages.

CDW•G recognizes we work in an industry that is ever changing, and realize the next product generation may come from a new vendor we do not currently have a relationship with. Therefore, we constantly review new brands to add to our offering. We evaluate not only the products but also our customers' needs and the operatibility of the solution within our customers' current environments, keeping our customers on the leading edge without increasing risk.

1,000⁺

Manufacturer Portfolio

Balanced Approach. We offer the best of industry, not just the best of one manufacturer.



NEED CUSTOMIZED TECHNOLOGY? WE HAVE A PARTNER FOR THAT.

2Wire
3Dconnexion
3Dlabs
3M
4XEM
A
Absolute Software
Access Data
ACD Systems
Acer America
Acronis
Actiontec Electronics
ActivePDF
Adaptec
ADC
Telecommunications
Addonics
Adesso
Adobe
ADS Technologies
ADTRAN
Advanced Media
Services
Aec Software
AeroScout
Aiptek
Air Magnet
Aitech

Aladdin Knowledge Systems
Alcatel Internetnetworking
Alera Technologies
Alk Associates
Allied Telesyn
Alsoft Software
Altec Lansing
Altova
Aluratek
Amazon
Ambir Technology
AMD
American
Microsystems
AMP Modems
AMPHENOL
Andrea Products
Antec
AOpen
APC
APG
Apple (government only)
Apricorn
APRIVA
APW Products
ARCHOS

Arista Networks
Array Networks
Artromick
Aruba Networks
ASUS
AT&T
Atek Electronics, Inc.
ATEN Technologies
Atlas Sound
Attachmate
ATTO Technology
Australian Monitor
Autodesk
Avaya
AVer Information
Avery Dennison
Avocent
Axiohm
Axiom
AXIS Communications
B
Balt, Inc.
Barco
Bare Bones Software
Barracuda Networks
Barrister Global
Services
Battery Biz

Battery Technology
Bay Dynamics
Belkin
Best Data Products
BlackBerry (RIM)
Black Box
Blue Coat
BlueSocket
Bogen
Brady Industries
Brenthaven
Bretford
Brocade
Brooktrout
Brother
Buffalo Technologies
BUSlink
C
CA
Cables To Go
Caldera
Canary
Canon
Capella Technologies
Case Logic
Casio
Cbeyond
Celestix

Chatsworth Products, Inc.
Check Point Software
Cherry Keyboards
Chief Manufacturing
Ciena
Cisco Systems
Citizen America Corporation
Citrix Systems
ClearCube Technology
Clearone
Clearswift
Clickfree
CMS Peripherals
COBY
Cognitive Receipt Printers
Command Communications
Commscope
CommVault
Component One
Compsee
CompuCover
Control
Contour Design
Corel Corporation

At CDW-G , we partner with the best the IT industry has to offer,

Cortelco
Coyote Point
CP Technologies
Creative Labs
Crestron
Crown Supply, Inc.
Crucial Technology
Crystal Group
Cyber Acoustics
Cybernetics

D

Dalite
Dameware
Danware
Data Domain
Data Dynamics
Datacard
Datalogic
Datamax
Datasouth
Datastor
Datavac
Datawatch
DeLorme
Deployment Partners
Diamond Multimedia
Digi International
Digital Networks
Digital Persona
Diskeeper Corporation
D-Link
Dot Hill Systems Corporation
Dr. Bott KG
Draper
Drobo
DS3 DataVaulting
DustShield Computer Enclosures
DyKnow

DYMO

E

Eaton Corporation
EDGE Tech Corp.
EDP
Eeye Digital Security
Eicon Technology
EIZO Nanao
Electrovaya
Electro Voice
ELMO
Elo TouchSystems
Eltron Direct
Embarcadero Technologies
EMC Corporation
EmFast
Emulex
Encore Software
Energizer
Enfocus Software, Inc.
EnGenius
Enhance-Tech
Enovate
Enterasys Networks
Envoy Data
Epson
Equinox
Equisys Zetafax
Ergotron
Esker
EVGA
Exagrid
Express Metrix
EXTREME NETWORKS

F

f5 Networks
FalconStor

Fantom Drives
Fargo Electronics
FatPipe Networks
Fellowes
FileBound
FileMaker
Finisar
FireKing
First Mobile Technologies
Flexera Software
Fluke Networks
Fortinet
Fortres Grand Corp.
Fortress Technologies
Frontrange
Fuji Photo Products Division
FujiFilm
Fujitsu
Funk Software
Fusion-io

G

Gamber Johnson
Garmin
GBC
Gefen
General Dynamics Itronix
Genovation
Getac
GFI Software
GigaByte
GlobalScape
GrandTec USA
Greenlee
GretagMacbeth
Griffin Technology
G-Tech
Gyraton

H

Haivision
Hardigg
Hauppauge
HAVIS
Hawking Technologies
Hayes
Helios Software
Hewlett-Packard (HP)
Hitachi
Hitachi Data Systems
Hitachi Global Storage Technologies
Honeywell Imaging & Mobility
Houghton Mifflin
HTC
Hubbell Premise Wiring
HumanConcepts
Humanscale
Hummingbird

I

IBM
ID Technologies
Identix
Ideal Industrial Tool
Idera Software
iKey
Imation
IMC Networks
Imprivata
IMSI
Individual Software
Industrial Rack
InFocus
Informa Software
Infragistics
Innovation First

INNOVATIVE OFFICE
Inspiration Software
INSTALLS, Inc.
InstallShield
Intel
Intelligent Computer Solutions
Interlink Electronics
Intermec Technologies
International Thomson
Internet Security Systems
Intuit
I/O Corporation
I/Omagic
IOGEAR
Iomega
Ipswitch
IRIS, Inc.
IronKey
IronPort Systems
ISI Researchsoft

J

Jabra
JACO
Jaton
Jelco
JetBrains
Jolly Giant Software
Juniper NETWORKS
JVC

K

Kanguru Solutions
Kaspersky Lab
Kenneth Cole
Kensington
Kentrox
Kerio
Keyspan

so you have more IT choices.

Key Tronic
Kingston Technology
KnowledgePoint
Kodak
Kofax
Konexx
Konica Minolta
Koss Corporation
Kramer Electronics

L

Labtec Enterprises
LaCie
LANDesk Software
Lantronix
LapLink
Lead Tools Technologies
Leap Frog
Lenmar Enterprises
Lenovo
Leviton
Lexar Media
Lexis Nexis
Lexmark
LG Electronics
LG Ericsson
Liebert
LifeSize
Communications
Lind Electronics
LINKSYS
Lite-On
Logic Controls
Logicube
Logitech
Lotus Development
LSI Logic
Lumension Security

M

M&A

M-Audio
M86
Macally
MacMillan New Media
Magellan
MagTek
Man & Machine
Markzware
MathSoft
Matrox Video
Maxell Corporation
Mayline Group
McAfee
McData Corporation
MCK Communications
Media Sciences, Inc.
Memorex
MessageLabs
Metro Data Vac
MGE UPS
MicroBoards/Rimage
Micro Focus
Micro Innovations
Microsoft
MicroTouch Systems
MiddleAtlantic
MiLAN Technology
Miltop Corporation
MindJet
Minitab Software, Inc.
Minuteman
Mitsubishi
Mitsui Advanced Media
MMF Desk and Wall
Signs
Mobility
Monarch
Monster Cable
Motion Computing
Motorola

MSI
Multi-Tech Systems
Myricom

N

NComputing
NDS Surgical Imaging
NEC
NetApp
NetBotz
NETGEAR
NetManage
NetMotion
Netopia
NetScout
Network Automation,
Inc.
Network Instruments
Network Partners
Nexicore
Nexsan Technologies
Nikon, Inc.
Nokia
Nomadix
Nova Dev Art Explosion
Novastor Corporation
Novell
Nuance
Communications, Inc.
Numonics Corporation

O

OGIO
OKI
Olympus America
Omnitron Systems
On Hold
Ontrack Software
Opticon
Optoma

Oracle/Sun
Ortronics/LeGrand
OtterBox
Overland/SNAP

P

Packeteer
Paladin
Palm, Inc.
Panamax
Panasonic
Panda Software
Panduit
Pantone
Paragon Software
Parallels
Patton Electronics
PC Guardian
Peek
Peerless-AV
Pelican Mobile
Percon
Perle Systems
Pervasive Software
Pharos, Inc.
Philips
Pi Engineering
Pinnacle Systems
Pioneer
Pioneer New Media
Technology
Planar
Planon
Plantronics
Plasmon IDE, Inc.
PNY Technologies
Polycom
PolyVision
PowerDsine
Premier Mounts
Primavera

Primera
Printek
Printlogic
Printronic
Prism Pointe Tech
Procom Technology
Progressive
ProITCo
Promethean
Promise Technology
Prosoft Engineering
Proxim
PSC, Inc.
Psiber Data Systems

Q

QLogic
QNAP
Quantum
Quark Software
Quartet
Quest Software
Qwizdom

R

Radian Technologies
RADWARE
Raritan
RATOC
Raxco Software
Red Hat
Retail Service Parts
Rhinotek
Ricoh Peripherals
Riverbed
RM
Roxio
RSA Security
Rubbermaid Medical
Ruckus Wireless

S

Safco
Sage Software
Samsonite
Samsung
SanDisk
SANYO Projectors
SAP
Sato Thermal Printers
Scala
Scale Computing
ScanSource
SciQuest, Inc.
SCM Microsystems
SCM Microtech
International
ScriptLogic
Seagate Technology
Seagull Scientific
Seal Shield
Secure Computing
Segovia
Seiko
Seneca Data
Sennheiser
Sensaphone
Sentinel Technologies,
Inc.
Sentry Safes
Serena Software
ServiceNet
Sharp AQUOS
Sharp Electronics
ShoreTel
Shure, Inc.
Shuttle Comp Inter
Siemon
Sierra Wireless
SIIG
Silex
Singlewire
SKB Industrial
SlickEdit
SmartSource, Inc.

Smart Technologies
Socket
Communications
Software Shelf
International
SonicWALL
Sonnet Technologies
Sony
Sophos
Sorenson Media, Inc.
Specialty Products
of Virginia
Spectra Logic
SpectraLink
Sprint Wireless
SPSS Software
Star Micronics
StarDot Technologies
StarTech.com
StorCase
Sunburst
Super Micro Computer,
Inc.
Sybase
Sybex Publishing
Symantec
Symbol
T
Taiyo Yuden
TalkSwitch
Tally Printers
Tandberg Data
Targus
TDK
TEAC America
TechSmith
Telex
TEST-UM
Texas Instruments
Texas Memory
TFE Technology
The SCO Group, Inc.
Thermaltake
Technology

Thinprint
T-Mobile Cellular
TomTom
Topaz Systems
Toshiba
Total Defense
Total Micro
Technologies
Transcend
Transition Networks
Trend Micro
Tripp Lite
TRIPWIRE
Troy Systems
Turtle
Tyan

U

Ultimate Technology
Uniden
Unitech POS Scanners
Unotron
USRobotics
Utility Associates

V

VanDyke Software
VantagePoint
Varonis
VectorWorks
Veeam Software
Verbatim
Verifone
Verisign
Vidar
Video Labs
ViewCast Osprey
ViewSonic
Village Tronic
Vircom, Inc.
Vioneer
Vision Solutions
VisionTek
Viziflex
Vizioncore

VMware

W

Wacom
Wasp Barcode
WatchGuard
Wavelink
Webroot Software, Inc.
Websense
Webtrends Software
Wenger Swiss Gear
Western Digital
Western Telematic
West Point Products
WiebeTech
WildPackets
Wincomm
Winnov
Wireless Computing
Wiremold
Wolfram
Workshare
WRQ
WYSE Technology

X

Xante
Xerox
XFX

Z

Zebex
Zebra Technologies
Zoom



CDW•G delivers.

Partnerships with industry leaders allow us to deliver expertly designed solutions in the following product categories:



Cables

- Audio/Video Cable Products
- FireWire Cables & Hubs
- Miscellaneous Cables
- Modem/Phone RJ-11 Cables
- Network Cable Accessories
- Networking Cables
- Parallel & Serial Cables
- SCSI/IDE/Floppy Cables
- USB Cables & Hubs

Computer Accessories

- Computer Components
- Digitizer Tablets & Accessories
- Joysticks & Game Controllers
- Keyboards & Keypads
- Mice & Trackballs
- Notebook Accessories
- Notebook Carrying Cases & Accessories
- Speakers (Computer)
- Tools
- Video Cards & Imaging
- Webcams

Computers

- Blade PC
- Desktop Computers

- Notebook Computers
- Point of Sale Computers
- Thin Clients
- Workstations

Data Storage Products

- CD, DVD & Blu-Ray Drives
- Disc Duplicators
- Drive Arrays
- Floppy Disk Drives
- Hard Drives
- Interfaces/Controllers
- Media & Accessories
- Networked Attached Storage (NAS)
- Storage Area Networking (SAN)
- Tape Automation & Drives

Electronics

- 2-Way Radios & Accessories
- Audio/Stereo Equipment
- Binoculars
- Cell/Smart Phones & Accessories
- Digital Cameras & Accessories
- eReaders
- GPS Devices & Accessories
- Handheld Devices & Accessories
- Headphones/Earphones & Accessories

- Microphones & Accessories
- MP3 Players & Accessories
- Photographic Accessories
- Speaker Systems & Accessories
- Televisions & Video Equipment
- Video Camcorders & Accessories

Memory

- Cache Memory
- Desktop Memory
- Flash Memory
- Network Device Memory
- Notebook Memory
- Printer Memory
- Server Memory

Monitors & Projectors

- CRT Monitors
- Interactive Whiteboards & Accessories
- LCD Large-Format Displays
- LCD Monitors
- Medical Displays & Accessories
- Monitor, Display & TV Accessories
- Plasma Displays
- Projector Accessories
- Projectors
- Touchscreen Displays



Networking Products

Analog Telephones & Accessories
Communication Boards
IP Telephony
KVM Switches & Accessories
Modems
Network Interface Adapters (NIC)
Network Optimization Devices
Network Switches & Hubs
Network Test Equipment
PBX/Multiuser Telephony Systems
Rack Mounting Equipment
Routers
Security Hardware
Wireless Networking Products

Office Equipment & Supplies

Books
Calculators & Accessories
Cleaning Supplies
Computer Security Locks
Furniture
Office Supplies
Paper Shredders & Accessories
Toys
Typewriters/Word Processors

Power Protection & Accessories

Batteries
Power Adapters
Power Inverters
Surge Suppressors
UPS/Battery Backup Products
Printers, Scanners & Print Supplies
CD/DVD Media Printers
Copy Machines
Dot-Matrix Printers
FAX Machines

Ink, Toner & Print Supplies

Inkjet Printers
Laser Printers
Multifunction Printers
Photo Printers
Print Servers
Printer Accessories
Printer Paper & Media
Scanners
Thermal Printers
Wide-Format Printers/Plotters

Servers

Apple/Mac- Based Servers
RISC Servers
x86- Based Servers

Software

Backup/Archive/Storage Software
Business Software
Database & Business Intelligence Software
Desktop/Web Publishing Software
Education Software
Management Software
Operating Systems
Reference Software
Security Software
Software Media Kits & Documentation
Unified Communication Software
Utility Software
Virtualization Software

Services

Advanced Technology services: Continuity of Operations, Infrastructure Optimization, Network Optimization, Security Management, Unified Communications

Product and Configuration services: Configuration, Onsite Installation, Product Lifecycle Management

Hosting services: Cabinet Space, Network Connectivity, Data storage, Data Backup, Disaster Recovery, Hosted Enterprise Infrastructure services

Managed services: Network, Systems and Storage, Intrusion Prevention, Unified Communications

Microsoft services: Information Worker, Monitoring and Management, Online Services, Server and Security, Unified Communications

Carrier services: Wireline, Wireless

Check out our online
Solutions Center

**Visit each of our topic
areas below for the latest
information, videos,
downloads and tools:**

Continuity of Operations, Digital Signage, Infrastructure Optimization, Network Optimization, Security, Software Management, Unified Communications.

There is also a Resource Center with our most popular articles, white papers, and reference guides; along with featured webinars and podcasts. Go to CDWG.com for more.

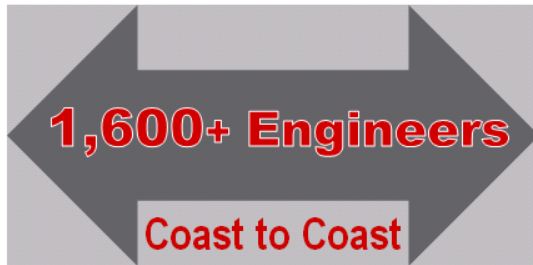
**What you get from partnering
with CDW-G:**

- Work with an account team dedicated to knowing your organization and anticipating your needs
- Experience unmatched levels of service, advice and technical support
- Take advantage of around-the-clock access to customized online tools and resources
- Get the best technology for your organization — fast!



3. Provide a description of the services that can be provided by your firm.

CDW pioneered the business model that melds personalized business – to – business technology distribution with advanced technology services. We provide our customers a deep services portfolio to pair with our immense product catalog. Our services strategy utilizes our own stable of 1,600 highly certified engineers staffed in 43 locations across the country, a national services traveling team, leading manufacturers' technicians, and local service providers. This structure



Wide service coverage. Whether in an office or in the field, our engineers provide a local feel with nationwide experience.

offers the City of Tucson and qualified National IPA participants the best range of services in the industry. Our full scope of standard and specialized services includes:

Cloud Computing

CDW•G understands how important cloud computing is to our customer base, and are determined to lead the industry in mastering this complex and highly customizable service. Our internal cloud campaign is teaching our Account Managers how to assist their customers in determining the best – valued cloud option for their needs, while our technicians continue training to master the solution, and working with our manufacturer partners to expand our portfolio.

CDW•G offers a cafeteria-style set of cloud solutions. Our portfolio includes public, private, community, and hybrid deployment options. Our broad cloud offering currently includes over thirty different manufacturers, and we continue investigating other manufacturer solutions to add to this portfolio. Our cloud computing solutions; Software as a Service (SaaS), Infrastructure as a Service (IaaS), and Platform as a Service (PaaS), cater to the specific needs of the span of our entire customer makeup.

Over 20 different SaaS solutions allow our customers to access many of their applications via the cloud. With our IaaS solutions, or private cloud services, our customers can rely on CDW•G to expertly manage infrastructure, removing the need to deploy new data center equipment. Our five different PaaS solutions allow organizations to deploy acquired or custom applications without incurring a range of upfront and ongoing costs associated with the underlying infrastructure, including provisioning, maintenance, and management.



Industry leaders in Cloud Solutions. 30+ OEM cloud offerings, allowing CDW•G to provide a perfectly customized solution for every customer

Additionally, we provide four different types of managed services, supported by over 200 engineers and project managers. Hosting our customers' solutions since 1997, our offering now includes six different types hosting services in a data center makeup of five different enterprise - class data centers and two network operations centers.

Consulting/Analysis

Most of our projects begin with either an assessment or planning and design session. CDW•G technical specialists and field solution architects are experts in many areas including unified communications, networking, wireless, network and physical security and server/storage solutions. CDW•G will save contract members staff time and effort because our experts have already initiated the due diligence process. We share our knowledge of the latest technologies as well as our expertise regarding the pros and cons of each potential solution. We also offer a variety of more complex consulting/analysis solutions for those customers who need a more in-depth evaluation of their systems.

Technical Support

CDW•G's Staff Augmentation services offering includes assisting customers with onsite help desk and technical support services. This service provides skilled, temporary staffing to assist with IT challenges.

Leasing/Financing

CDW•G has a department dedicated solely to assisting our customers with their leasing needs. Much like our product offering, we take a vendor agnostic approach and focus on providing the best options in the industry, and not the latest solutions from a single provider. CDW•G's leasing team can work with the City to find the best leasing option that fits within the unique budget constraints the City may be experiencing.

Leasing allows the City to procure needed equipment now, so you do not have to wait years down the road when your budget allows a large- scale purchase. With leasing and financing, the City also has the ability to bundle costs. Therefore, if you are also working with outdated software, you can purchase it with your products, and even services, all in one fell swoop. Budgeting for leasing is easier than purchasing outright, as your monthly payments are agreed upon upfront. Finally, you can protect the City from advancing technology. With a lease, you can choose to add to your lease term; and once you choose to end the lease you often have the option between purchasing or returning the equipment.

Trade-ins

CDW•G coordinates with our manufacturer partners to provide trade-in services to our customers.

Repair

In addition to offering onsite repair, we have our own repair center. CDW's Repair Center offers fast turnaround time and low cost out-of-warranty repair prices, as well as great in-warranty service. Our factory certified repair technicians complete typical repairs on an average of 7-10 business days. We are an authorized Service Center for the following Manufacturers:

- | | | |
|-----------|----------|---------------|
| • Acer | • HP | • Service Net |
| • Apple | • IBM | • Sony |
| • Fujitsu | • Lenovo | • Toshiba |

Please note: due to manufacturer policies, limitations, and agreements, CDW may not be able to service all computer models or lines made by these manufacturers.

Design

Most of our projects begin with either an assessment or planning and design session. Our architects review your needs and perform an evaluation of your existing environment to develop a comprehensive solution to meet your particular project objectives.

Configuration/System Configurations

While onsite configuration services are available, CDW•G often recommends our in-house configuration services. CDW•G builds preconfigured technology solutions in our two ISO 2008-certified configuration centers, so they arrive at their correct location(s) ready to plug and play. We have a 25,000-square-foot configuration center in our North Las Vegas distribution center and a 24,000-square-foot configuration center in our Vernon Hills, IL distribution center, including an 8,000-square-foot enclosed area for enterprise configurations. To complement this space, CDW•G has more than 150 configuration technicians, providing a spectrum of customized configuration services. In fact, we can complete 2,500 configurations in a 24-hour timeframe. Typical turnaround for most of CDW•G's configuration center services is 2 to 3 days, depending on the project.

CDW•G's configuration services include:

- Hardware and software installation and configuration
- Customized imaging
- Asset tagging, custom labeling, and laser etching
- Router/switch configuration
- Server rack configuration

Our configuration centers also perform image burn-ins, according to customer specifications. In an effort to reduce the number of items that fail after a short period of use, CDW•G offers a variety of burn-ins, available length of up to twelve hours. In a recent procurement opportunity, CDW•G's configuration center technicians completed an eight hour burn-in on a single order of 15,700 devices. Upon delivery at the customer's location, just three of these 15,700 devices experienced technical issues.

Implementation

Our national footprint is expansive, with over 600 engineers on staff in more than 15 service offices, complimented by a national traveling team. Additionally, we have capabilities to ship 3,000+ custom-configured systems daily; we configure over 750,000 custom solutions in our two state-of-the art distribution centers annually. Our large number of engineers, paired with our configuration capabilities, allows CDW•G to handle any rollout project that contract members may have.

Training

CDW•G's project methodology ensures technicians and project managers work with the mindset of being an extension of the customer's IT staff. Throughout the project our team not only focus on designing bullet-proof solutions, but continually engaging the IT staff; sharing knowledge, and ensuring the staff knows how to navigate the solution in which the customer vested their resources. Should a customer require training outside of this transfer of knowledge, we have a blended solution of CDW•G offerings, manufacturer standard trainings, and technology training companies.

Maintenance

CDW•G recognizes that maintenance/support contracts are of great importance to many customers because uptime is vital to their success. Our strong partnerships with the industry's top technology manufacturers, paired with our own maintenance solutions, offers a variety of viable options to our customers. Our maintenance options include the following:

- Warranty extensions and upgrades
- Post warranty support
- Accidental damage protection
- Maintenance contract agreements (conterminous, break/fix, and retainer)

- Post-sale technical support
- Product and certification training
- Help desk services

Hardware/Software Installation

Our installation services encompass the following solutions. Installation services can include installing and deploying new systems; moving existing equipment; assessing systems and testing installed equipment; and advanced IT support. We also offer staging options, should a customer need to complete their installation in numerous rollouts.

- Client Computing Installation
- Data Center Installation
- Network Installation
- Security Installation
- Microsoft Configuration and Installation
- Microsoft Accelerators
- Visual Solutions Installation

System Testing

All of CDW•G service projects incorporates testing every aspect of the final solution, ensuring all acceptance criteria is met.

Upgrades

Many products offer a variety of system upgrades. Our dedicated Account Managers work with their customers to explain the benefits of each upgrade, and help determine if these upgrades would be a wise purchase for the customer's needs. The Account Manager then collaborates with CDW•G dedicated manufacturer partner specialists to incorporate the upgrades into the final product build. Additionally, CDW•G performs a number of upgrades, such as asset tagging and laser etching, in house in our configuration center.

Imaging

In addition to our configuration services, CDW•G performs imaging services in house in our configuration centers as well. Our A+ certified imaging technicians routinely image the following products:

- Laptops
- Desktops
- Workstations
- Flash Drives
- Servers
- Hard drives
- Apple products including iPods and iPads



State of the art configuration center. Our A+ certified imaging technicians and state of the art configuration center allow us to ship configured products in as little as 3-5 days.

Customers can provide their own image or CDW•G can create one for them. As with all services completed in our configuration centers, each piece of equipment goes through a comprehensive quality assurance check prior to shipping to ensure the unit is function properly. CDW•G also stores images on our secure server, completely isolated from other networks, and only accessible to a few authorized

individuals. Many times customers choose to have us store their images as it allows CDW•G to load custom configured images quickly on their machines.

4. Describe how your firm proposes to distribute the products/services nationwide.

As detailed previously in our response, we have access to more than 100,000 top brand-name products from more than 1,000 leading manufacturers. We carry over \$200 million in inventory, and utilizing an ISO 9001:2000 quality certified distribution process, we ship most in-stock products the same day they are ordered. The result is that contract purchasers receive a shipment from CDW•G in just **3-5 days**, far surpassing our competitor's capabilities.

Specific to the City's distribution needs, we utilize our 513,000 square foot distribution center, located in neighboring Las Vegas, NV. This center operates Monday-Friday, from 2:00 am until 11:00 pm PST, shipping up to 17,000 boxes a day.

We provide the City services through our own engineers, or local service partners, dependent on the best value to the City of the project at hand. We add to our depth of local presence in the City's region with our Chandler, AZ office. This office not only provides over 200 local jobs, it allows CDW•G to provide an even more personal level of support to the City.



Products Locally Held. Our LV distribution center gets the City their products even faster than average timeframes.

5. Identify all other companies that will be involved in processing, handling or shipping the products/service to the Participating Agencies. Include any subsidiaries that may include product or service under the Contract.

CDW•G believes another important step in successful order fulfillment is utilizing shipping partners that are as focused on customer service excellence as we are. As one of the largest direct marketing resellers in the U.S., CDW•G has positioned ourselves very closely with the major carriers, in order to provide a wide range of delivery options to meet our customers' varying needs. We ship the majority of our products via UPS and FedEx, due to their extensive service capabilities, excellent record for on-time delivery and competitive pricing. In fact, both companies have employees on site at our warehouses. These individuals have a long history of supporting CDW•G. We can also leverage the carrier's intermodal transport options. Additionally, we have contracts with truck load (TL) and less than truck load (LTL) carriers for large orders and heavy products. If a carrier is not meeting our on-time delivery requirements, we remove the carrier from our preferred shipper list.

6. Provide the number, size and location of your firm's distribution facilities, warehouses and retail network as applicable.

CDW•G's two strategically located distribution centers have a combined size of almost one million square feet. Our Central Distribution Center in Vernon Hills, IL, ships primarily to customers in the eastern half of the U.S. Our Western Distribution Center, in Northern Las Vegas, NV, ships primarily to customers in the western half of the U.S. However, each distribution center serves as backup for the other. They receive

about \$21.0 million of inventory per day, or between 78 to 80 truckloads a day, processing a combined average of 135,000 units daily. A state-of-the-art Warehouse Management System (WMS) controls both of these centers, ensuring speed and accuracy throughout the order fulfillment and distribution processes.



Own Distribution Centers. Our strategically placed distribution centers simplify the supply chain to customers and ships products faster.

In addition to working with OEM partners to supplement our direct purchasing model, CDW•G has developed strong affiliations with principal distributors. Like our OEM partners, they send us daily EDI downloads, giving us visibility to inventory locations. Further, our top three distribution partners provide real time inventory information. Using this multi-layered procurement structure, we secure out-of-stock product(s) within as little as 24-48 hours, depending on customer requirements.

7. State any return and restocking policy, and any fees, if applicable associated with returns.

CDW•G offers a 30-day return policy on most products. Of the returns we accept, a minimum 15% restocking fee applies for non-defective product returns. For our complete return policy, please see Tab 10 of this response. Customers may also obtain additional information by contacting their Account Manager or CDW customer relations at 866.SVC.4CDW, returns@cdw.com.

8. Describe your invoicing process. Is electronic invoicing available? Is summary invoicing available? Are there other options on how an agency receives an invoice?

CDW•G mails invoices the day after the product(s) is shipped out of one of our distribution centers. Or, if a customer prefers an electronic invoice, they can request that invoices be sent via PDF instead. We send the PDF the same day that the system generates the invoice. When a product is drop-shipped from a vendor, CDW•G invoices the customer once we receive the invoice from the vendor. As an added convenience to our customers, they can also print copies of original invoices via their CDW•G Extranet. Our standard invoices include the information listed below.

- | | |
|-------------------------------------|---|
| • CDW•G remit to address | • CDW•G part number |
| • Invoice date | • Description of product |
| • Invoice number | • Quantity ordered/shipped |
| • PO number affiliated with invoice | • Unit price (based off of pricing structure agreed to in the contract) |
| • Payment due date | • Extended price |
| • Order date | • Ship to address |
| • Shipping method | |

All of the information pertaining to the customer's specific requirements is included on the invoice as well. CDW•G supports many EDI formats and can customize invoices to reflect customers' required data fields. For more information regarding our EDI capabilities, we encourage the City to visit www.cdwg.com/edi. At this time, CDW•G does not offer consolidated invoicing or consolidated billing.

9. Describe your delivery commitment:

a. What is your fill rate guarantee?

CDW•G's same-day fill rate is between 97-99% for credit-approved orders and in-stock product, depending on the complexity of the order. Should an item be out of stock, it typically takes 2-10 days, after receipt of order, to receive the product (subject to availability). We receive timely notification regarding product changes, including advance notification of product shortages, and products nearing end of life. When there is a product shortage and other vendors do not have access to these products, we can often procure them from another source. Many times when CDW•G receives notification of an upcoming stock outage, we utilize our distribution center's large capacity for volume purchases, keeping stock on hand for our customer's present and future needs.

b. What are your delivery days?

CDW•G's standard delivery is M-F excluding Thanksgiving, Christmas, and New Year's Day. Arrangements can be made based on need to fulfill orders on weekends and holidays for an additional fee. Customers should provide at least a 48-hour notice in order to allow time to properly set up any weekend or holiday deliveries.

c. Do you offer next day delivery?

Yes, CDW•G can ship same day, overnight, 2nd day, 3rd day, and ground. An expedited freight charge may be added for this service.

d. How do you facilitate emergency orders?

Whenever a contract member's order requires expediting, CDW•G treats it with priority. We direct all customers to contact their dedicated Account Manager if an emergency situation arises. They focus on placing the order and arranging for expedited delivery. Due to our very large inventory at our two distribution centers, we usually have the products in stock and available for immediate shipping.

e. Are shipping charges exempt for ALL who use this contract?

Prices include lowest ground freight for shipments/packages less than 70 pounds within the 48 contiguous United States when referencing this Agreement. All orders are subject to Seller's standard shipping policies in effect at the time of order placement. In those instances that are larger than 70 pounds or call for express or overnight delivery, shipping costs will be pre-paid by Seller and added to the customer invoice.

f. Describe how problems (such as a customer ordering a wrong product or a customer receiving a defective product; etc.) are resolved.

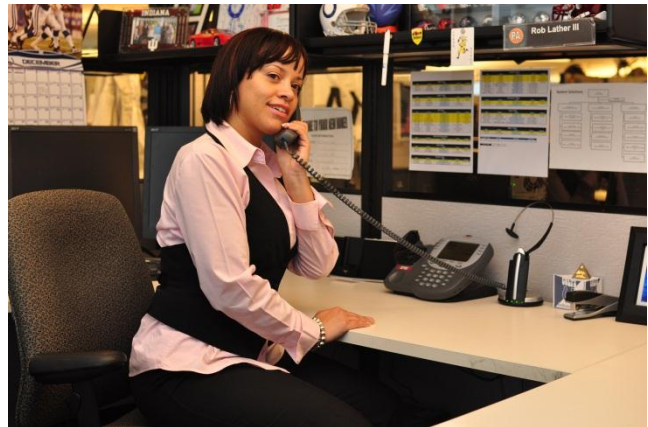
CDW•G encourages customers to contact their Account Manager to assist with any such issues. If the Account Manager evaluates the issue and if they cannot personally assist the customer, they will engage and collaborate with our Customer Relations Department to assist. Customer may also reach out to Customer Relations directly.

If a wrong product is ordered, the customer's dedicated CDW•G Account Manager will work with the customer to determine the best solution to resolve the issue. For any products returned, whether defective or incorrect item, CDW•G requires customers to provide a Return Merchandise Authorization (RMA) number before shipping back any product. This process allows us to expedite the process and helps ensure the proper action or credit, upon processing. Customers can get the RMA request form from their Account Manager, online via their CDW•G Extranet Account, or by contacting Customer Relations.

CDW•G tracks the reason for all returns, allowing us to make appropriate changes, as necessary. For example, a high volume of returns damaged in shipment would lead us to audit the carrier and review product packaging. CDW•G also monitors how quickly and efficiently the Customer Relations staff handles RMA requests, aiming to respond to requests within 24 hours or less.

10. Describe the types of customer service available to agencies that use this contract:

CDW•G provides post sales customer support Monday – Friday from 6am – 6pm Mountain Standard Time. All customer support is based in the United States. All Help Desk technicians are CompTIA certified; hold at a minimum A+ and Network+ certifications, and many are accredited in various engineering and manufacturing training courses. Our customer service team assists customers to ensure the product is working as the manufacturer intended. CDW•G provides this value added support, at no charge, for up to two years or manufacturers end of life, whichever comes first.



Personal Touch. With CDW•G, each customer has one point of contact for all their procurement needs.

a. Is online support available?

Yes, CDW•G's online technical support services include live chat and E-support, and remote support.

Live chat and E-support

To supplement our industry leading toll-free technical support, we provide access to online live chat, accessible through the customers CDWG@Work Extranet site. We staff this support by our trained technicians from 6am to 5pm MST. This site also provides support case management.

Remote Login

Our technicians have access to LogMeIn, a remote login utility, which allows them to connect to the end users computer for more in-depth troubleshooting and quicker resolution.

b. Is phone support available?

Customers can use our toll free phone number 800.383.4239, Monday – Friday from 6 am – 6 pm MST, to reach our dedicated technical support team.

- c. Can agencies request a dedicated service representative and/or a dedicated service team? If a dedicated customer service representative and/or team are assigned, what types of services does the representative/team provide? How do you help the customer manage our account?

With CDW•G every customer is automatically provided one single point of contact, their Account Manager, from the very first inquiry for service. Account Managers are assigned to customers based on a specific segment (State and Local government, Higher Education, K12, etc.), as well as a specific region in the country.

From hire, CDW•G Account Managers attend onboarding training, known as the “Account Manager Academy,” for three months before they begin interacting with customers on their own. This intensive training program focuses on sales consulting, product training, operational systems, and customer service. This process is much longer than industry standard practices, providing a higher level of support that our customers are quick to notice.

Account managers focus on learning their customers’ processes, requirements, needs, and challenges. This allows them to provide expertly the following services to agencies:

- Registration assistance to participate in National IPA
- Contacting customers and notifying them of the benefits of the contract
- Pre-sales consultation, including providing product and system compatibility information
- Providing industry - specific insight on technology solutions
- Acting as a quality control check by reviewing and approving all quote requests
- Keeping customers abreast of availability issues and assisting with any needed alternative sourcing options
- Coordinating any special delivery requests, including emergency orders
- Working with available CDW•G resources, and coordinating contact for any needed subject matter expert insight
- Keeping updated and available to assist in developing a service solution
- Facilitating communication between the customer and National IPA, as needed



In-depth Training. CDW•G Account Managers spend months training before assisting customers.

CDW•G ensures Account Managers are supported by an intricate network of subject matter experts. Account Managers utilize these resources to provide complete guidance to their customers. This network includes:

Sales Manager

Sales Managers lead a team of Account Managers and Account Specialists to provide comprehensive solutions and outstanding sales support. They visit customer site(s) for business planning and discussions of future projects, as needed. They also assist Account Managers with expedited orders and problem remediation.

Business Development Manager

Our Higher Education sector also has Business Development Managers, focusing on aligning with our customers. Their main role is to work with customers’ procurement teams to review current contracts,

align with strategic initiatives that the procurement team is looking to roll out, act as project manager for B2B integrations and a main point of contact to help resolve issues.

Field Account Executive

Field Account Executives (“FAE”) work in tandem with Account Managers and Account Specialists to provide comprehensive solutions and outstanding sales support. Each FAE is dedicated to a specific region and industry, and provide onsite visits to customers in communities across the country. Their site visits include usually business reviews and other meetings, as needed. FAEs also work with System Engineers to provide onsite road mapping, project development, and technical expertise.

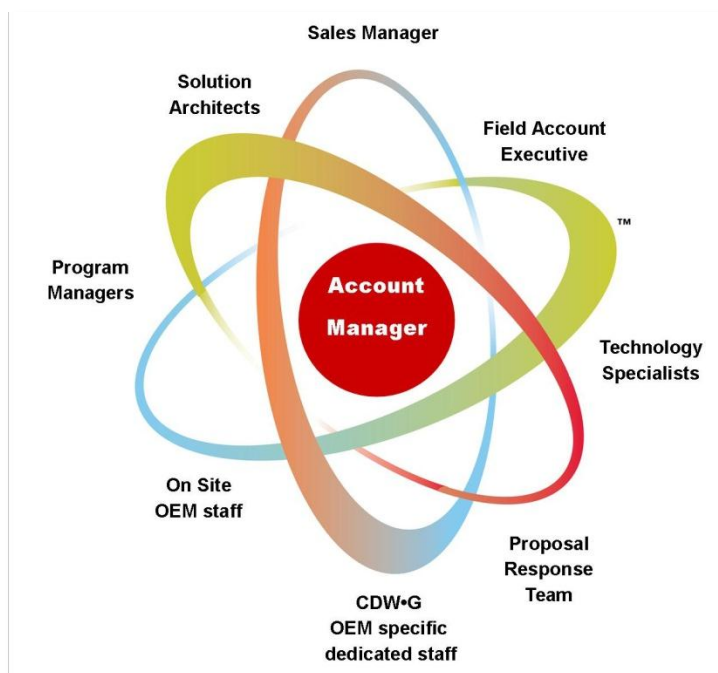
Solution Architects

Customers also have dedicated Solution Architects (SA) for each of their service solution needs. Solution Architects are dedicated to specific Account Teams, and is the expert in aligning customers with the appropriate service resources and tools including deployment technicians, project management and implementation engineers. The Solution Architect works closely with CDW•G customers to accurately scope project requirements and create a Statement of Work, making certain we provide the specific skills, proper staff and solution needed to fully service the customer. Upon agreement to move forward with the service offering, the Solution Architect hands off the service delivery to the customer’s dedicated CDW•G Project Coordinator and/or Project Manager to ensure successful execution.

OEM Specific Resources

For manufacturer specific information, Account Managers utilize an integrated network of both internal and external sales force. Many OEMs have pre-sales engineers and channel account managers (often onsite at CDW•G) providing consultation and immediate support to Account Managers. Additionally,

CDW•G badged Brand Managers, Field Solution Architects, and Partner Business managers work with both Account Managers and the external teams mentioned, providing further support.



360 Degrees of Support. CDW•G back our Customers’ one point of contact by the full scope of subject matter experts.

Proposal/Bid Response Team

If a customer’s solicitation would be a viable opportunity for CDW•G, Account Managers can request assistance in response from the Proposal/Bid Response team. This allows CDW•G to mitigate some of the risks that come with contractual sales and to quickly create a polished, well-crafted response. Additionally, this team allows CDW•G to increase not only the volume of solicitations we respond to, but to increase the likelihood of winning as well.

Program Manager

Program Managers set up and manage contracts once awarded. They are a valuable resource to Account Managers, as they assist with training Account Managers in the contracts scope and guidelines, provide contract information and updates, and assist with Extranet/Premium page issues.

d. How are problems resolved?

CDW•G Account Managers assist their customers in resolving any issues. If a problem is in regards to an Account Manager, we encourage customers to contact the Account Managers Sales Manager.

e. What are the location and hours of your call centers?

CDW•G provides post-sales customer support Monday – Friday from 6am – 6pm Mountain Standard Time. All customer support is based in the United States. All Help Desk technicians are CompTIA certified; hold at a minimum A+ and Network+ certifications, and many are accredited in various engineering and manufacturing training courses. Our customer service team assists customers to ensure the product is working as the manufacturer intended. CDW•G provides this value added support, at no charge, for up to two years or manufacturers end of life, whichever comes first

f. What response time is guaranteed when a customer service request is made?

Response time is dependent on the request made. CDW•G strives to resolve all Customer Service Requests within 24 hours. However, because problems involving carriers typically take up to five days, the average time for problem resolution is approximately 2.5 days.



Measured Success. Our continued focus on our customer services attributed to our Forrester Groundswell Award for B2B Listening

CDW•G understands some requests are more urgent than others, and utilizes a detailed incident management process for critical systems. Severity level dictates the response time of this practice and employed for issues with our own network services, co-located systems, hosted solutions, websites, or our Internet services.

We constantly monitor our customer service process, ensuring we are continuing to meet the

needs of our customers. The Customer Relations Supervisor reviews all CSRs at the end of the day to ensure that each CSR is being handled promptly. Additionally, Customer Relations Quality Analysts audit 30 cases per Customer Relations Representative per month to ensure representatives meet quality standards and that we provide proper training. We make adjustments and evaluate process changes as needed when we see high volumes for particular types of Customer Service Requests (CSRs).

g. Do you measure/track the success of your customer service program? If so, how do you do this, and what are your findings?

Always focused on continually improving our ability to provide the best service and products in the industry to our customers, CDW•G has a number of corrective processes in place. Some of these processes include:

- Our Purchasing Department monitors return rates on purchased products to look for quality issues.
- We aim to respond to Return Merchandise Authorization (RMA) requests within 24 hours.
- When we see high volumes for particular types of Customer Service Requests (CSRs), or RMAs we make adjustments and evaluate process changes, as needed.
- The Customer Relations Supervisor reviews all CSRs at the end of the day to ensure that we handle each CSR right away.
- Customer Relations Quality Analysts audit 30 cases per Customer Relations Representative each month to ensure our representatives are meeting quality standards and that we are providing proper training.

Additionally, CDW•G conducts monthly loyalty surveys to measure the customer's perception of CDW•G. We utilize these surveys to collect information for several internal departments including shipping, billing, and customer relations. We select customers on a random basis to participate in the surveys. If a customer ranks us "poor" or "fair", then the appropriate CDW•G department contacts the customer to determine the reason for their unsatisfactory response and offer additional action to rectify the problem. This fortunately is rare, as the majority of end-users express favorable survey comments. The positive comment that we receive most often is "*CDW•G is extremely customer focused*". As a testament to our dedication to customer service, CDW won the 2010 Forrester Groundswell Award for B2B Listening.

11. Describe the warranty period of products. Submit information on your warranty program.

While products sold by CDW•G come with the manufacturer's standard warranty, City of Tucson customers can contact our Technical Support Department for technical support on hardware purchased from CDW•G. We provide technical support on the products that we sell for up to two years from the date of purchase. If the Technical Support representative determines the customer needs warranty support, they connect them to the manufacturer's warranty department.

CDW•G offers a number of product lifecycle support options in addition to manufacturer warranties. This suite includes:

- | | |
|------------------------------------|--------------------------------------|
| • Warranty extensions and upgrades | • Product and certification training |
| • Post warranty support | • Onsite repair |
| • Accidental damage protection | • Depot repair |
| • Maintenance contract agreements | • Help desk services |
| • Post-sale technical support | |

We send warranty expiration emails to our Account Managers, who then inform their customers when their hardware protection is about to expire. Account Managers assist their customers in determining the best warranty and coverage solutions to keep IT investments up and running, or finding a best-valued replacement.

12. Describe how your firm will notify customers of new products.

CDW•G prides ourselves on being on the forefront of technical development in the IT industry and our relationships with top manufacturers often results in advanced notification of upcoming releases of new products. In fact, we act as beta testing and product development for some of our vendor partners such as Cisco and Microsoft. Some of our engineers work closely with these vendor partners and learn the strengths, weaknesses, bugs and fixes of new products as many as 18 months before product release.

We utilize a number of avenues to keep contract purchasers informed of these new products. We highlight products on cdwg.com, and the contract Premium Page, and are open to suggestions by the City and National IPA. However, since Account Managers keep up to date with their customers' systems and processes, they are often the notification touch-point for new products that fit these customers' needs. Account Managers receive regular new product and technology training from our manufacturer partners, an average of 4-8 hours a month.



Knowledgeable Insight. CDW•G Account Managers focus on providing an expert viewpoint on our product portfolio.

Often times, Account Managers complete additional training on their own, receiving OEM certifications as sales certified experts. This training allows them to provide insight to their customers atypical of what you receive with most resellers. They utilize this knowledge in working with their customers to determine if new products are the best solutions for the customer's needs. Additionally, our industry leading Solution Architects and Engineers act as resources to our Account teams and customers for consultation and evaluation of new products and technologies and for help with strategic planning for our customers' environments.

13. Describe how your firm notifies customers of discontinued products?

As detailed in the previous response, we often receive advance notification from manufacturers when a product is nearing end of life, and we make every attempt to communicate these changes to customers who may be affected. One of the essential functions of an account team is to make users aware of the availability of a given product or product line. Using powerful proprietary tools, each account manager has complete visibility in real time to our distribution centers. Each account team also has visibility into our distribution partners' warehouses through EDI feeds updated at least twice daily. As part of their value-added service, they assist customers in finding substitute products that will help customers achieve the same business results. Since this information comes directly from Account Managers, we always encourage our customers to call for assistance when making large or essential purchases.

14. Describe if technical support questions are handled the same way as a customer service request? If not, describe the type(s) of technical support available, the location of technical support, and the hours of technical support.

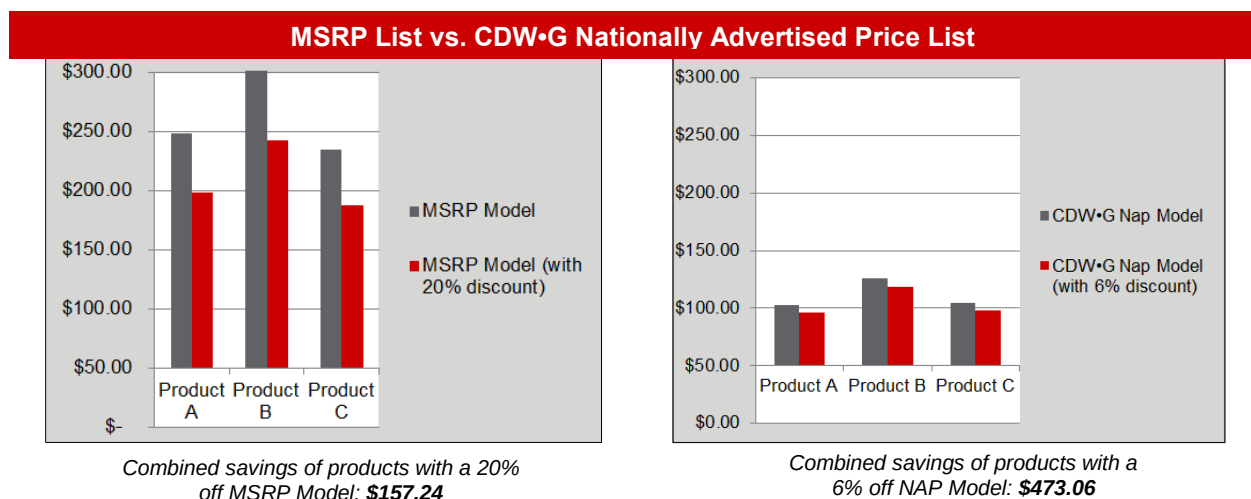
We encourage customers to contact their Account Manager when technical support is necessary. If the Account Manager is unable to assist, he/she determine the best next steps. They may work with the customer and dedicated manufacturer support coworker to resolve the issues, solicit assistance from their Sales Manager, or connect the customer to our help desk. CDW•G customers can also contact our technical support team directly from our website or their Extranet site, in a variety of ways including email, chat, and telephone. Our technical support team is available Monday – Friday from 6am – 6pm Mountain Standard Time. All customer support is based in the United States. All Help Desk technicians are CompTIA certified; hold at a minimum A+ and Network+ certifications, and many are accredited in various engineering and manufacturing training courses. Our customer service team assists customers to ensure the product is working as the manufacturer intended. CDW•G provides this value added support, at no charge, for up to two years or manufacturers end of life, whichever comes first.

15. Describe the proposed verifiable pricing formula or guaranteed discount matrix for new products introduced.

CDW•G is proposing a percentage off our nationally advertised pricing. We will apply the contract discount applicable to the new products introduced. We propose our discounts by categories that line up with our own internal catalog categories, so that when we add these new products to the CDW•G catalog, the City's contract catalog updates immediately as well.

With the discussion of discounting from MSRP at the Pre-proposal Meeting, CDW•G feels it is important for us to explain to the City the benefits of a discount from CDW•G's Nationally Advertised Price (NAP). The single most important parameter in a price model for this contract is the reference point from which price is calculated. Respondents, which derive discounts from MSRP, are often times leaving substantial customer savings on the table. For instance, the evaluation of the sum of an overall discount percentage does not always yield deeper savings. A seemingly "low" initial price, derived as a discount from a static reference like a Manufacturer's Suggested Retail Price (MSRP) may not be as advantageous as a "higher" price derived from a dynamic reference point. Resellers are able to obtain pricing which far exceeds MSRP-level pricing, due in large part to the quantity of product which they source from manufacturers and/or distribution partners and CDW•G's NAP is historically far lower than MSRP.

The charts below display three relevant computer peripherals products which have been compared using the MSRP vs. CDW•G NAP Models. These charts display the lack of savings which MSRP price models produce, as compared to that of a dynamic price list such as CDW•G NAP:



As evidenced in the preceding charts, partnering with a contractor that utilizes a dynamic price reference point allows for the extension of more advantageous pricing even with a lower discount number. Simply arriving at a sum of all total discounts does not qualify savings unless the City is aware of where the prices originate. Often times we see competitors simulate MSRP pricing in order to show large discounts, however as the table above illustrates, even discounts which originate from standard MSRP cannot compete with discounts originating from CDW•G Nationally Advertised Pricing.

CDW•G's Nationally Advertised Price List, unlike an MSRP model, considers industry and buying trends and is fully automated. This benefits the City in that price decreases can be reported and tracked by running a basic report, while MSRP models require continuous monitoring, as well as manual price

adjustment entry for thousands of line items. CDW•G, on the contrary, is able to simply query price changes, update the price index, and report discrepancies to the City in a timely fashion.

In conclusion, continuing to utilize a dynamic price model such a discount from CDW•G's NAP keeps the City's evaluation an apples and oranges comparison, and allows the City to see more savings, faster. Even if a discount percentage is in the single digits (as noted in the CDW•G NAP Model above) it packs the offer with greater savings than that offered by the high discount, low realized savings MSRP model.

We commend the City for continuing sound procurement practices, such as requiring vendors to complete the Attachment A market basket. This deliverable provides the City a realistic price comparison, evaluating actual savings, as compared to perceived savings. However, as this market basket covers only a minimal portion of the discount categories requested, we encourage you to bear in mind our explanation above when considering each vendor's overall price offering.

16. Describe what other services you offer that would be applicable to this contract (e.g., leasing/financing, services, maintenance, implementation, design, analysis, training, repair, etc.)

Leasing/Financing

CDW•G has a department dedicated solely to assisting our customers with their leasing needs. Much like our product offering, we take a vendor agnostic approach and focus on providing the best options in the industry, and not simply the latest solutions from a single provider. CDW•G's leasing team can work with the City to find the best leasing option that fits within any unique budget constraints the City may be experiencing.

Leasing allows the City to procure needed equipment now, so you do not have to wait years down the road when your budget allows a large- scale purchase. With leasing and financing, the City also has the ability to bundle costs. Therefore, if you are also working with outdated software, you can purchase it with your products, and even services, all in one fell swoop. Budgeting for leasing is easier than purchasing outright, as your monthly payments are agreed upon upfront. Finally, you can protect the City from advancing technology. With a lease, you can choose to add to your lease term; and once you choose to end the lease you often have the option between purchasing or returning the equipment.

Maintenance

CDW•G recognizes that maintenance/support contracts are of great importance to many customers because uptime is vital to their success. Our strong partnerships with the industry's top technology manufacturers, paired with our own maintenance solutions, offers a variety of viable options to our customers. Our maintenance options include the following:

- Warranty extensions and upgrades
- Post warranty support
- Accidental damage protection
- Maintenance contract agreements (conterminous, break/fix, and retainer)
- Post-sale technical support
- Product and certification training
- Help desk services

Implementation

Our national footprint is expansive, with over 600 engineers on staff in more than 15 service offices, complimented by a national traveling team. Additionally, we have capabilities to ship 3,000+ custom-

configured systems daily; we configure over 750,000 custom solutions in our two state-of-the-art distribution centers annually. Our large number of engineers, paired with our configuration capabilities, allows CDW•G to handle any rollout project that contract members may have.

Design

Most of our projects begin with either an assessment or planning and design session. Our architects review your needs and can perform an evaluation of your existing environment to develop a comprehensive solution to meet your particular project objectives.

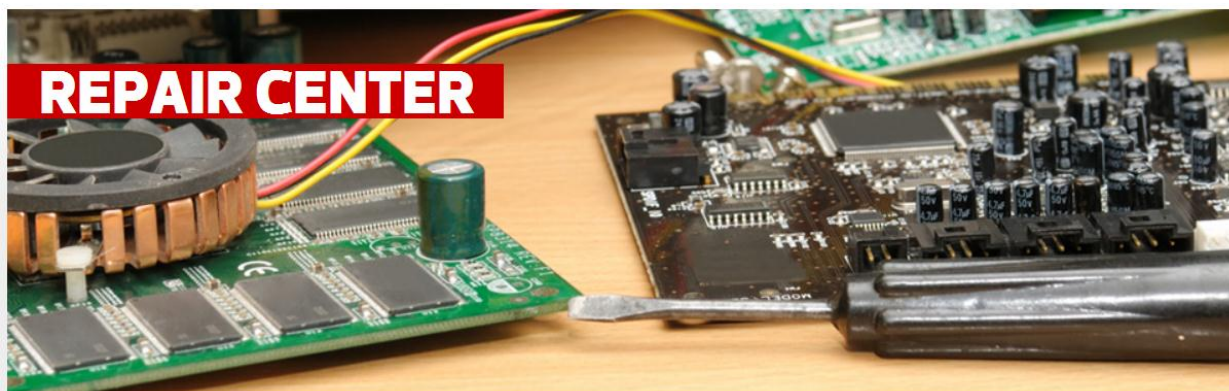
Consulting/Analysis

Most of our projects begin with either an assessment or planning and design session. CDW•G technical specialists and field solution architects are experts in many areas including unified communications, networking, wireless, network and physical security and server/storage solutions. CDW•G will save contract members staff time and effort because our experts have already initiated the due diligence process. We share our knowledge of the latest technologies as well as our expertise regarding the pros and cons of each potential solution. We also offer a variety of more complex consulting/analysis solutions for those customers who need a more in-depth evaluation of their systems.

Training

CDW•G's project methodology ensures technicians and project managers work with the mindset of being an extension of the customer's IT staff. Throughout the project our team not only focuses on designing bullet-proof solutions, but continually engaging the IT staff; sharing knowledge, and ensuring the staff knows how to navigate the solution in which the customer vested their resources. Should a customer require training outside of this transfer of knowledge, we have a blended solution of CDW•G offerings, manufacturer standard trainings, and technology training companies.

Repair



In addition to offering onsite repair, we have our own repair center. CDW's Repair Center offers fast turnaround time and low cost out-of-warranty repair prices, as well as great in-warranty service. Our factory certified repair technicians complete typical repairs on an average of 7-10 business days. We are an authorized Service Center for the following Manufacturers:

- | | | |
|-----------|----------|---------------|
| • Acer | • HP | • Service Net |
| • Apple | • IBM | • Sony |
| • Fujitsu | • Lenovo | • Toshiba |

Please note: due to manufacturer policies, limitations, and agreements, CDW may not be able to service all computer models or lines made by these manufacturers.

Tab Six



B. Price Proposal

B. Price Proposal

1. Provide price proposal as requested on the Price Page attached herein. In addition to indicating your proposed discounts on the Price Page, you must also apply those discounts to the sample items in the Sample Items List in Attachment A.

CDW•G offers an additional 2% discount beyond the applicable category discounts for all HP products.

ITEM NO.	PRICING GROUP	DISCOUNT OFF VERIFIABLE PRICE INDEX
Group 1 Systems		
1.	Desktops	2.00%
2.	Notebooks	2.00%
3.	Tablets	2.25%
4.	Servers (1 Processor, 2, Processor, 4+Procesor, Blade, Tower, Unix, Handhelds, etc.)	2.25%
Group 2 Input Devices		
5.	Keyboards	3.50%
6.	Mice	3.50%
7.	Imaging Scanners	4.50%
8.	POS Scanners	4.50%
9.	Pointing Devices	3.50%
10.	Bar Code Readers	3.50%
11.	Audio Input	3.50%
12.	Input Adapters	3.50%
13.	PC and Network Cameras	3.75%
14.	Input Cables	8.00%
15.	Input Accessories	3.50%
Group 3 Output Devices		
16.	Displays	3.25%
17.	Printers	3.50%
18.	Inkjet Printers	3.50%
19.	Inkjet Photo Printers	3.50%
20.	Laser Printers	2.25%
21.	Label Printers	3.50%
22.	Dot Matrix Printers	2.25%
23.	Multi-Function Printers	2.25%
24.	Wide Format Printers	2.25%
25.	Multi-Function Inkjet Printers	2.25%
26.	Wide Format Printers	2.25%
27.	Fax Machine Printers	2.25%
28.	Printer Accessories	3.75%
29.	Projectors	3.25%
30.	Projector Accessories	3.25%
31.	Audio Input	2.25%
32.	Video Cards	2.25%
33.	Sound Cards	2.25%
34.	Output Accessories	2.25%
35.	Printer Consumables	2.25%

Group 4 Memory

36.	Desktop	5.00%
37.	Flash	4.25%
38.	Networking	4.25%
39.	Notebook	5.00%
40.	Printer/Fax	4.25%
41.	Server	4.25%

Group 5 Storage Devices

42.	Adapters Fibre Channel	3.50%
43.	Adapters FireWire/USB	3.50%
44.	Adapters IDE/ATA/SATA	3.50%
45.	Adapters RAID	3.50%
46.	Adapters SCSI	3.50%
47.	Bridges & Routers	3.50%
48.	Disk Arrays	3.50%
49.	Disk Arrays JBOD	3.50%
50.	Drives Magneto-Optical	3.50%
51.	Drives Removable Disk	2.75%
52.	Fiber Channel Switches	3.50%
53.	Hard Disks External	2.75%
54.	Hard Disks Fibre Channel	3.50%
55.	Hard Disks IDE/ATA/S	2.75%
56.	Hard Disks Notebook	2.75%
57.	Hard Disks SCSI	2.75%
58.	Networking Accessories	2.75%
59.	Optical Drives CD-RO	2.75%
60.	Optical Drives CD-RW	2.75%
61.	Optical Drives DVD/C	2.75%
62.	Optical Drives DVD-R	2.75%
63.	Storage Accessories	2.75%
64.	Storage NAS	3.50%
65.	Storage SAN	3.50%
66.	Tape Autoloaders AIT	3.50%
67.	Tape Autoloaders DAT	3.50%
68.	Tape Autoloaders DLT	3.50%
69.	Tape Autoloaders LTO	3.50%
70.	Tape Drives 4mm	3.50%
71.	Tape Drives 8mm/VXA	3.50%
72.	Tape Drives AIT	3.50%
73.	Tape Drives DAT	3.50%
74.	Tape Drives DLT	3.50%
75.	Tape Drives LTO/Ultrium	3.50%
76.	Tape Drives SDLT	3.50%
77.	Tape Drives Travan	3.50%

ITEM NO.	PRICING GROUP	DISCOUNT OFF VERIFIABLE PRICE INDEX
Group 6 Network Equipment		
78.	10/100 Hubs & Switch	2.75%
79.	Bridges and Routers	2.75%
80.	Gigabit Hubs & Switches	2.75%
81.	Concentrators and Multiplexers	2.75%
82.	Hardware Firewalls	2.75%
83.	Intrusion Detection	2.75%
84.	KVM	2.25%
85.	Modems	2.75%
86.	Network Test Equipment	2.75%
87.	Network Adapters	2.75%
88.	Network Cables	8.00%
89.	Network Accessories	2.75%
90.	Repeaters and Transceivers	3.25%
91.	Wireless LAN Accessories	2.75%
92.	Token Authentication	15.00%
93.	10G Fiber Optic Transceivers	3.25%
94.	1G Fiber Optic Transceivers	3.25%
Group 7 Software		3.25%
95.	Licensing Packages (i.e., Microsoft Open Value, Microsoft EES)	3.25%
96.	Licensing Backup	3.25%
97.	Licensing Barcode/OC	3.25%
98.	Licensing Business Application	3.25%
99.	Licensing CAD/CAM	3.25%
100.	Licensing Cloning	3.25%
101.	Licensing Computer Services	3.25%
102.	Licensing Database	3.25%
103.	Licensing Development	3.25%
104.	Licensing Entertainment	3.25%
105.	Licensing Financial	3.25%
106.	Licensing Flow Chart	3.25%
107.	Licensing Graphic Design	3.25%
108.	Licensing Handheld	3.25%
109.	Licensing Network OS	3.25%
110.	Licensing OS	3.25%
111.	Licensing Personal Organization	3.25%
112.	Licensing Presentation	3.25%
113.	Licensing Reference	3.25%
114.	Licensing Report Analysis	3.25%
115.	Licensing Spreadsheet	3.25%
116.	Licensing Utilities	3.25%
117.	Licensing Warranties	3.25%
118.	Licensing Web Development	3.25%
119.	Licensing Word Processing	3.25%
120.	Software Backup	3.25%
121.	Software Barcode/OCR	3.25%
122.	Software Business Application	3.25%
123.	Software CAD/CAM	3.25%
124.	Software Cloning	3.25%
125.	Software Computer Services	3.25%
126.	Software Database	3.25%

ITEM NO.	PRICING GROUP	DISCOUNT OFF VERIFIABLE PRICE INDEX
Group 7 Software Continued		
127.	Software Development	3.25%
128.	Software Entertainment	3.25%
129.	Software Financial	3.25%
130.	Software Flow Chart	3.25%
131.	Software Graphic Design	3.25%
132.	Software Handheld	3.25%
133.	Software OS	3.25%
134.	Software Personal Organization	3.25%
135.	Software Presentation	3.25%
136.	Software Reference	3.25%
137.	Software Report Analysis	3.25%
138.	Software Spreadsheet	3.25%
139.	Software Utilities	3.25%
140.	Software Warranties	3.25%
141.	Software Web Development	3.25%
142.	Software Word Processing	3.25%
Group 8 Media Supplies		3.75%
143.	Media 4mm Tape	3.75%
144.	Media AIT Tape	3.75%
145.	Media DAT Tape	3.75%
146.	Media DLT Tape	3.75%
147.	Media LTO/Ultrium Tape Drive	3.75%
148.	Media Magneto-Optical	3.75%
149.	Media Optical	3.75%
150.	Media SLR Tape	3.75%
151.	Media Travan Tape	3.75%
152.	Media VXA Tape	3.75%
153.	Media Zip	3.75%
Group 9 Collaboration and IP Telephony		
154.	IP Phones	2.75%
155.	Video Conferencing products	2.75%
156.	Voice Gateways/Servers	2.75%
157.	Headsets	2.75%
158.	Audio conferencing products	2.75%
159.	Analog phones	2.75%
160.	accessories	2.75%
Group 10 Other		
161.	Advanced Integration	2.00%
162.	Asset Disposal	2.00%
163.	Asset Management	5.00%
164.	Cables	8.00%
165.	Cables Custom	8.00%
166.	Cables Printer	8.00%
167.	Complex Warranties	2.00%
168.	Desktop Accessories	5.00%
169.	Display Accessories	3.25%
170.	Electronic Services	N/A%
171.	Handheld Accessories	5.00%
172.	Imaging Accessories	3.75%

ITEM NO.	PRICING GROUP	DISCOUNT OFF VERIFIABLE PRICE INDEX
Group 10 Other continued		
173.	Imaging Camcorders	3.75%
174.	Imaging Digital Cameras	3.75%
175.	Internal Lab Service	N/A%
176.	Lab Fees	2.00%
177.	Managed Services	2.00%
178.	Miscellaneous Solutions	N/A%
179.	Mounting hardware for vehicles	4.00%
180.	Networking Warranties	2.00%
181.	Notebook Accessories	4.00%
182.	Notebook Batteries	3.75%
183.	PC Lab Order Services	N/A%
184.	POS Accessories	3.50%
185.	POS Displays	3.25%
186.	Power Accessories	2.25%
187.	Power Surge Protection	4.00%
188.	Power UPS	2.25%
189.	Server Accessories	2.25%
190.	Service charge	N/A%
191.	System Components	4.25%
192.	Training Courses	2.00%
193.	Training Reference Manuals	2.00%
194.	Warranties Electronic	2.00%
Group 10 Additional Proposed Categories		
202	iPad/Tablet Stylus	5.000%
203	Mouse/Wrist Pads	5.000%
204	Security Locks and Hardware	20.000%
205	Tools	5.000%
206	Document Scanner Accessories	3.750%
207	Flatbed Scanners	3.750%
208	Mobile Scanners	3.750%
209	Network Scanners	3.750%
210	Sheetfed Scanners	3.750%
211	Wide Format Scanners	3.750%
212	Workgroup/Departmental Scanner	4.500%
213	Build to Order Desktops	2.250%
214	Nettop	2.250%
215	Point of Sale	2.250%
216	Ultra Small Form Factor	2.250%
217	Apple Mac Memory Upgrades	4.250%
218	Chips/SIMMs/SIPPs/ROMs	4.250%
219	Computer Cases	4.250%
220	CPUs/Fans	4.250%
221	Memory Accessories	4.250%
222	Motherboards/Chassis	2.750%
223	1-2 Port Serial Boards	2.750%

224	3+ Port Serial Boards	2.750%
225	Console Server	2.750%
226	Device Server	4.000%
227	Terminal Servers	2.750%
228	Content Management	2.750%
229	Firewall/VPN Appliances	2.750%
230	Multifunction Security Appliance	2.750%
231	Network Camera Accessories	2.750%
232	Network Cameras	2.750%
233	Physical/Environment Security	2.750%
234	Security Appliance Accessories	15.000%
235	Security Tokens	2.750%
236	Unified Threat Management	2.750%
237	2-Way Radios/Walkie Talkies	3.500%
238	Apple Notebooks	2.250%
239	Convertible PCs/Slate PCs/iPAD	2.250%
240	iPAD	2.000%
241	Slate Tablet Computers	2.000%
242	GPS/PDA	4.250%
243	Wireless Communication Devices	3.000%
244	Batteries	3.750%
245	Power Supplies/Adapters	2.250%
246	Rackmounting Equipment	2.250%
247	Remote Power Management	2.250%
248	Surge Suppressors	4.000%
249	UPS/Battery Backup	2.250%
250	14" & Smaller LCD Display	3.250%
251	15-19" LCD Display	3.250%
252	15-19" Wide LCD Display	3.250%
253	15-19" Wide LED Display	3.250%
254	20-30" LCD Display	6.000%
255	20-30" Wide LCD Display	3.500%
256	20-30" Wide LED Display	3.250%
257	PCoIP and Zero Client Displays	3.250%
258	Arm Mounts	3.250%
259	Ceiling Mounts	3.250%
260	Combo Mounts	3.250%
261	Desktop Stands/Risers	3.250%
262	Flat Wall Mounts	3.250%
263	Mount Accessories	3.250%
264	Pole Display	3.250%
265	Stands/Carts/Feet	3.500%
266	Tilt Wall Mounts	3.250%

Group 11 Services – Offerors may offer a discount off list price or an hourly rate. Pricing may vary by manufacturer and by region of the country. Offerors should indicate any manufacturer and regional variances.

195.	Design and Analysis		%
196.	Configuration		%
197.	Implementation	Please see below for our services offering	%
198.	Installation		%
199.	Training		%
200.	Maintenance and Support		%
201.	Additional Services Offered		%
	(On a separate page list the additional services offered and their applicable discount)		

Additional Services

Service	Standard Rate	Discount from Standard Rate
Converged Infrastructure Services Rates		
<u>UCCe, Telepresence, Video, Webex Services Rates</u>		
Project Manager	\$ 185.00	1%
Architect	\$ 250.00	1%
Senior Consultant	\$ 225.00	1%
Consultant	\$ 200.00	1%
UCCx, UC, Unity, CME Services Rates		
Project Manager	\$ 185.00	1%
Architect	\$ 225.00	1%
Senior Consultant	\$ 200.00	1%
Consultant	\$ 175.00	1%
<u>Wireless, DLP, Physical Security Services Rates</u>		
Project Manager	\$ 185.00	1%
Architect	\$ 225.00	1%
Senior Consultant	\$ 200.00	1%
Consultant	\$ 175.00	1%
<u>R/S, UCS, Nexus, Security Services Rates</u>		
Project Manager	\$ 185.00	1%
Architect	\$ 225.00	1%
Senior Consultant	\$ 200.00	1%
Consultant	\$ 175.00	1%
<u>Cross Practice Services Rates</u>		
Program Manager	\$ 225.00	1%
Technical Writer	\$ 75.00	1%
Trainer	\$ 175.00	1%
Associate	\$ 160.00	1%
Travel Rate	Hourly Uplift \$ 35.00	1%
<u>MS Unified Communications Services Rates</u>		
Project Manager	\$ 185.00	1%
Architect	\$ 200.00	1%
Senior Consultant	\$ 185.00	1%
Consultant	\$ 175.00	1%
<u>MS Information Worker Services Rates</u>		
Project Manager	\$ 185.00	1%
Architect	\$ 195.00	1%
Senior Consultant	\$ 185.00	1%
Consultant	\$ 175.00	1%
<u>MS Server and Security Services Rates</u>		
Project Manager	\$ 185.00	1%
Architect	\$ 200.00	1%

Senior Consultant	\$ 180.00	1%
Consultant	\$ 165.00	1%

MS Monitoring and Management Services Rates

Project Manager	\$ 185.00	1%
Architect	\$ 200.00	1%
Senior Consultant	\$ 180.00	1%
Consultant	\$ 165.00	1%

Citrix/VMware Services Rates

Project Manager	\$ 185.00	1%
Architect	\$ 225.00	1%
Senior Consultant	\$ 200.00	1%
Consultant	\$ 180.00	1%

NetApp/EMC Services Rates

Project Manager	\$ 185.00	1%
Architect	\$ 250.00	1%
Senior Consultant	\$ 225.00	1%
Consultant	\$ 200.00	1%

IBM I, P, Z, TSM Service Rates

Project Manager	\$ 185.00	1%
Architect	\$ 250.00	1%
Senior Consultant	\$ 225.00	1%
Consultant	\$ 200.00	1%

Lotus/WebSphere Services Rates

Project Manager	\$ 185.00	1%
Architect	\$ 190.00	1%
Senior Consultant	\$ 180.00	1%
Consultant	\$ 165.00	1%
Other Manufacturer Solutions		
Project Manager	\$ 225.00	1%
Architect	\$ 250.00	1%
Senior Consultant	\$ 225.00	1%
Consultant	\$ 175.00	1%

REVISED ATTACHMENT A: SAMPLE ITEMS LIST

NOTE: For each item listed below, offeror should fill in the yellow cells only. In the "Unit Price Before Discount" column, offeror should enter the unit price for the specified item before their discount is applied. In the "Discount" column, offeror should enter the discount that they are proposing to offer for the specified item. The discount entered in the "Discount" column should match the discount that offeror identified on the Price Page. The "Unit Price After Discount" column will autopopulate based on the entries in the two preceding columns.

Note: For the sole purpose of helping to identify the sample items below, the CDW-G Part # is also being provided for each item.

Item #	Description	Brand	Manufacturer's Part Number	CDW-G Part Number	UNIT PRICE BEFORE DISCOUNT	DISCOUNT	UNIT PRICE AFTER DISCOUNT
1	PLUG-IN DOCK AND LOCK 30 DRAWER CAB	PLUG-IN STORAGE SYSTEMS	4852-L-30	935042	\$ 4,921.66	20.0000%	\$ 3,937.33
2	GARMIN GPS 18X USB SENSOR	GARMIN	010-00321-31	1441195	\$ 84.99	4.2500%	\$ 81.38
3	KEN UNIV DOCK STAT SD400V VID/ENET	KENSINGTON	K33926US	1822378	\$ 129.67	4.0000%	\$ 124.48
4	RSA BASE SW LIC BTW 155-250	RSA SECURITY	APP0000250B	1016651	\$ 64.83	3.2500%	\$ 62.72
5	GARMIN FLANGE MOUNT	GARMIN	010-10453-00	914063	\$ 18.94	4.2500%	\$ 18.14
6	HP SB LA2205WG 22" WIDE DVI DP HA	HEWLETT-PACKARD	NM274A8#ABA	1906059	\$ 192.51	3.5000%	\$ 185.77
7	CRUCIAL 1GB 184PIN DDR PC3200	CRUCIAL TECHNOLOGY	CT12864Z40B	635238	\$ 26.92	5.0000%	\$ 25.57
8	FUJITSU FI-6770A FBSCAN 90PPM W/VRS	FUJITSU	PA03576-B035	1533003	\$ 5,984.99	4.5000%	\$ 5,715.67
9	HP OFFICEJET 100 MOB PRINTER-L411A	HEWLETT-PACKARD	CN551A#B1H	2374450	\$ 226.42	3.5000%	\$ 218.50
10	FUJITSU FI-6770 FBSCAN 90PPM W/VRS	FUJITSU	PA03576-B105	1532992	\$ 5,611.93	4.5000%	\$ 5,359.39
11	BELKIN USB A/A EXT CAB M/F IMAC 10'	BELKIN	F3U134-10-CBL	141310	\$ 10.96	8.0000%	\$ 10.08
12	CRUCIAL 1GB DDR2 PC2-6400	CRUCIAL TECHNOLOGY	CT12864AA80	1269183	\$ 16.95	5.0000%	\$ 16.10

13	CRUCIAL 1GB 200PIN SODIMM PC2700	CRUCIAL TECHNOLOGY	CT12864X335	657427	\$ 32.91	5.0000%	\$ 31.26
14	RSA SID700 60SEC 3YR 100 PACK	RSA SECURITY	SID700-6-60-36-100	1033112	\$ 5,535.12	15.0000%	\$ 4,704.85
15	HP SB 6300 I3-2120 500GB 4GB W7P	HEWLETT-PACKARD	B5N08UT#ABA	2745728	\$ 642.38	2.0000%	\$ 629.53
16	NEC 2190UXP 21.3" DVI HA	NEC	LCD2190UXP-BK	993067	\$ 849.99	6.0000%	\$ 798.99
17	APC SMRTUPS 1500VA USB/SER RM 2U	APC	SUA1500RM2U	468489	\$ 650.36	3.2500%	\$ 629.22
18	ERGOTRON DUAL LCD STAND VERT <24"	ERGOTRON	33-091-200	210326	\$ 266.32	3.5000%	\$ 257.00
19	APC UPS NETWORK MANAGEMENT CARD 2	APC	AP9631	1745320	\$ 435.90	3.2500%	\$ 421.73
20	CRUCIAL 1GB DDR2 PC5300 240PIN DIMM	CRUCIAL TECHNOLOGY	CT12864AA667	727405	\$ 14.95	5.0000%	\$ 14.20
21	TRIPP ISOBAR SURGE 4 OUTLET 6FT CORD	TRIPP LITE	ISOBAR4ULTRA	024586	\$ 51.86	4.0000%	\$ 49.79
22	APC SMART UPS 2200VA RM/TWR	APC	SUA2200XL-NETPKG	1594908	\$ 1,453.35	3.2500%	\$ 1,406.12
23	TRENDNET 10/100TX-100FX FIB CONVERT	TRENDWARE INTERNATIONAL	TFC-110S15I	1563443	\$ 115.70	3.2500%	\$ 111.94
24	IBM LTO4 ULTRIUM 4 BAR CODE LABELED	IBM	95P4437	1319661	\$ 29.92	3.7500%	\$ 28.80
25	RSA SID700 60SEC 3YR 50 PACK	RSA SECURITY	SID700-6-60-36-50	1035736	\$ 2,770.05	15.0000%	\$ 2,354.54
26	LANTRONIX EDS8PR 8PT TRMNL SRVR	LANTRONIX	EDS00812N-01	1183723	\$ 546.62	4.0000%	\$ 524.76
	GRAND TOTAL						\$ 27,717.87

2. Propose and provide details of additional discounts or rebates for volume orders, special manufacturers' offers, free goods program, total annual spend, etc.

Under the contract, individual clients who purchase significantly larger amounts may qualify for an additional discount on individual purchases. Additionally, as a partner on the contract, CDW-G will be leveraging its influence on manufacturer partners for additional cost saving programs based on contract spend.



CDW•G Exclusive Savings. CDW•G offers contract purchasers an additional 2% discount for all HP products.

One of the updates to our price offering to the City that we are most excited to offer contract purchasers, is deep additional HP discounts. CDW•G recognized on the current contract, HP products are what agencies continue to purchase the most. In fact, HP sales are almost three times higher than the second highest OEM sales. We realized this was a potential for even greater savings for our customers, and as an HP Premier Partner, CDW•G negotiated an even lower discount

for the new contract. At present, we will be offering all HP branded items at an additional 2% discount over and above the standard contract discount. This discount is only for CDW•G customers, and is exclusive to the City's contract.

With our dedicated Account manager model, CDW•G Account Managers are tasked with providing exceptional customer service and excellent value to each customer who purchases from National IPA. With that goal in mind, if a customer were to forecast larger quantities, the Account manager will work with manufacturer partners on behalf of his/her customer to achieve greater than contract discounts. The discounts and effective savings will be dependent on manufacturer support as well as the size and volume of the order. Depending on the product type the discounts can be anywhere from 2- 20% additional savings.

3. As stated in the Instructions to Offerors, 7. Discounts, the price(s) herein can be discounted by _____%, if payment is made within _____ days. These payment terms shall apply to all purchases and to all payment methods.

CDW•G does not offer prompt payment discounts.

4. Will payment be accepted via commercial credit card? _____Yes _____No

Yes, we accept commercial credit card payments.

- a. If yes, can commercial payment(s) be made online? _____Yes _____No
- b. Will a third party be processing the commercial credit card payment(s)? _____Yes _____No
- c. If yes, indicate the flat fee per transaction \$_____ (as allowable, per Section 5.2.E of Visa Operating Regulations).
- d. If "no" to above, will consideration be given to accept the card? _____Yes _____No

Yes, customers can make online commercial payments. We have trading partnerships with credit card processing companies; our customers do not directly incur any fees associated with these transactions.

5. Does your firm have a City of Tucson Business License? _____Yes _____No

CDW•G does not currently have a City of Tucson Business License, but we have applied for one. We will happily provide this to the City once we receive.

Tab Seven



C. Qualifications and Experience

C. Qualifications and Experience

1. Provide a brief history and description of your firm. Discuss firm's national presence in the IT solutions industry.

Founded in 1984, CDW is a leading provider of technology solutions to over 250,000 customers composed of small-, medium-, and large-sized public and private entities. CDW Government LLC (CDW•G) is a wholly owned subsidiary of CDW Corporation, incorporated in 1998 to address the specific needs of our government, education, and healthcare customers. Our unique company structure provides our customers products and services only a large national reseller can provide, combined with a local presence typical of a small business. We have a large manufacturer presence in our offices across the country and blanketed in the field with our field account executives. Account Teams are segmented by sector, which allows us to provide our each customer with one contact who is knowledgeable of every nuance of their organization.

CDW•G is one of the largest direct marketing resellers in the U.S., currently carrying more than 100,000 top name-brand technology products from more than 1,000 leading IT manufacturers. Our two state of the art distribution centers are capable of handling 141,000 shipments daily, out of a combined area of almost one square mile. We utilize a just-in-time inventory system to ensure we have the products in stock and ready to ship, and send them out to our customers with a 99.7% shipping accuracy.

We launched our e-commerce website in 1995, as an additional avenue to service our customers. In May 2012, CDW•G was ranked No. 10 on the list of America's largest e-retailers by Internet Retailer's Top 500 Retail Web Sites Guide for the third consecutive year.

Though our selection of product is very wide, CDW•G delivers more than just product; we also deliver IT solutions. We offer a full spectrum of technology services including cloud computing, consulting, system configurations, implementation, and training. CDW•G designs and implements complete business solutions that address a full range of complex issues including, but not limited to Business Continuity, Infrastructure Optimization, Networking, Security Management, and Unified Communications.

Our intricate offering coupled with our customer-centric business model, is the reason for our success. A testament to this success is our continued upward sales trend, totaling over ten billion in 2012.

2. Provide the total number and location of sales persons employed by your firm.

CDW•G currently employs more than 1,360 coworkers, part of our larger organization of 6,900 employees nationwide and in Canada, with 43 different locations. More than 840 of our CDW•G dedicated sales force are Account Managers, in addition to 65 Field Account Executives placed throughout communities across the nation.

3. Provide the number and location of support centers (if applicable).

When CDW•G was awarded the City's contract in 2008 we had offices in five states and Canada. Since this time, we have drastically expanded our location



Nationwide Coverage. 1,360 CDW•G coworkers serving our customers

portfolio across 20 additional states, and have added second/multiple offices in a number of our original five states and Canada. Currently, we have 43 separate locations. Speaking specifically to the benefit of this contract, seven of the states with new locations are also in the ten states with the highest historical spend on the contract.

4. Provide your firm's annual sales for 2009, 2010, and 2011.

Below you can see evidence of CDW Corporation's sales growth, and our growth on the contract as well. You will note that since the recession of 2009, CDW•G consistently drives compounding growth in both areas, and anticipates these upward trends to continue. Also notable, the growth rates of National IPA exceeding the standard rate for CDW•G, verifying our good faith effort to promote the contract within our existing client base.

Explosive Sales Growth						
Year	Annual Revenues			YOY Growth		
	National IPA (\$ Millions)	CDW•G (\$ Billions)	CDW (\$ Billions)	National IPA	CDW•G	CDW
2009	21.7	3	7.2	443%	3.5%	-11.1%
2010	44.1	3.6	8.8	103%	20.0%	22.2%
2011	83.3	3.8	9.6	89%	5.6%	9.1%
2012	99.4	4.0	10.1	19%	7.1%	5.5%

5. Please submit your FEIN and Dunn & Bradstreet report.

CDW•G FEIN: 36-4230110

Dun & Bradstreet numbers:

CDW Corporation 107627952

CDW Government, Inc. 026157235

We include our reports in a separate, confidential file.

6. Provide a summarization of your experience in performing work similar to that outlined in this solicitations. Provide a minimum of three references for which your firm has provided the same solution (please include company name, address, contact person, phone number, email address and dates of service). References from other public agencies, particularly municipal governments, are preferred.

As detailed previously, CDW•G holds a number of similarly structured contracts, including AEPA, NJPA, and TCPN, among others. These are contracts we not only currently held, but have held simultaneously while managing the City's current contract. For our references we provide customers that can attest to our abilities of both managing this contract, and to addressing and meeting their needs as our customer. We provide contact information for these customers in a separate, confidential file.

University of Arizona

Address: The University of AZ Purchasing USA Building 300A, 5th Floor Tucson, AZ 85721

Dates of Service: July 1989 – present

Summary of Service: Currently one of the top purchasers of the City's contract, the University relies on their CDW•G Account Manager to help find the contract's best solutions for many of their technology needs.

Hillsborough County

Address: 601 E. Kennedy Blvd. Tampa, FL 33602

Dates of Service: November 1996 – present

Summary of Service: Hillsborough County has a number of mandatory statewide contracts they must use for their IT purchases. For most other purchases, they turn to the City's contract.

Lee County

Address: 1825 Hendry St Fort Myers, FL 33901

Dates of Service: August 1993 – present

Summary of Service: Like Hillsborough, Lee County only cooperative contract they purchase from is the City's. They utilize the full scope of the contract offering.

7. Provide resumes and three references (preferably from the public sector) for the primary customer service representative(s). Resume(s) shall include their title within the organization, a description of the type of work they would perform, the individuals' credentials, background, years of experience and relevant experience, etc. References shall include the contact's name, phone number, email, position, organization, and the work which the Offeror performed for the reference.

CDW•G's customer service structure is beneficial to contract purchasers, in that each agency has its own dedicated Account Manager acting as the primary service representative. However, due to the large number of Account Managers dedicated to this contract, it is not feasible to provide the requested information for each. Therefore, we provide the credentials for your lead customer service representative for the contract, your point of contact for contract management, and the City's own dedicated Account Manager.



Pat O'Brien, Sales Manager

Phone: 877.898.2997

Email: patobri@cdwg.com

Organization: Reports to David Hutchins, VP of State and Local Government Sales

Contract Role and Experience: Pat acts as the City's main point of contact for all customer related aspects of this contract. He assists in driving contract opportunities by meeting with customers, attending conferences, assisting with marketing initiatives, and training his sales team on the contract. Additionally, he acts as the point, should any customer issues need escalated.

Pat has supported our customers for over 11 years, seven years within a manager capacity. Within his eleven years, he has supported government, education, and healthcare customers, allowing him to provide adept assistance to any customer utilizing the contract. Pat has also led this contract from a sales perspective since day one.



Wilson Garcia, Program Manager

Phone: 877.898.2997

Email: wilsgar@cdw.com

Organization: Reports to Amanda Ewertowski, Sr. Program Manager, who reports to Tara Barbieri, Director of Program Sales

Contract Role and Experience: Wilson acts as the City's main point of contact for all contract management related aspects of this contract. He assists Account Managers with new member set-up, contract page issues, and assists with Account Manager training. Additionally, he provides the City and National IPA contract reports and Quarterly Business Reviews.

Wilson has acted in a Program Manager capacity with CDW•G since 2005. He utilizes his Masters of Public Administration degree and background in the government sector to continue to provide our customers the level of service and compliance their contracts both need and deserve. Like Pat, Wilson has supported the City's contract since its inception.



Derrick Graff, Sr. Account Manager

Phone: 866.339.7079

Email: derrgra@cdwg.com

Organization: Reports to Pat O'Brien, Sales Manager

Contract Role and Experience: Derrick is the City of Tucson's own dedicated Account Manager. He assists the City with any of your technology procurement needs, whether utilizing your own contract, or not. He promptly responds to orders, acts as a subject matter expert for the City's specific technology needs, and collaborates with manufacturer support to provide you the best-valued solutions.

Derrick has assisted CDW•G's government customers for over five years. Derrick knows the importance of providing knowledgeable insight to his customers, and thus continually focuses on Manufacturer training, acquiring certifications in HP, Cisco, Microsoft, Panasonic, VMware, NetApp, EMC, and Symantec. He combines this knowledge and experience to provide the City a high level of support for your contract.

City of Peoria Information Technology

Address: 8401 W. Monroe St. Peoria, AZ 85345

Dates of Service: December 1998 – present

Summary of Service: The City of Peoria recently placed a large purchase of Toughbooks through CDW•G on the National IPA Panasonic contract, a contract which we partner with Panasonic. This purchase was a refresh project. The City purchased the same products from CDW•G three years prior and were highly satisfied with both the Panasonic products, and the service they receive from CDW•G.

Navajo County

Address: 100 E Code Talkers Drive South HWY 77 Holbrook, AZ 86025

Dates of Service: May 1992 – present

Summary of Service: Navajo County is a National IPA member and frequently uses the City's contract for their technology needs.

Mohave County

Address: 700 W Beale St Kingman, AZ 86402

Dates of Service: September 1993 – present

Summary of Service: Mohave County utilizes a number of cooperative contracts, including National IPA. Derrick assists them in determining which of these contracts fits the needs of each project the best.

8. Provide information regarding if your organization ever failed to complete any work awarded.

At the time of submission and to the best of our knowledge, CDW•G has never had a contract terminated for cause.

9. Provide information regarding if your firm, either presently or in the past, has been involved in any litigation, bankruptcy, or reorganization.

Though CDW•G has been involved in litigation none has or is expected to impact our ability to provide products and services on this agreement. We have not filed any bankruptcies. We reorganized with new ownership in August 2007, resulting in transition from a publically traded company to a return to the private sector.

Tab Eight



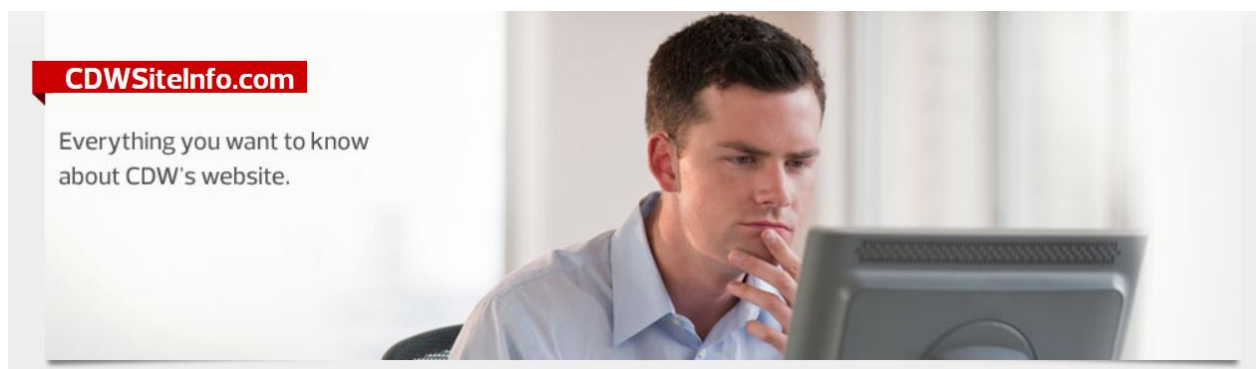
D. Technology

D. Technology

1. Describe your website and the ease-of-use for customers to perform the following types of tasks:
 - a. to search for products
 - b. to find alternate products (if a certain product is not available)
 - c. to perform side-by-side price comparison of products
 - d. to order products
 - e. to order products in advance (i.e., how far in advance of required delivery date can an order be placed?)
 - f. to track order status, to include backordered items
 - g. to determine when an item was received and who received it
 - h. to restrict/block the ordering of certain line items and to restrict/block the ordering of groups
 - i. to create approval paths/levels for orders, to include creating an approval path for restricted items
 - j. to create a "favorites" list or other personalized list of frequently ordered items
 - k. to create a "shared" list for an agency to use
 - l. to obtain online customer service
 - m. to receive online training
 - n. to accept credit card payment (and describe the level of data offered; also describe your security measures for credit card orders)
 - o. to track their budget for purchases
 - p. to generate reports

Each Agency utilizing the contract has their own customized CDWG@work extranet that is available to users 24 hours per day, seven days a week. This value-added tool makes working with CDW•G easy, convenient and efficient. We have been the pioneers in tapping the power of the web – and we continue to develop enhancements based on customer feedback. Our extensive suite of extranet tools is provided to contract users at no additional cost.

We have enabled more interactive information about updates to the website via <http://www.cdwsiteinfo.com/>. In January 2013 we released a CDW•G Specific Site BLOG via <http://www.cdwsiteinfo.com/category/about-our-site/blog/cdw-g/>.



This BLOG includes a site overview as a movie and PDFs describing all the value added features, including:

- Streamline the ordering process
- Facilitate product standardization
- Automate purchase approvals and control rogue purchasing
- Communicate standards to all users

- Maintain customized catalog(s)
- Reduce time spent researching and purchasing IT products
- Maintain consistent pricing across the organization
- Create quotes right from your shopping cart
- Provide up-to-date order and delivery status including backorders
- Track purchases by each subsidiary and affiliate
- Simplify software licensing and ensure compliance that minimizes costly fees
- Track your IT assets across your organization
- Provide flexible reporting capabilities using pivot table technology
- Track up to three years of purchase history
- Upload reports in Excel format
- Access online chat support

Our web capabilities provide an extra level of convenience, customization, and efficiency for all users. Our award-winning e-Procurement tool brings customers:

Speed — Customers can research, purchase and track technology easier and faster than ever. CDW•G makes the buying process simple and more efficient. With one click, authorized purchasers can procure the best solutions at the best price from one of the industry's largest inventories of brand-name products. Consolidating purchases through our "one-stop shop" saves customers both time and money.

Information — Our extranets provide the industry's most comprehensive suite of e-Procurement tools to gather the breadth and depth of detail to help make the right purchasing decisions. The site puts customers in direct contact with their Account Manager who can personally guide with suggestions and recommendations to help make informed purchase decisions.

Reporting — As a rich source of detail on purchase history, license agreements, and asset tracking, CDWG@work lightens the burden of report generation. This customizable extranet is a productivity-enhancing tool, giving the exact detail customers require whenever they need it. As detailed in Question #10 of this section, customers can also download reports into a variety of formats, including Microsoft Excel, CSV and tab-delimited files.

The value-added benefit of a customized extranet is the ability to manage data and information that will enable customers to make more cost-effective decisions. It also reduces the administrative and purchasing costs involved in procurement.

Extranet Features

We provide specific features of a customized extranet below:

Contract Pricing — View Negotiated Contracts in Real-Time, Receive Bids Quickly

Agencies can view the City's contract pricing, right from their extranet. City of Tucson contract users can view all eligible contract pricing as they shop. Their extranet automatically provides their special pre-qualified pricing and discounts on tens of thousands of products. Authorized users can access contract and/or special pricing in real-time, as the site is constantly updated to reflect the latest status. Buyers from any location can view approved contract pricing to ensure this pricing structure holds true throughout the entire organization.

Account Team — Access Expert Support with a Personal Touch

CDWG@work allows customers to work directly with your dedicated Account Manager and team of sales support, as well as customer service professionals and certified technicians during every step of the purchasing cycle. CDWG@work displays pictures of the customer's Account Team, view their contact information and check their availability in and out of the office.

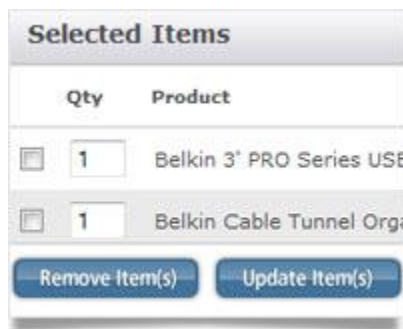
Online Quotes — Create, Review and Place Orders in Minutes

Purchasers can review quotes online just moments after their Account Manager create it. From here, users can print it, forward it to colleagues or manager for pre-authorization, or convert it to a live order. This feature also lets customers create their own quote right from their shopping cart, in addition to viewing contracts, volume and bid pricing online.

Company Solutions — Compare and Buy Single or Bundled Products with One Click

This CDWG@work capability enables agencies to customize their extranet home page to show the products and configurations their organization uses, and to streamline standard product orders. They can choose a variety of formats to view products individually, in bundles, by manufacturer or even in side-by-side comparisons. By grouping products into bundles, there is no guesswork when making repeat purchases on your standardized solutions. CDWG@work also allows customers to perform quick product searches and to “comparison shop” by viewing side-by-side, detailed product descriptions before they even place an order. This takes the hassle out of downloading data from multiple manufacturer websites.

Catalogs and Custom Catalogs – Limit Product Purchase Rights



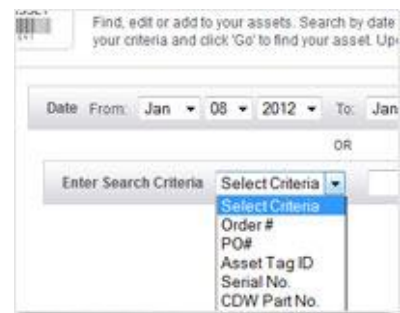
Compare Products. Easily compare products to find the best product for your needs.

The catalog feature allows agencies to create customized catalogs. Customized catalogs can be used to limit the purchasing ability of end-users based on: Purchase History, Corporate Solutions, Contract(s), Manufacturer Part Number, the CDW•G EDC, and through the Search function. The same engine and keywords that drive the Search Engine are also available to search for product. This allows purchasers to refine items listed before making them a part of their agency's custom catalog for one or multiple users. These rules can be used to add product to a catalog or exclude items from one as

well. Once applied to a group or PAS workflow, they can really help control the spending habits of end users and help keep IT budgets on only the standard of items approved.

Asset Management — Follow Asset-Tagged Hardware throughout Agencies

CDWG@work provides an online asset management tool to track asset tagged products. Products are searchable by serial number, order number, date of purchase, product description, warranty length, invoice number, or location. Users can even create their own custom fields and add or enter products purchased from other vendors. This extranet feature also allows customers to modify their records to reflect the transfer of equipment from one location to another, a real plus for customers with multiple locations. Asset Management then lets the user create and download a detailed report of their hardware assets.



Manage Assets. Track all your products, even those not purchased at CDW•G

Account Linking — View, Place and Track Orders from Multiple Addresses

Account Linking lets customers view, place and track orders, including historical purchases across multiple bill-to addresses. A single login gives authorized users a way to efficiently access their order status from across the enterprise to anywhere in the world. This eases the challenge of multiple purchases from disparate locations by centralizing the purchasing process, yet offering the flexibility to place and track orders by address and location.

My Purchases — Track Order Status and Purchasing History Instantly

Status	Actions
Not yet shipped	Track Order
All items shipped	Track Order View Invoice
All items shipped	Track Order View Invoice
All items shipped	Track Order View Invoice

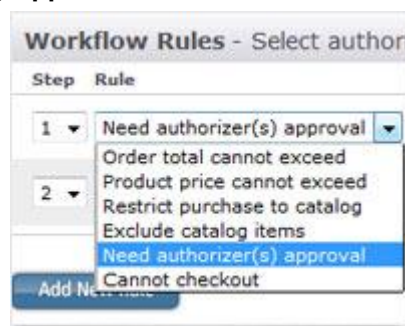
Track Purchases. Track order and view invoices conveniently from one location.

This feature offers a full breadth of tools to track order status, purchasing history and financing options. Original invoices can be printed; giving a view into outstanding balances and invoices, credits, adjustments and/or payments. Agencies can download their purchasing history in preferred time increments (such as month-to-date, last six months, prior year, etc.) in any number of formats. The system lets users automatically save this data in spreadsheet or database applications. Authorized users can readily search their order, get a tracking number, check shipping status, and request a Return

Merchandise Authorization (RMA).

Purchasing Authorization System (PAS) — Streamline Purchasing Approvals

CDWG@work also automates the approval process. PAS enables customers to restrict their employees' purchasing power and to automate required approvals before they place any order. PAS bypasses the laborious step of having a purchasing administrator personally place each order. This process allows for multiple levels of approval, as well as multiple approval systems, which can all function independently for many departments/locations within the procurement process. This system also allows for reporting that is specific to orders which have moved through the requisition process setup through PAS. All reporting is as dynamic and editable as the other tools on their extranet.



Monitor Purchases. PSA removes the need for a purchasing admin to personally place each order.

Product Finders — Easily Find the Right Accessories and Supplies

CDWG@work and CDWG.com now offer Product Finders to make it even easier to find supplies for printers, fax machines, copiers, multi-functions, and other devices. Customers can also search for desktops and notebooks. Product Finders guides to the technology solutions that fit agencies needs and will even help find information for discontinued models. These Finders were designed to ensure compatibility for product categories including cables, desktops, ink and toner, memory, notebooks, power protection, and cases and bags.

2. Describe additional functionality offered by your website. Provide screen shots, a demo “CD”, a demo URL, a manual, etc., or any other format that will aid the City in our evaluation of your website.

The City can review the current contract's CDW•G Premium Page at www.cdwg.com/nationalipasolutions. When placing an order, agency members log into their own personal CDW•G Extranet to complete the procurement. This account is available twenty-four hours a day, seven days a week. On this site, agencies can compare products, quickly find compatible accessories, and select from a number of shipping options. However, this account offers more than just ordering functions. Agencies can track spend history, manage assets, and create customized reports. If they are in need of customer service assistance, they can reach their account manager, chat with or email a representative, and even place an RMA request. For an Extranet tour, visit <http://www.cdwsiteinfo.com/extranet-video/>.

The Extranet is not the only site we offer helpful tools to our customers, our main page, [cdwg.com](http://www.cdwg.com) has a plethora as well. For a tour of this site's functionalities, visit <http://www.cdwsiteinfo.com/cdw-site-tour/>.

CDW•G will continue to build new e-Procurement solutions and feature enhancements based on customer feedback. We strive to regularly incorporate new features and capabilities that ease inventory headaches.

3. Describe any national awards and/or other recognition that your website has received.

In May 2012, CDW•G was ranked No. 10 on the list of America's 500 largest e-retailers by Internet Retailer's Top 500 Retail Web Sites Guide for the third consecutive year.

4. Describe the hours your website is available? What are your hours of downtime, such as for system maintenance?

CDW•G does not have any scheduled extranet down time. Our website's availability is above 99.95%. We are constantly imaging and activating revisions while the site is fully operational. CDW•G works to ensure that there is redundancy in place to minimize any risk of downtime for contract purchasers.

We typically inform our customers of scheduled extranet outages 24-48 hours in advance. When these outages must occur, which is not often, we tend to schedule them on weekends when there is the least impact on the customer. In 2012, our site was only down for maintenance Sunday during the week of 4th of July and Sunday before Labor Day in September. We are capable of advising customers of any significant change (SSL Certificate Update, Change in IP block being used, major look and feel update) 45 days ahead of the scheduled change. Customers can let their Account team know if they would like to be added to this notification list.

5. Does your website offer real time product availability?

Yes, most manufacturers send us daily Electronic Data Interchange (EDI) downloads with pricing and product availability information. Our channel distributor partners send us daily EDI downloads, which allows us visibility to inventory items and pricing broken down by local or remote facilities. Furthermore, our top three distribution partners provide real time inventory information.

Using a Just-In-Time inventory management system, our purchasing department excels at keeping a one-to four-week supply of products in our distribution centers (depending on current sales volume trends for each product). We scan inventory as it enters the distribution center, as it moves through the fulfillment

process, and before it leaves the centers. This allows us to maintain near perfect inventory accuracy. The system processes and transmits each scan in real-time, providing immediate inventory updates.

6. Does your website offer order size incentives? For example, if an order reaches a certain amount, is there a discount that is offered and, if so, how is that conveyed to the customer?

No, our site does not currently offer order size incentives. However, due to the relationships our Account Managers have with their customers, they are often engaged in large purchases from the onset, and work with our Manufacturer partners to gain further cost savings. In rare instances where an Account Manager not be engaged in the process prior to the order being placed, they review all orders that would potentially fall within this category, and would address the potential savings at that time.

7. Describe the types of email confirmations that your website generates. What events trigger an email going to the customer?

The CDW•G website generates customer email confirmations for events including quote and order confirmations, notification of back orders, as well as shipment notifications. Customers can enroll in paperless billing to receive all invoices via email, and they can schedule an email reminder to order the products frequently used. Additionally, order status information is available 24 hours a day on the customer's CDW•G Extranet.

8. Describe the registration process to set up new customers for your online ordering process. Is self-registration available? If an agency does not want self-registration, are you available to assist in the registration process?

Wilson Garcia, your dedicated Program Manager, adds new members to the contract typically within a week of receiving a new member list from National IPA. Should a new member need immediate access to the contract, CDW•G Account Managers have been trained to request the new member forward them the confirmation they receive from National IPA. The Account Manager then provides this confirmation and the customer's CDW•G account number to Wilson, who immediately adds them to the system for contract access. If the agency does not already have an Extranet account, there are a few short steps for them to create an account. Once the customer creates their account, they simply log on to access the contract. Account Managers provide any registration assistance.

9. Describe if your website can be customized for an agency's specific needs, such as placing our logo on your website, associating an agency blanket purchase order number on all orders, creating a bulletin board or other place to display customized messages, displaying approved configurations, naming certain fields (i.e., user defined fields), etc.

Your Program Manager, Wilson Garcia, works with the City and National IPA to customize the contract site as detailed in this requirement. As detailed previously, the site currently displays the National IPA logo, displays a customized message, highlights appropriate products, and has fields named as specified by the City.

Agencies customized extranet home page will provide authorized users with quick and easy access to the following features:

Quick Cart – Enables users to add items directly to their cart by typing in the CDW part number.

Account Team – Displays the “In/Out” status of your dedicated Account Manager and provides immediate and direct access to your dedicated Account Manager via phone fax and email. Also, provides a link to your entire dedicated Account Team.

News – Provides additional information on extranet tools and enhanced features.

Promotions and Updates - Shows current promotions and updates to technology solutions.

Featured Products – Highlights specific products and solutions.

Recent Orders – Displays information for orders for the past 45 days including order status, purchase date, purchase order number, purchaser, and sub-total.

Contracts – Provides details of pricing contracts for your organization and enables you to download pricing for your contracts.

Bundles – Takes the guesswork out of repeat purchases. Administrators can create custom bundles containing their company’s standardized solutions.

Individual Products – Allows administrators to highlight products for quick and easy access.

Comparison Charts – Helps users to compare the features and prices of multiple products during the shopping process and save those comparisons for future reference.

Links – Lets users maintain easy access to manufacturer websites and other helpful online destinations.

There are links to additional extranet features that are only a click away. These features include:

My Purchases – Offers a full breadth of tools to track order status, purchase history, and financial information.

Security Settings – Enables administrators to restrict users’ access to specific functions.

Asset Management – Enables you to create and download a detailed report of your organization’s hardware assets that have been asset tagged.

Software License Tracker – Simplifies software license management and reduces the risk of non-compliance.

Quotes – Enables you to create your own quote right from your shopping cart, forward it for pre-authorization, and convert it to a live order.

Purchase Authorization – Automates approval process and manages users’ purchasing power.

Custom Catalogs – Displays only products approved for purchase by your organization.

Online Chat – Puts users in direct contact with customer relations, technical support, and e-support team representatives.

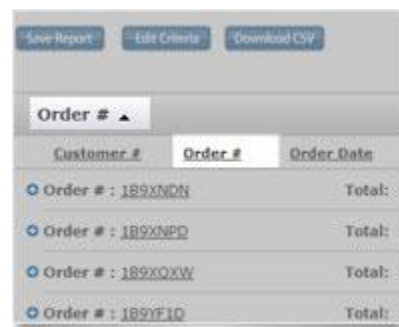
10. Describe the types of online reporting that are available. Is customized reporting available?

CDW•G's reporting capabilities are extremely flexible and comprehensive. CDW•G Extranet provides access to real-time information in a way that is convenient and easy to use. This is one of the most used areas of our site and we made some significant look and feel changes to the reporting sections in December 2012.

The City of Tucson authorized users have access to your extranet 24 hours per day, 7 days per week. Authorized users have the ability to generate a variety of reports via their agency's extranet.

Data fields include, but are not limited to:

- Product name
- Item description
- Part number
- Cost per unit
- Order quantity
- Delivery location
- Date ordered
- Purchase Order#
- Purchased by



Customer #	Order #	Order Date	Total
	Order # : 189XNDH		Total: \$
	Order # : 189XNPD		Total: \$
	Order # : 189XQXW		Total: \$
	Order # : 189YF1D		Total: \$

User – Friendly Reporting.

Customers can customize their own reports in their extranet.

Agencies can view standard reports, and create and save custom reports. Reports can also be generated for a variety of timeframes; differentiated by site, division, department, buyer, city, state, product, etc. Users can select from Microsoft Excel, CSV and tab-delimited files for report downloading.

11. Describe your online return process (if available).

In order to return any product to CDW•G, including damaged or defective products, contract users must request a Return Merchandise Authorization (RMA) number.

The most efficient way to request an RMA number is via the customer's CDW•G Extranet. When an RMA request is entered, the system automatically checks several factors to see if the RMA can be automatically approved. If the return meets these factors, the RMA number is emailed directly to the customer. Should the auto-approval criteria not be met, the RMA will route to Customer Relations for processing. The benefit of our automated system is faster turnaround time on most RMA approvals.

Once CDW•G has processed the request, the customer receives an email with the RMA number. The approved RMA number must be clearly noted on the shipping label of each box.

12. Describe any third-party integration that you have successfully implemented. For example, is your website integrated with any third-party procurement, financial, or purchasing/credit card systems?

CDW•G has implemented ecommerce solutions with over five thousand customers on most of the major purchasing platforms (78 identified for customer integrations as of January 2013). We likewise provide level III/tier 3 credit card reporting and provide financial reports (invoices and histories) in different

automated formats for compatibility with financial systems. While our website is compatible with third party e-commerce solutions, the CDW•G is owned and managed in-house without reliance on third party support for our key web systems.

Below are examples of ecommerce methods CDW•G currently supports with our customers:

FTP (File Transfer Protocol)

CDW•G's FTP processing is flexible; we can exchange fixed length, wrapped or unwrapped files, with or without CR/LF. We can also exchange stream files – one continuous stream of data (variable length). Naming conventions for files and the number of files exchanged are flexible.

CDW•G or the customer can host the FTP site. UserID and Password are required to access our FTP site. CDW can delete files that have been retrieved. Partners will be expected to delete files after they are retrieved.

CDW•G uses PGP to encrypt data exchanged FTP. PGP (Pretty Good Privacy) is widely available and uses public-key cryptography to exchange files, with both privacy and authentication, over all kinds of networks. CDW•G can also support FTP using SSH or SSL session encryption.

EDIINT-AS1

This communication method uses the e-mail system to transfer encrypted data over the internet. The partner needs to have an AS1 compliant software package that can encrypt and decrypt EDIINT AS1 data.

EDIINT-AS2

This method uses the internet to exchange data. This communication method uses an HTTP post (language of web sites) to transfer encrypted data over the internet. The partner needs to have an AS2 compliant software package that can encrypt and decrypt EDIINT AS2 data.

HTTPS (HyperText Transmission Protocol, Secure)

This method allows CDW to send and receive data through a Web Server using HTTP/S. HTTP is traditionally used for displaying interactive Web pages, but can also be used as a communication method.

VAN (Value Added Network)

A VAN is the least desirable method due to the fees incurred for this third-party service. CDW•G will be happy to work with you in any capacity to eliminate the use of VANs as a communication method. If necessary, we can establish a secure connection to a VAN and the VAN should exchange in a secure fashion as well.

13. Describe your strategic vision for your website – i.e., Is new functionality expected to be added? If so, describe the functionality and the timeline for implementation. How often is the web redesigned? As technology evolves (for example, new search engines are more robust), does your website evolve, too? Etc.

The CDW•G website is the 10th largest website in the world measured by revenue volume. While we no longer release specific website sales numbers, past numbers indicate that our website is now processing over \$2 billion per year in transactions. Additionally, the website is estimated to assist with another \$4 billion in sales that are finalized on the phone or via purchase order.

The extreme volume and business-critical nature of the CDW•G website means we must focus on usability and uptime at all times. CDW•G employs over 200 in house IT personnel to keep the website accurate and running; their success is reflected in the less than 6 minutes of unplanned downtime last year - an uptime exceeding 99.997%.

Because the website processes such volume, new functionality is constantly in the works but never fully implemented until we have conducted rigorous testing for usability, compatibility and perceived value to our customers. In February 2012 CDW•G rolled out a new look to our website that changed the colors and locations of some of the features, but did not constitute an underlying significant change to the website core or hardware. We made these changes so that the site would be more intuitive, and so that there was more continuity across all the pages/features/tools located on the site. We redesigned our FAQ area and made it interactive via <http://www.cdwg.com/explore> and added PDF and streaming content. We have also added a new Solutions & Services section, which contains streaming content and white papers that cover all the comprehensive categories where our software and hardware solutions pair with best in class support and advanced technology services.

As a world-leading website, the CDW•G site has the functionality to be compatible with our most advanced customer needs, including advanced security, multi-level approvals, asset tracking and others. Our staff of 200 will always be expanding these capabilities as advancements in technology and customer needs dictate.

Tab Nine



Proposed
Alternative
Contract
Language

Proposed Alternative Contract Language

CDW•G proposes the following changes and alternative language, which are identical to those found previously acceptable by the City for the current agreement. As requested, our payment address is as follows.

Remit address:
75 Remittance Drive, Suite #1515
Chicago, IL 60675-1515

RFP

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2.2 Pricing Commitment

Supplier commits that the Master Agreement pricing is its lowest available (net to buyer) ~~to~~ Public Agencies nationwide and further commits that if a Participating Public Agency ~~is eligible~~ for lower pricing ~~through a national, state, regional or local or cooperative contract, that the~~ Supplier will match such lower pricing to that Participating Public ~~Agency under the Master Agreement.~~

Page 5 of 25,

2.3 Sales Commitment

Supplier ~~commits to aggressively market the Master Agreement as its go to market strategy in~~ this defined sector and that its sales force will be trained, engaged and committed to offering the Master Agreement to Public Agencies through National IPA nationwide. Supplier commits that all Master Agreement sales will be accurately and timely reported to National IPA in accordance with the National IPA Administration Agreement. Supplier also commits that its sales force will be compensated, including sales incentives, for sales to Public Agencies under the Master Agreement in a consistent or better manner compared to sales to Public Agencies if the Supplier were not awarded the Master Agreement.

Pages 6 - 7 of 25,

E. Supplier is responsible for proactive direct sales of Supplier's goods and services to Public Agencies nationwide and the timely follow up to leads established by National IPA. All sales materials are to use the National IPA logo. At a minimum, the Supplier's sales initiatives should communicate:

- i. Master Agreement was competitively solicited by a Principal Procurement Agency
- ~~ii. Best government pricing~~
- ~~iii.ii. No cost to participate~~
- ~~iv.iii. Non-exclusive contract~~

Page 11 of 25,

MONTHLY REPORTING & FEES

10. Supplier shall pay National IPA ~~an a quarterly~~ administrative fee in the amount of ___% of the total purchase price paid to Supplier, less refunds, credits on returns, rebates and discounts, for the sale of products and/or services pursuant to the Master Agreement (as amended from time to time and including any renewal thereof) ("Contract Sales"). Supplier shall provide National IPA with an electronic accounting report, in Microsoft Excel, in the format prescribed by National IPA, on a monthly basis summarizing all Contract Sales for such month. A sample of the Contract Sales reporting format is provided as Exhibit D, attached hereto and incorporated herein by reference.

11. Supplier shall maintain an accounting of all purchases made by Participating Public Agencies. National IPA and Principal Procurement Agency reserve the right to audit the accounting for a period of four (4) years from the date National IPA receives the accounting. In the event of such an audit, the requested materials shall be provided at the location designated by ~~Principal Procurement Agency or National IPA Supplier~~. Monthly reports and the quarterly administrative fee applicable to each quarter are due within 30 days of the end of each calendar quarter as set forth above. Auditing is solely for the purpose of verifying Supplier's compliance with this Agreement. The audit must be pursuant to a signed Supplier's Confidentiality Agreement. An audit can be done only once a year and no auditing can be done for the same time period more than once. No audit may be conducted for any period which begins more than twelve months prior to the date the audit is requested. Supplier is not required to keep original documents and copies of relevant documents will suffice for the purposes of this provision. The sole right for damages determined by the audit is limited to the actual discrepancies. The audit must be conducted during regular business hours at a mutually agreeable time and upon reasonable advanced notice.

Page 12 of 25,

National IPA or its designee may, at National IPA's sole discretion, compare public agency records with Monthly reports submitted by Supplier. If there is a discrepancy, National IPA will notify the Supplier in writing. Supplier will have 30 days from the date of such notice to resolve the discrepancy to National IPA's reasonable satisfaction. If the Supplier does not so resolve the discrepancy, National IPA shall have the right to engage outside services to conduct an independent audit of Supplier's Monthly reports ~~and Supplier shall be obligated to reimburse National IPA's costs and expenses for such audit at National IPA's expense.~~

NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE COMPANY ADMINISTRATION AGREEMENT

SCOPE OF WORK

~~7. **DEFECTIVE PRODUCT:** All defective products shall be replaced and exchanged by the Contractor. The cost of transportation, unpacking, inspection, re-packing, re-shipping or other like expenses shall be paid by the Contractor. All replacement products must be received by the City within seven (7) days of initial notification. All defective products shall be replaced in accordance with Vendor's then-current return policy which may be modified by Vendor from time to time. To obtain Vendor's current return policy, the City~~

should contact CDW Customer Relations at 866.SVC.4CDW or via email at CustomerRelations@cdw.com. The City must notify CDW Customer Relations of any damaged products within ten (10) days of receipt.

SPECIAL TERMS AND CONDITIONS

2. ~~FOB DESTINATION FREIGHT PREPAID:~~ Prices shall be FOB Destination Freight Prepaid to the delivery location designated. ~~Contractor shall retain title and control of all goods until they are delivered and the Contract of coverage has been completed. All risk of transportation and all related charges shall be the responsibility of the Contractor. All claims for visible or concealed damage shall be filed by the Contractor. The City will assist the Contractor in arranging for inspection. If the City provides the Supplier with the City's carrier account number or selects a carrier other than a carrier that regularly ships for the Supplier, title to products and risk of loss or damage during shipment pass from the Supplier to the City upon delivery to the carrier (F.O.B. Origin, freight collect). For all other shipments, title to products and risk of loss or damage during shipment passes from the Supplier to the City upon delivery to the specified destination (F.O.B. Destination, freight prepaid and added). Notwithstanding the foregoing, title to software will remain with the applicable licensor(s) and the City's rights therein are contained in the license agreement between such licensor(s) and the City. A purchase money security interest is retained in the products to secure payment in full. The City authorizes the Supplier to file a financing statement reflecting such security interest and, if requested, the City will record such purchase money security interest on its books~~

5. FEDERAL, STATE AND LOCAL TAXES, LICENSES AND PERMITS: The Supplier shall comply with all Federal, and State, ~~and local~~ licenses and permits required for the operation of the business conducted by the Supplier as applicable to this Contract. The Supplier shall, at no expense to the City, National IPA, or other Participating Agencies, procure and keep in force during the entire period of the Agreement all such permits and licenses.

STANDARD TERMS AND CONDITIONS

2. AFFIRMATIVE ACTION: Contractor shall abide by ~~the provisions of the Tucson Procurement Code Chapter 28, Article XII all applicable federal and state laws.~~

8. CLEAN UP: The Contractor shall at all times keep the contract area, including storage areas used by the Contractor, free from accumulation of waste material or rubbish and, prior to completion of the work, remove any of its rubbish from the premises and all tools, scaffolding, equipment and materials ~~not that are the~~ property of the ~~City~~ Contractor. Upon completion of the repair, the Contractor shall leave the work and premises in clean, neat and workmanlike the same condition as before the work began, excepting normal wear and tear.

10. CONFIDENTIALITY OF RECORDS: The Contractor shall establish and maintain procedures and controls ~~that are acceptable to the City~~ for the purpose of assuring that no information contained in its records or obtained from the City or from others in carrying out its functions under the Contract shall be used by or disclosed by it, its agents, officers, or employees, except as required to efficiently perform duties under the Contract. Persons requesting such information should be referred to the City. Information pertaining to individual persons shall not be divulged other than to employees or officers of Contractor as needed for the performance of duties under the Contract, unless otherwise agreed to in writing by the City.

15. EXCLUSIVE POSSESSION: All services, information, computer program elements, reports and other deliverables created under this Contract are the sole property of the City of Tucson and shall not be used or released by the Contractor or any other person except with prior written permission by the City. The City's sole rights to the work product, materials and other deliverables to be provided or created (individually or jointly) in connection with the services, including but not limited to, all inventions, discoveries, methods, processes, formulae, ideas, concepts, techniques, know-how, data, designs, models, prototypes, works of authorship, computer programs, proprietary tools, methods of analysis and other information (whether or not capable of protection by patent, copyright, trade secret, confidentiality, or other proprietary rights) or discovered in the course of performance of this Contract that are embodied in such work or materials ("Work Product") will be, upon payment in full, a non-transferable, non-exclusive, royalty-free license to use such Work Product solely for the City's internal use. The City will have no ownership or other property rights thereto, and the City shall have no right to use any such Work Product for any other purpose whatsoever. The City acknowledges that the Contractor may incorporate intellectual property created by third parties into the Work Product ("Third Party Intellectual Property"). The City agrees that its right to use Work Product containing Third Party Intellectual Property may be subject to the rights of third parties and limited by agreements with such third parties

19. HUMAN RELATIONS: Contractor shall abide by ~~the provisions of the Tucson City Code Chapter 28, Article X~~ all applicable federal and state laws.

20. INDEMNIFICATION: To the fullest extent permitted by law, Contractor, its successors, assigns and guarantors, shall pay, defend, indemnify and hold harmless the City of Tucson, its agents, representatives, officers, directors, officials and employees from and against all claims brought by a third party for death or personal injury to a third party, or damage to tangible personal property suffered or incurred by the City allegedly resulting from the grossly negligent or willful misconduct of the Contractor, its employees, agents, contractors, representatives or affiliates. However, notwithstanding the prior sentence, a claim for death or personal injury to a third party or damage to tangible personal property shall not be an indemnified claim if such claim or damage was caused in whole or in part by the actions of the City, its employees, agents, contractors or representatives. Indemnified claims also do not include any damages or liability excluded in this bid. In addition, the Contractor will not be liable, through indemnification or otherwise, for any loss, damage, expense, liability, action, suit or proceeding allegedly arising out of loss or damage to software or the data processed by such software or hardware, or loss of use of hardware. allegations, demands, proceedings, suits, actions, claims, including claims of patent or copyright infringement, damages, losses, expenses, including but not limited to, attorney fees, court costs, and the cost of appellate proceedings, and all claim adjusting and handling expense, related to, arising from or out of or resulting from any actions, acts, errors, mistakes or omissions caused in whole or part by Contractor relating to work, services and/or products provided in the performance of this Contract, including but not limited to, any Subcontractor or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable and any injury or damages claimed by any of Contractor's and Subcontractor's employees. The obligation of the Contractor to indemnify and hold the City harmless is contingent upon the City providing the Contractor with (i) prompt written notice of and description of each claim, (ii) sole authority to defend or settle any such action, suit or proceeding, and (iii) all reasonable assistance in any such defense.

22. INSPECTION AND ACCEPTANCE: ~~All material or service is subject to final inspection and acceptance by the City. Material or service failing to conform to the specifications of this Contract shall be held at the Contractor's risk and may be returned to the Contractor. If returned, all costs are the responsibility of the Contractor. Noncompliance may be deemed a cause for possible Contract termination. Acceptance occurs on the date that products are delivered subject to Contractor's standard return policy. Contractor offers a thirty (30) day return policy on most of the products that Contractor sells to its customers. Some manufacturer restrictions apply. Please refer Contractor's return policy which is available through your account representative or at www.cdwg.com~~

24. LICENSES: Contractor shall maintain in current status all Federal and, State, ~~and local~~ licenses and permits required for the operation of the business conducted by the Contractor as applicable to this Contract.

26. NO REPLACEMENT OF DEFECTIVE TENDER: Every tender of materials must fully-substantially comply with all provisions of this Contract. If a tender is made which does not fully-substantially comply, this shall conform to the termination clause set forth within this document.

30. PROTECTION OF GOVERNMENT PROPERTY: The Contractor shall use reasonable care to avoid damaging existing buildings, equipment, and vegetation (such as trees, shrubs, and grass) on City property. If the Contractor fails to do so and damages such property, the Contractor shall replace or repair the damage at no expense to the City, as determined and approved by the City's Director of Procurement. ~~If the Contractor fails or refuses to make such repair or replacement, the City will determine a cost and the Contractor shall be liable for the cost thereof, which may be deducted from the Contract price.~~

32. RECORDS: Internal control over all financial transactions related to this Contract shall be in accordance with sound fiscal policies. The City may, at reasonable times and places, audit the books and records of the Contractor and/or any subcontractors. Said audit shall be limited to verifying Contractor's compliance with this Contract. Any Contract audits must be pursuant to a signed Contractor's Confidentiality Agreement. An audit can be done only once a year and no auditing can be done for the same time period more than once. No audit may be conducted for any period which begins more than twelve months prior to the date the audit is requested. Contractor is not required to keep original documents and copies of relevant documents will suffice for the purposes of this provision. The sole right for damages determined by the audit is limited to the actual discrepancies. The audit must be conducted during regular business hours at a mutually agreeable time and upon reasonable advanced notice.

~~**34. RIGHT TO INSPECT:** The City may, at reasonable times, and at the City's expense, inspect the place of business of a Contractor or subcontractor which is related to the performance of any Contract as awarded or to be awarded.~~

40. TERMINATION OF CONTRACT: This Contract may be terminated at any time by mutual written consent, or by the City, with or without cause, upon giving thirty (30) days written notice. The City, at its convenience, by written notice, may terminate this Contract, in whole or in part. If this Contract is terminated, the City shall be liable only for payment under the payment provisions of this Contract for services rendered and accepted material received by the City before the effective date of termination.

The City reserves the right to terminate the whole or any part of this Contract due to the failure of the Contractor to carry out any material term or condition of the Contract. The City will issue a written ten (10) day notice of default to the Contractor for acting or failing to act as specified in any of the following:

In the reasonable opinion of the City, the Contractor provides personnel that do not meet the requirements of the Contract;

In the reasonable opinion of the City, the Contractor fails to perform adequately the stipulations, conditions or services/specifications required in this Contract;

In the reasonable opinion of the City, the Contractor attempts to impose personnel, materials, products or workmanship of an unacceptable quality;

The Contractor fails to furnish the required service and/or product within the time stipulated in the Contract;

In the reasonable opinion of the City, the Contractor fails to make progress in the performance of the requirements of the Contract;

The Contractor gives the City a positive indication that the Contractor will not or cannot perform to the requirements of the Contract.

The Contractor shall have thirty (30) days from receipt of notice from the City to cure any default.

Each payment obligation of the City created by this Contract is conditioned upon the availability of City, State and Federal funds that are appropriated or allocated for the payment of such an obligation. If funds are not allocated by the City and available for the continued purchase of the services and/or materials provided under this Contract, this Contract may be terminated by the City at the end of the period for which funds are available. The City will endeavor to notify the Contractor in the event that continued service will or may be affected by non-appropriation. No penalty shall accrue to the City in the event this provision is exercised, and the City shall not be obligated or liable for any future payments due or for any damages as a result of termination under this paragraph.

42. WARRANTIES: Contractor warrants that all material or service delivered under this Contract shall conform to the specifications of this Contract. Mere receipt of shipment of the material or service specified and any inspection incidental thereto by the City shall not alter or affect the obligations of the Contractor or the rights of the City under the foregoing warranties. Additional warranty requirements may be set forth in this document.

The City understands that the Contractor is not the manufacturer of the products purchased by the City hereunder and the only warranties offered are those of the manufacturer, not the Contractor or its affiliates. In purchasing the products, the City is relying on the manufacturer's specifications only and is not relying on any statements, specifications, photographs or other illustrations representing the products that may be provided by the Contractor or its affiliates. THE CONTRACTOR AND ITS AFFILIATES HEREBY EXPRESSLY DISCLAIM ALL WARRANTIES EITHER EXPRESS OR IMPLIED, RELATED TO PRODUCTS, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF TITLE, ACCURACY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, WARRANTY OF NONINFRINGEMENT, OR ANY WARRANTY RELATING TO THIRD PARTY SERVICES. THE DISCLAIMER CONTAINED IN THIS PARAGRAPH DOES NOT AFFECT THE TERMS OF ANY MANUFACTURER'S WARRANTY.

The City expressly waives any claim that it may have against the Contractor or its affiliates based on any product liability or infringement or alleged infringement of any patent, copyright, trade secret or other intellectual property rights (each a "Claim") with respect to any product and also waives any right to indemnification from the Contractor or its affiliates against any such Claim made against the City by a third party. The City acknowledges that no employee of the Contractor or its affiliates is authorized to make any representation or warranty on behalf of the Contractor or any of its affiliates that is not in this Contract.

In connection with the products, certain services, such as extended warranty service by manufacturers, are sold by the Contractor as a distributor or sales agent ("Third Party Services"). In the case of Third Party Services, the third party will be the party responsible for providing the services to the City and the City will look solely to the third party for any loss, claims or damages arising from or related to the provision of such Third Party Services. The City hereby releases the Contractor and its affiliates from any and all claims arising from or relating to the purchase or provision of any such Third Party Services. Any amounts, including, but not limited to, taxes, associated with Third Party Services which may be collected by the Contractor will be collected solely in the capacity as an independent sales agent.

If in connection with the provision of products, the City desires to have the Contractor provide installation of custom software images, the City will be required to execute an Installation Indemnity Agreement, a form of which is provided at <http://www.cdw.com/forms/indemnity/app.asp>.

UNDER NO CIRCUMSTANCES AND NOTWITHSTANDING THE FAILURE OF ESSENTIAL PURPOSE OF ANY REMEDY SET FORTH HEREIN, WILL THE CONTRACTOR, ITS AFFILIATES OR ITS OR THEIR SUPPLIERS, SUBCONTRACTORS OR AGENTS BE LIABLE FOR: (A) ANY INCIDENTAL, INDIRECT, SPECIAL, PUNITIVE OR CONSEQUENTIAL DAMAGES INCLUDING BUT NOT LIMITED TO, LOSS OF PROFITS, BUSINESS, REVENUES OR SAVINGS, EVEN IF THE CONTRACTOR HAS BEEN ADVISED OF THE POSSIBILITIES OF SUCH DAMAGES OR IF SUCH DAMAGES ARE OTHERWISE FORESEEABLE, IN EACH CASE, WHETHER A CLAIM FOR ANY SUCH LIABILITY IS PREMISED UPON BREACH OF CONTRACT, WARRANTY, NEGLIGENCE, STRICT LIABILITY OR OTHER THEORY OF LIABILITY; (B) ANY CLAIMS, DEMANDS OR ACTIONS AGAINST THE CITY BY ANY THIRD PARTY; (C) ANY LOSS OR CLAIM ARISING OUT OF OR IN CONNECTION WITH THE CITY'S IMPLEMENTATION OF ANY CONCLUSIONS OR RECOMMENDATIONS BY THE CONTRACTOR OR ITS AFFILIATES BASED ON, RESULTING FROM, ARISING OUT OF OR OTHERWISE RELATED TO THE PRODUCTS; OR (D) ANY UNAVAILABILITY OF THE PRODUCT FOR USE OR ANY LOST, DAMAGED OR CORRUPTED DATA OR SOFTWARE. IN THE EVENT OF ANY LIABILITY INCURRED BY THE CONTRACTOR OR ANY OF ITS AFFILIATES, THE ENTIRE LIABILITY OF THE CONTRACTOR AND ITS AFFILIATES FOR DAMAGES FROM ANY CAUSE WHATSOEVER WILL NOT EXCEED THE LESSER OF: (A) THE DOLLAR AMOUNT PAID BY THE CITY FOR THE PRODUCT(S) GIVING RISE TO THE CLAIM; OR (B) \$50,000.00.

Tab Ten



Appendix

CDW PRODUCT RETURN POLICY

Seller offers a 30-day return policy on most products sold. Manufacturer restrictions apply to certain merchandise, as detailed below and as updated from time to time. Customer may obtain additional details and any applicable updates from the dedicated Seller account manager and may obtain manufacturer contact information by contacting CDW Customer Relations, which may be reached by calling 866.SVC.4CDW or by emailing returns@cdw.com.

1. Return Restrictions.

- Defective Product Returns. Customer may return most *defective* Products directly to Seller within fifteen (15) days of invoice date and receive, at Seller's option, credit, replacement, exchange, or repair. After fifteen (15) days, only the manufacturer warranty applies.
- Non-Defective Product Returns. Customer may return most *non-defective* Products directly to Seller within thirty (30) days of invoice date and receive, at Customer's option, credit or exchange, except that an automatic Seller restocking charge will reduce the value of any such credit or exchange by a minimum of fifteen percent (15%).
- Restricted, Repair-Only Returns. Certain Products can only be returned for repair—not for exchange, replacement or credit—based on current manufacturer requirements. Such Products should be returned to Seller, shipped directly to the manufacturer, or taken to an authorized service center in Customer's vicinity. More information may be provided by the dedicated Seller account manager or by CDW Customer Relations.
- Restricted, Manufacturer-Only Assistance. Certain Products cannot be returned to Seller for any reason—without exception—and Customer must contact the manufacturer directly for any needed assistance. More information may be provided by the dedicated Seller account manager or by CDW Customer Relations.
- Special Orders. Products that are specially ordered may be non-returnable or may have unique return restrictions provided at the time of sale. More information may be provided by the dedicated Seller account manager or by CDW Customer Relations.

- Return of Software or DVDs. Seller offers refunds only for unopened, undamaged software and DVD movies that are returned within 30 days of invoice date. Seller offers *only replacement* for software products and DVD movies that either: (i) are defective but are returned *within* thirty (30) days of invoice date; or (ii) are unopened and undamaged, but are returned *more than* 30 days after invoice date; such replaceable merchandise may be exchanged only for the same software or DVD movie title. Multiple software licenses may be returned for refund or exchange *only* (i) if specifically authorized in advance by the manufacturer; *and* (ii) if returned *within* thirty (30) days of invoice date.

2. **Customer Shipment of Returned Merchandise.**

- Return Merchandise Authorization (RMA) Number. No returns of any type will be accepted by Seller unless accompanied by a unique RMA number, which Customer may obtain by providing the following information to CDW Customer Relations: customer name, applicable invoice number, product serial number, and details of Customer's issue with the product. Customer has five (5) days to return a Product after the applicable RMA is issued. CDW reserves the right to refuse any UNAUTHORIZED returns: those that occur after the five (5) day period or those involving Products that are unaccompanied by valid RMA's.
- Returned Products Must Be Complete. All Products *MUST BE* returned one hundred percent (100%) complete, including all original boxes, packing materials, manuals, blank warranty cards, and other accessories provided by the manufacturer. CDW reserves the right to refuse the return of incomplete Products. In addition, CDW will charge a minimum fifteen percent (15%) restocking fee for returns that are accepted.
- Responsibility for Shipping Costs. Customer is responsible for the cost of shipping returned items; Seller is responsible for the cost of shipping replacements or exchanges of returned items and will match Customer's shipping method.
- Customer Shipping Insurance. Customer is strongly advised to purchase full insurance to cover loss and damage in transit for shipments of returned items and to use a carrier and shipping method that provide proof of delivery. Seller is not responsible for loss during such shipment.

3. Merchandise Damaged in Transit.

- Refusal/Receipt of Damaged Products. If a package containing items purchased from Seller arrives at Customer's address *DAMAGED*, Customer should *REFUSE* to accept delivery from the carrier. If Customer *does* accept delivery of such a package, Customer must: (i) note the damage on the carrier's delivery record so that Seller may file a claim; (ii) save, as is, the merchandise *AND* the original box and packaging it arrived in; and (iii) promptly notify Seller either by calling CDW Customer Relations or by contacting the Seller account manager to arrange for carrier's inspection and pickup of the damaged merchandise. If Customer does not so note the damage and save the received merchandise and does not so notify Seller within fifteen (15) days of delivery acceptance, Customer will be deemed to have accepted the merchandise as if it had arrived undamaged, and Seller's regular return policy, as described in sections 1 and 2 above, and all current manufacturer warranties and restrictions will apply.

4. Credits

Any credit issued by Seller to Customer under this return policy must be used within two (2) years from the date that the credit was issued and may only be used for future purchases of Product and/or Services. Any credit or portion thereof not used within the two (2) year period will automatically expire.



COUNCIL COMMUNICATION

CC #: 8532
File #: 0800-06

Title: Blue Oaks Commerce Center - Phase 2 - Certificate of Completion
Contact: Orville Chatterton 916-774-5576 ochatterton@roseville.ca.us

Meeting Date: 6/21/2017
Item #: 7.15.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council take the following action:

1. Adopt the attached resolution accepting CA 65 Blue Oaks On - Ramp Intersection (Blue Oaks Commerce Center - Phase 2), CWJ# 160037, as complete.
2. Authorize the City Engineer to execute the Certificate of Completion.

BACKGROUND

The Engineering Division has made a final inspection of the above project and has found the roadway infrastructure work complete in accordance with the improvement plans and City Specifications.

FISCAL IMPACT

The actions requested as part of this action have no impact to the City's General Fund. Construction costs were paid by the developer.

ECONOMIC DEVELOPMENT / JOBS CREATED

Accepting the project as complete will not directly create jobs but rather maintain current employee levels of the developer until such a time the project is fully built out.

ENVIRONMENTAL REVIEW

The Council action of accepting CA 65 Blue Oaks On - Ramp Intersection (Blue Oaks Commerce Center - Phase 2), as complete will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guideline 15060(c)(2). Adoption of this project does not include the potential for a significant environmental effect and therefore is not

subject to CEQA.

Respectfully Submitted,

Orville Chatterton, Construction Inspector

Kevin Payne, Development Services Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 17-241

COC

Exhibit A

RESOLUTION NO. 17-241

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS CA 65 Blue Oaks On – Ramp Intersection (Blue Oaks Commerce Center - Phase 2) PROJECT, APPROVING THE "CERTIFICATE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION.

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

1. The "Certificate of Completion" on file in the City Clerk's Department relative to that public work known as the CA 65 Blue Oaks On – Ramp Intersection (Blue Oaks Commerce Center - Phase 2) is hereby approved and the public work accepted.
2. The Public Right of Way shown as Parcel A and easements as offered on the parcel map of Blue Oaks Commerce Center of recorded with Placer County Recorder's Office Book 35 of Parcel Maps, Page 72 is hereby accepted.
3. The City Engineer is hereby authorized and directed to execute said Notice on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville, this __ day of __, 2017, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

CITY CLERK

AFTER RECORDING RETURN TO:
CITY CLERK
311 VERNON STREET
ROSEVILLE, CA 95678

CERTIFICATE OF COMPLETION

NOTICE IS HEREBY GIVEN that the public work known as CA 65 Blue Oaks On – Ramp Intersection (BLUE OAKS COMMERCE CENTER - PHASE 2) Project was completed and accepted by the City of Roseville on _____. The location is indicated on the attached map, marked as Exhibit "A" and incorporated herein by this reference.

The general contractor on said project was **WESTERN ENGINEERING**.

The surety on said project was **A SUBDIVISION MAINTENANCE BOND GUARANTEE AND WARRANTY SECURITY BOND NUMBER 106565023, FROM TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA.**

MARC STOUT
City Engineer
City of Roseville

ATTEST:

SONIA OROZCO, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF PLACER)

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

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

MARC STOUT
City Engineer
City of Roseville

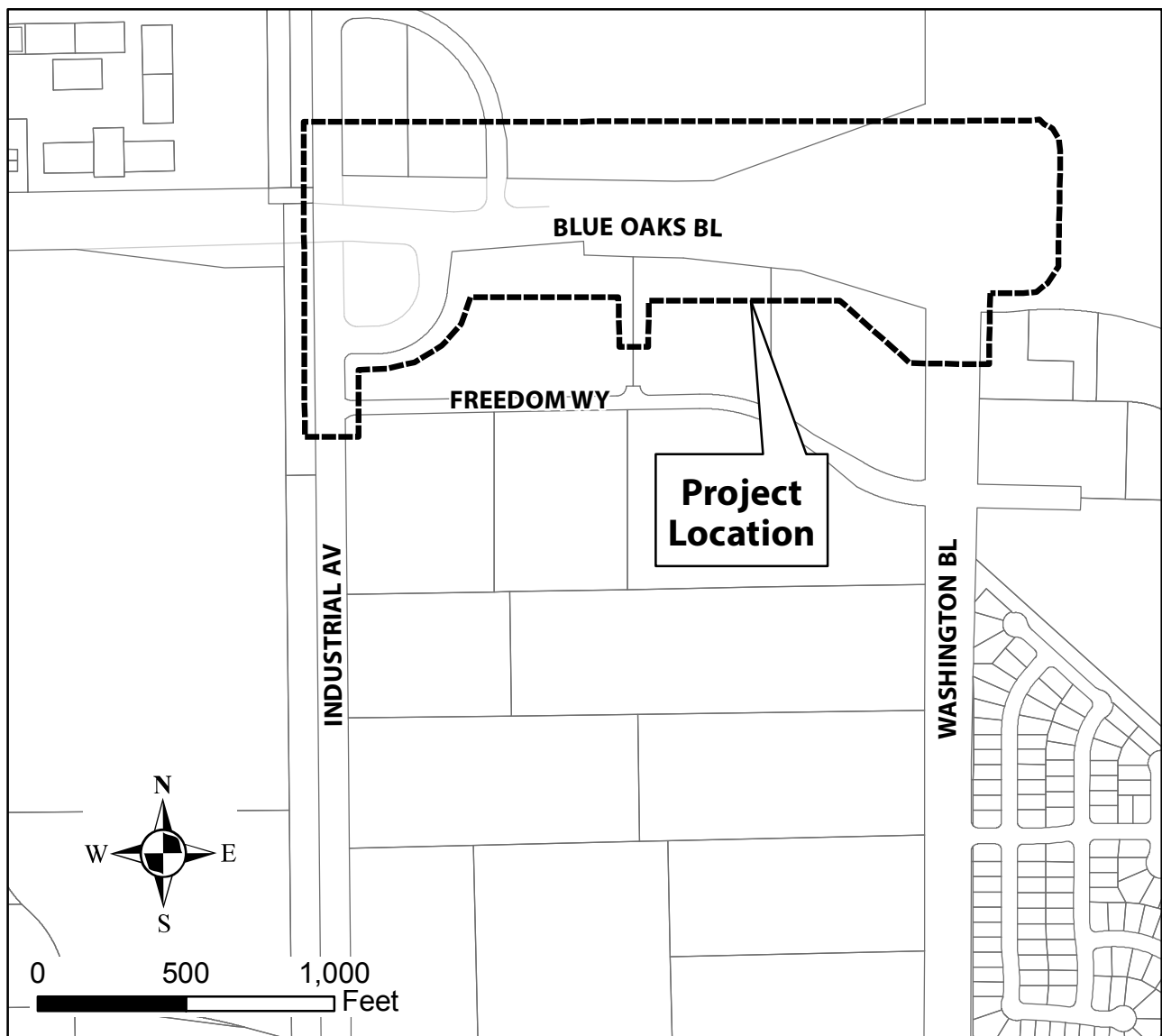
STATE OF CALIFORNIA)
COUNTY OF PLACER)

Subscribed and sworn to (or affirmed) before me on this ____ day of _____, 2017, by _____ proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Notary Public in and for said County and State

EXHIBIT A

City of Roseville CA65 Blue Oaks On-Ramp Intersection (Blue Oaks Commerce Center - Phase 2)





COUNCIL COMMUNICATION

CC #: 8550

File #: 0400-04-03-1

Title: Foothill American Dream - Reimbursement Agreement

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

Meeting Date: 6/21/2017

Item #: 7.16.

RECOMMENDATION TO COUNCIL

It is recommended that the Council approve the execution of a reimbursement agreement between the City and John Mourier Construction, Inc. for the construction of public improvements beyond the scope of this project and adopt a resolution authorizing the City Manager to sign it.

BACKGROUND

On January 22, 2015, the Planning Commission approved the Tentative Subdivision Map (PL 14-0297) for NWRSP – Parcel 47, also known as Foothill American Dream, located at 4051 Foothills Boulevard. The conditions of approval required the developer to install public improvements which are subject to reimbursement in the amount of \$357,417.64.

These improvements include the part of the widening of Foothill Boulevard fronting the project and the resulting traffic signal and striping modifications. These improvements are beyond the scope of responsibility for the Developer and this project and therefore are subject to reimbursement through our Capital Improvement Program.

FISCAL IMPACT

The actions requested as part of this item will have no impact to the City's General Fund. This project request is funded through the Traffic Mitigation Fund fees collected over time and specifically from the Developer Reimbursement Account.

ECONOMIC DEVELOPMENT / JOBS CREATED

Note a national economic development study has shown that 1 job is created for every \$92,000.00 invested in public projects.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Matthew Todd, Associate Engineer

Kevin Payne, Development Services Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 17-252

Foothill American Dream Reimbursement Agreement

RESOLUTION NO. 17-252

APPROVING A CITY/DEVELOPER REIMBURSEMENT AGREEMENT BY AND
BETWEEN THE CITY OF ROSEVILLE AND JOHN MOURIER CONSTRUCTION, INC.,
AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF
THE CITY OF ROSEVILLE

WHEREAS, a City/Developer Reimbursement Agreement regarding Foothills American Dream located at 4051 Foothills Boulevard, by and between the City of Roseville, John Mourier Construction, Inc., has been reviewed by the City Council; and

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

CITY/DEVELOPER
REIMBURSEMENT AGREEMENT

(Project: Foothills American Dream)

THIS AGREEMENT is made and entered into this ____ day of _____, 20__, by and between the City of Roseville, a municipal corporation, ("CITY") and John Mourier Construction, Inc., a California corporation ("DEVELOPER"); and

W I T N E S S E T H:

A. DEVELOPER is the owner of a certain parcel of real property under development within the City of Roseville, located at: 4051 Foothills Boulevard and described as Assessor's Parcels Number 475-050-019 (the "Foothills American Dream Subdivision Property").

B. DEVELOPER has agreed to construct and install certain Public Improvements as shown within Exhibit "A" and described within Exhibit "B," attached hereto and made part of this agreement ("Public Improvements").

C. DEVELOPER and CITY will substantially benefit from the construction and installation of the Public Improvements as described in paragraph B above.

D. The total cost of constructing the Public Improvements as estimated using current prevailing wages and in accordance with the Improvement Plans is estimated as approximately three hundred fifty-seven thousand, four hundred seventeen dollars and sixty-four cents (\$357,417.64) ("Improvement Costs"), as more particularly set out in the breakdown of costs ("Breakdown of Costs"), Exhibit "C," attached and incorporated by this reference.

E. Pursuant to the Breakdown of Costs, the parties have determined that the obligation of Improvement Costs will be allocated between CITY, and DEVELOPER as follows:

DEVELOPER	\$ <u>0</u>
CITY	\$ <u>357,417.64</u>
TOTAL	\$ <u>357,417.64</u>

F. DEVELOPER and CITY desire to enter into this Agreement providing for the direct installation by DEVELOPER of the Public Improvements in accordance with the approved Improvement Plans, for subsequent reimbursement of the total Improvement Costs by CITY directly to DEVELOPER.

NOW, THEREFORE, in consideration of the covenants set forth herein, CITY and DEVELOPER hereby agree as follows:

1. Construction of the Public Improvements. DEVELOPER shall cause the Public Improvements to be constructed and installed in accordance with the approved Improvement Plans. DEVELOPER is also required, and the specifications and bid and contract documents shall require all contractors and subcontractors, to pay prevailing wages and to otherwise comply with applicable provisions of the California Labor Code, Government Code, and Public Contracts Code relating to public works projects of cities and/or as may be required by CITY standards and procedures.

2. Contractor Registration. No contractor or subcontractor may be listed on a bid proposal for the Public Improvements or work on the Public Improvements unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5.

DEVELOPER shall be responsible for ensuring that these contractor registration requirements are adhered to since this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

3. Reimbursement of the Costs of the Public Improvements. In consideration of the satisfactory completion of the Public Improvements, CITY shall reimburse DEVELOPER for those portions of the Improvement Costs attributable to CITY as set forth in Recital E, hereof (the "Reimbursable Costs"). CITY and DEVELOPER acknowledge that the actual Reimbursable Costs may vary from the estimated costs, depending upon the actual costs of constructing and installing the Public Improvements. Any variation in costs shall be agreed to by the parties.

The Reimbursable Costs shall include the contract bid amount for the Public Improvements as reflected on the Breakdown of Costs and reasonable change orders, as approved by CITY.

4. Timing of Reimbursements. CITY shall reimburse DEVELOPER for the total Reimbursable Costs following acceptance by CITY of the Public Improvements and within thirty (30) days after submission by DEVELOPER and approval by CITY of itemized invoices evidencing the costs for which reimbursement is to be provided in accordance with this Agreement.

5. Permits. DEVELOPER shall be responsible for obtaining all necessary permits. CITY shall approve all plans prior to issuing any permit.

6. Changes in the Scope of Work. If during the course of construction field conditions require a change of scope different than contemplated in either Exhibit "A," "B" or

“C” as referenced above, and prior to making any changes that will effect the scope of this Agreement, the DEVELOPER shall contact CITY and get approval by CITY for those changes.

7. Prior To Commencement of Work. Prior to commencement of Work, DEVELOPER shall comply with the following: (1) obtain pre-approval from CITY of DEVELOPER’s construction documents; (2) cause its contractor to obtain an encroachment permit from City prior to commencement of construction activities in CITY’s right of way (and adjacent thereto); and, (3) cause its contractor to provide insurance and related documentation to CITY in accordance with Paragraph 9 of this Agreement. In addition, as required by California Labor Code Section 1773.3, DEVELOPER shall notify the Department of Industrial Relations of the project within five (5) days of the award of a contract to a contractor for the Public Improvements.

8. Indemnification. To the fullest extent allowed by law, DEVELOPER shall defend, indemnify, and save and hold harmless CITY, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of DEVELOPER's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from CITY's sole or active negligence or willful misconduct. The parties intend that this provision shall be broadly construed.

DEVELOPER’s responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The

defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

9. Insurance. Prior to the issuance of an encroachment permit and commencement of any field construction for those certain improvements as shown on Exhibit "A," the DEVELOPER shall, or shall cause its contractor to, have on file with CITY throughout the duration of construction and maintain in full force the following policies of insurance:

<u>POLICY</u>	<u>LIMITS OF LIABILITY</u>
Commercial General Liability, Including endorsements for comprehensive form, premises operations, products/completed operations, broad form property damage, independent contractors, contractual, personal injury, explosion/collapse and underground hazard	Bodily Injury: \$2,000,000 each occurrence \$3,000,000 aggregate Property Damage: \$2,000,000 each occurrence Personal Injury: \$2,000,000 each occurrence \$3,000,000 aggregate
Workers' Compensation	Statutory
Automobile Liability	\$1,000,000 combined single limit

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

b. Additional Insureds. DEVELOPER shall also provide a separate endorsement form or section of the policy showing CITY, its officers, agents, employees and volunteers as additional insureds for each type of coverage, prior to undertaking any work hereunder. Such insurance shall specifically cover the contractual liability of DEVELOPER. The additional insured coverage under the DEVELOPER's policy shall be primary and

noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from CITY's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01

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

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

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

e. Contractors. DEVELOPER agrees to include in its contracts with all contractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the contractor's work. Furthermore, DEVELOPER shall require its contractors to agree to be bound to DEVELOPER and CITY in the same manner and to the same extent as DEVELOPER is bound to CITY under this Agreement. Additionally, DEVELOPER shall obligate its contractors to comply with these same provisions with respect to any subcontractor, regardless of tier. A copy of CITY's

indemnity and insurance provisions will be furnished to the contractor or any subcontractor upon request.

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

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

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

10. Obligations Arising From Agreement. Neither the General Fund, nor any other fund or monies of CITY, except for Roseville Traffic Mitigation Fees or similar traffic mitigation funds or accounts, shall be utilized for payment of any obligations arising from this Agreement. Neither the credit nor the taxing power of CITY is pledged for the payment of any

obligations arising from this Agreement. CITY's obligations arising from this Agreement are not a debt of CITY, or a legal or equitable pledge, charge, lien or encumbrance upon any of its property, or upon any of its income, receipts or revenues.

11. Successors and Assigns. Each and every provision of this Agreement shall be binding and inure to the benefit of the successors and assigns of the parties hereto.

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

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

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

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

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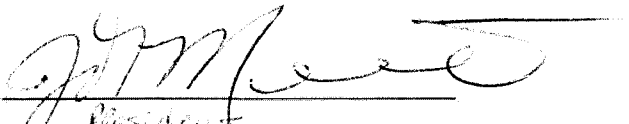
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IN WITNESS WHEREOF, the City of Roseville, a municipal corporation has authorized the execution of this Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council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

CITY OF ROSEVILLE, a
municipal corporation

JOHN MOURIER CONSTRUCTION,
INC., a California corporation

BY: _____
ROB JENSEN
City Manager

BY: 
its: President

ATTEST:

and

BY: _____
SONIA OROZCO
City Clerk

BY: _____
its: _____

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

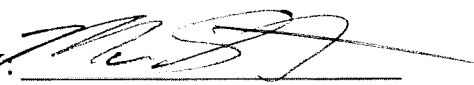
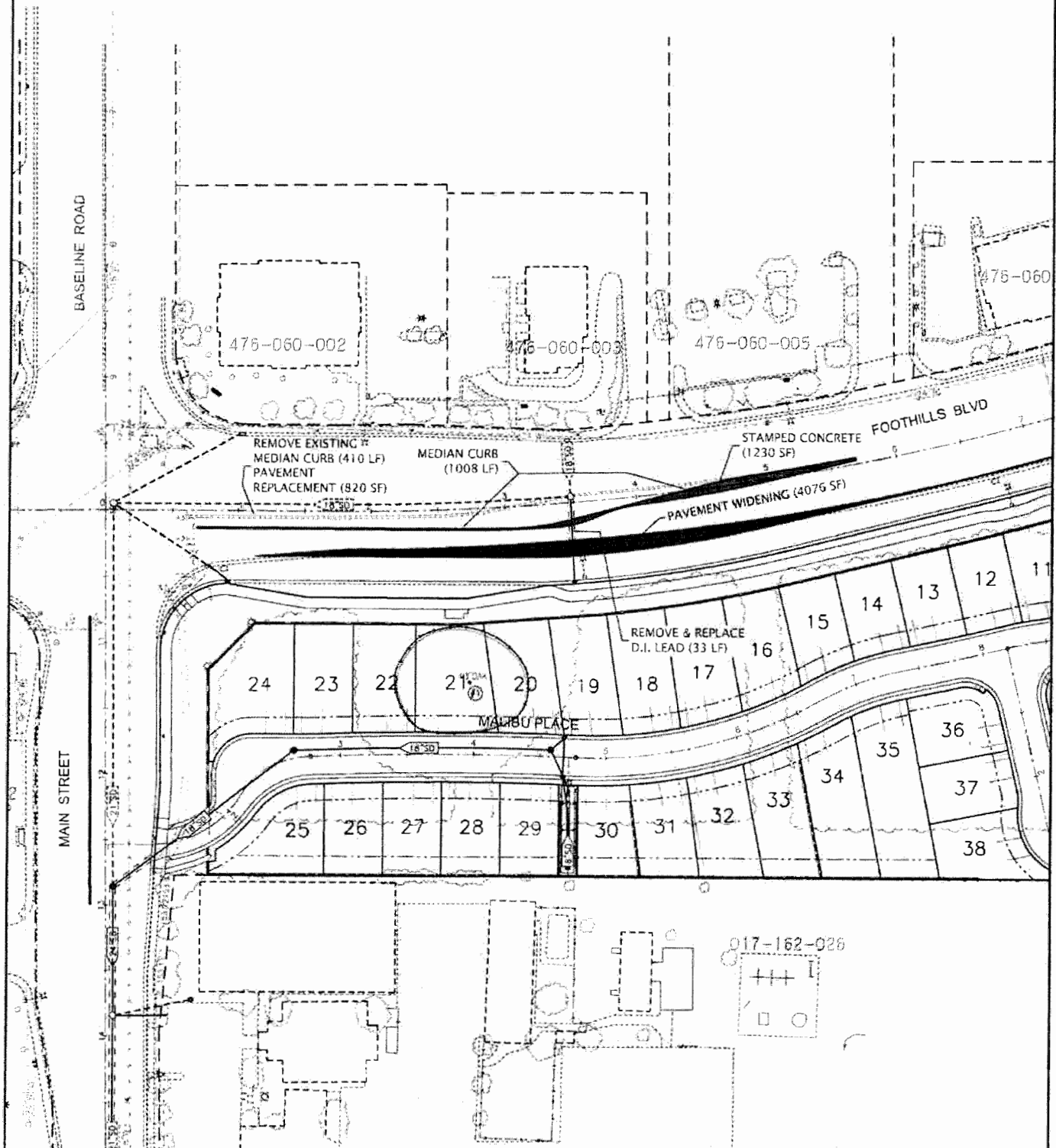
BY: 
MARC STOUT
City Engineer

EXHIBIT “A”

EXHIBIT A1

W 2 N.T.S.

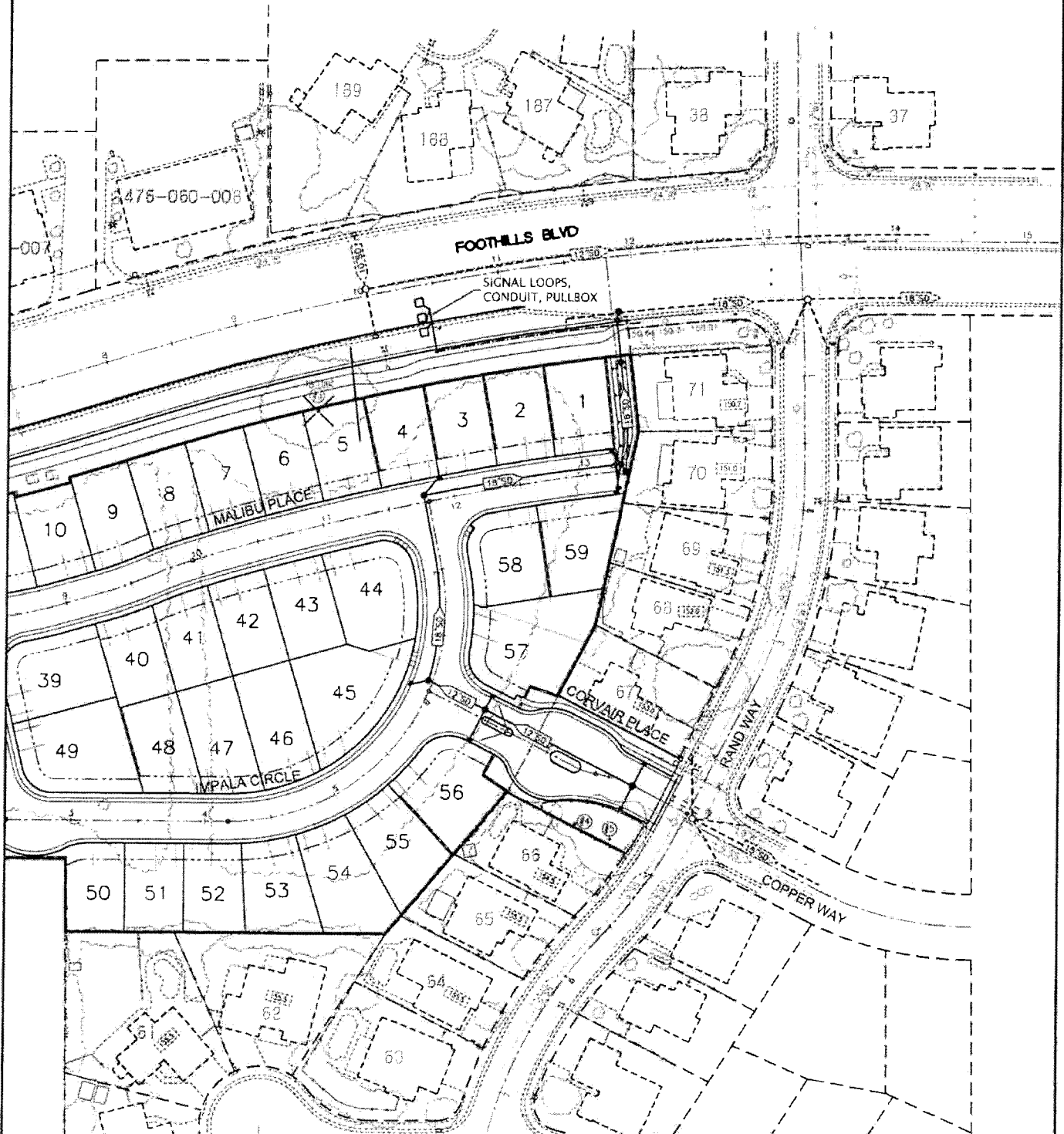


BAKER-WILLIAMS ENGINEERING GROUP

Engineering / Surveying / Land Planning / Permitting Processing / GPS Services
 6020 Rutland Drive, Suite 100 - Carmichael, CA 95608
 (916) 331-4328 - fax (916) 331-4430 - office@bakerwilliams.com

EXHIBIT A2

NTS

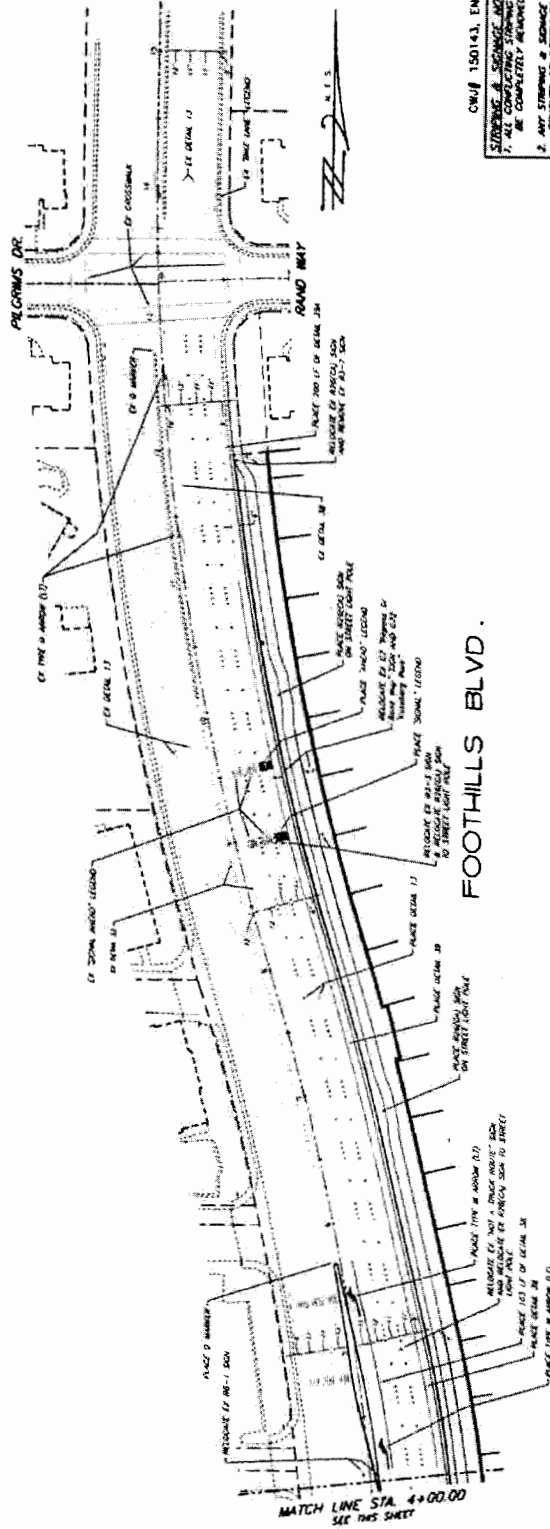
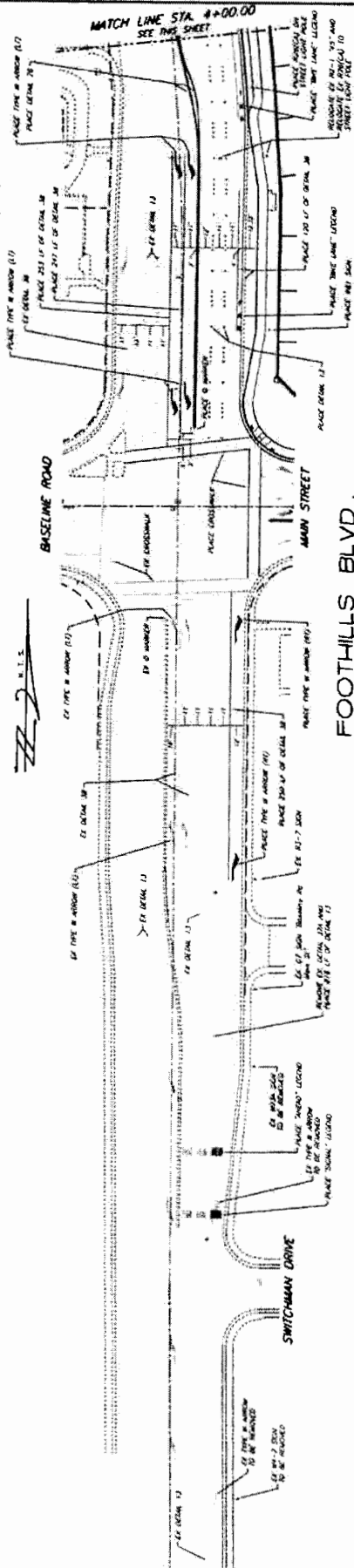


BAKER-WILLIAMS ENGINEERING GROUP

Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
8020 Rutland Drive, Suite 10 - Carmichael, CA 95806
(916) 331-4308 - fax (916) 331-4430 - office@bweengineers.com

[illegible]

EXHIBIT A4



OW/J 150143, EN 15-0321

- STRIPING & SIGNAGE NOTES**
1. ALL STRIPING AND SIGNAGE SHALL BE COMPLETELY REMOVED.
 2. ANY STRIPING & SIGNAGE THAT HAS BEEN ALREADY OR OTHERWISE SHALL BE REPLACED ACCORDINGLY.

STRIPING & SIGNAGE PLAN-FOOTHILLS BLVD.
FOOTHILLS AMERICAN DREAM
 CITY OF ROSEVILLE PLACER COUNTY CALIFORNIA

BW BAKER-WILLIAMS ENGINEERING GROUP
 Engineers Surveyors and Planners (California Professional Seal)
 2000 Highway 99, Suite 100, Roseville, CA 95747
 (916) 782-1111 Fax: (916) 782-1112

EXHIBIT “B”

Exhibit 'B'
Description of Reimbursable Improvements

The following reimbursable improvements were conditioned to be built with the development of the Foothill American Dream Subdivision:

- 1) Modification to existing signal at the intersection of Foothill Blvd. and Main Street/Baseline Road including: remove and replace poles, remove and replace mast arm, add signal heads, install new detector loops, handholds, conduits, and conductors, relocate pull boxes, and new crosswalk striping
- 2) Foothill Blvd.- pavement widening to add a second left turn lane
- 3) Foothill Blvd.-remove and replace median curb and median concrete
- 4) Foothill Blvd.- install new advance detector loops
- 5) Foothill Blvd.- new lane striping
- 6) Main Street-install new detector loops and advance detector loops, conduit and conductors, and relocate pull box

EXHIBIT “C”

BAKER-WILLIAMS ENGINEERING GROUP

6020 Rutland Drive Suite 19
Carmichael, Ca 95628
(916)-331-4336 Fax (916)-331-4430

March 30, 2017

JOB NO. 15-01-005

Exhibit 'C'
Foothill American Dream Subdivision.
Reimbursable Improvements Cost Estimate

FOOTHILL BLVD. IMPROVEMENTS

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
1	REMOVE EX. MEDIAN CURB	410 LF	\$ 5.95	\$2,439.50
2	SAWCUT/GRIND PAVEMENT	1,310 LF	\$ 35.95	\$47,094.50
3	EXCAVATION	265 CY	\$ 6.50	\$1,722.50
4	STABILIZE UNSUITABLE SUBGRADE	1 JOB	\$ 4,330.00	\$4,330.00
5	HEAVY PAVEMENT 6"AC, 16"AB	4,896 SF	\$ 6.10	\$29,865.60
6	REMOVE/REPLACE DI LEAD TO MANHOLE	33 LF	\$ 89.95	\$2,968.35
7	BARRIER CURB	1,008 LF	\$ 18.00	\$18,144.00
8	MEDIAN STAMPED CONCRETE	1,230 SF	\$ 12.30	\$15,129.00
9	FOOTHILL BLVD. STRIPING	1 JOB	\$ 9,105.00	\$9,105.00
10	OFFSITE STRIPING SOUTH OF INTX.	1 JOB	\$ 1,120.00	\$1,120.00
11	TRAFFIC SIGNAL MODIFICATION	1 JOB	\$ 146,723.50	\$146,723.50
12	REPLACE #14 PHASE CONDUCTORS	1 JOB	\$ 7,056.00	\$7,056.00
13	TRAFFIC CONTROL	1 JOB	\$ 25,100.00	\$25,100.00
SUB TOTAL				\$310,797.95

Plan Check & Insp.
Engineering & Surveying
Construction Management

CONT.	
TOTAL	\$310,797.95
5%	\$15,539.90
6%	\$18,647.88
4%	\$12,431.92
GRAND TOTAL	357,417.64



COUNCIL COMMUNICATION

CC #: 8533

File #: 0217

Title: City of Roseville Investment Policy
Contact: Jacquie Clarizio 916-774-5323 jclarizio@roseville.ca.us

Meeting Date: 6/21/2017

Item #: 7.17.

RECOMMENDATION TO COUNCIL

Staff recommends the City Council adopt the attached resolution approving the Investment Policy for the City of Roseville effective July 1, 2017.

BACKGROUND

The purpose of the Investment Policy is to establish cash management and investment guidelines for the Chief Financial Officer, who is responsible for the stewardship of the City of Roseville's investment program. Each transaction and the entire portfolio must comply with the California Government Code Sections 53600 and 53635 et seq. and the Investment Policy. The Investment Policy conforms to the customary standards of prudent investment management and any changes to the policy must be adopted by the Council.

As a result of staff's interest in continually improving policies, as well as an effort to incorporate any new industry best practices, the policy was submitted to the California Municipal Treasurers Association (CMTA) through their Investment Policy Certification Program. The CMTA reviewed the City's policy and made some recommendations as identified below. The policy has been updated to include the recommended sections and the CMTA has now certified the City's investment policy. Here are the highlights of the changes that were made:

Summary of changes:

- A table at the end of section 8 was added for clarification
- Section 9 was added to clarify who is responsible for reviewing the portfolio
- Section 10 was added to specify the guidelines when investing in an investment pool
- While collateralization is mentioned throughout the policy, CMTA recommended Section 11 be added as a standalone section
- Section 13 was added on diversification to further clarify Section 8 permitted investments
- Section 15 was added on internal controls to ensure the investment policy is reviewed

FISCAL IMPACT

Adoption of the Investment Policy has no fiscal impact to the City General Fund.

ECONOMIC DEVELOPMENT / JOBS CREATED

Adoption of the Investment Policy will not have an impact on economic development or job creation.

ENVIRONMENTAL REVIEW

The Investment Policy is not considered a “project” as defined by the California Environmental Quality Act (CEQA) based on Section 15273 of the CEQA Guidelines. No other CEQA action is required.

Respectfully Submitted,

Jacquie Clarizio, Financial Analyst

Jay Panzica, Chief Financial Officer



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 17-242

Investment Policy FY17-18

Investment Policy Certificate

RESOLUTION NO. 17-242

ADOPTING THE REVISED INVESTMENT POLICY

WHEREAS, the City of Roseville Chief Financial Officer/Treasurer is bound by State law to invest the City's funds within specific guidelines as allowed by State statute and the City's investment policy; and

WHEREAS, staff proposes certain modifications to the City's investment policy as permitted by California Government Code Sections §53600 and §53635 et seq. effective July 1, 2017; and

WHEREAS, the City Council has reviewed the proposed revisions of the City of Roseville Investment Policy, a copy of which is on file with the City Clerk,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the City of Roseville Investment Policy is hereby approved.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

City of Roseville Investment Policy



Effective July 1, 2017

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City of Roseville
Investment Policy

Effective July 1, 2017

1. Introduction

The purpose of this document is to identify various policies and procedures that enhance opportunities for a prudent and systematic investment policy and to organize and formalize investment-related activities.

The investment policies and practices of the City of Roseville (City) are based on state law and prudent money management. All funds will be invested in accordance with this investment policy and Article 2 of Chapter 4 of the California Government Code. This policy is in compliance with the provisions of the California Government Code, Sections 53600 through 53659, and the authority governing investments for municipal governments.

2. Scope

The investment policy applies to all financial assets of the City as accounted for in the Comprehensive Annual Financial Report (CAFR). Policy statements outlined in this document focus on the City's pooled funds, but will also apply to all other funds under the City's Chief Financial Officer's span of control unless specifically exempted by statute or ordinance.

Proceeds of debt issuance shall be invested in accordance with the permitted investment provisions of their specific bond indentures. If in the opinion of the City Chief Financial Officer matching the segregated investment portfolio of the bond reserve fund with the maturity schedule of an individual bond issue is prudent given current economic analysis, the investment policy authorizes beyond the five year maturity limitation as outlined in this document. The intent to invest in securities with longer maturities shall be disclosed in the permitted investment language authorized by the City Council in an indenture of trust.

The policy does not cover funds held by the Public Employees Retirement System nor funds of the Deferred Compensation program or the Other Post Employment Benefit Trust.

3. Prudence

The standard of prudence to be used by investment officials shall be the "prudent investor" standard and shall be applied in the context of managing an overall portfolio. The "prudent investor" standard states that:

When investing, reinvesting, purchasing, acquiring, exchanging, selling, or managing public funds, a trustee shall act with care, skill, prudence, and diligence under the circumstances then prevailing, including, but not limited to, the general economic

conditions and the anticipated needs of the agency, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the agency.

Investment officers acting in accordance with written procedures and the investment policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

4. Objectives

The primary objectives, in priority order, of the investment activities of the City shall be:

- a. **Safety**. Safety of principal is the foremost objective of the investment program. Investments of the City shall be undertaken in a manner that seeks to ensure preservation of capital in the portfolio. To further achieve the objective of safety the amount invested in all investment categories is limited to a percentage of the portfolio as defined in section VIII “Permitted Investment Instruments”.
- b. **Liquidity**. The investment portfolio of the City will remain sufficiently liquid to enable the City to meet its cash flow requirements.
- c. **Return on Investment**. The investment portfolio of the City shall be designed with the objective of attaining a market rate of return on its investments consistent with the constraints imposed by its safety objective and cash flow considerations.

5. Delegation of Authority

The City Council hereby delegates management responsibility of the investment program to the Chief Financial Officer. The Chief Financial Officer shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinate officials. The Chief Financial Officer may delegate investment decision making and execution to the Finance Director or the Controller in absence of the Finance Director. No person may engage in an investment transaction except as provided under the limits of this policy unless specifically exempted by statute or ordinance.

6. Ethics and Conflict of Interest

Officers and employees involved in the investment process shall refrain from personal business activities that could conflict with proper execution of the investment program, or which could impair their ability to make impartial decisions.

7. Authorized Financial Dealers and Institutions

The Chief Financial Officer and/or his/her designee will maintain a list of approved financial institutions authorized to provide investment services to the City in the State of California. These may include “primary” dealers or regional dealers that qualify under Securities & Exchange Commission Rule 15C3-1. A determination should be made to

insure that all approved Broker/dealer firms, and individuals covering the public agency, are reputable and trustworthy. In addition, the broker/dealer firms should have the ability to meet all of their financial obligations in dealing with the Public Agency. The firms, and individuals covering the agency, should be knowledgeable and experienced in Public Agency investing and the investment products involved. No public deposit shall be made except in a qualified public depository as established by the established state laws. All financial institutions and broker/dealers who desire to conduct investment transactions with the public agency must supply the Chief Financial Officer with a completed broker/dealer questionnaire and certification of having read the City's investment policy. In addition, broker/dealers must certify annually of having read the City's investment policy.

8. Permitted Investment Instruments

The City shall limit investments in any one non-government issuer, except investment pools, to no more than 5% regardless of security type.

- a. U.S. Treasury obligations** for which the full faith and credit of the United States are pledged for the payment of principal and interest. Up to 100 percent of the City's investment portfolio may be invested in government obligations.
- b. Federal agency or United States government-sponsored enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises.** This shall include any mortgage pass through security issued and guaranteed by a Federal Agency with a maximum final maturity of five years. Purchase of Federal Agency issued mortgage-backed securities authorized by this subdivision may not exceed 20 percent of the City's surplus money; all other investments in Federal Agency securities are unrestricted.
- c. Obligations of the State of California or any local agency within the state,** including bonds payable solely out of revenues from a revenue producing property owned, controlled or operated by the state or any local agency or by a department, board, agency or authority of the state or any local agency, provided that the obligations are rated in one of the two highest categories by a NRSRO. Up to 100 percent of the City's investment portfolio may be invested in California municipal obligations.
- d. Registered treasury notes or bonds of any of the other 49 states** in addition to California, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by a state or by a department, board, agency, or authority of any of these states.
- e. Repurchase Agreements** used solely as short-term investments not to exceed 30 days. Up to 100 percent of the City's investment portfolio may be invested in repurchase agreements.

The following collateral restrictions will be observed:

1. Only U.S. Treasury securities or Federal Agency securities, as described in 8a and 8b will be acceptable collateral. All securities underlying Repurchase Agreements must be delivered to the City's custodian bank by book entry, physical delivery, or by a third party custodial agreement. The total of all collateral for each Repurchase Agreement must equal or exceed, on the basis of market value, 102 percent of the funds borrowed against those securities. For any Repurchase Agreement with a term of more than one day, the value of the underlying securities must be reviewed on a weekly basis and the value of the underlying securities brought back up to 102 percent no later than the next business day.
 2. Market value must be calculated each time there is a substitution of collateral.
 3. The City or its trustee shall have a perfected first security interest under the Uniform Commercial Code in all securities subject to Repurchase Agreement.
 4. The City may enter into Repurchase Agreements only with primary dealers of the Federal Reserve Bank of New York.
 5. The City will have specific written agreements with each firm with which it enters into Repurchase Agreements.
 6. Reverse repurchase agreements will not be allowed.
- f. Bankers' Acceptances**, otherwise known as bills of exchange or time drafts that are drawn on and accepted by a commercial bank.
- Purchases of Banker's Acceptances may not exceed 180 days maturity or 40 percent of the City's investment portfolio.
- g. Commercial paper** of "prime" quality of the highest ranking or of the highest letter and number rating as provided for by a nationally recognized statistical-rating organization (NRSRO). The entity that issues the commercial paper shall meet all of the following conditions in either paragraph (8g1) or paragraph (8g2):
1. The entity meets the following criteria:
 - a. Is organized and operating in the United States as a general corporation.
 - b. Has total assets in excess of five hundred million dollars (\$500,000,000).
 - c. Has debt other than commercial paper, if any, that is rated "A" or higher by a nationally recognized statistical-rating organization (NRSRO).

2. The entity meets the following criteria:
 - a. Is organized within the United States as a special purpose corporation, trust, or limited liability company.
 - b. Has program wide credit enhancements including, but not limited to, over collateralizations, letters of credit, or surety bond.
 - c. Has commercial paper that is rated “A-1” or higher, or the equivalent, by a nationally recognized statistical-rating organization (NRSRO).

Purchases of eligible commercial paper may not exceed 270 days maturity nor represent more than 10 percent of the outstanding paper of an issuing corporation.

Purchases of commercial paper may not exceed 25 percent of the City’s investment portfolio.

- h. Medium-term corporate notes** issued by corporations organized and operating within the United States or by depository institutions licensed by the U.S. or any state and operating within the U.S. Medium-term corporate notes shall be rated in a rating category "A" or its equivalent or better by a nationally recognized rating service.

Purchase of medium-term corporate notes may not exceed 30 percent of the City’s investment portfolio.

- i. FDIC insured or fully collateralized time certificates of deposit.** Purchases of time certificates of deposit in combination with negotiable certificates of deposit may not exceed 30 percent of the City’s investment portfolio.
- j. Negotiable certificates of deposit or deposit notes** issued by a nationally or state-chartered bank, a state or federal savings and loan association, a state or federal credit union, or a federally-licensed or state-licensed branch of a foreign bank provided that the senior debt obligations of the issuing institution are rated "A" or better by an NRSRO.

The legislative body of a local agency and the treasurer or other official of the local agency having legal custody of the money are prohibited from investing local agency funds, or funds in the custody of the local agency, in negotiable certificates of deposit issued by a state or federal credit union if a member of the legislative body of the local agency or any person with investment decision making authority in the administrative office manager’s office, budget office, auditor-controller’s office, or treasurer’s office of the local agency also serves on the board of directors, or any committee appointed by the board of directors, or the credit committee or the supervisory committee of the state or federal credit union issuing the negotiable certificates of deposits.

All certificates of deposit must be properly collateralized in accordance with Section 53652 of the California Government Code or fully insured by the Federal Deposit Insurance Corporation (FDIC).

Purchase of time certificates of deposit in combination with negotiable certificates of deposit may not exceed 30 percent of the City's investment portfolio.

k. State of California's Local Agency Investment Fund (LAIF).

The LAIF portfolio should be reviewed periodically. Investment in LAIF may not exceed the legally authorized limits.

l. Shares of beneficial interest issued by diversified management companies that are money market funds registered with the Securities and Exchange Commission under the Investment Company Act of 1940 (15 U.S.C. Sec. 80a-1, et seq.). To be eligible for investment pursuant to this subdivision these companies shall either: (1) have attained the highest ranking or the highest letter and numerical rating provided by not less than two nationally recognized statistical rating organizations or (2) have an investment advisor registered or exempt from registration with the Securities and Exchange Commission with not less than five years' experience managing money market mutual funds and with assets under management in excess of \$500,000,000.

The purchase price of shares of beneficial interest purchased shall not include any commission that the companies may charge and shall not exceed 20 percent of the City's investment portfolio. Further, no more than 10 percent of the City's investment portfolio may be invested in shares of beneficial interest of any one money market fund.

m. Shares in a California common law trust established pursuant to Title 1, Division 7, Chapter 5 of the Government Code of the State of California that invests exclusively in investments permitted by Section 53635 of Title 5, Division 2, Chapter 4 of the Government Code of the State of California, as it may be amended. Up to 100 percent of the City's investment portfolio may be invested in this investment type.

n. Supranationals which are United States dollar denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development (IBRD), International Finance Corporation (IFC), or Inter-American Development Bank (IADB), with a maximum remaining maturity of five years or less, and eligible for purchase and sale within the United States. Investments under this subdivision shall be rated "AA-", its equivalent, or better by an NRSRO.

Purchases of supranationals shall not exceed 30 percent of the investment portfolio of the City. Supranationals are permitted by California Government Code § 53601 (q) effective January 1, 2015.

o. Any mortgage pass-through security, collateralized mortgage obligation, mortgage-backed or other pay-through bond, equipment lease-back certificate, consumer receivable pass-through certificate, or consumer receivable-backed bond of a maximum of five years maturity. Eligible securities must be rated, by a nationally recognized rating service, as "AA" or higher, and the issuer of the security must have an "A" or higher rating for its debt as provided by a nationally recognized

rating service. No more than 20 percent of the City's surplus funds may be invested in this type of security.

Where this section specifies a percentage limitation for a particular category of investment, that percentage is applicable only at the date of purchase. Credit criteria listed in this section refers to the credit of the issuing organization at the time the security is purchased. If an investment falls below the minimum purchase rating, the Investment Review Committee will perform a timely review to sell or hold the investment.

p. Prohibited Investments

For purposes of this policy, a derivative is defined as any security where the value is linked to or derived from an underlying asset or benchmark. Any security type or structure not specifically approved by this policy is hereby specifically prohibited. The City will not use such derivatives as range notes, dual index notes, inverse floating rate notes, deleveraged notes, or notes linked to lagging indices or to long term indices, nor will the City invest in reverse repurchase agreements, interest-only strips that are derived from a pool of mortgages, or any security that could result in zero interest accrual if held to maturity. This policy does not preclude the use of repurchase agreements and callable securities, as they do not fall within the definition of a derivative as described herein.

Summary of Maximum Percentage Limitations of Investments by Investment Type

<u>Authorized Investment Type</u>	<u>Maximum Maturity</u>	<u>Minimum Credit Quality at Time of Purchase</u>	<u>Maximum Percentage Allowed</u>	<u>Maximum Investment In One Issuer</u>
U.S. Treasury Obligations	5 Years	None	None	None
U.S. Agency Securities	5 Years	None	None	None
Forward Delivery Agreements	N/A	A	None	None
Local Agency Bonds	5 Years	None	None	None
Repurchase Agreements	30 days	None	None	None
Bankers' Acceptances	180 days	None	40%	30%
Commercial Paper	270 days	A-1	25%	10%
Medium-Term Notes	5 Years	A	30%	5%
Collateralized Time Deposits	5 Years	None	30%	None
Negotiable Certificates of Deposit	5 Years	A	30%	None
Local Agency Investment Fund (LAIF)	N/A	None	None	\$65 million/account
Insured Saving Accounts	N/A	None	None	None
Money Market Mutual Funds	N/A	None	20%	10%
Shares in a California Common	N/A	None	None	None

Law Trust				
Interest Rate Swaps	N/A	None	None	None
Supranationals	5 Years	AA-	30%	None
Mortgage Pass-Through Securities	5 Years	AA	20%	None

9. Review of Investment Portfolio

The securities held by the City must be in compliance with Permitted Investments at the time of purchase. Because some securities may not comply subsequent to the date of purchase, the Chief Financial Officer shall at least annually review the portfolio to identify those securities that do not comply. The Chief Financial Officer shall report major and critical incidences of noncompliance identified through the review of the portfolio.

10. Investment Pools

A thorough investigation of any investment pool is required prior to investing and should be monitored on an ongoing basis. The following information should be obtained and analyzed.

- a. A description of eligible of investment securities
- b. A written statement of investment policies and objectives.
- c. A description of interest calculations and their distribution, and the treatment of gains and losses.
- d. A description of how the securities are safeguarded (including the settlement processes), and how often the securities are priced and the program audited.
- e. A description of who may invest in the program, how often, and what size of deposits and withdraws are allowed.

11. Collateralization

Collateral for Non-negotiable Certificates of Deposit and Negotiable Certificates of Deposit must comply with California Government Code section 53652. In addition, if the Certificate of Deposit is not FDIC insured, collateral is required equal to 110 percent of principal.

12. Safekeeping and Custody

The City shall take from such financial institution a receipt for securities so deposited. All security transactions, including collateral for repurchase agreements, entered into the city shall be conducted on a delivery-versus-payment (DVP) basis pursuant to the approved custodial safekeeping agreements. The authority of the legislative body to deposit for safekeeping may be delegated by the legislative body to the Chief Financial Officer of the City; the treasurer shall not be responsible for securities delivered to and receipted for by a financial institution until they are withdrawn from the financial institution by the treasurer.

13. Diversification

The City's investment pool will be diversified to avoid incurring unreasonable and avoidable risks. The investments will be diversified by security type, maturities of those investments, and institutions in which those investments are made.

14. Maximum Maturity

Investment maturities shall be based on a review of cash flow forecasts. Maturities will be scheduled so as to permit the City to meet all projected obligations while minimizing interest rate risk and maximizing earnings. Unless specified below, the maximum maturity will be no more than five years from purchase date to maturity date.

City Council has granted permission to invest the following fund accounts where liquidity is not the primary investment objective, in Federal Treasury or Agency securities with maturities up to ten years. The specified fund accounts include:

- The City's Pooled Fund, limited to 25% of the total pool
- Citizens' Benefit Trust
- North Central Wetlands Endowment
- Aquatics Complex Maintenance
- Woodcreek West Endowment

15. Internal Controls

The Chief Financial Officer is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft, fraud or misuse. An analysis by an external independent accounting firm shall be conducted annually to review internal controls, account activity, and compliance with the investment policies.

16. Performance Benchmark

The investment portfolio will be designed to obtain a market rate of return during budgetary and economic cycles, taking into account the City's investment risk constraints and cash flow needs. The Investment Review Committee has elected to use for its performance standard the Constant Maturity Treasury (CMT) Index. For the Pooled Portfolio the 12 month moving average yield on 3Yr CMT will be used and for Citizens' Benefit Trust portfolio the 12 month moving average yield on 5Yr CMT will be used. All other City portfolios will follow the 2Yr CMT.

17. Reporting Requirements

The Chief Financial Officer shall submit monthly investment reports to the City Manager and make these reports available to the City Council in the Finance Department offices. The reports shall include, at a minimum, the following information for each individual investment:

- Description of investment instrument
- Issuer name
- Yield on cost
- Purchase date
- Maturity date
- Book Value
- Par Value

- Current market value
- Transaction Activity
- Interest Earnings Summary

18. Investment Policy Adoption

The City's investment policy shall be adopted by resolution by the City Council. The policy shall be reviewed annually by the Chief Financial Officer and/or his/her designee and any modifications made thereto must be approved by the City Council.

19. Glossary

Agencies - Federal agency and instrumentality securities.

Asked - The price at which securities are offered.

Bid - The price offered by a buyer of securities (when one sells securities, one asks for a bid). See “Offer”.

Benchmark - A comparative base for measuring the performance or risk tolerance of the investment portfolio. A benchmark should represent a close correlation to the level of risk and the average duration of the portfolio’s investments.

Broker-Dealer – a person or a firm who can act as a broker or a dealer depending on the transaction. A broker brings buyers and sellers together for a commission. They do not take a position. A dealer acts as a principal in all transactions, buying and selling for his own account.

Certificate of Deposit (CD) – A time deposit with a specific maturity evidenced by a Certificate. Large-denomination CDs are typically negotiable.

Collateral – Securities, evidence of deposit or other property, which a borrower pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposits of public monies.

Custody – Safekeeping services offered by a bank, financial institution or trust company, referred to as the “custodian.” Service normally includes the holding and reporting of the customer’s securities, the collection and disbursement of income, securities settlement and market values.

Delivery Versus Payment –A type of securities transaction in which the purchaser pays for the securities when they are delivered either to the purchaser or custodian. It ensures that securities are deposited in an eligible financial institution prior to the release of funds. Securities should be held by a third-party custodian as evidenced by safekeeping receipts.

Diversification – Dividing investment funds among a variety of securities offering independent returns.

Federal Agency Obligation – A debt instrument issued by one of the federal agencies. Federal agencies are considered second in credit quality and liquidity only to U.S. Treasuries.

Investment Review Committee – The committee meets quarterly to discuss the investments in the City’s portfolios. The investment review committee consists of the City Manager, Chief Financial Officer and members of the Finance Department.

Liquidity – An investment that can be converted easily and rapidly into cash without a substantial loss of value.

Local Agency Investment Fund (LAIF) – The aggregate of all funds from political subdivisions that are placed in the custody of the State Treasurer for investment and reinvestment.

Market Value – The price at which a security is trading and could presumably be purchased or sold on a specific date.

Maturity – The date upon which the principal or stated value of an investment becomes due and payable.

Money Market Fund – a type of safe investment comprising a variety of short-term securities with high quality and high liquidity. The fund provides interest to shareholders and must maintain a stable net asset value (NAV) of \$1 per share.

Offer - The price asked by a seller of securities (when one buys securities, one asks for an offer). See “*Asked*” and “*Bid*”.

Portfolio – Collection of securities held by an investor,

Principal – the original cost of a security. It represents the amount of capital or money that the investor pays for the investment.

Prudent Investor Standard – An investment standard that all investments should be made with care, skill, prudence and diligence under the circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated needs of the agency, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the agency.

Rate of Return - The yield obtainable on a security based on its purchase price or its current market price. This may be the amortized yield to maturity on a bond the current income return.

U.S. Treasury – Government debt issued by the United States Department of the Treasury through the Bureau of the Public Debt. Treasury securities are the debt financing instruments of the United States federal government, and they are often referred to simply as Treasuries. There are four types of marketable treasury securities: Treasury bills, Treasury notes, Treasury bonds, and Treasury Inflation Protected Securities (TIPS). All of the marketable Treasury securities are very liquid and are heavily traded on the secondary market.

Yield - The rate of annual income return on an investment, expressed as a percentage.

Yield-To-Call (YTC) - The rate of return an investor earns from a bond assuming the bond is redeemed (called) prior to its nominal maturity date.

Yield-To-Maturity - The current income yield minus any premium above par or plus any discount from par in purchase price, with the adjustment spread over the period from the date of purchase to the date of maturity.

CALIFORNIA MUNICIPAL TREASURERS ASSOCIATION



Investment Policy Certification



Issued on 4/18/2017

City of Roseville

The California Municipal Treasurers Association certifies that the investment policy of the City of Roseville complies with the current State statutes governing the investment practices of local government entities located within the State of California.



Margaret Moggia

President

May 3, 2017

Date



COUNCIL COMMUNICATION

CC #: 8563
File #: 0800-03

Title: Transmission Service Agreement - Portland General Electric
Contact: Petra Wallace 916-774-5510 pwallace@roseville.ca.us

Meeting Date: 6/21/2017
Item #: 7.18.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council authorize the City Manager to execute a Service Agreement for Short-Term Firm and Non-Firm Point-To-Point Transmission Service with Portland General Electric Co.

The Transmission Service Agreement is an industry standard contract for transmission of physical power between parties. There is no fiscal impact associated with the execution of the agreement as it is an enabling agreement.

BACKGROUND

Roseville Electric Utility purchases energy from various markets defined in the Electric Risk Policies. On February 1, 2017, City Council approved the updated Energy Trading Authority Policy adding three new trading locations in the Pacific Northwest. In order to transfer procured energy, Roseville purchases transmission from various transmission owners. Currently, Roseville has only one transmission owner agreement with PacifiCorp that connects to these new trading locations.

Transmission is transacted as either Firm, or Non-Firm, which defines the level of priority of the energy delivered under the transmission in the event of contingencies that reduce transmission capacity. The following enabling agreement will allow Roseville to transact this transmission with Portland General Electric Co.:

- Short-Term Firm Point-To-Point Transmission Service provides the highest quality (priority) service offered to customers with no planned interruptions.
- Non-Firm Point-To-Point Transmission Service is reserved on an as-needed basis and it is subject to interruption.

The agreement is standard form, and similar to Roseville's existing Firm and Non-Firm transmission agreements with Western Area Power Administration, the Transmission Agency of Northern California, and the Sacramento Municipal Utility District and PacifiCorp. Executing this agreement will provide the ability to purchase transmission from Portland General Electric Co. to transfer energy from the Pacific Northwest markets.

FISCAL IMPACT

There is no fiscal impact associated with the execution of the Transmission Service Agreement with Portland General Electric Co. as it is an enabling agreement. There are no transactions currently pending under the proposed Transmission Service Agreement. The City Council approved Electric Utility Risk Management Policies include authorities necessary to execute and maintain any transactions. Transactions facilitated by the attached agreement will conform to those policies.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

The Transmission Service Agreement is not considered a "project" as defined by the California Environmental Quality Act ("CEQA") (CEQA Guidelines § 15378). Consequently, no CEQA action is required.

Respectfully Submitted,

Petra Wallace, Electric Resources Analyst

Michelle Bertolino, Electric Utility Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 17-282

PGE SA

RESOLUTION NO. 17-282

APPROVING TRANSMISSION SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND PORTLAND GENERAL ELECTRIC CO., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a Short-Term Firm Point-to-Point Transmission Service and Non-Firm Point-to-Point Transmission Service Agreement between the City of Roseville and Portland General Electric Co. has been reviewed by the City Council; and

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

ATTACHMENT B
Form of Service Agreement For
Short Term Firm Point-to-Point Transmission Service and
Non-Firm Point-To-Point Transmission Service

This SHORT-TERM FIRM POINT-TO-POINT TRANSMISSION SERVICE and NON-FIRM POINT-TO-POINT TRANSMISSION SERVICE AGREEMENT made and entered into this ____ day of _____, _____, ("Effective Date") by and between Portland General Electric Co. ("Transmission Provider") and _____ ("Transmission Customer"), which hereinafter may be referred to individually as "Party" or collectively as "Parties".

W I T N E S S E T H

WHEREAS, the Transmission Provider provides Short-Term Firm Point-to-Point Transmission Service and Non-Firm Point-to-Point Transmission Service over its Transmission System under Transmission Provider's Open Access Transmission Tariff; and

WHEREAS, the Transmission Customer desires to obtain Short-Term Firm Point-to-Point Transmission Service and Non-Firm Point-to-Point Transmission Service over Transmission Provider's Transmission System from time to time.

NOW THEREFORE, the Parties agree as follows:

Section 1 – Definitions

Unless otherwise defined herein, all capitalized terms shall have their respective meanings as set forth in Transmission Provider's Open Access Transmission Tariff, FERC Electric Tariff Volume No. 8 ("Tariff"). [Transmission Customer] shall be the Transmission Customer as such term is used in the Tariff and PGE shall be the Transmission Provider as such term is used in the Tariff.

Section 2 - Standard Provisions

- 2.1 Terms and Conditions: The terms and conditions under which short-term firm and non-firm Transmission Service is offered and accepted are pursuant to this Service Agreement and to the Tariff. The Tariff is hereby incorporated by this reference and made a part of this Service Agreement as Exhibit 1. Transmission Provider may change the terms and conditions of the Tariff upon, and only upon, approval by the Commission pursuant to a filing by Transmission Provider.
- 2.2 This Service Agreement shall be made effective upon execution and shall continue in effect until terminated. Either Party to this Service Agreement may terminate the Service Agreement by giving the other Party thirty (30) calendar days' advance written notice, except that neither Party can terminate this Service Agreement at a time when the Transmission Customer has an active Short Term Firm Point-to-Point or Non-Firm Point-to-Point Transmission Service reservation pursuant to this Service Agreement. If either Party provides written notice of termination to the other Party at a time when the Transmission Customer has an active reservation under this Service Agreement, termination of this Agreement shall become effective on the later of: (1) thirty (30) calendar days following the date of the written notice, or (2) the calendar day following the end of the active reservation. Transmission Customer shall not submit any new reservation under this Service Agreement after the time that it has submitted notice of termination to the Transmission Provider.
- 2.3 Eligible Customer: Transmission Customer represents that it is an Eligible Customer under the Tariff.

Section 3 - Point-to-Point Transmission Service

- 3.1 The Transmission Provider shall provide Short-Term Firm Point-to-Point Transmission Service and Non-Firm Point-to-Point Transmission Service upon request by an authorized representative of the Transmission Customer.
- 3.2 The Transmission Customer agrees to supply information which the Transmission Provider deems reasonably necessary in accordance with Good Utility Practice in order for it to provide the requested service.
- 3.3 The Transmission Provider shall provide, and the Transmission Customer shall take and pay for, Short-Term Firm Point-to-Point Transmission Service and Non-Firm Point-to-Point Transmission Service pursuant to the provisions of Part II of the Tariff and this Service Agreement.
- 3.4 The applicable charges for Short-Term Firm Point-to-Point Transmission Service shall be pursuant to Schedule 7 of the Tariff and shall be agreed upon by the Parties at the time such service is reserved.

- 3.5 The applicable charges for Non-Firm Point-to-Point Transmission Service shall be pursuant to Schedule 8 of the Tariff and shall be agreed upon by the Parties at the time such service is reserved.

Section 4 - Billing and Payment

Billing and payment for all services provided under this Service Agreement shall be pursuant to Section 7 of the Tariff. Bills sent to the Transmission Customer shall be sent to:

Attention: *settlements@roseville.ca.us*
◇ *City of Roseville*
◇ *2090 Hilltop circle*
◇ *Roseville, CA 95747*

All payments to the Transmission Provider shall be wire transferred to:

◇
ABA # 123000220 for credit to
Portland General Electric Co General Fund
Account No. 153695256682

Section 5 - Miscellaneous Provisions

- 5.1 Waivers: Any waiver at any time by either Party hereto of its rights with respect to the other Party or with respect to any matter arising in connection with this Service Agreement shall not be considered a waiver with respect to any other default of the same or any other matter.
- 5.2 Effect of Section Headings: Section headings appearing in this Service Agreement are inserted for convenience of reference only and shall not be construed to be interpretations of the text of this Service Agreement.
- 5.3 Notices: Any written notice or request made to the Transmission Provider under this Service Agreement shall be directed to:
Attention: Director, Transmission & Reliability Services
Portland General Electric Company
121 SW Salmon St., 3WTC0402
Portland, Oregon 97204

Any written notice or request made to the Transmission Customer under this Service Agreement shall be directed to:

Attention: ◇ Petra Wallace
◇ City of Roseville
◇ 2090 Hilltop Circle
◇ Roseville, CA 95747

IN WITNESS WHEREOF, the Parties hereto have caused this Service Agreement to be executed in their respective names by their duly authorized representatives as of the date first noted above.

Portland General Electric Co.

By:



print/type **FRANK AFRANJI**

Title **Director, Transmission
and Reliability Services**

Signed this 1st day of June, 2017.

<TRANSMISSION CUSTOMER>

By:

print/type _____

Title _____

Signed this _____ day of _____, _____.



COUNCIL COMMUNICATION

CC #: 8563
File #: 0800-03

Title: Transmission Service Agreements - Puget Sound Energy
Contact: Petra Wallace 916-774-5510 pwallace@roseville.ca.us

Meeting Date: 6/21/2017
Item #: 7.19.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council authorize the City Manager to execute three Service Agreements with Puget Sound Energy Inc.:

- Short-Term Firm Point-To-Point Transmission Service Agreement
- Non-Firm Point-To-Point Transmission Service Agreement
- Resale, Reassignment or Transfer of Point-To-Point Transmission Service Agreement

The Transmission Service Agreements are industry standard contracts for transmission of physical power between parties. There is no fiscal impact associated with the execution of these agreements as they are only enabling agreements.

BACKGROUND

Roseville Electric Utility purchases energy from various markets defined in the Electric Risk Policies. On February 1, 2017, City Council approved the updated Energy Trading Authority Policy adding three new trading locations in the Pacific Northwest. In order to transfer procured energy, Roseville purchases transmission from various transmission owners. Currently, Roseville has only one transmission owner agreement with PacifiCorp that connects to these new trading locations.

Transmission is transacted as either Firm, or Non-Firm, which defines the level of priority of the energy delivered under the transmission in the event of contingencies that reduce transmission capacity. The following enabling agreements will allow Roseville to transact this transmission with Puget Sound Energy Inc.:

- Short-Term Firm Point-To-Point Transmission Service provides the highest quality (priority) service offered to customers with no planned interruptions
- Non-Firm Point-To-Point Transmission Service is reserved on an as-needed basis and it is subject to interruption
- Resale, Reassignment or Transfer of Point-To-Point Transmission Service Agreement to resell any firm transmission to another entity in case Roseville does not need it.

These agreements are standard form, and similar to Roseville's existing Firm and Non-Firm transmission agreements with Western Area Power Administration, the Transmission Agency of Northern California, the Sacramento Municipal Utility District, and PacifiCorp. Executing these agreements will provide the ability to purchase transmission from Puget Sound Energy Inc. to transfer energy from the Pacific Northwest markets.

FISCAL IMPACT

There is no fiscal impact associated with the execution of the Transmission Service Agreements with Puget Sound Energy Inc. as they are only enabling agreements. There are no transactions currently pending under the proposed Transmission Service Agreements. The City Council approved Electric Utility Risk Management Policies include authorities necessary to execute and maintain any transactions. Transactions facilitated by the attached agreements will conform to those policies.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

The Transmission Service Agreements are not considered a "project" as defined by the California Environmental Quality Act ("CEQA") (CEQA Guidelines § 15378). Consequently, no CEQA action is required.

Respectfully Submitted,

Petra Wallace, Electric Resource Analyst

Michelle Bertolino, Electric Utility Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 17-283

SA834 for Firm Point-to-Point and SA for Resale, Reassignment or Transfer of Point-to-Point Transmission Service

SA835 for Non-Firm Point-to-Point Transmission Service

RESOLUTION NO. 17-283

APPROVING TRANSMISSION SERVICE AGREEMENTS BETWEEN THE CITY OF ROSEVILLE AND PUGET SOUND ENERGY, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE THEM ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a Short-Term Firm Point-to-Point Transmission Service Agreement and a Non-Firm Point-to-Point Transmission Service Agreement and a Resale, Reassignment or Transfer of Point-to-Point Transmission Service Agreement between the City of Roseville and Puget Sound Energy, Inc. has been reviewed by the City Council; and

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

Puget Sound Energy, Inc.

PUGET SOUND ENERGY, INC.
ORIGINAL SERVICE AGREEMENT 834

Issued by: George Marshall, Manager
Transmission Policy & Contracts
Issued on: July 31, 2017

Effective Date: June 1, 2017

ATTACHMENT A

Form Of Service Agreement For Firm Point-To-Point Transmission Service

- 1.0 This Service Agreement, dated as of June 1, 2017, is entered into, by and between Puget Sound Energy, Inc. (the Transmission Provider), and the City of Roseville ("Transmission Customer").
- 2.0 The Transmission Customer has been determined by the Transmission Provider to have a Completed Application for Firm Point-To-Point Transmission Service under the Tariff.
- 3.0 The Transmission Customer has provided to the Transmission Provider an Application deposit in accordance with the provisions of Section 17.3 of the Tariff.
- 4.0 Transmission Customers requesting Short-Term Firm Point-to-Point Transmission Service shall consider this agreement as a blanket authorizing agreement for such service. Requests for specific Short-Term Firm Point-to-Point Transmission Service transactions must be submitted on the Transmission Provider's OASIS.
- 5.0 Transmission Customers requesting Long-Term Firm Point-to-Point Transmission Service shall complete the Specifications sheet attached hereto.
- 6.0 Service under this agreement shall commence on the later of (1) the requested service commencement date, or (2) the date on which construction of any Direct Assignment Facilities and/or Network Upgrades are completed, or (3) such other date as it is permitted to become effective by the Commission. With respect to requests for blanket authorization for Short-Term Firm Point-to-Point Transmission Service, the term of this agreement shall be three (3) years from the date referenced in Section 1.0, at which time Transmission Customer must provide notice to Transmission Provider that Transmission Customer would like to renew this agreement for an additional three (3) year term. With respect to Long-Term Firm Point-to-Point Transmission Service, the term of this agreement shall be mutually agreed to between the parties and included in the Specifications sheet attached hereto. Notwithstanding the foregoing, service under this agreement may be terminated on such other date as mutually agreed upon by the parties.
- 7.0 The Transmission Provider agrees to provide and the Transmission Customer agrees to take and pay for Firm Point-To-Point Transmission Service in accordance with the provisions of Part II of the Tariff and this Service Agreement.

- 8.0 Any notice or request made to or by either Party regarding this Service Agreement shall be made to the representative of the other Party as indicated below.

Transmission Provider:

Puget Sound Energy, Inc.
355 – 110th Avenue NE, EST-06E
Bellevue, WA 98004
Attn: Manager, Transmission Policy & Contracts

Transmission Customer:

City of Roseville
2090 Hilltop Circle
Roseville, CA 95747
Attn: Petra Wallace

- 9.0 The Tariff is incorporated herein and made a part hereof, including, without limitation, the specific Point-to-Point Transmission Service Products offered by Transmission Provider and identified in Attachment N.

- 10.0 Other provisions:

Term of Agreements: Three (3) years
Start Date: June 1, 2017
Termination Date: June 1, 2020

IN WITNESS WHEREOF, the Parties have caused this Service Agreement to be executed by their respective authorized officials.

Transmission Provider: Puget Sound Energy, Inc.

By: George Marshall
Name: George Marshall
Title: Manager, Transmission Policy & Contracts
Date: 5-30-17

Transmission Customer: City of Roseville

By: _____
Name: _____
Title: _____
Date: _____

ATTACHMENT A-1

Form Of Service Agreement For The Resale, Reassignment Or Transfer Of Point-To-Point Transmission Service

- 1.0 This Service Agreement, dated as of June 1, 2017, is entered into, by and between Puget Sound Energy, Inc. (the Transmission Provider), and City of Roseville (the Assignee).
- 2.0 The Assignee has been determined by the Transmission Provider to be an Eligible Customer under the Tariff pursuant to which the transmission service rights to be transferred were originally obtained. Assignees requesting Short-Term Firm Point-to-Point Transmission Service shall consider this agreement as a blanket authorizing agreement for such service. Requests for specific Short-Term Firm Point-to-Point Transmission Service transactions must be submitted on the Transmission Provider's OASIS. Each Assignee shall complete the Specifications sheet attached hereto.
- 3.0 The terms and conditions for the transaction entered into under this Service Agreement shall be subject to the terms and conditions of Part II of the Transmission Provider's Tariff, except for those terms and conditions negotiated by the Reseller of the reassigned transfer capability (pursuant to Section 23.1 of this Tariff) and the Assignee to include: contract effective and termination dates, the amount of reassigned capacity or energy, point(s) of receipt and delivery. Changes by the Assignee to the Reseller's Points of Receipt and Points of Delivery will be subject to the provisions of Section 23.2 of this Tariff.
- 4.0 The Transmission Provider shall credit the Reseller for the price reflected in the Assignee's Service Agreement or the associated OASIS schedule.
- 5.0 With respect to requests for blanket authorization for Short-Term Firm Point-to-Point Transmission Service, the term of this agreement shall be three (3) years from the date referenced in Section 1.0, at which time Assignee must provide notice to Transmission Provider that Assignee would like to renew this agreement for an additional three (3) year term. With respect to other Firm Point-to-Point Transmission Service, the term of this agreement shall be mutually agreed to between the parties and included in the Specifications sheet attached hereto.
- 6.0 Any notice or request made to or by either Party regarding this Service Agreement shall be made to the representative of the other Party as indicated below.

Transmission Provider:

Puget Sound Energy, Inc.
355 – 110th Avenue NE, EST-06E
Bellevue, WA 98004
Attn: Manager, Transmission Policy & Contracts

Assignee:

City of Roseville
2090 Hilltop Circle
Roseville, CA 95747
Attn: Petra Wallace

- 7.0 The Tariff is incorporated herein and made a part hereof, including, without limitation, the specific Point-to-Point Transmission Service Products offered by Transmission Provider and identified in Attachment N.

IN WITNESS WHEREOF, the Parties have caused this Service Agreement to be executed by their respective authorized officials.

Transmission Provider: Puget Sound Energy, Inc.

By: George Marshall
Name: George Marshall
Title: Manager, Transmission Policy & Contracts
Date: 5-30-17

Assignee: City of Roseville

By: _____
Name: _____
Title: _____
Date: _____

Specifications For The Resale, Reassignment Or Transfer of Long-Term Firm Point-To-Point Transmission Service

- 1.0 Term of Transaction: _____
Start Date: _____
Termination Date: _____
- 2.0 Description of capacity and energy to be transmitted by Transmission Provider including the electric Control Area in which the transaction originates.

- 3.0 Point(s) of Receipt: _____
Delivering Party: _____
- 4.0 Point(s) of Delivery: _____
Receiving Party: _____
- 5.0 Maximum amount of reassigned capacity: _____
- 6.0 Designation of party(ies) subject to reciprocal service obligation: _____

- 7.0 Name(s) of any Intervening Systems providing transmission service: _____

- 8.0 Service under this Agreement may be subject to some combination of the charges detailed below. (The appropriate charges for individual transactions will be determined in accordance with the terms and conditions of the Tariff.)
- 8.1 Transmission Charge: _____

- 8.2 System Impact and/or Facilities Study Charge(s):

- 8.3 Direct Assignment Facilities Charge: _____

- 8.4 Ancillary Services Charges: _____

9.0 Name of Reseller of the reassigned transfer capability:

Puget Sound Energy, Inc.

PUGET SOUND ENERGY, INC.
ORIGINAL SERVICE AGREEMENT NO. 835

Issued by: George Marshall, Manager
Transmission Policy & Contracts
Issued on: July 31, 2017

Effective Date: June 1, 2017

ATTACHMENT B

Form Of Service Agreement For Non-Firm Point-To-Point Transmission Service

- 1.0 This Service Agreement, dated as of June 1, 2017, is entered into, by and between Puget Sound Energy, Inc. (the Transmission Provider), and the City of Roseville (Transmission Customer).
- 2.0 The Transmission Customer has been determined by the Transmission Provider to be a Transmission Customer under Part II of the Tariff and has filed a Completed Application for Non-Firm Point-To-Point Transmission Service in accordance with Section 18.2 of the Tariff.
- 3.0 Service under this Agreement shall be provided by the Transmission Provider upon request by an authorized representative of the Transmission Customer.
- 4.0 The Transmission Customer agrees to supply information the Transmission Provider deems reasonably necessary in accordance with Good Utility Practice in order for it to provide the requested service.
- 5.0 Transmission Customers requesting Non-Firm Point-to-Point Transmission Service shall consider this agreement as a blanket authorizing agreement for such service. Requests for specific Non-Firm Point-to-Point Transmission Service transactions must be submitted on the Transmission Provider's OASIS.
- 6.0 The term of this agreement shall be three (3) years from the date referenced in Section 1.0, at which time Transmission Customer must provide notice to Transmission Provider that Transmission Customer would like to renew this agreement for an additional three (3) year term.
- 7.0 The Transmission Provider agrees to provide and the Transmission Customer agrees to take and pay for Non-Firm Point-To-Point Transmission Service in accordance with the provisions of Part II of the Tariff and this Service Agreement.

- 8.0 Any notice or request made to or by either Party regarding this Service Agreement shall be made to the representative of the other Party as indicated below.

Transmission Provider:

Puget Sound Energy, Inc.
355 – 110th Avenue NE, EST-06E
Bellevue, WA 98004
Attn: Manager, Transmission Policy & Contracts

Transmission Customer:

City of Roseville
2090 Hilltop Circle
Roseville, CA 95747
Attn: Petra Wallace

- 9.0 The Tariff is incorporated herein and made a part hereof, including, without limitation, the specific Point-to-Point Transmission Service Products offered by Transmission Provider and identified in Attachment N.

- 10.0 Other Provisions:

Term of Agreements: Three (3) years
Start Date: June 1, 2017
Termination Date: June 1, 2020

IN WITNESS WHEREOF, the Parties have caused this Service Agreement to be executed by their respective authorized officials.

Transmission Provider: **Puget Sound Energy, Inc.**

By: George Marshall
Name: George Marshall
Title: Manager, Transmission Policy & Contracts
Date: 5-30-17

Transmission Customer: **City of Roseville**

By: _____
Name: _____
Title: _____
Date: _____



COUNCIL COMMUNICATION

CC #: 8551

File #: 0708

Title: Fire VHF Communications - Service Agreement Amendment

Contact: Chris Baker 916-774-5833 cbaker@roseville.ca.us

Meeting Date: 6/21/2017

Item #: 7.20.

RECOMMENDATION TO COUNCIL

The Fire Department recommends that City Council approve a \$150,000 service agreement amendment no. 1 with Silke Communications (June 30, 2017 - June 30, 2019) for services related to repair, modification, integration and specialized equipment required for the completion of the public safety interoperable radio system and adopt a resolution authorizing the City Manager to sign it.

BACKGROUND

Existing VHF communications systems utilized for communications with Placer County local agencies and State of California systems for both law enforcement and fire service were upgraded with grant funding between 2010 and 2015. During those upgrades, additional system modifications and maintenance needs were identified including replacing aged antenna systems, re-engineering and modification of outdated filters, modifications required to allow proper communication with local agencies frequencies, and fixes to address coverage and capability for public safety communications. The Fire Department is currently working on a 10 year plan targeted to upgrade such radio systems. While addressing repairs and re-engineering, it is necessary to have the current service provider (Silke Communications) continue such work since all is engineered by this vendor, all components must be installed by one vendor to maintain warranty status, and the vendor must also be a factory-certified dealer of such equipment already installed and to be added. For this reason, staff requests the existing vendor be granted approval to continue such work under sole-source approval.

FISCAL IMPACT

The service agreement total value is \$150,000 and will be allocated over three fiscal years. FY 2016/17 anticipated expenditures (\$76,024) includes funding from CIP Rehab (\$72,400) and existing Fire Department approved funds (\$3,624). Fiscal Year 2017/18 has \$15,000 included in the General Fund annual budget pending approval by Council. The balance of the agreement (\$58,976) will be requested as part of the FY 2018/19 General Fund budget.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Chris Baker, Battalion Chief

Rick Bartee, Fire Chief



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 17-253

Silke Service Agreement

Current Silke Service Agreement

RESOLUTION NO. 17-253

APPROVING AMENDMENT NO. 1 TO SERVICE AGREEMENT
BETWEEN CITY OF ROSEVILLE AND SILKE COMMUNICATIONS, AND
AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF
ROSEVILLE

WHEREAS, Amendment No. 1 to Service Agreement (S1705197), for services to Fire Department VHF communications systems, between the City of Roseville and Silke Communications, has been prepared and reviewed by the Council; and

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



PURCHASING
CITY OF ROSEVILLE

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

**SERVICE AGREEMENT
AMENDMENT**

SERVICE AGREEMENT No: **S1705197**
AMENDMENT No.: **1**

SERVICE LOCATION: **AS DIRECTED
ROSEVILLE, CA**

Contractor No.: **V40654**

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

Contractor License No.:
Business License No.:

Department: **FIRE**

Telephone No: **(916)245-6555** Fax: **(510)583-0450**

Email address: susanm@silkecom.com

Contractor: **SILKE COMMUNICATIONS**
ATTN : SUSAN MARKS
1050 RIVERSIDE PKWY., STE. 110
WEST SACRAMENTO, CA 95605

Acct. Code: **06025-5216-660023-20**
91023-6130/660023-30
06025-5330-660032-30

Buyer: **JOANNA OUKROP**
Phone: **(916)774-5745**

Service Agreement Number **S1705197** ("Agreement"), which was executed on **5/23/16**, is hereby modified as follows:

Select all provisions that apply:

- ☒ The term of the Agreement is **increased by 2 years** and the expiration date of the Agreement is changed from **6/30/17 to 6/30/19**.
- ☒ The Total Cost of Service payable under this Agreement is modified from **\$20,150.00 to \$150,000.00**. The purpose of this modification is: **to increase the total cost of service and extend the term of the contract to provide engineering, installation, and materials necessary to complete the maintenance and reconfiguration of Roseville's public safety radio systems to support mutual aid communications. The work includes: re-engineering, modification, and addition of antenna and filtering equipment, preventive and remedial maintenance of existing systems, and additional radio equipment on an as needed basis. All work must be quoted and approved in advance by an authorized member of the City's Fire Department. The total cost of service is an approximate value only. The City does not guarantee whatsoever the actual amount to be spent.**

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

CONTRACTOR:

By: [Signature]
Title: RESIDENT
By: [Signature]
Title: CFO

CITY OF ROSEVILLE,
A MUNICIPAL CORPORATION:

By: _____
Rob Jensen
City Manager

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



Attached is a copy of a service agreement for your review and acceptance. Please review the company name, address, and contact information and notify me via email if any corrections need to be made. I will update the agreement prior to you signing the document.

Sign the agreement using the below signature guidelines. Alterations or modifications to the agreement are not allowed. Mail **two signed original** copies of the agreement to the address noted below. Faxes, photocopies, and electronic transmittals will not be accepted. Upon receipt of all necessary documents, the City will sign the agreements and return a fully executed original copy to you. Receipt of the signed copy will be your notice to proceed with the work in accordance with the terms and conditions of the service agreement. Work must not begin until the contract has been fully executed.

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

Sole proprietorship - By owner

Partnership - Any general partner

Corporation - Two options:

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

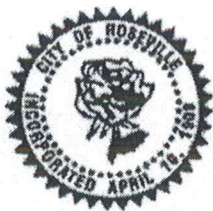
(2) One signature from the Chairman of the Board, President, or any Vice President AND one signature from the Secretary, any Assistant Secretary, Chief Financial Officer, Treasurer, or any Assistant Treasurer of the corporation

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

Insurance requirements:

The City's insurance requirements are referenced on Attachment A in this service agreement packet. The service agreement will not be considered active or valid until the necessary insurance documents have been received by Roseville's insurance compliance contractor, EBIX. Please contact EBIX customer service at (951) 652-4239 or roseville@ebix.com for any insurance related questions.

**Service Agreement Return Address:
Purchasing, Joanna Oukrop
2005 Hilltop Circle
Roseville, CA 95747-9704**



PURCHASING
CITY OF ROSEVILLE

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

SERVICE AGREEMENT

SERVICE AGREEMENT

No: **S1705197**

SERVICE LOCATION: CITY OF ROSEVILLE
AS DIRECTED

REQ. NO.: R1612659 DATE: 5/23/16

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

Contractor No.: V40654
Telephone No.: (916)245-6555 Fax: (510)583-0450
Email address: susanm@silkecom.com
Contractor: SILKE COMMUNICATIONS
ATTN: SUSAN MARKS
1050 RIVERSIDE PKWY., STE. 110
WEST SACRAMENTO, CA 95605

Department: FIRE

Acct. Code: 06025-5216/660023-20

Buyer: JOANNA OUKROP
Phone: (916)774-5745

Start Date	Terms	Completion Date	Insurance Limits	Contact
7/1/16	NET 30	6/30/17	Approved by Risk Mgt.	BRIAN DIEMER/KATRINA ROSTAM

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

The vendor shall provide radio communication system services on an as needed basis at the direction of Roseville Fire Department staff and in accordance with the attached "City of Roseville Fire Department Scope of Work for Silke Communications" dated 7/29/15. All work must be quoted and approved in advance by Brian Diemer or Katrina Rostam.

The total cost of service below is an approximate value only. The City does not guarantee whatsoever the actual amount to be spent. Please contact Brian Diemer at (916)746-1392 or Katrina Rostam at (916)774-5848 for questions regarding this agreement.

Total Cost of Service: \$ 20,150.00

ATTENTION: Total cost of service not to exceed the agreement amount without prior approval of the Purchasing Office.

The Contractor named hereon by the acceptance of this order agrees to the provisions of this document titled "Service Agreement" and Attachment "A".

Business License No.: 17568 Contractor License No.: _____ DIR Registration No.: 1000027189

☐ SOLE PROPRIETOR

☐ PARTNERSHIP

☒ CORPORATION

CONTRACTOR:

SIGNATURE

PRINT NAME

TITLE

CONTRACTOR:

SIGNATURE

PRINT NAME

TITLE

By: SWiest

Shannon Wiest, Purchasing and Warehouse Manager
CITY OF ROSEVILLE, A MUNICIPAL CORPORATION

1. To the fullest extent allowed by law, Contractor shall defend, indemnify, and save and hold harmless City, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of Contractor's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from City's sole negligence or willful misconduct. The parties intend that this provision shall be broadly construed. Contractor's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.
2. Contractor is an independent contractor, and shall not be considered an officer, agent or employee of the City.
3. Without the written consent of the City, this Agreement is not assignable by Contractor either in whole or in part.
4. Time is of the essence of this Agreement.
5. At any time during the term of this Agreement, the City has the right to terminate this Agreement provided Contractor is given a thirty (30) day notice.
6. This Agreement may only be amended or modified in writing. It is integrated and contains the complete understanding of the parties.
7. All equipment, supplies and services sold to the City of Roseville shall conform to the general safety orders of the State of California.
8. Unless notified to the contrary, in writing, the City assumes that the Contractor has accepted the work in accordance with the plans and specifications (if any) and agrees to do the work in compliance with this Agreement.
9. All fair employment practices must be adhered to. In addition, if the project referenced on this service agreement is a Public Works project, all prevailing wage laws must be complied with. For prevailing wage contracts over \$25,000, copies of certified payroll must be submitted with invoices. Prevailing wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: <http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm>.
- 10a. Unless otherwise specified, the Contractor shall maintain the policies of insurance outlined in Attachment A, incorporated herein by this reference, in full force and effect during the term of this Agreement. The City of Roseville retains sole discretion in determining the types and proper levels of insurance coverage.
- 10b. Form. Contractor shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.
- 10c. Additional Insureds. Contractor shall also provide a separate endorsement or section of the policy showing City, its officers, agents, employees, and volunteers as additional insureds for each type of coverage, except for Workers' Compensation. Such insurance shall specifically cover the contractual liability of Contractor. The additional insured coverage under the Contractor's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from City's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.
- 10d. Cancellation/Modification. Contractor shall provide ten (10) days written notice to City prior to cancellation or modification of any insurance required by this Agreement.
- 10e. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of City (if agreed to in a written contract) before City's own insurance shall be called upon to protect it as a named insured.
- 10f. Subcontractors. Contractor agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, Contractor shall require its subcontractors to agree to be bound to Contractor and City in the same manner and to the same extent as Contractor is bound to City under this Agreement. Additionally, Contractor shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of City's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.
- 10g. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or City. City reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.
- 10h. Waiver of Subrogation. Contractor hereby agrees to waive subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of City, its officers, agents, employees and volunteers for all work performed by Contractor, its employees, agents and subcontractors.
- 10i. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve Contractor of liability in excess of such coverage, nor shall it preclude City from taking such other actions as are available to it under any other provisions of this Agreement or law.
11. Contractor shall comply with all federal, state and local laws and ordinances, including but not limited to the City's storm water regulations, as may be applicable to the performance of services under this Agreement. Failure to comply with local ordinances

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

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

<i>City reserves the right to withhold any payments to Contractor in the event of noncompliance with insurance requirements or if required by law.</i>
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ATTACHMENT A
HUMAN RESOURCES/RISK MANAGEMENT DIVISION
INSURANCE REQUIREMENTS
SERVICE AGREEMENT

General - Required Coverage/Documentation

- General Liability: \$1 Million per occurrence
\$2 Million aggregate
- Automobile Liability: \$1 Million combined single limit
- Workers' Compensation: Statutory *Must provide a Waiver of subrogation
- Additional Insured Endorsement (AIE) - General Liability policy: CG 20 38 04 13 or an equivalent, blanket endorsement or section of the policy. Endorsement shall cover the City of Roseville, its officers, agents, employees and volunteers as additional insured
- Policies must be primary and non-contributory
- A 30 day notice of cancellation must be provided
- List certificate holder as: The City of Roseville -Insurance Compliance
PO Box 12010-R1
Hemet, CA 92546-8010

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

Construction	Design Professional	Chemical/Environmental
General Liability: \$2 Million/occurrence \$4 Million aggregate	General Liability: \$2 Million/occurrence \$4 Million aggregate Professional Liability \$2 Million/occurrence	General Liability: \$3 Million/occurrence \$6 Million aggregate, Pollution – \$2 Million/Occurrence Auto - \$2 Million/Occurrence
IT Services	Professional Consultant	Hazardous Materials
Professional Liability: \$1 Million/occurrence No auto required	Professional Liability: \$1 Million/occurrence	Pollution Liability: \$1 Million/occurrence
Special Events/Caterers/Vendors	Professional Counseling/Psychological	Pyrotechnics
No auto required No workers' comp required	Professional Liability: \$1 Million/occurrence No auto required	General Liability: \$5 Million/occurrence \$10 Million aggregate Auto - \$2 Million/Occurrence

Insurance Submission Process

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

How It Works

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

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

City of Roseville Fire Department Scope of Work
for Silke Communications
7/29/15

Silke Communications will provide the following services on an as needed basis for the City's Fire Department:

- Repair, installation, and engineering support of radio antenna systems
- Engineering to support VHF and other radio systems
- Maintenance of VHF radio systems
- Radio system installation
- Radio system interference support

Asbestos-Containing Materials in City-Owned Buildings

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

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

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

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

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

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

ASBESTOS NOTIFICATION TO CONTRACTOR

Table 1

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

* Indicates Facility has known Asbestos

Sign to acknowledge receipt of asbestos notification

SIGNATURE	COMPANY NAME	DATE
<i>M. Iniguez</i>	<i>Silke Communications</i>	<i>9/9/2016</i>



COUNCIL COMMUNICATION

CC #: 8540

File #: 0704

Title: 2017 Parks Construction Standards Update
Contact: Tara Gee 916-774-5253 tgee@roseville.ca.us

Meeting Date: 6/21/2017

Item #: 7.21.

RECOMMENDATION TO COUNCIL

Staff requests that City Council adopt a resolution approving the revisions of the Parks Construction Standards for release effective July 1, 2017.

BACKGROUND

The Parks Construction Standards is a guiding document that outlines design and construction standards applied to parks (neighborhood and city-wide), and streetscapes. This document is updated every two years in order to ensure new codes, regulations and requirements are updated or added, to correct typographical errors, to provide clarity in areas that may cause multiple misinterpretations, and to ensure the latest technology in irrigation, lighting and other systems.

The revisions included in the July 2017 update include:

1. Correction of typographical errors and minor clarifications;
2. Better definition of the close-out process;
3. Updated irrigation water audit requirements;
4. Updated standards for drip and subsurface irrigation;
5. Updated recommended tree list;
6. Added detail for bench and picnic table information to ensure compliance with required codes; and
7. Modification of the establishment period to identify the duration based on seeded turf, sod or streetscapes.

Feedback from contractors and staff is collected over each two year period which provides the basis for updates/revisions.

A complete copy of the 2017 Parks Constructions Standards is available for review in the City Clerk's office.

FISCAL IMPACT

The changes described above will have no fiscal impact to projects and could potentially reduce costs related to irrigation by identifying equipment and materials that are less labor intensive to install and maintain. There is no General Fund impact.

ECONOMIC DEVELOPMENT / JOBS CREATED

No impacts are anticipated with the update/revision.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Tara L. Gee, Park Planning & Development Superintendent

Dion Louthan, Parks, Recreation & Libraries Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 17-245

Park Design & Construction Standards Cover Page

RESOLUTION NO. 17-245

ADOPTING THE 2017 PARKS CONSTRUCTION STANDARDS

WHEREAS, in 1998, the City Council adopted the Parks Construction Standards to provide consistency in the construction of City parks; and

WHEREAS, these standards are updated every two years to ensure that the requirements remain up-to-date and applicable to the current construction environment; and

WHEREAS, the City Council has reviewed the proposed revisions of the Parks Construction Standards, a copy of which is on file with the City Clerk; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the 2017 Parks Construction Standards, effective July 1, 2017, is hereby adopted.

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

AYES COUNCILMEMBERS:

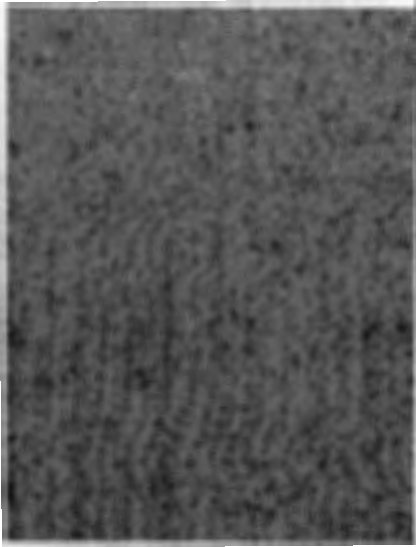
NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



Parks Design & Construction Standards

July 2017 Edition

**FOR REVIEW,
A COMPLETE COPY
IS ON FILE IN THE
CITY CLERK DEPARTMENT**

316 Vernon Street, Suite 400
Roseville, California 95678
www.roseville.ca.us

In order to ensure the most up-to-date version, hard copies of the Buildings & Grounds Section is provided as a supplemental. In all cases, the Buildings & Grounds Section is considered a part of these Parks Construction Standards.





COUNCIL COMMUNICATION

CC #: 8567
File #: 0109-02

Title: Street Closure Request - Rods-N-Ribs Event - August 5, 2017
Contact: Jamie Hazen 916-774-5978 jhazen@roseville.ca.us

Meeting Date: 6/21/2017
Item #: 7.22.

RECOMMENDATION TO COUNCIL

Recommend Council adopt the resolution authorizing the City Manager or his designee to sign the agreement with Water for a Warrior non-profit group for the following street closures from 5:30 a.m. – 3:00 p.m., on Saturday, August 5, 2017 for the Rods-N-Ribs event:

- Vernon Street between E. Washington and Taylor Streets
- S. Grant Street between Oak and Atlantic Streets

BACKGROUND

The Water for a Warrior non-profit group from Roseville has submitted a special event application to host their second annual Rods-N-Ribs charity fundraiser event in Downtown Roseville and the Vernon Street Town Square.

Water for a Warrior is a local non-profit whose mission is to provide combat wounded veterans who would benefit from hydro-therapy and aquatic fitness with pools, hot tubs and other aquatic related products and services to help aid in their therapy, recovery and well-being.

The event will feature a car show, vendor fair and rib cook-off. This is the second year for this event but its first time to be held in Roseville. In 2016 the event was held in Citrus Heights and was so successful that it outgrew its original space. Previously ten teams competed in the rib "cook-off" event; this year the group is expecting 20 – 25 teams and hopes to make this an annual event in Roseville.

The event coordinators made a presentation to the Downtown Roseville Merchants (DRM) and have personally talked with many merchants on Vernon Street. City staff received an email from the DRM president supporting this event. Several Vernon Street businesses, including Monk's Cellar and Roseville Cyclery will be participating in the event as vendors.

In addition to notifying businesses directly impacted, we will continue to notify business and

property owners of street closures in the "Downtown Roseville Area Street Closures" e-newsletter.

FISCAL IMPACT

There will be no fiscal impact to City budgets for this event. The applicant will reimburse the City for staff time and resources.

ECONOMIC DEVELOPMENT / JOBS CREATED

Although there are no jobs created as a result of this event, the exposure could have a positive impact to the businesses in the downtown area, and supports the Council goal of having a vibrant downtown.

ENVIRONMENTAL REVIEW

The proposed Street Closure Agreement outlines applicant and City responsibilities for proposed temporary street closures required to safely accommodate the event. The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3)). Because the request for approval of the Temporary Street Closure Agreement does not include the potential for a significant environmental effect, it is not subject to CEQA and no further action is required.

Respectfully Submitted,

Jamie Hazen, Community Relations Analyst

Dion Louthan, Parks, Recreation & Libraries Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 17-248

Street Closure Agreement

RESOLUTION NO. 17-248

APPROVING AN AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND
WATER FOR A WARRIOR AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT
ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, an Agreement for Special Event and Temporary Street Closure regarding
Water for a Warrior Rods-N-Ribs event, between the City of Roseville and Water for a Warrior,
has been reviewed by the City Council; and

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

AGREEMENT FOR SPECIAL EVENT AND

TEMPORARY STREET CLOSURE

Event: Water for a Warrior Rods-N-Ribs

THIS AGREEMENT is made and entered into this ____ day of _____, 20__, by and between the City of Roseville, a municipal corporation ("CITY"), and Water for a Warrior, a California nonprofit corporation ("PROMOTER"), and

W I T N E S S E T H:

WHEREAS, PROMOTER has requested the closure of certain public streets for the Water for a Warrior Rods-N-Ribs ("Event") to be held on Saturday, August 5, 2017; and

WHEREAS, CITY approves said request subject to the following terms and conditions.

NOW, THEREFORE, the parties agree as follows:

1. PROMOTER shall comply with all applicable provisions of the Roseville Municipal Code.
2. The following streets may be closed to traffic between 5:00 a.m. and 3:00 p.m. on Saturday, August 5, 2017:
 - a. Vernon Street, between East Washington and Taylor Streets; and
 - b. South Grant Street, between Oak and Atlantic Streets.
3. Adequate barriers and warning signs, as requested by the Public Works Director/City Engineer, shall be placed by City personnel at all street entrances and alleys leading into the closed area. No markings of any kind will be permitted on the street, street lights, or electrical poles.

4. All debris, booths, exhibits, or other materials resulting from the Event shall be completely removed and all streets and alleyways shall be reopened to traffic by 3:00 p.m. on the date of the Event.

5. PROMOTER shall notify in writing all businesses, located on the streets to be closed, of the Event and planned street closure not later than five (5) days in advance of the Event.

6. To the fullest extent allowed by law, PROMOTER shall defend, indemnify, and save and hold harmless CITY, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from, arising out of or in connection with the Event or the attendant street and/or garage closures, except those matters arising from CITY's sole negligence or willful misconduct. The parties intend that this provision shall be broadly construed.

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

7. The PROMOTER shall obtain insurance covering the Event in accordance with the attached insurance requirements, which are incorporated herein by this reference.

8. CITY reserves the right to cancel this Agreement if PROMOTER has knowingly made a false statement of material fact or has knowingly omitted to state a material fact to CITY.

9. PROMOTER shall reimburse CITY for all staff costs incurred relating to the Event including, but not limited to, street closure costs.

10. PROMOTER shall obtain security services for the Event as required by the Roseville Police Department. In the event PROMOTER desires to retain Roseville Police Officers (instead of a private security provider) for provision of security for the Event, PROMOTER shall, prior to the Event, enter into a Supplemental Law Enforcement Services Agreement with CITY.

11. Either party may terminate this Agreement by giving the other party ten (10) days advance written notice.

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

CITY OF ROSEVILLE, a
municipal corporation

WATER FOR A WARRIOR,
a California nonprofit corporation

BY: _____
ROB JENSEN
City Manager

BY: _____
its: *President*

ATTEST:

and

BY: _____
SONIA OROZCO
City Clerk

BY: _____
its: *CEO*

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY:  _____
DION LOUTHAN
Parks, Recreation & Libraries Director



COUNCIL COMMUNICATION

CC #: 8544
File #: 1006-01

Title: Maya Bowhunters Archery Club - Lease Agreement
Contact: Devin Whittington 916-774-5783 dwhittington@roseville.ca.us

Meeting Date: 6/21/2017
Item #: 7.23.

RECOMMENDATION TO COUNCIL

Adopt a resolution for the lease agreement between the Maya Bowhunters Archery Club and the City for a five-year term for the continued use of property located at the closed City of Roseville Sanitary Landfill. The Maya Bowhunters will pay the City \$2,171.58 on an annual basis with an annual inflationary adjustment of two percent for each subsequent year.

BACKGROUND

The Maya Bowhunter Archery Club has leased a portion of the closed City of Roseville Sanitary Landfill since 1980. The Club uses the property for archery practice and tournaments. The attached lease agreement is for a five-year term and is in the amount of \$2,171.58 per year with an annual inflationary adjustment of two percent for each subsequent year paid to the City by Maya Bowhunters Archery Club.

The only potential issue during this lease agreement is the Placer County Antelope Creek Flood Control Project. The Placer County Flood Control District has already opened dialogue with the Maya Bowhunters to reduce any impact to the Club during construction the project.

FISCAL IMPACT

The fiscal impact from this lease will be a positive \$2,171.58 per year with an annual inflationary adjustment of two percent for each subsequent year paid to the City by Maya Bowhunter's Archery Club.

ECONOMIC DEVELOPMENT / JOBS CREATED

No new jobs were created as a part of this lease.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Devin Whittington, Refuse and Stormwater Manager

Richard Plecker, Environmental Utilities Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 17-247

Lease Agreement

Exhibit A Lease Agreement Map

Exhibit B Maya Safety Manual

RESOLUTION NO. 17-247

APPROVING A LEASE AGREEMENT BETWEEN
THE CITY OF ROSEVILLE AND MAYA BOWHUNTERS OF ROSEVILLE, INC. AND
AUTHORIZING THE CITY MANAGER TO EXECUTE
IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a Lease Agreement regarding the property located at 750 Galleria Blvd., between the City of Roseville and Maya Bowhunters of Roseville, Inc., has been reviewed by the Council;

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

LEASE AGREEMENT

(Maya Bowhunters)

This Lease Agreement ("Agreement") is made and entered into on this ____ day of _____, 2017, by and between City of Roseville, a municipal corporation ("LESSOR"), and Maya Bowhunters of Roseville, Inc., a California corporation ("LESSEE"); and

WITNESSETH:

WHEREAS, LESSOR owns certain real property depicted in Exhibit "A", attached hereto and incorporated herein by this reference, which is no longer required for active sanitary landfill purposes; and

WHEREAS, portions of such City-owned property are designated in Exhibit "A" as Lease Area 1A and Lease Area 1B and such lease areas may be collectively referred to herein as the "Subject Property"; and

WHEREAS, LESSEE desires to develop and maintain certain temporary public recreational uses on the Subject Property; and

WHEREAS, the parties have previously entered into leases for portions of the landfill property dated February 6, 1980, December 4, 1985, March 9, 1989, March 17, 1993, November 6, 1996, February 5, 2002, January 19, 2005, May 7, 2008 and March 7, 2012; and

NOW, THEREFORE, the parties agree as follows:

1. Subject Property. With regard to the Subject Property, Lease Area 1A presently contains the clubhouse area, practice range, and archery range. LESSEE is hereby authorized to

use Lease Area 1A at all times. Lease Area 1B may only be used during identified training sessions and special events and is subject to prior approval by LESSOR as provided in Sections 15 and 16 of this Lease. LESSEE hereby acknowledges and is aware that a public bike trail runs through and nearby the Subject Property, as depicted on Exhibit "A". Use of the Subject Property is hereby deemed exclusive of any City-owned public improvements (e.g., Roseville Parkway). LESSOR shall not install any additional improvements or structures within the Subject Property, except as may be approved by City in its sole discretion.

2. Term. LESSOR does hereby lease the Subject Property to LESSEE, for a period of five (5) years commencing from the date of this Lease.

3. Rent. LESSEE agrees to pay LESSOR the sum of two thousand, one hundred seventy-one dollars and fifty-eight cents (\$2,171.58) annually (rent), with an annual inflationary adjustment/increase to the rent of 2% for each subsequent year, and with the first rental payment due and payable upon full execution of this Lease, no later than July 1, 2017

4. Use of Subject Property. The Subject Property is leased to LESSEE for the sole purpose of developing and maintaining public recreational use of the property as an archery range. LESSEE shall not use or permit the use of the Subject Property, or any part thereof, for any other purpose. LESSEE shall not store or permit the storage of toxic or hazardous chemicals within the Subject Property.

5. Access to Subject Property. Ingress and egress to the Subject Property shall be over the landfill access road from its intersection with Galleria Boulevard. Access to the landfill access road shall be controlled by a locked gate, for which LESSOR and LESSEE shall have identical keys. LESSEE shall exercise reasonable control over access through the gate by members of the public so as to limit safety hazards in the use of the Subject Property.

6. Location of Targets. The location of the targets shall be as set forth in Exhibit "A". LESSEE may not relocate any targets without the prior written consent of LESSOR.

7. Signage. No Trespassing signs will be posted or erected per State of California Penal Code Section 602(k). LESSEE will be responsible for maintaining the signage provided by LESSOR. At LESSOR's option, a barrier or fence in respect to Roseville Parkway may be installed to prevent pedestrian or vehicular traffic on the property at the expense of LESSEE. Placement of said barrier or fence will to be determined and coordinated by LESSOR.

LESSEE shall post and maintain at all times signage at each target informing of the existence of the nearby bike trail, as directed by the City's Public Works Director or his/her designee.

8. Hours of Operation. The Subject Property shall be closed for use as an archery range from sunset until sunrise except that LESSEE may hold one annual night shooting event each year provided that LESSEE complies with the notification requirements and bike trail closure requirements set forth in Section 15 of this Lease. This section does not prohibit LESSEE from using the clubhouse after sunset.

9. Alcohol Prohibited. No person shall consume any alcoholic beverage on the Subject Property. Notwithstanding Section 29 below, a violation of this provision by a member of LESSEE shall be grounds for immediate termination of this Lease at LESSOR's option.

10. Operation of the Range. LESSEE shall furnish all labor, equipment and expenses for the operation and maintenance of the archery range.

11. Safety Manual. During the duration of this Lease, LESSEE shall maintain in full force and effect a Safety Manual, a copy of which is set forth in Exhibit "B", which Exhibit is

attached hereto and incorporated herein by reference. Any amendments to the Safety Manual require the prior written consent of LESSOR.

12. Meetings. During the duration of this Lease, LESSEE and LESSOR shall meet as necessary to discuss the status of the operation of the archery range, including any safety issues and any issues associated with the public bike trail.

13. Improvements. LESSEE shall not erect or construct paved areas or any other improvements or structures upon the Subject Property without LESSOR's prior written approval. Existing improvements and structures, described in Exhibit "A" may remain on the property during the term of the lease, provided, however that LESSOR may require LESSEE to permanently or temporarily remove any improvements or structures, at LESSEE's sole cost and expense, if such improvement or structure conflicts in any way with any City project, program or activity. LESSOR shall provide LESSEE with at least sixty (60) days prior written notice of such required removal or relocation.

14. Sanitary Facilities. LESSEE shall maintain the restroom facilities described in Exhibit "A."

15. Special Events. No less than thirty (30) days prior to LESSEE hosting the Around the World event, the Stickbow Classic, and any other special event, LESSEE shall request permission from the City's Public Works Director or his/her designee. If the LESSOR approves of the special event, LESSOR shall close the public bike trail on the Subject Property during the event, as required by the City. LESSEE shall be responsible for reimbursing LESSOR for the staff time incurred in closing the bike trail in the amount of one hundred and fifty dollars (\$150). LESSEE shall also be responsible for monitoring the bike trail during the

special event. If the special event requires trail closure, at a minimum, this monitoring shall consist of posting one person at each location where the bike trail has been closed.

During the special event, LESSEE will be allowed to use Lease Area 1B of the Subject Property.

16. Training Session. LESSEE is permitted to use Lease Area 1B once a week for a consecutive twelve (12) week training session each year. Prior to conducting such training session, LESSEE shall do the following: (1) notify LESSOR of the dates and times the training session will be conducted; (2) post signage for the duration of the training session at the bike trail, per the direction of the City's Public Works Director or his/her designee; (3) provide training session participants range safety training, a copy of the Maya safety manual and notification that the bike trail shall remain open to the public during the training session; and (4) obtain training session participants' written confirmation that they attended the training session, received a copy of the Maya safety manual, and are aware that the bike trail is open to the public during the training session. During the training session, LESSEE shall be required to do the following: (1) set up and remove target course markers in Lease Area 1B on a daily basis; and (2) the range president or range manager shall be present during each training session. During the training session, the bike trail shall not be closed to the public.

17. Use of Other Areas. If LESSEE desires to use any area other than Lease Area 1A and 1B, LESSEE shall request permission from the City's Public Works Director or his/her designee no less than thirty (30) days prior to the desired use. CITY shall act on LESSEE's request no later than fifteen (15) days prior to the desired use. Any such authorized use shall be approved by means of a "Permission to Enter City Property" agreement.

18. Oak Trees. LESSEE shall fully comply with the City's Oak Tree Preservation Ordinance, Roseville Municipal Code Chapter 19.66.

19. Compliance with Laws. No use of the Subject Property shall be made or permitted which is in any manner contrary to the statutes, ordinances, regulations, and other requirements of law in effect during the term that regulate the use of the Subject Property.

20. Nuisances Prohibited. LESSEE shall not commit or permit to be committed any waste on or of the Subject Property, and LESSEE shall not do or permit to be done any act in or about the Subject Property which shall be a nuisance or which may endanger the Subject Property or adjoining properties.

21. Removal of Property. Upon termination of this Lease, LESSEE shall remove all its buildings, property and materials from the Subject Property and return it to the condition it was in prior to LESSEE's use of the Subject Property within sixty (60) days of termination.

22. Assignment. LESSEE shall not assign this Lease or any interest therein, without the prior written consent of LESSOR. Any assignment without such consent shall be void, and shall, at the option of LESSOR, terminate this Lease.

23. Indemnification. This lease is made upon the express condition that LESSOR shall be kept free from all liability and claim for damages or other relief by reason of injury to any person or persons, including death, or property of any kind regardless of to whom it belongs, while in, upon or in any way connected with the Subject Property and/or exercise of rights and obligations under this Lease during the term of this Lease or any occupancy under it. Accordingly, LESSEE shall defend, indemnify, and save and hold harmless LESSOR, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but

not limited to workers and the public), or damage to property, resulting from or arising out of LESSEE's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from LESSOR's sole or active negligence. The parties intend that this provision shall be broadly construed.

24. Insurance. LESSEE agrees to continuously maintain, in full force and effect, at a minimum the following policies of insurance during the term of this Agreement.

COVERAGE

Comprehensive General Liability

LIMITS OF LIABILITY

\$1,000,000 each occurrence
\$2,000,000 aggregate
Personal Injury:
\$1,000,000 each occurrence
\$2,000,000 aggregate

LESSEE shall submit a certificate evidencing such coverage in a form satisfactory to the Roseville City Attorney, prior to occupying the Subject Property. LESSEE shall also provide a separate endorsement form or section of the policy showing LESSOR, its officers, agents and employees as additional named insureds. Such insurance shall specifically cover the contractual liability of LESSEE. The coverage shall be primary as to such additional insureds and no coverage of the LESSOR shall be called upon to contribute to a loss. In addition, the insurance policy may not contain language which prohibits additional insureds or other insurers from satisfying the self-insured retention or deductible. LESSEE shall provide thirty (30) days written notice to LESSOR prior to cancellation or modification of any insurance required by this Agreement. LESSEE shall furnish a certificate for the period covered by this Agreement. Any insurance written on a claims made basis is subject to the approval of the Roseville City

Attorney. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve LESSEE of liability in excess of such coverage, nor shall it preclude LESSOR from taking such other actions as are available to it under any other provisions of this Agreement or law. Any deductibles or self-insured retentions must be declared on the certificate of insurance and approved by LESSOR in writing. Failure of LESSEE to maintain such insurance or to indemnify LESSOR as specified shall be grounds for immediate termination of this Lease at LESSOR's option.

25. Taxes. LESSEE understands that its leasehold interest in the Subject Property may be subject to a possible possessory interest tax that the City or County may impose on such interest, and that such tax payment shall not reduce any sum due the LESSOR hereunder, and that any such tax shall be the sole liability and responsibility of LESSEE.

26. No Holding Over. This Lease shall not be subject to any holding over, and shall not convert into either a month to month or year to year tenancy upon its termination.

27. Notices. Any notices required by this Agreement shall be delivered or sent by first class mail, United States postage prepaid, addressed as follows:

CITY

Rob Jensen, City Manager
311 Vernon Street
Roseville, CA 95678

Robert R. Schmitt, City Attorney
311 Vernon Street
Roseville, CA 95678

MAYA BOWHUNTERS

Carlos Rodriguez, Club President
7622 Bierston Street
Citrus Heights, CA 95621

Either party may amend its address for notice by giving notice to the other party. In addition, in the event a new Club President is appointed during the term of this Lease, LESSEE shall so notify LESSOR in writing.

28. Attorney's Fees; Venue; Governing Law. In the event of any action brought to enforce this Lease, or in any unlawful detainer action, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorney's fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

29. Termination of Lease. LESSOR may terminate LESSEE's use of the Subject Property without cause by giving LESSEE seventy-two (72) hours advance written notice. Thereafter, this Lease may be terminated by LESSOR within sixty (60) days upon advance written notice and LESSEE shall remove all its buildings, property and materials from the Subject Property and return it to the condition it was in prior to LESSEE's use of the Subject Property within these sixty (60) days.

LESSOR may terminate this Agreement at any time upon giving thirty (30) days advance written notice to LESSOR.

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

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

32. Integrated Agreement. This is an integrated Agreement, and contains all of the terms, considerations, understanding and promises of the parties. It shall be read as a whole.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement, in duplicate, by its City Manager and attest to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the _____ day of _____, 2012, and LESSEE has caused this Agreement to be executed.

CITY OF ROSEVILLE, a
municipal corporation:

BY: _____
ROB JENSEN
City Manager

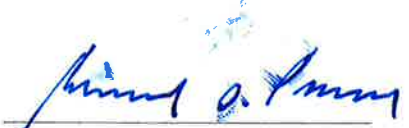
ATTEST:

BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY:  _____
RICHARD D. PLECKER
Environmental Utilities Director

MAYA BOWHUNTERS OF ROSEVILLE,
INC., a California corporation:

BY:  _____
CARLOS RODRIGUEZ
Club President

and

BY: _____

Its: _____

EXHIBIT "A"

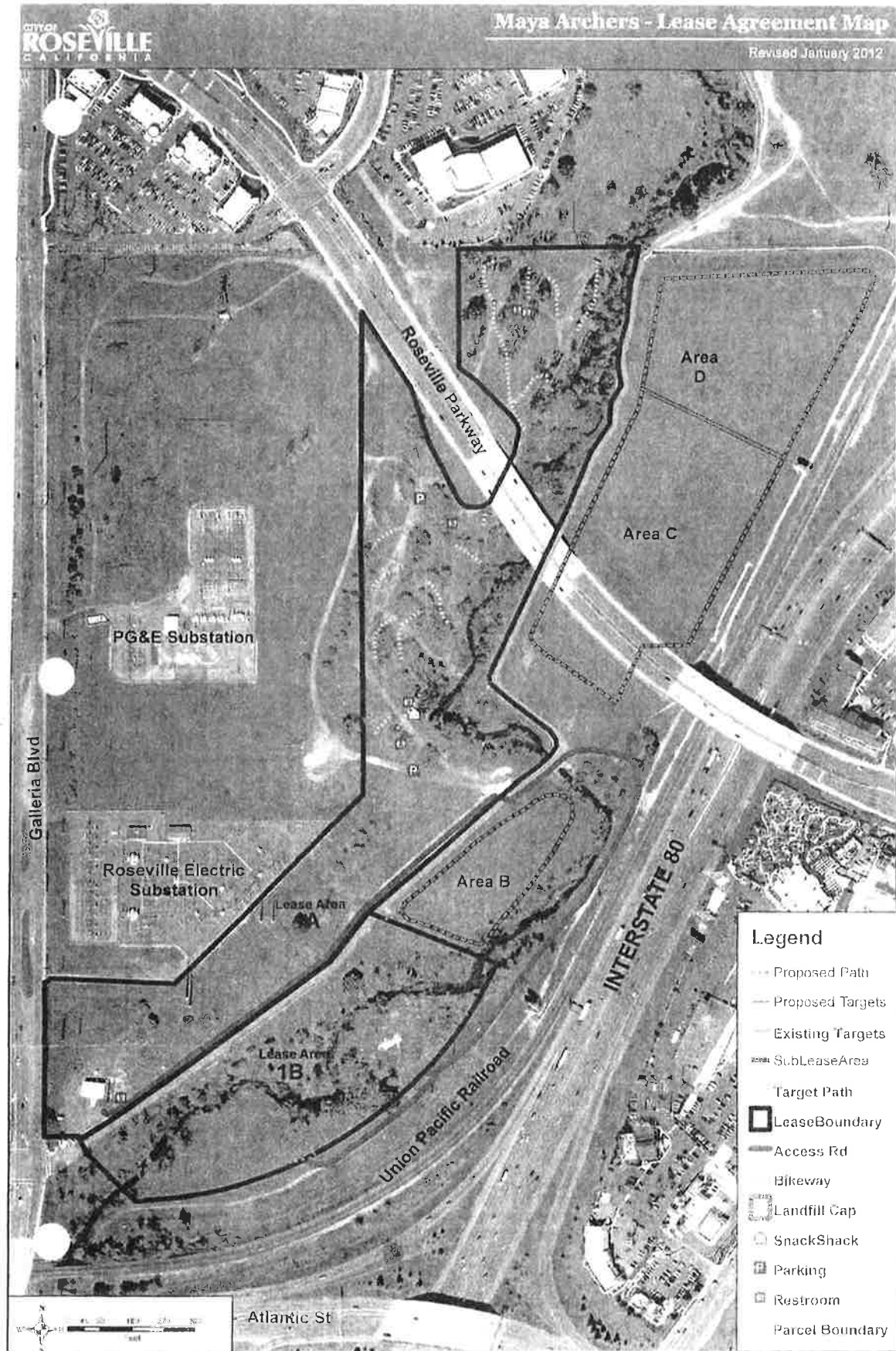
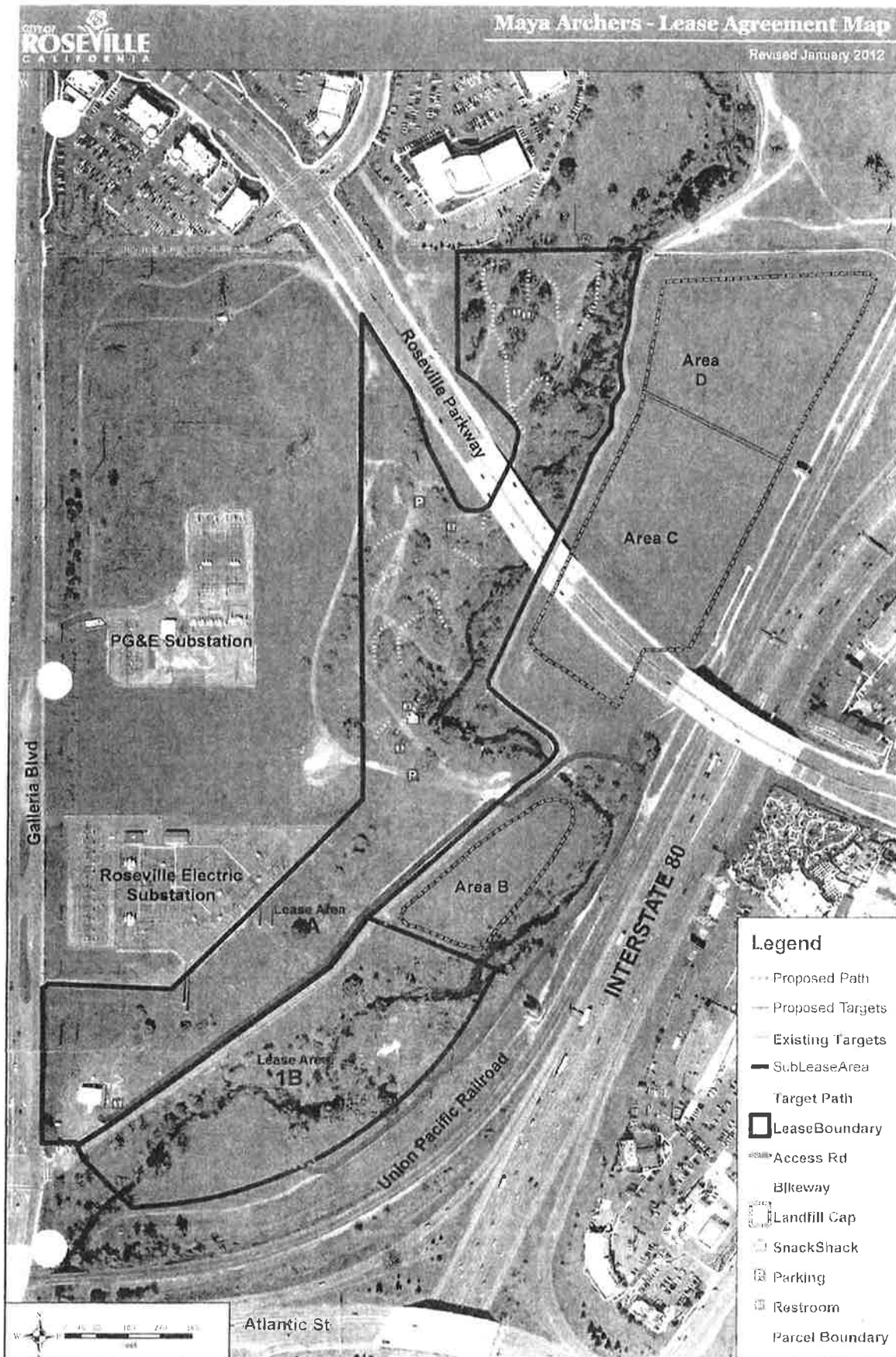


EXHIBIT "B"



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MAYA

SAFETY MANUAL

SECTION I - Safety Policy and Assignment of Responsibility

SAFETY POLICY STATEMENT

It is the policy Maya Archers that accident prevention shall be considered of primary importance in all phases of operation and administration.

It is the intention of the club's officers to provide safe and healthy archery facility conditions and to enforce safe practices by all members.

The prevention of accidents is an objective affecting all levels of the organization and its activities. It is therefore, a basic requirement that each officer make the safety of members an integral part of his or her regular management function. It is equally the duty of each member to accept and follow established safety regulations and procedures.

Every effort will be made to provide adequate training to members. However, if a member is ever in doubt how to do a use the facility safely, it is their duty to ask a qualified member for assistance.

Members are expected to assist management in accident prevention activities.

Unsafe conditions must be reported. Fellow members that need help should be assisted. Everyone is responsible to insure members' safe enjoyment of the facility.

Any injury that occurs on the facility, even a slight cut or strain, must be reported to management as soon as possible. In no circumstance, except an emergency should a member leave without reporting an injury that occurred.

Carlos Rodriquez

President

5/2/2017

Date

ASSIGNMENT OF RESPONSIBILITY

The Club President is responsible for implementing, administering, and enforcing compliance with the Safety Program. The president's office is located in the club house. In addition to maintaining certain records required by this manual, the president is the person with whom you are required to communicate concerning member safety and any facility hazards.

In addition, the Range Manager and club officers will be responsible for seeing that all club rules and policies are adhered to by all members. This may include member incentives, retraining, and disciplinary actions.

However, every member has a responsibility to immediately notify the president and/or range manager of any facility hazard they discover so that it may be examined and appropriate action taken.


Carlos Rodriguez

Carlos Rodriguez

President

5/2/2017

Date

SECTION II -Member Compliance Policy

MEMBERS COMPLIANCE POLICY

We consider the safety of our members to be very important. Therefore, to prevent accidents, it is our policy to strictly enforce club safety rules. Infractions of safety rules will result in the following.

1st Infraction –Verbal Warning

2nd Infraction – Written Warning

3rd Infraction – Suspension

4th Infraction -Termination

Based upon the severity of the violation the club may forego the disciplinary action prescribed above and proceed with more severe action, up to and including termination of membership.

CODE OF SAFE PRACTICES

Maya Archers

All members shall comply with this minimum code.

1. All members shall comply with Club Regulations. (see pages 6 and 7 attached)
2. All safety literature shall be disseminated to the members and posted on club bulletin boards.
3. All work parties shall begin with a "Safety Meeting" and a record of same shall be made and given to the Range Manager. Range Manager shall insist on members observing and obeying every rule, regulation, and order as is necessary to the safe conduct of the work, and shall take such action as is necessary to obtain compliance.
4. The following information shall be posted on the Bulletin Board:
 - a. Club Safety Regulations.
 - b. Contact Information for Medical Treatment Facilities, Fire Station, Police Department
 - c. Range Managers Name and contact number
 - d. Code of Safe Practices
5. All accidents must be reported to the Range Manager.
6. All tools and equipment shall be maintained in proper working order and in safe condition.
7. Members of work parties should be alert to see that all equipment guards and other protective devices are in their proper places and that they are adjusted, and shall report deficiencies promptly to the Range Manager.
8. Any equipment not meeting safety standards must be set aside, red tagged and not used until repaired or replaced.
9. Inappropriate conduct and other behavior that may have an adverse effect on the safety and/or well being of other club members or the public is prohibited. Members should contact the Range Manager immediately regarding any observed safety or conduct violations.
10. Observe safety rules at all times.

MAYA ARCHERS CLUB REGULATIONS

HISTORY:

Maya Bowhunters of Roseville Inc, dba MAYA ARCHERS, has operated in the City of Roseville for over fifty years. We have been at our present location for the last thirty years. Our facility is leased from the City of Roseville and occupies a portion of the old land fill site that has been closed and is being monitored and maintained by the City. Our facility shares a portion of this City property with the Antelope Creek Bike Trail.

Over the last thirty years we have seen many changes in the rural nature of our facility as development of the "Galleria Mall" and Roseville Parkway has urbanized our neighborhood. The construction of the Roseville Parkway and the Antelope Creek Bike Trail are the most recent additions and have required us to implement many changes in our use of "MAYA".

The following Club Regulations are necessary for the safe enjoyment of our archery use of the club facilities and deviance from these regulations may result in dismissal from the club as detailed in the "MAYA SAFETY MANUAL".

General Membership Rules:

1. Entrance gate to the range is to remain locked at all times, except during club meetings, work parties, or club functions open to the public (Leagues, Invitational Shoots and Club Events). Gate combination is not to be disclosed to anyone!
2. Club use requires sign-in / sign-out on the form maintained near the club house front door. Use your club ID # and completely fill out the requested information.

3. Members are required to have their 'Membership Card' visible while using club facilities.
4. Driving off the main roads is prohibited. Park in established area only.
5. Please remember the bike trail may have riders at any time. Never point or appear to point an arrow in the direction of the bike trail or Roseville Parkway. Nock an arrow and draw your bow only while pointing AT THE TARGET.
6. No shooting at a target or target butt outside of an established target lane and sight-in range.
7. Broadheads are never to be shot into targets butts. Broadheads are only allowed in sand pits and established broadhead lanes outside of the target course lanes.
8. Continuous practice or shooting on a single target lane (target course) is prohibited. The Sight-In Range (practice butts, located next to the clubhouse) is used for sighting in your equipment or yardage practice. The target course is designed for shooting 4 arrows per target and moving on to the next target to allow other shooters to shoot the course.
9. No littering or dumping on the range. The dumpster or trashcans are for club use only.
10. Alcoholic beverages are **not allowed** on club property. This is a City of Roseville lease requirement and violations may result in termination of our lease.
11. Any member observed to be under the influence of drugs, alcohol, or other intoxicating substances is to be reported to the president and/or range manager immediately so that appropriate action can be taken to remove the member from the club facilities.
12. Smoking is strictly prohibited at any time and not allowed in any building or on the range. Please observe all fire safety precautions while in the field.
13. Profanity and inappropriate behavior is prohibited. Remember our range is adjacent to a public recreational facility (the Antelope Bike Trail).
14. To hunt, harass or discharge an arrow at any animals or birds on the range is strictly prohibited.

15. Use of pesticides and/or weed killers is prohibited as these may adversely impact the monitoring program the City is performing on the closed landfill.
16. Cutting of trees and vegetation is prohibited. Target lane cleanup consisting of mowing of grass and "weed eating" is acceptable.
17. Members are allowed to invite a guest(s) onto the range once, if the guest wishes to join the club, the guest must submit a membership application during a General Membership meeting. Members are responsible for insuring that their guests are aware of the range rules and strictly adheres to club regulations. They must accompany their guests at all times. Guests with no experience are limited to the use of the practice range only and guests that belong to other clubs or have organized archery experience may use the field range, all under the supervision of member.

SECTION III - Member Communication

Member Safety Suggestion Form

Description of Unsafe Conditions or Practice _____

Causes or Other Contributing Factors _____

Member's Suggestion for Improving Safety _____

Has This Matter Been Reported to the Range Manager? Yes _____ No _____

Member Name (Optional) _____

Department _____ Date _____

Action (For Office Use)	☐ Accepted Date_____	Proposed Completion Date_____
		Actual Completion Date_____
	☐ Denied Date_____	Reason(s)_____

	Signature_____	Title_____

SECTION IV – TRAINING

TRAINING

Another important part of this Safety Manual is the regular training of members in safe practices. All who are currently members when the program is implemented will receive such training. New members to the club will be provided with safety training at the time of induction in the club.

All training will include a general review of safety issues, health hazards, and accident prevention while using the Club facilities as detailed in the Code of Safe Practices. Refresher training will be provided on a regularly scheduled basis and Members will be required to attend.

Safety Training is mandatory and will be documented.

The Club president will maintain a separate record of safety training for each member. Records will be kept for a reasonable period of time.

SAFETY TRAINING RECORD

This report is to be completed by the Range Manager and the new member within 30 days after he/she joins the club and prior to obtaining access to the club facilities. The completed report will then be filed with the Club President.

NAME: _____ JOIN DATE: _____

The Range Manager is to go over the following safety items with the new member:

1. The importance of safety as a club member.
 - ☐ Archery Safety/Shooting Precautions (addendum).
2. MAYA SAFETY MANUAL. (attached and made a part hereof)
3. Fire extinguisher(s) located _____ in club house
4. First-aid kits(s) located _____ in club house
5. Hospital or clinic locations for emergency treatment
6. Report all injuries immediately to range manager
7. Report unsafe conditions immediately to range manager.
8. Disciplinary actions for violating club safety regulations and policies.

The above safety items have been presented to me and I understand them and I agree to comply with the MAYA SAFETY MANUAL, club rules and policies.

SIGNED _____

Member

DATE

Range Manager

DATE

SECTION V - Inspection & Corrections of Hazards

INSPECTION AND CORRECTION OF HAZARDS

An important part of this manual is the scheduled periodic inspection of club house areas and the field range to identify possible hazards and potential causes of accidents or injuries. The inspections will be held on a monthly basis or more frequently if the need arises, to determine if members are in compliance with the MAYA SAFETY MANUAL. Written reports will be made of the inspections and hazards that are found will be corrected as soon as possible. The president or a designated representative will conduct the inspections of accident sites and hazards or other unusual occurrences reported to the Range Manager. Records of these inspections and action taken will be kept by the President.

MAYA ARCHERS
INSPECTION CHECKLIST-CORRECTIONS FORM

This form must be completed and returned to the Club President. It will be kept on file for a reasonable period of time.

Club House/Range/Location _____

Inspectors Name _____ Title _____

Unsafe Condition, Work Practice or Protective Equipment	Action Required	Correction Made (Description & Date)

Inspector's Signature

Date

SECTION VI - Accident & Injury Investigation

ACCIDENT AND INJURY INVESTIGATION

The purpose of accident investigation is to determine what factors condition, and / or practices contributed to the accident, so that proper action can be taken to prevent recurrence. All accidents and/or injuries should be investigated as soon as practical by the president or range manager.

MAYA ARCHERS RANGE MANAGERS REPORT OF ACCIDENT

DATE OF ACCIDENT	LOCATION	TIME OF ACCIDENT
MEMBERS NAME		
DATE ACCIDENT REPORTED TO ME	NAME OF WITNESS	
NATURE OF INJURY / ILLNESS / PART OF BODY		
OBJECT /EQUIPMENT / CASUE OF INJURY		
WHERE DID ACCIDENT OCCUR?		
DESCRIBE CLEARLY HOW ACCIDENT OCCURRED / WHAT HARMED THE MEMBER?		
WHAT STEPS SHOULD BE TAKEN TO PREVENT SIMILAR ACCIDENTS?		
WITNESS (ES) STATEMENT		

INDICATE ONE: NO TREATMENT CLINIC SENT HOME

MEMBER

DATE

RANGE MANAGER

DATE

RECORD KEEPING

The following records will be retained and available for review for a reasonable period of time at the club house.

1. Maya Safety Manual
2. Members Safety Suggestion forms
3. Members Safety training records
4. Facility hazards inspection checklist and corrections
5. Range Managers Accident Reports
6. Accident Investigation Reports
7. Safety Meetings Records
8. Member Discipline Records

SECTION VIII - Member Accident Procedures & Forms

MEMBER ACCIDENT

In the event a member is injured on site, please follow the following procedures:

MINOR INJURY NO MEDICAL ATTENTION REQUIRED

1. Complete Range Manager report of accident form.
2. Verify with member a second time that they are okay and do not require medical attention.

INJURY REQUIRING MEDICAL ATTENTION

1. Notify 1st contact on club emergency contact list.
2. Advise member of the nearest medical facilities.
3. Complete Range Manager report of accident form.
4. Fax copy of accident form to City of Roseville Risk Management Division at:
riskmanagement@roseville.ca.us Fax copies can be sent to 916-774-5350.

SERIOUS INJURY

1. Call 911
2. Contact member's personal emergency contact.
3. Complete Range Manager report of accident form.
4. Notify contacts on club emergency contact list.
5. Fax copy of accident form to City of Roseville Risk Management Division at:
riskmanagement@roseville.ca.us Fax copies can be sent to 916-774-5350.

MAYA ARCHERS
EMERGENCY CONTACT

In the event a Member has been injured please contact the club officers below:

	Name	Title	1 st Number	2 nd Number Cell
1	Carlos Rodriguez	President	916-201-6798	
2	Jeff Azar	Vice President	916 390-4904	
3	Brad Hastings	Range Manager	916 203-0299	
4	David Baker	Secretary	916 765-4516	
5	David Rawe	Risk Manager City of Roseville	916 774-5202	916 774-5475

Dated April 05, 2017.



COUNCIL COMMUNICATION

CC #: 8560

File #: 0201

Title: Bond Trustee Services - Professional Services Agreement Amendment

Contact: Jacquelyn Flickinger 916-774-5516 jflickinger@roseville.ca.us

Meeting Date: 6/21/2017

Item #: 7.24.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt a resolution to approve the first amendment to extend the term of the professional services agreement for Bond Trustee Services with the Bank of New York Mellon from July 1, 2017 to June 30, 2018, and authorize the City Manager to execute it.

BACKGROUND

The City's Bond Trustee relationship is currently maintained with the Bank of New York Mellon. Given the ongoing changes occurring within the banking industry and evolving technologies, the City determined that a review of the services offered by all qualifying institutions was appropriate last year. A request for proposals was issued and the contract was awarded to the Bank of New York Mellon for a one year term with five additional one year extensions. This contract amendment extends the term of services for a second year from July 1, 2017 to June 30, 2018.

FISCAL IMPACT

This will be a yearly contract extending the term to July 1, 2017 through June 30, 2018. The contract amendment for the second year of services will not exceed \$75,000. The annual fee of approximately \$1,800 per series is paid by each outstanding bond series.

ECONOMIC DEVELOPMENT / JOBS CREATED

Adoption of the first amendment to the Bond Trustee Services will not have an impact on economic development or job creation.

ENVIRONMENTAL REVIEW

This contract amendment is not considered a "project" as defined by the California Environmental Quality Act (CEQA) based on Section 15273 of the CEQA Guidelines. No other CEQA action is required.

Respectfully Submitted,

Jacquelyn Flickinger, Controller

Jay Panzica, Chief Financial Officer

A handwritten signature in blue ink, appearing to read 'Rob Jensen', with a long horizontal flourish extending to the right.

Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 17-278

First Ane for Bond Trustee Services

RESOLUTION NO. 17-278

APPROVING A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT BY
AND BETWEEN THE CITY OF ROSEVILLE AND THE BANK OF NEW YORK
MELLON TRUST COMPANY, N.A., AND AUTHORIZING THE CITY MANAGER TO
EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a First Amendment to Professional Services Agreement for bond trustee services, by and between the City of Roseville and The Bank of New York Mellon Trust Company, N.A., has been reviewed by the City Council; and

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

**FIRST AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT**

Project: Bond Trustee Services

THIS FIRST AMENDMENT TO AGREEMENT is made and entered into this ____ day of _____, 20__, by and between the City of Roseville, a municipal corporation ("CITY"), and The Bank of New York Mellon Trust Company, N.A., a national banking association ("CONSULTANT"); and

W I T N E S S E T H:

WHEREAS, CITY and CONSULTANT previously entered into a Professional Services Agreement dated August 3, 2016 ("Agreement") regarding Bond Trustee Services ("Project"); and

WHEREAS, CITY desires to amend the Agreement to extend the term by one year; and

WHEREAS, CONSULTANT is willing and able to continue providing bond trustee services for an additional year.

NOW, THEREFORE, the parties agree as follows:

1. Paragraph 1 of the Agreement is amended by adding an additional paragraph to read as follows:

"CITY exercises its first option to renew the contract for one additional year.

Therefore, the term of the Agreement is hereby extended to June 30, 2018."

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

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

CITY OF ROSEVILLE, a
municipal corporation

THE BANK OF NEW YORK MELLON
TRUST COMPANY, N.A., a national
banking association

BY: _____
ROB JENSEN
City Manager

BY: 
its: Josephine S. Libunao
Vice President

ATTEST:

and

BY: _____
SONIA OROZCO
City Clerk

BY: 
its: Vice President

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

APPROVED AS TO SUBSTANCE:

BY: 
JAY PANZICA
Chief Financial Officer



COUNCIL COMMUNICATION

CC #: 8559
File #: 0721-04

Title: Transit System Services Agreements Extension
Contact: Eileen Bruggeman 916-774-5449 ebruggeman@roseville.ca.us

Meeting Date: 6/21/2017
Item #: 7.25.

RECOMMENDATION TO COUNCIL

Staff recommends that City Council approve the Seventh Amendment to the Transit System Management and Operations Services Agreement and the Third Amendment to Agreement for Operation of the South Placer Transit Information Call Center with MV Transportation. Staff also requests City Council adopt resolutions for these two agreements, authorizing the City Manager to execute them on behalf of the City. These Amendments temporarily extend the Agreements for up to a maximum of three (3) months following their expiration on June 30, 2017.

BACKGROUND

Pursuant to the existing Agreements with the City, MV Transportation manages and operates Roseville Transit and the South Placer County Transportation Information Center ("Call Center"). The Agreement between the City and MV Transportation was originally approved on June 17, 2009, and has since been amended six times to update and extend the agreement. A separate agreement for the current agreements ends June 30, 2017. The Roseville Transit Agreement provides that the City at its sole discretion may extend the term of the Agreement on a month-to-month basis for a maximum of three (3) months beyond the Agreement end date of June 30, 2017 (Section 12.3).

The City is currently in the Request for Proposals (RFP) process to select a transit and call center operator. Staff had planned to have a new long term (4 to 8 year) contract to the Council prior to June 30, 2017. However, the selection process including negotiations will not be complete by June 30, 2017 due to a variety of reasons, including the initiation of the new Game Day Express service this past fall and the requirement to meet federal procurement and contracting requirements. As a result, staff is requesting that we utilize the 3-month extension option provided in the current transit contract and implement a similar extension to the call center agreement.

The proposed action would authorize staff to execute up to three month-to-month extensions up to a final agreement end date of September 30, 2017. A recommendation for a new long term transit and call center contract will be submitted to the City Council prior to that date.

FISCAL IMPACT

The budget for FY2017/2018 anticipated continued provision of transit and call center services by a third party. Continued use of the current billing rates would be within the FY2017/2018 budget. The maximum obligation for the Transit System Management and Operations Services Agreement will increase by a maximum of \$900,000 based on current fiscal year average of \$300,000 per month, which is inclusive of a five percent (5%) contingency for special service requests. The maximum obligation for the Agreement for the South Placer Transit Information Call Center will increase by a maximum of \$76,255.29 based on a similar five percent (5%) contingency for additional staff hours (approximately \$25,418.43 per month).

Funding of Transit services is provided through the Local Transportation Fund. The Transit Operations and Improvement Fund (440) is used for operation of Roseville Transit and the Consolidated Transportation Services Agency (CTSA) Fund (443) is used for the Call Center, both without use of any General Fund monies.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable given extension of the Agreements continue to fund existing jobs for MV Transportation employees without creation of new jobs

ENVIRONMENTAL REVIEW

Exempt from environmental review as this is not a project defined by the California Environmental Quality Act (CEQA).

Respectfully Submitted,

Eileen Bruggeman, Alternative Transportation Analyst

Rhon Herndon, Public Works Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 17-276

7th Ave Management & Operations Services

Resolution No. 17-277

3rd Ave Call Center

RESOLUTION NO. 17-276

APPROVING A SEVENTH AMENDMENT TO AGREEMENT FOR CITY OF ROSEVILLE
TRANSIT SYSTEM MANAGEMENT AND OPERATIONS SERVICES BETWEEN THE
CITY OF ROSEVILLE AND MV TRANSPORTATION, INC., AND AUTHORIZING THE
CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a Seventh Amendment to Agreement for City of Roseville Transit System
Management and Operations Services, by and between the City of Roseville and MV
Transportation, Inc., has been reviewed by the City Council; and

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

SEVENTH AMENDMENT TO
AGREEMENT FOR CITY OF ROSEVILLE TRANSIT SYSTEM
MANAGEMENT AND OPERATIONS SERVICES

THIS SEVENTH AMENDMENT TO AGREEMENT, is made and entered into this ____ day of _____, 20__, by and between the City of Roseville, a municipal corporation (“CITY”), and MV Transportation, Inc., a California corporation (“CONTRACTOR”); and

W I T N E S S E T H:

WHEREAS, CITY and CONTRACTOR previously entered into an Agreement for City of Roseville Transit System Management and Operations Services dated June 17, 2009 and amended on November 18, 2009, April 6, 2011, September 19, 2012, June 18, 2014, and July 15, 2015, and July 6, 2016 (“AGREEMENT”); and

WHEREAS, CITY desires to amend the AGREEMENT to extend the term of the AGREEMENT on a month-to-month basis for up to a maximum of three (3) months.

NOW, THEREFORE, the parties agree as follows:

1. Paragraph 1 of Section 10 of the AGREEMENT is hereby amended to read as follows:

“Notwithstanding any provisions of this AGREEMENT to the contrary, CITY and CONTRACTOR mutually agree that CITY’S maximum cumulative obligation is limited to twenty-six million, sixty-eight thousand, five hundred forty-seven dollars and fifty-three cents (\$26,068,547.53) including amounts payable to CONTRACTOR for leases, materials, and costs arising from or due to, termination of this AGREEMENT. It is the intent of the parties hereto

that said maximum obligation shall be sufficient to compensate CONTRACTOR for services performed for five (5) years plus all three optional one (1) year terms.”

2. Section 12.3 of the AGREEMENT is hereby amended to add the following sentence:

“Upon completion of the full term of this AGREEMENT on June 30, 2017, CITY exercises its option to extend the term of this AGREEMENT on month-to month basis thereafter for up to a maximum of three (3) months. The FY2017 Fixed Hourly and Monthly compensation rates as set forth in Exhibit “C” to this AGREEMENT, as amended July 6, 2016, shall remain in effect during this month-to-month extension.”

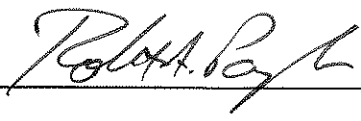
3. All other provisions of the Agreement shall remain unchanged and in full force and effect.

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

CITY OF ROSEVILLE, a
municipal corporation

MV TRANSPORTATION, INC., a
California corporation

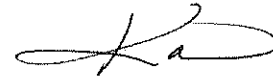
BY: _____
ROB JENSEN
City Manager

BY:  _____
its: CFO _____

ATTEST:

and

BY:



BY:

SONIA OROZCO
City Clerk

its: President/COO

APPROVED AS TO FORM:

BY:

ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY:

RHON HERNDON
Public Works Director

RESOLUTION NO. 17-277

APPROVING A THIRD AMENDMENT TO AGREEMENT FOR OPERATION OF THE SOUTH PLACER TRANSIT INFORMATION CALL CENTER BETWEEN THE CITY OF ROSEVILLE AND MV TRANSPORTATION, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a Third Amendment to Agreement for Operation of the South Placer Transit Information Call Center, by and between the City of Roseville and MV Transportation, Inc., has been reviewed by the City Council; and

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

**THIRD AMENDMENT TO AGREEMENT FOR OPERATION OF THE
SOUTH PLACER TRANSIT INFORMATION CALL CENTER**

THIS THIRD AMENDMENT TO AGREEMENT is made and entered into this ____ day of _____, 20__, by and between the City of Roseville, a municipal corporation ("CITY"), and MV Transportation, Inc., a California corporation ("CONTRACTOR"); and

W I T N E S S E T H:

WHEREAS, CITY and CONTRACTOR previously entered into an Agreement for management and operation of the South Placer Transit Call Center dated August 20, 2014 and amended on July 15, 2015 and July 6, 2016 ("AGREEMENT"); and

WHEREAS, CITY desires to amend the AGREEMENT to extend the term of the AGREEMENT on a month-to-month basis for up to a maximum of three (3) months.

NOW, THEREFORE, the parties agree as follows:

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

"Compensation. For its services provided hereunder, CONTRACTOR shall be compensated on a monthly basis for a maximum monthly obligation of twenty-five thousand, four hundred eighteen dollars and forty-three cents (\$25,418.43) as described in EXHIBIT "1" to this Third Amendment to AGREEMENT, attached hereto and incorporated herein by this reference. This brings the total not to exceed contract amount to eight hundred thirty-four thousand, four hundred forty-two dollars and twenty-five cents (\$834,442.25)."

CONTRACTOR shall submit monthly invoices for its services. Such invoices shall be delineated by task, the person performing the services, and the hourly rate, which shall be stated in time increments of not greater than one-tenth (1/10) hours. CITY shall pay invoices within thirty (30) days after receipt, if the services specified in the invoice have been satisfactorily completed. Payments during the month-to-month extension(s) after June 30, 2017 will conform to the rates as indicated in EXHIBIT "1" of the Third Amendment to AGREEMENT."

2. Section 21 of the AGREEMENT is hereby amended to add the following sentence:

"Upon completion of the full term of this AGREEMENT on June 30, 2017, the parties agree to extend the term of this AGREEMENT on a month-to month basis thereafter for up to a maximum of three (3) months."

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

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

[SIGNATURES ON FOLLOWING PAGE]

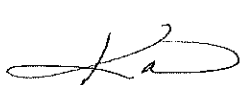
CITY OF ROSEVILLE, a
municipal corporation

MV TRANSPORTATION, INC., a
California corporation

BY: _____
ROB JENSEN
City Manager

BY: 
its: CFO

ATTEST:

and
BY: 
its: President/COO

BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____
RHON HERNDON
Public Works Director

EXHIBIT “1”

Agreement for the Operation of the South Placer Transit Information Call Center

AMENDMENT #3

Proposal Form C -Price Proposal - Post-June 30, 2017 Extension Monthly Rates

		MONTHLY MAXIMUM
Fixed Monthly Rate:	\$3,148.68 x 1 month =	\$ 3,148.68
Lead Reservationist Hourly	\$26.651x 180 hrs =	\$ 4,797.18
Reservationist Hourly Rate:	\$24.714 x 600 hrs =	\$ 14,828.40
Trapeze Cost:	\$2,644.17x 1 month =	\$ <u>2,644.17</u>
MONTHLY MAXIMUM=		\$ 25,418.43



COUNCIL COMMUNICATION

CC #: 8566

File #: 0206-03-01

Title: Finance Authority - Stone Point Community Facilities District No. 1 and No. 5 -
Special Tax Refunding Bonds, Series 2017B

Contact: Vanessa Lieberman 916-774-5189 vlieberman@roseville.ca.us

Meeting Date: 6/21/2017

Item #: 7.26.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt the Resolutions authorizing the issuance of refunding special tax bonds, and authorize the City Manager, or his designee, to approve and authorize the related documents and agreements to complete the bond sale and include the Refunding Bonds for Stone Point Facilities District No. 1 (SP CFD No. 1) and Stone Point Community Facilities District No. 5 (SP CFD No. 5).

Of the two resolutions: one resolution will be of the Roseville Finance Authority (RFA); the other a City resolution.

The attached resolutions authorize the execution and delivery of the following documents required for the refunding for the Roseville Finance Authority and SP CFD No. 1 and SP CFD No.5:

- City Resolution;
- Authority Resolution;
- Indenture of Trust;
- Fiscal Agent Agreement;
- Escrow Agreement;
- City/Authority Bond Purchase Agreement;
- Preliminary Official Statement;

BACKGROUND

Stone Point Community Facilities District (CFD) No.1 was formed on February 19, 2003 by resolution number 03-84 with an original par amount of \$11,285,000. The current outstanding bond amount is \$6,120,000 with an average interest rate of 6.35% and a final maturity of September 1, 2028. The new refunding principal amount will be \$5,285,000 with an estimated average interest rate of 4.47%. The net present value (NPV) savings for SP CFD No. 1 will be approximately \$892,000 or 16.8% of the refunding bonds.

Stone Point CFD No. 5 was formed August 16, 2006 by resolution number 06-16 with an original par amount of \$5,310,000. The current outstanding bond amount is \$4,915,000 at an average interest rate of 5.23% and a final maturity date of September 1, 2036. The new refunding principal for SP CFD No. 5 will be \$4,660,000 with an estimated average interest rate of 4.07%. The net present value (NPV) savings for the SP CFD No. 5 will be approximately \$582,000 or 12.50% of the refunding bonds.

The City has determined that in the current bond market, the outstanding bonds can be refunded for a true interest cost of 3.56% and an issue size of \$9,945,000 (approximately \$5,285,000 for the SP CFD No. 1 and \$4,660,000 for the SP CFD No. 5) which will result in a substantial savings in debt service and reduced annual tax bills to the property owners within the districts. The refunding will not increase the principal amount or the term of outstanding bonds and has a do not exceed amount of \$11,500,000.

FISCAL IMPACT

There will be no fiscal impact to the City of Roseville as all bond issuance costs will be paid from bond proceeds. Property owners will experience a reduction in annual special tax assessments.

ECONOMIC DEVELOPMENT / JOBS CREATED

There will be no fiscal impact to the City of Roseville as all bond issuance costs will be paid from bond proceeds. Property owners will experience a reduction in annual special tax assessments.

ENVIRONMENTAL REVIEW

Approval of the Roseville Finance Authority Special Tax Refunding Bonds is considered statutorily exempt from CEQA (State CEQA Guidelines Section 15273). The project involves the issuance and sale of special tax refunding bonds to obtain funds for capital projects necessary to maintain services within existing service areas. Therefore, no further CEQA action is required.

Respectfully Submitted,

Vanessa Lieberman, Financial Analyst

Jay Panzica, Chief Financial Officer



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 17-270

Roseville Finance Authority Resolution No. 4-17

Indenture

Fiscal Agent Agreement

Escrow Agreement

City Bond Purchase Agreement

RFA Bond Purchase Contract

Preliminary Official Statement

RESOLUTION NO. 17-270

RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF SPECIAL TAX REFUNDING BONDS FOR COMMUNITY FACILITIES DISTRICTS AND APPROVING AND AUTHORIZING RELATED DOCUMENTS AND ACTIONS

WHEREAS, the City Council of the City of Roseville (the "City") has conducted proceedings under and pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, Chapter 2.5 of Part 1 of Division 2 of Title 5 (commencing with Section 53311) of the California Government Code (the "Mello-Roos Act"), to form Stone Point Community Facilities District No. 1 and Stone Point Community Facilities District No. 5 (together, the "CFDs"), to authorize the levy of special taxes upon the land within the CFDs, and to issue bonds secured by said special taxes the proceeds of which special taxes and which bonds were to be used to finance certain public improvements (the "Prior Facilities"), all as described in those proceedings; and

WHEREAS, under the provisions of the Mello-Roos Act, on behalf of the CFDs, the City has previously issued the following bonds (collectively, the "Prior CFD Bonds") for each respective CFD:

- (a) \$11,285,000 original principal amount of Stone Point Community Facilities District No. 1 Special Tax Bonds, Series 2003; and
- (b) \$5,310,000 original principal amount of Stone Point Community Facilities District No. 5 (Public Facilities) Special Tax Bonds, Series 2006;

WHEREAS, the City has determined that it is in the best financial interests of the City to refinance all or a portion of the Prior CFD Bonds; and to that end, the City has determined to issue (i) the City of Roseville Stone Point Community Facilities District No. 1 Special Tax Refunding Bonds, Series 2017, and (ii) the City of Roseville Stone Point Community Facilities District No. 5 (Public Facilities) Special Tax Refunding Bonds, Series 2017 (together, the "2017 CFD Bonds") pursuant to the Mello-Roos Act; and

WHEREAS, this Council wishes to sell the 2017 CFD Bonds to the Roseville Finance Authority (the "Authority"); and

WHEREAS, the Authority wishes to issue special tax revenue refunding bonds (the "Authority Bonds") pursuant to Article 4 of Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California (the "Authority Bond Law") for the purpose of purchasing the 2017 CFD Bonds from the City; and

WHEREAS, there have been submitted to this Council certain documents described below providing for the issuance of the 2017 CFD Bonds, the use of the proceeds of the 2017 CFD Bonds, issuance of the Authority Bonds, and this Council with the aid of its staff, has reviewed the documents and found them to be in proper order; and

WHEREAS, there has also been submitted to this Council a form of preliminary Official Statement in connection with the marketing of the Authority Bonds, and the Council, with the aid of its staff, has reviewed the preliminary Official Statement to assure proper disclosure of all material facts relating to such Authority Bonds that are in the personal knowledge of the members of this Council and the City staff; and

WHEREAS, all conditions, things and acts required to exist, to have happened and to have been performed precedent to and in the issuance of the 2017 CFD Bonds and the Authority Bonds and the levy of the special taxes as contemplated by this resolution and the documents referred to herein exist, have happened and have been performed in due time, form and manner as required by the laws of the State of California, including the Mello-Roos Act and the Authority Bond Law;

NOW, THEREFORE, BE IT RESOLVED, as follows:

Section 1. Bonds Authorized. Pursuant to the Mello-Roos Act, this Resolution and the Fiscal Agent Agreements (as defined in Section 3 hereof), this Council authorizes the issuance of the 2017 CFD Bonds in an aggregate principal amount not in excess of the principal amount of the Authority Bonds.

The City hereby finds that, as to each series of 2017 CFD Bonds, each constitutes a series of respective "refunding bonds" within the meaning of the Mello-Roos Act because the proceeds thereof will be used to refund the respective series of Prior CFD Bonds. For the purposes of these proceedings for the issuance of each series of 2017 CFD Bonds, the City hereby determines that (i) the total net interest cost to maturity of each series of 2017 CFD Bonds plus the principal amount of the refunding component of each series of 2017 CFD Bonds is less than (ii) the total net interest cost to maturity of each respective series of Prior CFD Bonds plus the principal amount of each respective series of Prior CFD Bonds to be refunded. The City further finds and determines that it would be prudent in the management of its fiscal affairs to issue each series of 2017 CFD Bonds to refund the respective Prior CFD Bonds.

Section 2. Authorities Granted. The City Manager, Chief Financial Executive, Treasurer, Finance Director or such other person or persons as either of them may designate (each, an "Authorized Officer") is hereby authorized and directed to execute and deliver the documents approved herein in substantially the form on file with the City Clerk, together with such additions or changes as are approved by such Authorized Officer upon consultation with the City Attorney and the City's municipal advisor and bond counsel, including such additions or changes as are necessary or advisable to permit the timely issuance, sale and delivery of the 2017 CFD Bonds. The approval of such additions or changes shall be conclusively evidenced by the execution and delivery by an Authorized Officer of the documents herein specified.

Each Authorized Officer is authorized to determine that all or any portion of the 2017 CFD Bonds shall be refunded. In the event that only a portion of the 2017 CFD Bonds are to be refunded, each Authorized Officer is additionally authorized to execute and deliver any of the documents with such additions or changes as are approved by such Authorized Officer upon consultation with the City Attorney and the City's municipal advisor and bond counsel, as are necessary or advisable to permit the timely issuance, sale and delivery of a portion of the 2017 CFD Bonds, with the non-refunded portion remaining outstanding. Such changes may include substituting a Fiscal Agent Agreement (described herein) with a supplement to a previously executed Fiscal Agent Agreement, in such form as determined appropriate by an Authorized Officer.

Section 3. Fiscal Agent Agreements. The Council hereby approves the form of the Fiscal Agent Agreement by and between the City and The Bank of New York Mellon Trust Company, N.A., as fiscal agent (each, a “Fiscal Agent Agreement”) with respect to the respective 2017 CFD Bonds, in substantially the forms on file with the City Clerk. The date, manner of payment, principal amount, interest rate or rates, interest payment dates, denominations, form, registration privileges, manner of execution, place of payment, terms of redemption, costs of issuing and other terms of the 2017 CFD Bonds shall be as provided in the respective Fiscal Agent Agreement as finally executed and delivered. The terms and provisions of the Fiscal Agent Agreements, as executed, are incorporated herein by this reference as if fully set forth herein. An Authorized Officer is hereby authorized and directed to execute the Fiscal Agent Agreements on behalf of the City and the City Clerk is hereby authorized and directed to attest thereto.

Section 4. Escrow Agreement. The form of Escrow Agreement between the City and The Bank of New York Mellon Trust Company, N.A., as escrow holder, in the form presented to this Council at this meeting is hereby approved. An Authorized Officer is hereby authorized and directed to execute the Escrow Agreement on behalf of the City and the City Clerk is hereby authorized and directed to attest thereto. For the purposes hereof, the “Escrow Fund” established under the Escrow Agreement shall constitute the “refunding fund” under the Mello-Roos Act and the “designated costs of issuing the refunding bonds” under the Mello-Roos Act shall include the Costs of Issuance as defined in the Fiscal Agent Agreement. The Prior CFD Bonds will be redeemed on the dates specified in the Escrow Agreement.

Section 5. Official Statement. The Council hereby approves the preliminary Official Statement prepared in connection with the Authority Bonds and the 2017 CFD Bonds in substantially the form submitted to the Council, together with any changes therein or additions thereto deemed advisable by an Authorized Officer. The Council hereby approves and authorizes the distribution by Piper Jaffray & Co., as underwriter of the Authority Bonds, of the preliminary Official Statement to prospective purchasers of the Authority Bonds, and authorizes and directs an Authorized Officer on behalf of the City to deem the preliminary Official Statement “final” pursuant to Rule 15c2-12 under the Securities Exchange Act of 1934 (the “Rule”) prior to its distribution to prospective purchasers of the Authority Bonds. The execution of the final Official Statement, which shall include then current financial information regarding the City and the CFDs and such other changes and additions thereto deemed advisable by an Authorized Officer and such information permitted to be excluded from the preliminary version of the Official Statement pursuant to the Rule, shall be conclusive evidence of the approval of the Official Statement by the City.

Section 6. Continuing Disclosure. The Council hereby approves the form of the Continuing Disclosure Certificate with respect to the Authority Bonds and the 2017 CFD Bonds in substantially the form thereof attached to the Official Statement on file with the City Clerk. An Authorized Officer is hereby authorized and directed to complete and execute the Continuing Disclosure Certificate on behalf of the City with such changes, additions or deletions as may be approved by the Authorized Officer in consultation with the City’s bond counsel.

Section 7. Sale of Bonds; 2017 CFD Bonds Purchase Agreement. The form of the 2017 CFD Bonds Purchase Agreement, providing for the sale of the 2017 CFD Bonds by the City to the Authority presented at this meeting is hereby approved and each of the Authorized Officers is hereby authorized to execute the 2017 CFD Bonds Purchase Agreement in the form so approved, with such additions thereto and changes therein as are necessary to conform the

2017 CFD Bonds Purchase Agreement to the dates, amounts and interest rates applicable to the 2017 CFD Bonds as of the sale date or to cure any defect or ambiguity therein. Approval of such additions and changes shall be conclusively evidenced by the execution and delivery of the 2017 CFD Bonds Purchase Agreement by one or more of such officers. The City Council hereby finds that sale of the 2017 CFD Bonds to the Authority at a private sale pursuant to the 2017 CFD Bonds Purchase Agreement will result in a lower overall cost than would be achieved by selling the 2017 CFD Bonds at a public sale utilizing competitive bidding.

Section 8. Actions Authorized. All actions heretofore taken by the officers and agents of the City with respect to the establishment of the CFDs and the sale and issuance of the 2017 CFD Bonds and the Authority Bonds are hereby approved, confirmed and ratified, and the appropriate officers of the City are hereby authorized and directed to do any and all things and take any and all actions and execute any and all certificates, agreements and other documents, which they, or any of them, may deem necessary or advisable in order to consummate the lawful issuance and delivery of the 2017 CFD Bonds and the Authority Bonds in accordance with this resolution, and any certificate, agreement, and other document described in the documents herein approved. All actions to be taken by an Authorized Officer, as defined herein, may be taken by such Authorized Officer or any designee, with the same force and effect as if taken by the Authorized Officer.

Section 9. Effectiveness. This resolution shall take effect from and after its adoption. The provisions of any previous resolutions relating to issuance of the 2017 CFD Bonds and the Authority Bonds as herein described in any way inconsistent with the provisions hereof are hereby repealed.

* * * * *

I hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Roseville, California, at a regularly scheduled meeting thereof, held on the ____ day of _____, 2017, by the following vote of the City Council:

AYES: COUNCILMEMBERS
NOES: COUNCILMEMBERS
ABSENT: COUNCILMEMBERS
ABSTAIN: COUNCILMEMBERS

Mayor

ATTEST:

City Clerk

FINANCE AUTHORITY OF THE CITY OF ROSEVILLE

RESOLUTION NO. 4-17

AUTHORIZING THE ISSUANCE AND SALE OF ITS SPECIAL TAX REVENUE REFUNDING BONDS AND APPROVING RELATED AGREEMENTS AND ACTIONS

WHEREAS, the Roseville Finance Authority (the "Authority") is a joint exercise of powers authority duly organized and existing under the provisions of Articles 1 through 4 (commencing with Section 6500) of Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California (the "Act"), and is authorized pursuant to Article 4 of the Act (the "Bond Law") to borrow money for the purpose of financing the acquisition of bonds, notes and other obligations and for financing and refinancing public capital improvements of member entities of the Authority and other local agencies; and

WHEREAS, the City Council of the City of Roseville (the "City") has conducted proceedings under and pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, Chapter 2.5 of Part 1 of Division 2 of Title 5 (commencing with Section 53311) of the California Government Code (the "Mello-Roos Act"), to form Stone Point Community Facilities District No. 1 and Stone Point Community Facilities District No. 5 (together, the "CFDs"), to authorize the levy of special taxes upon the land within the CFDs; and

WHEREAS, under the provisions of the Mello-Roos Act, on behalf of the CFDs, the City has previously issued the following bonds (collectively, the "Prior CFD Bonds") for each respective CFD:

- (i) \$11,285,000 original principal amount of Stone Point Community Facilities District No. 1 Special Tax Bonds, Series 2003; and
- (ii) \$5,310,000 original principal amount of Stone Point Community Facilities District No. 5 (Public Facilities) Special Tax Bonds, Series 2006;

WHEREAS, the City has determined that it is in the best financial interests of the City to refinance all or a portion of the Prior CFD Bonds; and to that end, the City has determined to issue (i) the City of Roseville Stone Point Community Facilities District No. 1 Special Tax Refunding Bonds, Series 2017, (ii) the City of Roseville Stone Point Community Facilities District No. 5 (Public Facilities) Special Tax Refunding Bonds, Series 2017 (together, the "2017 CFD Bonds") pursuant to the Mello-Roos Act; and

WHEREAS, the City wishes to sell the 2017 CFD Bonds to the Authority; and

WHEREAS, for the purpose of purchasing the 2017 CFD Bonds and thereby facilitating the refinancing of the Prior CFD Bonds, the Authority has determined to issue its Special Tax Revenue Refunding Bonds, Series 2017B (the "Bonds") pursuant to the Bond Law; and

WHEREAS, for the proposed refinancing, there has been filed with the Secretary of the Board of Directors of the Authority the forms of the following documents to be executed by the Authority with respect to the issuance of the Bonds, which the Board desires to approve for execution as described herein (together, the “Financing Documents”):

- (1) The Indenture of Trust (the “Indenture”), between the Authority and The Bank of New York Trust Company, N.A., as trustee (the “Trustee”);
- (2) The Preliminary Official Statement for the Bonds (the “Preliminary Official Statement”);
- (3) The 2017 CFD Bonds Purchase Agreement relating to the sale of the 2017 CFD Bonds by the City to the Authority, to be dated the date of sale, between the City and the Authority (the “2017 CFD Bonds Purchase Agreement”);
- (4) The Bond Purchase Agreement relating to the sale of the Bonds to Piper Jaffray & Co. (the “Underwriter”) to be dated the date of sale, between the Authority and the Underwriter (the “Bond Purchase Agreement”); and
- (5) The Escrow Agreement relating to the prepayment of the Prior CFD Bonds and the redemption of the Prior CFD Bonds between the City and The Bank of New York Trust Company, N.A., as escrow agent.

WHEREAS, the Authority has determined and hereby finds that the issuance of the Bonds and the acquisition of the 2017 CFD Bonds will result in significant public benefits of the type described in Section 6586 of the Bond Law;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Roseville Finance Authority as follows:

Section 1. Recitals. Each of the above recitals is true and correct and is adopted by the Board of Directors.

Section 2. Bond Issuance. The Bonds shall be issued in an aggregate principal amount not to exceed \$11,500,000 with the number of series, the exact principal amount, the interest rates and the maturity to be determined by the sale of the Bonds as described in Section 4 below. The Bonds shall be executed on behalf of the Authority by the manual or facsimile signature of the Executive Director, President, Vice President or Treasurer or such other person or persons as either of them may designate (each, an “Authorized Officer”), and the seal of the Authority, or a facsimile thereof, may be impressed or imprinted thereon and attested with the manual or facsimile signature of the Secretary of the Authority.

Section 3. Trustee. The Bank of New York Mellon Trust Company, N.A. is hereby appointed to act as the trustee for the Bonds under the Indenture. If an Authorized Officer determines at any time while the Bonds are outstanding that another bank should be selected to act as trustee for the Bonds, in order to ensure the efficient administration of the Bonds, then such Authorized Officer, or a designee, is hereby authorized and directed to select and engage a bank or trust company meeting the requirements set forth in the Indenture to act as the trustee for the Bonds under the terms of the Indenture.

Section 4. Sale of the Bonds. The Board hereby approves the sale of the Bonds by negotiation with the Underwriter pursuant to the Bond Purchase Agreement. The Bond Purchase Agreement shall be executed in the name and on behalf of the Authority by an Authorized Officer upon submission of a proposal by the Underwriter to purchase the Bonds, which offer is consistent with the following requirements: the amount of Underwriter's discount shall be not more than 1.00% of the par amount thereof (not taking into account any original issue discount on the sale thereof), the true interest cost shall not be in excess of 5.00% and the aggregate principal amount of the Bonds shall not be in excess of \$11,500,000.

Section 5. Financing Documents. The Bonds shall be issued under the terms of the Indenture, the form of which is on file with the Secretary of the Board of Directors. The Board of Directors hereby approves the Indenture and other Financing Documents in substantially the forms on file with the Secretary, together with any changes therein or additions thereto approved by, and the execution thereof by an Authorized Officer shall be conclusive evidence of such approval of any such changes or additions. The Board of Directors hereby authorizes and directs an Authorized Officer to execute, and the Secretary to attest and affix the seal of the Authority to, the final forms of the Financing Documents for and in the name of the Authority. The Board of Directors hereby authorizes the delivery and performance of the Financing Documents.

Section 6. Official Statement. The form of the Preliminary Official Statement presented at this meeting is hereby approved and the Underwriter is hereby authorized to distribute the Preliminary Official Statement to prospective purchasers of the Bonds in the form hereby approved, together with such additions thereto and changes therein as are determined necessary by the Treasurer of the Authority, or his written designee, to make such Preliminary Official Statement final as of its date for purposes of Rule 15c2-12 of the Securities and Exchange Commission, including, but not limited to, such additions and changes as are necessary to incorporate the terms of any municipal bond insurance for the Bonds and make the information therein accurate and not misleading. Each Authorized Officer is hereby authorized to execute a final Official Statement in the form of the Preliminary Official Statement, together with such changes as are determined necessary by the Treasurer of the Authority, or his written designee, to make such Official Statement complete and accurate as of its date. The Underwriter is further authorized to distribute the final Official Statement for the Bonds and any supplement thereto to the purchasers thereof upon its execution on behalf of the Authority as described above.

Section 7. Official Actions. Each Authorized Officer and any and all other officers of the Authority are hereby authorized and directed, for and in the name and on behalf of the Authority, to do any and all things and take any and all actions, including execution and delivery of the Financing Documents, any and all assignments, certificates, requisitions, agreements, notices, consents, instruments of conveyance, warrants and other documents, which they, or any of them, may deem necessary or advisable in order to consummate the issuance and sale of the Bonds and any of the other transactions contemplated by the documents approved pursuant to this Resolution. Whenever in this Resolution any officer of the Authority is authorized to execute or countersign any document or take any action, such execution, countersigning or action may be taken on behalf of such officer by any person designated by such officer to act on his or her behalf in the case such officer shall be absent or unavailable.

Section 8. Effective Date. This Resolution shall take effect from and after the date of its passage and adoption.

* * * * *

I hereby certify that the foregoing Resolution was regularly introduced and adopted by the Board of Directors of the Roseville Finance Authority at a regular meeting held on the ____ day of _____, 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chair

ATTEST:

Secretary

INDENTURE OF TRUST

between

ROSEVILLE FINANCE AUTHORITY

and

**THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A.,
as Trustee**

Dated as of _____ 1, 2017

**\$ _____
ROSEVILLE FINANCE AUTHORITY
SPECIAL TAX REVENUE REFUNDING BONDS
SERIES 2017B**

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Exhibit A Form of Bond

Exhibit B Provisions Relating to Bond Insurance Policy

INDENTURE OF TRUST

THIS INDENTURE OF TRUST (this "Indenture"), dated as of _____ 1, 2017, is between the ROSEVILLE FINANCE AUTHORITY, a joint powers authority organized and existing under the laws of the State of California (the "Authority") and THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., a national banking association organized and existing under the laws of the United States of America (the "Trustee").

BACKGROUND:

1. The Authority is a joint exercise of powers authority duly organized and existing under the provisions of Articles 1 through 4 (commencing with Section 6500) of Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California (the "Act"), and is authorized pursuant to Article 4 of the Act (the "Bond Law") to (i) purchase, with the proceeds of its bonds, bonds issued by a local agency and to hold such bonds and (ii) issue bonds to pay the cost of any public capital improvement.

2. Pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "CFD Act") the City of Roseville (the "City") previously issued the following bonds (collectively, the "Prior CFD Bonds"):

- (i) \$11,285,000 original principal amount of Stone Point Community Facilities District No. 1 Special Tax Bonds, Series 2003; and
- (ii) \$5,310,000 original principal amount of Stone Point Community Facilities District No. 5 (Public Facilities) Special Tax Bonds, Series 2006;

3. The City has determined that it is in the best financial interests of the City to refinance the Prior CFD Bonds.

4. Accordingly, the City has determined to issue (i) the City of Roseville Stone Point Community Facilities District No. 1 Special Tax Refunding Bonds, Series 2017, and (ii) the City of Roseville Stone Point Community Facilities District No. 5 (Public Facilities) Special Tax Refunding Bonds, Series 2017 (together, the "CFD Bonds") pursuant to the CFD Act.

5. The Authority wishes to assist the City with the refinancing of the Prior CFD Bonds by purchasing the CFD Bonds.

6. For the purpose of facilitating the refinancing of the Prior CFD Bonds, the Authority has determined to issue its Special Tax Revenue Refunding Bonds, Series 2017B in the aggregate principal amount of \$_____ (the "Bonds") pursuant to and secured by this Indenture in the manner provided herein.

7. In order to provide for the authentication and delivery of the Bonds, to establish and declare the terms and conditions upon which the Bonds are to be issued and to secure the payment of the principal thereof and interest thereon, the Authority has authorized the execution and delivery of this Indenture.

8. The Authority hereby certifies that all acts and proceedings required by law necessary to make the Bonds, when executed by the Authority, authenticated and delivered by the Trustee and duly issued, the valid, binding and legal special obligations of the Authority, and

to constitute this Indenture a valid and binding agreement for the uses and purposes herein set forth in accordance with its terms, have been done and taken, and the execution and delivery of the Indenture have been in all respects duly authorized.

NOW, THEREFORE, THIS INDENTURE WITNESSETH, that in order to secure the payment of the principal of and the interest and premium (if any) on all Bonds at any time issued and Outstanding under this Indenture, according to their tenor, and to secure the performance and observance of all the covenants and conditions therein and herein set forth, and to declare the terms and conditions upon and subject to which the Bonds are to be issued and received, and in consideration of the premises and of the mutual covenants herein contained and of the purchase and acceptance of the Bonds by the Owners thereof, and for other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the Authority does hereby covenant and agree with the Trustee, for the benefit of the respective Owners from time to time of the Bonds, as follows:

ARTICLE I

DEFINITIONS; AUTHORIZATION AND PURPOSE OF BONDS; EQUAL SECURITY

Section 1.1. Definitions. Unless the context otherwise requires, the terms defined in this Section will for all purposes of this Indenture and of any Supplemental Indenture and of the Bonds and of any certificate, opinion, request or other documents herein mentioned have the meanings herein specified.

“Act” means Articles 1 through 4 (commencing with Section 6500) of Chapter 5, Division 7, Title 1 of the Government Code of the State, as it may hereafter be amended from time to time.

“Additional Bonds” has the meaning given that term in Section 5.6.

“Annual Debt Service” means, for each Bond Year, the sum of (a) the interest payable on the Outstanding Bonds of a Series in such Bond Year, and (b) the principal amount of the Outstanding Bonds of a Series scheduled to be paid in such Bond Year.

“Authority” means the Roseville Finance Authority, a joint powers authority established under Sections 6500 et seq. of the California Government Code and a Joint Exercise of Powers Agreement originally entered into as of July 1, 1989 and amended and restated as of July 1, 1997, by and between the City and the Redevelopment Agency of the City of Roseville.

“Authority Administrative Expenses” means the fees and expenses of the Trustee, including legal fees and expenses (including fees and expenses of outside counsel and the allocated costs of internal attorneys) and the out of pocket expenses incurred by the Trustee, the City and the Authority in carrying out their duties hereunder including payment of amounts payable to the United States pursuant to Sections 5.7 and 5.8.

“Authorized Officer” means (i) with respect to the Authority, Executive Director, President, Vice President or Treasurer or such other person or persons as either of them may designate or any other Person authorized by the Authority to perform an act or sign a document on behalf of the Authority for purposes of this Indenture and (ii) with respect to the City, its City Manager, Chief Financial Executive, Treasurer, Finance Director or such other person or persons as either of them may designate, or any other Person authorized by the City to perform an act or sign a document on behalf of the City for purposes of this Indenture.

“Beneficial Owners” means the actual purchasers of the Bonds whose ownership interests are recorded on the books of the DTC Participants.

“Bond Counsel” means Jones Hall, A Professional Law Corporation, and its successors; or any other attorney at law or firm of attorneys selected by the Authority, of nationally recognized standing in matters pertaining to the federal tax exemption of interest on bonds issued by states and political subdivisions, and duly admitted to practice law before the highest court of any state of the United States of America.

“Bond Law” means the Marks Roos Local Bond Pooling Act of 1985, constituting Article 4 of the Act (commencing with Section 6584), as it may hereafter be amended from time to time.

“Bond Register” means the registration books for the Bonds maintained by the Trustee in accordance with Section 2.8.

“Bonds” means the Authority’s Special Tax Revenue Refunding Bonds, Series 2017B authorized by and at any time Outstanding pursuant to the Bond Law and this Indenture, and any Additional Bonds issued hereunder.

“Bond Year” means each twelve month period extending from September 2 in one calendar year to September 1 of the succeeding calendar year, except in the case of the initial Bond Year which will be the period from the Closing Date to September 1, 2017, both dates inclusive.

“Business Day” means a day which is not a Saturday or Sunday or a day of the year on which the New York Stock Exchange or banks in New York, New York or Los Angeles, California, or where the Trust Office is located, are not required or authorized to remain closed.

“Certificate of the Authority” means a certificate in writing signed by an Authorized Officer of the Authority.

“CFD Act” means the Mello-Roos Community Facilities Act of 1982, constituting Chapter 2.5 (commencing with Section 53311), Article 1 of Division 2 of Title 5 of the Government Code of that State of California, as amended from time to time.

“CFD Bonds” means the Stone Point CFD No. 1 Bonds and the Stone Point CFD No. 5 Bonds.

“CFD Bonds Fiscal Agent” means the fiscal agent under the CFD Fiscal Agent Agreements.

“CFD Fiscal Agent Agreements” means the Stone Point CFD No. 1 CFD Fiscal Agent Agreement and the Stone Point CFD No. 5 Fiscal Agent Agreement.

“City” means the City of Roseville, a municipal corporation and charter city duly established and existing under the Constitution and laws of the State of California.

“Closing Date” means _____, 2017.

“Code” means the Internal Revenue Code of 1986 as in effect on the Closing Date or (except as otherwise referenced herein) as it may be amended to apply to obligations issued on the Closing Date, together with applicable temporary and final regulations promulgated, and applicable official guidance published, under the Code.

“Community Facilities District” or “CFD” means Stone Point CFD No. 1 or Stone Point CFD No. 5, as applicable.

“Costs of Issuance” means the costs and expenses incurred in connection with the issuance and sale of the Bonds and the CFD Bonds, and the acquisition of the CFD Bonds by the Authority, including the acceptance and initial annual fees and expenses (including legal fees and expenses) of the Trustee, legal fees and expenses, costs of printing the Bonds and the preliminary and final Official Statements, fees of financial consultants, and other fees and expenses set forth in a Request of the Authority.

“Costs of Issuance Fund” means the fund by that name established in Section 3.4.

“Dated Date” means the Closing Date.

“DTC” means The Depository Trust Company, New York, New York, and its successors and assigns.

“DTC Participants” means securities brokers and dealers, banks, trust companies, clearing corporations and other organizations maintaining accounts with DTC.

“Event of Default” means any of the events described in Section 8.1.

“Fair Market Value” means, with respect to any investment, the price at which a willing buyer would purchase such investment from a willing seller in a bona fide, arm's length transaction (determined as of the date the contract to purchase or sell the investment becomes binding) if the investment is traded on an established securities market (within the meaning of Section 1273 of the Code) and, otherwise, the term “Fair Market Value” means the acquisition price in a bona fide arm's length transaction (as described above) if (i) the investment is a certificate of deposit that is acquired in accordance with applicable regulations under the Code, (ii) the investment is an agreement with specifically negotiated withdrawal or reinvestment provisions and a specifically negotiated interest rate (for example, a guaranteed investment contract, a forward supply contract or other investment agreement) that is acquired in accordance with applicable regulations under the Code, (iii) the investment is a United States Treasury Security - State and Local Government Series that is acquired in accordance with applicable regulations of the United States Bureau of Public Debt, or (iv) any commingled investment fund in which the Authority and related parties do not own more than a ten percent (10%) beneficial interest therein if the return paid by the fund is without regard to the source of the investment.

“Federal Securities” means any of the following:

- (a) Cash (insured at all times by the Federal Deposit Insurance Corporation).
- (b) Obligations of, or obligations guaranteed as to principal and interest by, the U.S. or any agency or instrumentality thereof, when such obligations are backed by the full faith and credit of the U.S. including:
 - U.S. treasury obligations
 - All direct or fully guaranteed obligations
 - Farmers Home Administration
 - General Services Administration
 - Guaranteed Title XI financing
 - Government National Mortgage Association (GNMA)
 - State and Local Government Series

“Fiscal Year” means any twelve month period extending from July 1 in one calendar year to June 30 of the succeeding calendar year, both dates inclusive, or any other twelve month period selected and designated by the Authority as its official fiscal year period.

“Indenture” means this Indenture of Trust, as originally executed or as it may from time to time be supplemented, modified or amended by any Supplemental Indenture pursuant to the provisions.

“Independent Accountant” means any accountant or firm of such accountants appointed and paid by the Authority, and who, or each of whom –

- (a) is in fact independent and not under domination of the Authority or the City;
- (b) does not have any substantial interest, direct or indirect, in the Authority or the City; and
- (c) is not an officer or employee of the Authority, or the City, but who may be regularly retained to make annual or other audits of the books of or reports to the Authority or the City.

“Independent Financial Consultant” means any financial consultant or firm of such consultants appointed and paid by the Authority, and who, or each of whom –

- (a) is in fact independent and not under domination of the Authority or the City;
- (b) does not have any substantial interest, direct or indirect, in the Authority or the City; and
- (c) is not an officer or employee of the Authority or the City, but who may be regularly retained to make annual or other audits of the books of or reports to the Authority or the City.

“Interest Account” means the account by that name established and held by the Trustee pursuant to Section 4.2(a).

“Interest Payment Date” means March 1 and September 1 in each year, beginning March 1, 2018, and continuing thereafter so long as any Bonds remain Outstanding.

“Maximum Annual Debt Service” means, as of the date of any calculation, the largest Annual Debt Service on a Series during the current or any future Bond Year.

“Original Purchaser” means, with respect to the Bonds, Piper Jaffray & Co.

“Outstanding”, when used as of any particular time with reference to Bonds, means (subject to the provisions of Section 9.7) all Bonds theretofore executed and issued by the Authority and authenticated and delivered by the Trustee under this Indenture except –

- (a) Bonds theretofore cancelled by the Trustee or surrendered to the Trustee for cancellation pursuant to Section 2.9;
- (b) Bonds paid or deemed to have been paid within the meaning of Section 9.3 or Bonds called for redemption for which funds have been provided as described in Section 2.2(g); and

(c) Bonds in lieu of or in substitution for which other Bonds will have been executed, issued and delivered pursuant to this Indenture or any Supplemental Indenture.

“Owner” or “Bond Owner”, when used with respect to any Bond, means the person in whose name the ownership of such Bond will be registered on the Bond Register.

“Permitted Investments” means any of the following which at the time of investment are legal investments under the laws of the State of California for the moneys proposed to be invested therein, but only to the extent that the same are acquired at Fair Market Value:

(a) Federal Securities;

(b) any of the following direct or indirect obligations of the following agencies of the United States of America: (i) direct obligations of the Export-Import Bank; (ii) certificates of beneficial ownership issued by the Farmers Home Administration; (iii) participation certificates issued by the General Services Administration; (iv) mortgage-backed bonds or pass-through obligations issued and guaranteed by the Government National Mortgage Association, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation or the Federal Housing Administration; (v) project notes issued by the United States Department of Housing and Urban Development; and (vi) public housing notes and bonds guaranteed by the United States of America;

(c) interest-bearing demand or time deposits (including certificates of deposit) or deposit accounts in federal or state chartered savings and loan associations or in federal or State of California banks (including the Trustee and its affiliates), provided that (i) the unsecured short-term obligations of such commercial bank or savings and loan association will be rated in the highest short-term rating category by any Rating Agency or (ii) such demand or time deposits will be fully insured by the Federal Deposit Insurance Corporation;

(d) commercial paper rated at the time of purchase in the highest short-term rating category by any Rating Agency, issued by corporations which are organized and operating within the United States of America, and which matures not more than 180 days following the date of investment therein;

(e) bankers acceptances, consisting of bills of exchange or time drafts drawn on and accepted by a commercial bank whose short-term obligations are rated in the highest short-term rating category by any Rating Agency or whose long-term obligations are rated A or better by each such Rating Agency, which mature not more than 270 days following the date of investment therein;

(f) obligations the interest on which is excludable from gross income pursuant to Section 103 of the Tax Code and which are either (a) rated A or better by any Rating Agency or (b) fully secured as to the payment of principal and interest by Federal Securities;

(g) obligations issued by any corporation organized and operating within the United States of America having assets in excess of Five Hundred Million

Dollars (\$500,000,000), which obligations are rated A or better by any Rating Agency;

(h) money market funds (including money market funds for which the Trustee, its affiliates or subsidiaries provide investment advisory or other management services) which invest in Federal Securities or which are rated in the highest rating category by any Rating Agency;

(i) any investment agreement, repurchase agreement or other investment instrument which represents the general unsecured obligations of a bank, investment banking firm or other financial institution whose long-term obligations are rated at the time of delivery of the investment agreement, repurchase agreement or other investment instrument A or better by any Rating Agency;

(j) shares in a California common law trust established pursuant to Title 1, Division 7, Chapter 5 of the Government Code of the State of California that invests exclusively in investments permitted by Section 53601 of Title 5, Division 2, Chapter 4 of the California Government Code, as it may be amended (California Asset Management Program); and

(k) the Local Agency Investment Fund of the State, created pursuant to Section 16429.1 of the California Government Code.

“Principal Account” means the account by that name established and held by the Trustee pursuant to Section 4.2(a).

“Prior CFD Bonds” means, collectively, the Prior Stone Point CFD No. 1 Bonds and the Prior Stone Point CFD No. 5 Bonds.

“Prior CFD Bonds Fiscal Agent” means The Bank of New York Mellon Trust Company, N.A., as trustee with respect to the Prior CFD Bonds.

“Prior Stone Point CFD No. 1 Bonds” means the \$11,285,000 original principal amount of City of Roseville Stone Point Community Facilities District No. 1 Special Tax Bonds, Series 2003.

“Prior Stone Point CFD No. 5 Bonds” means the \$5,310,000 original principal amount of City of Roseville Stone Point Community Facilities District No. 5 (Public Facilities) Special Tax Bonds, Series 2006.

“Purchase Fund” means the fund by that name established and held by the Trustee pursuant to Section 3.5 of this Indenture.

“Rating Agency” means Standard & Poor’s or, in the event that Standard & Poor’s no longer maintains a rating on the Bonds, any other nationally recognized bond rating agency then maintaining a rating on the Bonds, but, in each instance, only so long as Standard & Poor’s or other nationally recognized rating agency then maintains a rating on the Bonds.

“Rebate Fund” means the fund by that name established pursuant to Section 5.8.

“Record Date” means, with respect to any Interest Payment Date, the fifteenth calendar day of the month preceding the month in which such Interest Payment Date occurs, whether or not such day is a Business Day.

“Request of the Authority” means a written request executed by an Authorized Officer of the Authority.

“Request of the City” means a written certificate or request executed by an Authorized Officer of the City.

“Representation Letter” means the representation letter dated as of the Closing Date for the Bonds among the Authority, the Trustee and DTC.

“Responsible Officer” means any officer of the Trustee assigned to administer the Trustee’s duties under this Indenture.

“Revenue Fund” means the fund by that name established and held by the Trustee pursuant to Sections 3.3 and 4.2.

“Revenues” means: (a) all amounts received from the CFD Bonds; (b) any proceeds of the Bonds originally deposited with the Trustee and all moneys deposited and held from time to time by the Trustee in the funds and accounts established hereunder with respect to the Bonds (other than the Rebate Fund and the Surplus Fund); and (c) investment income with respect to any moneys held by the Trustee in the funds and accounts established hereunder with respect to the Bonds (other than investment income on moneys held in the Rebate Fund and the Surplus Fund).

“Securities Depositories” means DTC, and, in accordance with then current guidelines of the Securities and Exchange Commission, such other securities depositories as the Authority designates in a written notice filed with the Trustee.

“Series” means a series of bonds Outstanding hereunder.

“Special Taxes” means the taxes authorized to be levied by each CFD on parcels within the CFD, which have been pledged to repay the applicable CFD Bonds pursuant to the CFD Act.

“Standard & Poor’s” and “S&P” means S&P Global Ratings, a Standard & Poor’s Financial Services LLC business, its successors and assigns.

“State” means the State of California.

“Stone Point CFD No. 1” means City of Roseville Stone Point Community Facilities District No. 1, a community facilities district formed pursuant to the CFD Act.

“Stone Point CFD No. 1 Bonds” means the City of Roseville Stone Point Community Facilities District No. 1 Special Tax Refunding Bonds, Series 2017

“Stone Point CFD No. 1 Fiscal Agent Agreement” pursuant to which the Stone Point CFD No. 1 Bonds are issued, between the City, for and on behalf of Stone Point CFD No. 1, and the CFD Bonds Fiscal Agent.

“Stone Point CFD No. 5” means City of Roseville Stone Point Community Facilities District No. 5 (Public Facilities), a community facilities district formed pursuant to the CFD Act.

“Stone Point CFD No. 5 Bonds” means the City of Roseville Stone Point Community Facilities District No. 5 (Public Facilities) Special Tax Refunding Bonds, Series 2017

“Stone Point CFD No. 5 Fiscal Agent Agreement” pursuant to which the Stone Point CFD No. 5 Bonds are issued, between the City, for and on behalf of Stone Point CFD No. 1, and the CFD Bonds Fiscal Agent.

“Supplemental Indenture” means any indenture, agreement or other instrument hereafter duly executed by the Authority in accordance with the provisions of Article 7 of this Indenture.

“Surplus Fund” means the fund by that name established pursuant to Section 3.8.

“Trust Office” means the office of the Trustee at which at any particular time its corporate trust business with respect to this Indenture will be principally administered, which office at the date hereof is located in Los Angeles, California, or such other place as designated by the Trustee except that with respect to presentation of Bonds for payment or for registration of transfer and exchange, such term will mean the office or agency of the Trustee at which, at any particular time, its corporate trust agency business will be conducted.

“Trustee” means The Bank of New York Mellon Trust Company, N.A., and its successors and assigns, and any other corporation or association which may at any time be substituted in its place as provided in Article VI.

Section 1.2. Rules of Construction. All references in this Indenture to “Articles,” “Sections,” and other subdivisions are to the corresponding Articles, Sections or subdivisions of this Indenture; and the words “herein,” “hereof,” “hereunder,” and other words of similar import refer to this Indenture as a whole and not to any particular Article, Section or subdivision.

Section 1.3. Authorization and Purpose of Bonds. The Authority has reviewed all proceedings heretofore taken relative to the authorization of the Bonds and has found, as a result of such review, and hereby finds and determines, that all things, conditions and acts required by law to exist, happen and/or be performed precedent to and in the issuance of the Bonds do exist, have happened and have been performed in due time, form and manner as required by law, and the Authority is now authorized under the Bond Law and each and every requirement of law, to issue the Bonds in the manner and form provided in this Indenture. Accordingly, the Authority hereby authorizes the issuance of the Bonds pursuant to the Bond Law and this Indenture for the purpose of providing funds to acquire the CFD Bonds and pay Costs of Issuance for the Bonds.

Section 1.4. Equal Security. In consideration of the acceptance of the Bonds by the Owners thereof, this Indenture will be deemed to be and will constitute a contract between the Authority and the Owners from time to time of the Bonds; and the covenants and agreements herein set forth to be performed on behalf of the Authority will be for the equal and proportionate benefit, security and protection of all Owners of the Bonds without preference, priority or

distinction as to security or otherwise of any of the Bonds over other Bonds by reason of the number or date thereof or the time of sale, execution or delivery thereof, or otherwise for any cause whatsoever, except as expressly provided therein or herein.

ARTICLE II

ISSUANCE OF BONDS

Section 2.1. Terms of Bonds. The Bonds authorized to be issued by the Authority under and subject to the Bond Law and the terms of this Indenture will be dated the Closing Date and be designated as follows the "Roseville Finance Authority Special Tax Revenue Refunding Bonds, Series 2017B," which will be issued in the original aggregate principal amount of _____ million _____ thousand dollars (\$_____).

The Bonds will be issued in fully registered form without coupons in denominations of \$5,000 or any integral multiple thereof, so long as no Bond will have more than one maturity date. The Bonds will mature on September 1 in each of the years and in the amounts, and will bear interest (calculated on the basis of a 360-day year of twelve 30-day months) at the rates, as follows:

<u>Maturity Date</u> <u>(September 1)</u>	<u>Principal Amount</u>	<u>Interest Rate Per Annum</u>
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Interest on the Bonds will be payable on each Interest Payment Date to the person whose name appears on the Bond Register as the Owner thereof as of the Record Date immediately preceding each such Interest Payment Date, such interest to be paid by check of the Trustee mailed on such Interest Payment Date by first class mail, postage prepaid, to the Owner at the address of such Owner as it appears on the Bond Register or by wire transfer to an account in the United States of America made on such Interest Payment Date upon instructions of any Owner of \$1,000,000 or more in aggregate principal amount of Bonds of a Series provided to the Trustee in writing at least five (5) Business Days before the Record Date

for such Interest Payment Date. Principal of and premium (if any) on any Bond will be paid upon presentation and surrender thereof, at maturity or the prior redemption thereof, at the Trust Office of the Trustee. The principal of and interest and premium (if any) on the Bonds will be payable in lawful money of the United States of America.

Each Bond will bear interest from the Interest Payment Date next preceding the date of authentication thereof, unless (a) it is authenticated after a Record Date and on or before the following Interest Payment Date, in which event it will bear interest from such Interest Payment Date; or (b) it is authenticated on or before _____, 2017, in which event it will bear interest from the Closing Date; provided, however, that if, as of the date of authentication of any Bond, interest thereon is in default, such Bond will bear interest from the Interest Payment Date to which interest has previously been paid or made available for payment thereon, or from the Closing Date if no interest has been paid or made available for payment.

Section 2.2. Redemption of Bonds.

(a) Optional Redemption. The Bonds maturing on or before September 1, _____, are not subject to optional redemption prior to maturity. The Bonds maturing on and after September 1, _____, may be redeemed at the option of the Authority, from any source of available funds, prior to maturity on any date on or after September 1, _____, as a whole, or in part from maturities corresponding proportionately to the maturities of the CFD Bonds simultaneously redeemed, if any redemption of CFD Bonds is being accomplished in conjunction with such optional redemption, and otherwise from such maturities as are selected by the Authority, and by lot within a maturity, at a redemption price equal to principal amount of the Bonds to be redeemed, plus accrued interest thereon to the date of redemption, without premium.

The Authority will deliver to the Trustee a certificate of an Independent Financial Consultant verifying that, following such optional prepayment of the CFD Bonds and redemption of the Bonds, the principal and interest generated from the remaining CFD Bonds is adequate to make the timely payment of principal and interest due on the Bonds that will remain Outstanding hereunder following such optional redemption.

(b) Mandatory Special Redemption. The Bonds are subject to mandatory special redemption on any Interest Payment Date from proceeds of early redemption of CFD Bonds from prepayment of Special Taxes, in whole or in part, from maturities corresponding proportionately to the maturities of the CFD Bonds simultaneously redeemed, at the principal amount thereof, plus a premium expressed below as a percentage of the principal amount so redeemed, plus accrued interest to the date of redemption thereof:

<u>Redemption Date</u>	<u>Redemption Premium</u>
On or after _____, through _____	3%
September 1, _____ and March 1, _____	2
September 1, _____ and March 1, _____	1
September 1, _____ and thereafter	0

The Authority will deliver to the Trustee a certificate of an Independent Financial Consultant verifying that, following such mandatory special prepayment of the CFD Bonds and redemption of the Bonds, the principal and interest generated from the remaining CFD Bonds is adequate to make the timely payment of principal and interest due on the Bonds that will remain Outstanding hereunder following such redemption.

(c) Mandatory Sinking Fund Redemption of Bonds. The Bonds maturing on September 1, _____, are subject to redemption prior to their stated maturity, in part, by lot from amounts deposited into the Principal Account in the following amounts and on the following dates, at the principal amount thereof on the date fixed for redemption, without premium, but which amounts will be proportionately reduced by the principal amount of all Bonds optionally redeemed:

Mandatory Redemption Dates (September 1)	Principal Amount
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* Maturity

(d) Notice of Redemption. Written notice of any such redemption will be given by the Authority to the Trustee at least forty-five (45) days prior to the date of redemption (unless a shorter time will be acceptable to the Trustee in its sole discretion for its convenience). The Trustee on behalf, and at the expense, of the Authority will mail (by first class mail, postage prepaid) notice of any redemption to the respective Owners of any Bonds designated for redemption at their respective addresses appearing on the Bond Register, and to the Securities Depositories and to the Municipal Securities Rulemaking Board, at least thirty (30) but not more than sixty (60) days prior to the date fixed for redemption. Neither failure to receive any such notice so mailed nor any defect therein will affect the validity of the proceedings for the redemption of such Bonds or the cessation of the accrual of interest thereon. Such notice will state the date of the notice, the redemption date, the redemption place and the redemption price and will designate the CUSIP numbers, the Bond numbers and the maturity or maturities (in the event of redemption of all of the Bonds of such maturity or maturities in whole) of the Bonds to be redeemed, and will require that such Bonds be then surrendered at the Trust Office of the Trustee for redemption at the redemption price, giving notice also that further interest on such Bonds will not accrue from and after the redemption date. Any such notice of optional redemption may specify that redemption on the specified date will be subject to receipt by the Authority of moneys sufficient to cause such redemption (and will specify the proposed source of such moneys), and neither the Authority nor the Trustee will have any liability to the Owners or any other party as a result of its failure to redeem the Bonds as a result of insufficient moneys.

The Authority has the right to rescind any redemption by written notice to the Trustee on or prior to the date fixed for redemption. Any notice of optional redemption will be cancelled and annulled if for any reason funds are not available on the date fixed for redemption for the payment in full of the Bonds then called for redemption, and such cancellation will not constitute an Event of Default hereunder. The Trustee will mail notice of rescission of redemption in the same manner notice of redemption was originally provided.

In addition to the foregoing notice, further notice will be given by the Trustee in said form by first class mail to any Bondowner whose Bond has been called for redemption but who has failed to submit his Bond for payment by the date which is sixty days after the redemption date, but no defect in said further notice nor any failure to give or receive all or any portion of such further notice will in any manner defeat the effectiveness of a call for redemption.

Upon the payment by the Trustee from the applicable account in the Revenue Fund of the redemption price of the Bond being redeemed, each check or other transfer of funds issued

for such purpose will, to the extent practicable, bear the CUSIP number identifying, by issue and maturity, the Bonds being redeemed with the proceeds of such check or other transfer.

(e) Selection of Bonds of a Maturity for Redemption. Unless otherwise provided hereunder, whenever provision is made in this Indenture or in the applicable Supplemental Indenture for the redemption of fewer than all of the Bonds of a maturity of a Series of the Bonds, the Trustee will select the Bonds to be redeemed from all Bonds of such maturity not previously called for redemption, by lot in any manner which the Trustee in its sole discretion will deem appropriate and fair. For purposes of such selection, all Bonds will be deemed to be comprised of separate \$5,000 authorized denominations, and such separate authorized denominations will be treated as separate Bonds that may be separately redeemed.

(f) Partial Redemption of Bonds. In the event only a portion of any Bond is called for redemption, then upon surrender of such Bond the Authority will execute and the Trustee will authenticate and deliver to the Owner thereof, at the expense of the Authority, a new Bond or Bonds of the same maturity date, of authorized denominations in aggregate principal amount equal to the unredeemed portion of the Bond to be redeemed.

(g) Effect of Redemption. From and after the date fixed for redemption, if funds available for the payment of the principal of and interest (and premium, if any) on the Bonds so called for redemption will have been duly provided, such Bonds so called will cease to be entitled to any benefit under this Indenture other than the right to receive payment of the redemption price, and no interest will accrue thereon from and after the redemption date specified in such notice. All Bonds redeemed pursuant to this Section 2.2 will be cancelled and destroyed.

Section 2.3. Form of Bonds. The Bonds, the form of Trustee's certificate of authentication, and the form of assignment to appear thereon, will be substantially in the form set forth in Exhibit A attached hereto and by this reference incorporated herein, with necessary or appropriate variations, omissions and insertions, as permitted or required by this Indenture.

Section 2.4. Execution of Bonds. All the Bonds will, from time to time, be executed on behalf of the Authority by, or bear the manual or facsimile signature of, one of the members of the Board of Directors of the Authority and be attested by the manual or facsimile signature of the Secretary or by any deputy thereof. If any of the directors or officers who will have signed or sealed any of the Bonds or whose facsimile signature will be upon the Bonds will cease to be such officer of the Authority before the Bond so signed and sealed will have been actually authenticated by the Trustee or delivered, such Bonds nevertheless may be authenticated, issued and delivered with the same force and effect as though the person or persons who signed or sealed such Bonds or whose facsimile signature will be upon the Bonds had not ceased to be such officer of the Authority; and any such Bond may be signed and sealed on behalf of the Authority by those persons who, at the actual date of the execution of such Bonds, will be the proper officers of the Authority, although at the date of such Bond any such person will not have been such officer of the Authority.

Only such of the Bonds as will bear thereon a certificate of authentication in substantially the form set forth in Exhibit A, manually executed by the Trustee, will be valid or obligatory for any purpose or entitled to the benefits of this Indenture, and such certificate of the Trustee will be conclusive evidence that the Bonds so authenticated have been duly authenticated and delivered hereunder and are entitled to the benefits of this Indenture.

Section 2.5. Transfer of Bonds. Subject to Section 2.10, any Bond may in accordance with its terms, be transferred, upon the Bond Register, by the person in whose name it is registered, in person or by his duly authorized attorney, upon surrender of such Bond for cancellation, accompanied by delivery of a written instrument of transfer in a form approved by the Trustee, duly executed. Whenever any Bond will be surrendered for transfer, the Authority will execute and the Trustee will thereupon authenticate and deliver to the transferee a new Bond or Bonds of like Series, tenor, maturity and aggregate principal amount. No Bonds selected for redemption will be subject to transfer pursuant to this Section nor will any Bond be subject to transfer during the fifteen days prior to the selection of Bonds for redemption.

The cost of printing any Bonds and any services rendered or any expenses incurred by the Trustee in connection with any transfer or exchange will be paid by the Authority. However, the Owners of the Bonds will be required to pay any tax or other governmental charge required to be paid for any exchange or registration of transfer and the Owners of the Bonds will be required to pay the reasonable fees and expenses of the Trustee and Authority in connection with the replacement of any mutilated, lost or stolen Bonds.

Section 2.6. Exchange of Bonds. Subject to Section 2.10, Bonds may be exchanged at the Trust Office of the Trustee for Bonds of the same Series, tenor and maturity and of other authorized denominations. No Bonds selected for redemption will be subject to exchange pursuant to this Section, nor will any Bond be subject to exchange during the fifteen days prior to the selection of Bonds for redemption. The Owners of the Bonds will be required to pay any tax or other governmental charge required to be paid for any exchange and the Owners of the Bonds will be required to pay the reasonable fees and expenses of the Trustee and Authority in connection with the exchange of any Bonds.

Section 2.7. Temporary Bonds. The Bonds may be issued initially in temporary form exchangeable for definitive Bonds when ready for delivery. The temporary Bonds may be printed, lithographed or typewritten, will be of such denominations as may be determined by the Authority and may contain such reference to any of the provisions of this Indenture as may be appropriate. Every temporary Bond will be executed by the Authority and be registered and authenticated by the Trustee upon the same conditions and in substantially the same manner as the definitive Bonds. If the Authority issues temporary Bonds, it will execute and furnish definitive Bonds without delay, and thereupon the temporary Bonds may be surrendered for cancellation, in exchange therefor at the Trust Office of the Trustee, and the Trustee will authenticate and deliver in exchange for such temporary Bonds an equal aggregate principal amount of definitive Bonds of authorized denominations. Until so exchanged, the temporary Bonds will be entitled to the same benefits under this Indenture as definitive Bonds authenticated and delivered hereunder.

Section 2.8. Bond Register. The Trustee will keep or cause to be kept at its Trust Office sufficient records for the registration and transfer of the Bonds, which will be the Bond Register and will at all times during regular business hours be open to inspection by the Authority upon reasonable notice; and, upon presentation for such purpose, the Trustee will, under such reasonable regulations as it may prescribe, register or transfer or cause to be registered or transferred, on said records, Bonds as hereinbefore provided.

Section 2.9. Bonds Mutilated, Lost, Destroyed or Stolen. If any Bond will become mutilated, the Authority, at the expense of the Owner of said Bond, will execute, and the Trustee will thereupon authenticate and deliver, a new Bond of like Series, tenor and authorized denomination in exchange and substitution for the Bond so mutilated, but only upon surrender

to the Trustee of the Bond so mutilated. Every mutilated Bond so surrendered to the Trustee will be cancelled by it and destroyed in accordance with the retention policy of the Trustee then in effect. If any Bond issued hereunder will be lost, destroyed or stolen, evidence of such loss, destruction or theft may be submitted to the Trustee and, if such evidence be satisfactory to it and indemnity satisfactory to it will be given, at the expense of the Bond Owner, the Authority will execute, and the Trustee will thereupon authenticate and deliver, a new Bond of like series and tenor in lieu of and in substitution for the Bond so lost, destroyed or stolen (or if any such Bond will have matured or will have been called for redemption, instead of issuing a substitute Bond the Trustee may pay the same without surrender thereof upon receipt of indemnity satisfactory to the Trustee). The Trustee may require payment of a reasonable fee for each new Bond issued under this Section and of the expenses which may be incurred by the Authority and the Trustee. Any Bond issued under the provisions of this Section in lieu of any Bond alleged to be lost, destroyed or stolen will constitute an original contractual obligation on the part of the Authority whether or not the Bond alleged to be lost, destroyed or stolen be at any time enforceable by anyone, and will be equally and proportionately entitled to the benefits of this Indenture with all other Bonds secured by this Indenture.

Section 2.10. Book-Entry System.

(a) All Bonds will be initially issued in the form of a separate single certificated fully registered Bond for each maturity date of the Bonds. Upon initial issuance, the ownership of each Bond will be registered in the Bond Register in the name of Cede & Co., as nominee of DTC. Except as provided in Section 2.10(d), all Outstanding Bonds will be registered in the Bond Register in the name of Cede & Co., as nominee of DTC.

(b) With respect to Bonds registered in the Bond Register in the name of Cede & Co., as nominee of DTC, the Authority and the Trustee will have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any DTC Participant or any other person, other than an Owner, as shown in the Bond Register, of any notice with respect to the Bonds, including any notice of redemption, or (iii) the payment to any DTC Participant or any other person, other than an Owner, as shown in the Bond Register, of any amount with respect to principal of, premium, if any, or interest on the Bonds. The City and the Trustee may treat and consider the person in whose name each Bond is registered in the Bond Register as the holder and absolute owner of such Bond for the purpose of payment of principal, premium, if any, and interest on such Bond, for the purpose of giving notices of redemption and other matters with respect to such Bond, for the purpose of registering transfers with respect to such Bond, and for all other purposes whatsoever. The Trustee will pay all principal of, premium, if any, and interest on the Bonds only to or upon the order of the respective Owners, as shown in the Bond Register, as provided in Section 2.8, or their respective attorneys duly authorized in writing, and all such payments will be valid and effective to fully satisfy and discharge the Authority's obligations with respect to payment of principal of, premium, if any, and interest on the Bonds to the extent of the sum or sums so paid. No person other than an Owner, as shown in the Bond Register, will receive a certificated Bond evidencing the obligation of the Authority to make payments of principal, premium, if any, and interest pursuant to this Indenture. Upon delivery by DTC to the Trustee of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions herein with respect to record dates, the word "Cede & Co." in this Indenture will refer to such new nominee of DTC.

(c) The delivery of the Representation Letter and the Trustee will not in any way limit the provisions of Section 2.10(b) or in any other way impose upon the Authority or the Trustee any obligation whatsoever with respect to persons having interests in the Bonds other than the Owners, as shown on the Bond Register. The Trustee will take all action necessary for all representations in the Representation Letter with respect to the Trustee to be complied with at all times.

(d) DTC may determine to discontinue providing its services with respect to the Bonds at any time by giving written notice to the Authority and the Trustee and discharging its responsibilities with respect thereto under applicable law.

(i) The Authority, in its sole discretion and without the consent of any other person, may terminate the services of DTC with respect to the Bonds if the Authority determines that:

(A) DTC is unable to discharge its responsibilities with respect to the Bonds, or

(B) a continuation of the requirement that all Outstanding Bonds be registered in the Bond Register in the name of Cede & Co., or any other nominee of DTC, is not in the best interest of the beneficial owners of such Bonds.

(ii) Upon the termination of the services of DTC with respect to the Bonds pursuant to subsection 2.10(d)(i)(B), or upon the discontinuance or termination of the services of DTC with respect to the Bonds pursuant to subsection 2.10(d)(i)(A) after which no substitute securities depository willing to undertake the functions of DTC hereunder can be found which, in the opinion of the Authority, is willing and able to undertake such functions upon reasonable and customary terms, the Authority is obligated to deliver Bond certificates, as described in this Indenture and the Bonds will no longer be restricted to being registered in the Bond Register in the name of Cede & Co. as nominee of DTC, but may be registered in whatever name or names DTC will designate to the Trustee in writing, in accordance with the provisions of this Indenture.

(e) Notwithstanding any other provisions of this Indenture to the contrary, as long as any Bond is registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal or, premium, if any, and interest on such Bond and all notices with respect to such Bond will be made and given, respectively, in the manner provided in the Representation Letter.

Section 2.11. Validity of Bonds. The validity of the authorization and issuance of the Bonds will not be affected in any way by any proceedings taken by the Authority or the City with respect to the application of the proceeds of the Bonds, and the recital contained in the Bonds that the same are issued pursuant to the Bond Law will be conclusive evidence of their validity and of the regularity of their issuance.

ARTICLE III

DEPOSIT AND APPLICATION OF PROCEEDS

Section 3.1. Issuance of Bonds. Upon the execution and delivery of this Indenture, the Authority will execute and deliver the Bonds in the principal amounts set forth in Section 2.1 to the Trustee for authentication and delivery to the Original Purchaser thereof upon the Request of the Authority.

Section 3.2. Application of Proceeds of Sale of Bonds. On the Closing Date, the Trustee will apply moneys received by it as set forth below (the Trustee may, in its discretion, establish one or more temporary funds or accounts to account for or facilitate the following transfers and deposits).

The Trustee will apply the proceeds of the sale of the Bonds received or deemed to have been received from the Original Purchaser on the Closing Date, being an amount equal to the purchase price of the Bonds of \$_____ (being 100% of the aggregate principal amount thereof (\$_____) plus a net original issue premium of \$_____ and less Original Purchaser's discount of \$_____), as follows:

(i) \$_____ of the proceeds of the Bonds will be deposited in the Purchase Fund for the acquisition of the Stone Point CFD No. 1 Bonds in accordance with Section 3.5 below. The purchase price for the Stone Point CFD No. 1 Bonds being calculated as follows: the par amount of the Stone Point CFD No. 1 Bonds of \$_____ plus the Stone Point CFD No. 1 Bonds allocable share of premium of \$_____, less the allocable share of Original Purchaser's discount of \$_____, less the allocable share of Costs of Issuance of \$_____.

(ii) \$_____ of the proceeds of the Bonds will be deposited in the Purchase Fund for the acquisition of the Stone Point CFD No. 5 Bonds in accordance with Section 3.5 below. The purchase price for the Stone Point CFD No. 5 Bonds being calculated as follows: the par amount of the Stone Point CFD No. 5 Bonds of \$_____ plus the Stone Point CFD No. 5 Bonds allocable share of premium of \$_____, less the allocable share of Original Purchaser's discount of \$_____, less the allocable share of Costs of Issuance of \$_____.

(iii) \$_____ designated for Costs of Issuance will be deposited into the Costs of Issuance Fund in accordance with Section 3.4 below.

Section 3.3. Revenue Fund. The Trustee will establish and maintain a separate fund to be known as the "Revenue Fund" and the following separate accounts therein: Interest Account and Principal Account. Except as otherwise provided herein, the Trustee will deposit all Revenues received after the Closing Date to the Revenue Fund and will apply amounts in the Revenue Fund as described in Section 4.2 below.

Section 3.4. Costs of Issuance Fund. The Trustee will establish and maintain a fund known as the "Costs of Issuance Fund" into which will be deposited the amounts set forth in Section 3.2 above. The moneys in the Costs of Issuance Fund will be used to pay Costs of Issuance from time to time upon receipt by the Trustee of a Request of the Authority. On the date which is one hundred twenty (120) days following the Closing Date, or upon the earlier receipt by the Trustee of a Request of the Authority stating that all Costs of Issuance have been

paid, the Trustee will transfer all remaining amounts in the Costs of Issuance Fund to the Revenue Fund. Upon such transfer, the Costs of Issuance Fund will be closed and the Trustee will no longer be obligated to make payments for Costs of Issuance. The Authority may at any time file a Request of the Authority requesting that the Trustee retain a specified amount in the Costs of Issuance Fund and transfer to the Revenue Fund all remaining amounts, and upon receipt of such request by the Trustee, the Trustee will comply with such request.

Section 3.5. Purchase Fund. The Trustee will establish and maintain a separate fund to be known as the “Purchase Fund” into which will be deposited a portion of the proceeds of sale of the Bonds pursuant to Section 3.2. The Trustee will use the proceeds of the Bonds to purchase CFD Bonds on the Closing Date; provided, however, that such CFD Bonds may be purchased only if the Trustee has received a certificate of the Original Purchaser of the Bonds or an Independent Financial Consultant stating that the Revenues to be available to the Trustee, assuming timely payment of the CFD Bonds, will be sufficient to permit the timely payment of the principal of and interest on all Outstanding Bonds.

Section 3.6. Reserved.

Section 3.7. Rebate Fund. The Trustee will establish and maintain a separate fund to be known as the “Rebate Fund”. The Rebate Fund will be administered as described in Section 5.8.

Section 3.8. Surplus Fund. The Trustee will establish and maintain a separate fund to be known as the “Surplus Fund” which will be administered as described in Section 4.4.

Section 3.9. Administrative Expense Fund. The Trustee will establish and maintain a separate fund to be held by the Trustee and known as the “Administrative Expense Fund” into which will be deposited amounts transferred from the Surplus Fund pursuant to Section 4.4. The moneys in the Administrative Expense Fund will be used to pay Authority Administrative Expenses upon receipt of a Request of the Authority for the payment thereof.

ARTICLE IV

REVENUES; FLOW OF FUNDS

Section 4.1. Pledge of Revenues; Assignment of Rights. Subject to the provisions of Sections 6.3 and 9.3, the Bonds will be secured by a first lien on and pledge (which will be effected in the manner and to the extent hereinafter provided) of all of the Revenues. The Bonds will be equally secured by a pledge, charge and lien upon the Revenues without priority for any Bond over any other Bond; and the payment of the interest on and principal of the Bonds and any premiums upon the redemption of any Bonds will be and are secured by an exclusive pledge, charge and lien upon the Revenues. So long as any of the Bonds are Outstanding, the Revenues will not be used for any purpose except as is expressly permitted by this Indenture.

The Authority hereby transfers in trust, grants a security interest in and assigns to the Trustee, for the benefit of the Owners from time to time of the Bonds all of the Revenues and all of the right, title and interest of the Authority in the CFD Bonds, subject to the terms of this Indenture. The Trustee will be entitled to and will collect and receive all of the Revenues, and any Revenues collected or received by the Authority will be deemed to be held, and to have been collected or received, by the Authority as the agent of the Trustee and will forthwith be paid by the Authority to the Trustee. Subject to the provisions of Section 8.2, the Trustee also will be entitled to and will take all steps, actions and proceedings reasonably necessary in its judgment to enforce, either jointly with the Authority or separately, all of the rights of the Authority and all of the obligations of the City under the CFD Bonds.

Upon the deposit with the Trustee of moneys sufficient to pay all principal of, premium, if any, and interest on the Bonds and upon satisfaction of all claims against the Authority hereunder with respect to the Bonds, including all fees, charges and expenses of the Trustee and the Authority which are properly payable hereunder, or upon the making of adequate provisions for the payment of such amounts as permitted hereby, all moneys remaining in all funds and accounts pertaining to such Bonds, (except any amounts on deposit in the Rebate Fund and the Surplus Fund and except moneys necessary to pay principal of, premium, if any, and interest on such series of Bonds, which moneys will be held by the Trustee pursuant to Section 9.3), will on an annual basis no longer be considered Revenues and are not pledged to repay the Bonds. Such amounts will be transferred to the fiscal agent for the then outstanding CFD Bonds. In the event that the CFD Bonds have been paid or defeased, then any such amounts will be paid by the Trustee to the Authority to be used by the Authority for any lawful purpose.

Section 4.2. Receipt, Deposit and Application of Revenues; Revenue Fund.

(a) All Revenues described in clause (a) of the definition thereof in Section 1.1 will be promptly deposited by the Trustee upon receipt thereof in the Revenue Fund.

On each Interest Payment Date and date for redemption of the Bonds, the Trustee will transfer from the Revenue Fund, and deposit into the following respective accounts for the Bonds, the following amounts in the following order of priority, the requirements of each such account (including the making up of any deficiencies in any such account resulting from lack of Revenues sufficient to make any earlier required deposit) at the time of deposit to be satisfied before any transfer is made to any account subsequent in priority:

(i) Interest Account. On or before each Interest Payment Date and redemption date, the Trustee will deposit in the Interest Account an amount required to cause the aggregate amount on deposit in the Interest Account to equal the amount of interest becoming due and payable on such Interest Payment Date on all Outstanding Bonds or to be paid on the Bonds being redeemed on such date. No deposit need be made into the Interest Account if the amount contained therein is at least equal to the interest becoming due and payable upon all Outstanding Bonds on the next succeeding Interest Payment Date or redemption date, as applicable. All moneys in the Interest Account will be used and withdrawn by the Trustee solely for the purpose of paying interest on the Bonds as it will become due and payable (including accrued interest on any Bonds redeemed prior to maturity). In the event that the amounts on deposit in the Interest Account on any Interest Payment Date or redemption date are insufficient for any reason to pay the aggregate amount of interest then coming due and payable on the Outstanding Bonds, the Trustee will apply such amounts to the payment of interest on each of the Outstanding Bonds on a pro rata basis.

(ii) Principal Account. On or before each Interest Payment Date and redemption date on which the principal of the Bonds will be payable, the Trustee will deposit in the Principal Account an amount required to cause the aggregate amount on deposit in the Principal Account to equal the principal amount of, and premium (if any) on, the Bonds coming due and payable on such Interest Payment Date, or required to be redeemed on such date pursuant to Section 2.2; provided, however, that no amount will be deposited to effect a redemption pursuant to Section 2.2(a) or 2.2(b) unless the Trustee has first received a certificate of an Independent Accountant certifying that such deposit to effect an optional redemption of the Bonds will not impair the ability of the Authority to make timely payment of the principal of and interest on the Bonds, assuming for such purposes that the City continues to make timely payments on all CFD Bonds not then in default. All moneys in the Principal Account will be used and withdrawn by the Trustee solely for the purpose of (i) paying the principal of the Bonds at the maturity thereof or (ii) paying the principal of and premium (if any) on any Bonds upon the redemption thereof pursuant to Section 2.2.

(b) If on any Interest Payment Date or date for redemption the amount on deposit in the Revenue Fund is inadequate to make the transfers described in subsection (a) above as a result of a payment default on an issue of CFD Bonds, the Trustee will notify the City of the amount needed to make the required deposits under subsection (a) above. In the event that within 5 Business Days of delivering such notice the Trustee receives additional payments from the City to cure such shortfall, the Trustee will deposit such amounts to the account designated in writing by the City.

(c) On each Interest Payment Date after making the transfers required under subsections (a) and (b) above, upon receipt of a Request of the Authority to do so, the Trustee will transfer from the Revenue Fund to the Rebate Fund for deposit therein the amounts specified in such Request.

(d) On September 2 of each year, after making the deposits required under subsections (a), (b) and (c) above, the Trustee will transfer all amounts remaining on deposit in the Revenue Fund to the Surplus Fund, or, to the extent specified in a Request of the Authority, to the Administrative Expense Fund.

Section 4.3. Reserved.

Section 4.4. Surplus Fund.

(a) Any amounts transferred to the Surplus Fund pursuant to Section 4.2 will no longer be considered Revenues and are not pledged to repay the Bonds.

(b) So long as CFD Bonds are outstanding, on September 3 of each year, after setting aside any amount specified in a Request of the Authority to be transferred to the Administrative Expense Fund for payment of Authority Administrative Expenses or to the Revenue Fund for payment of the Bonds, any moneys remaining in the Surplus Fund will be transferred to the City for any lawful purpose.

Section 4.5. Investments. All moneys in any of the funds or accounts established with the Trustee pursuant to this Indenture will be invested by the Trustee solely in Permitted Investments, as directed pursuant to the Request of the Authority filed with the Trustee at least two (2) Business Days in advance of the making of such investments. The Trustee will be entitled to conclusively rely on any such Request of the Authority and will be fully protected in relying thereon. In the absence of any such Request of the Authority the Trustee will invest any such moneys in Permitted Investments described in clause (h) of the definition thereof provided, however, that any such investment will be made by the Trustee only if, prior to the date on which such investment is to be made, the Trustee will have received a Request of the Authority specifying a specific money market fund and, if no such Request of the Authority is so received, the Trustee will hold such moneys uninvested. The Trustee will be entitled to rely upon any investment directions from the Authority as conclusive certification to the Trustee that the investments described therein are so authorized under the laws of the State of California and qualify as Permitted Investments. Permitted Investments purchased as an investment of moneys in any fund or account established pursuant to this Indenture will be deemed to be part of such fund or account.

All interest or gain derived from the investment of amounts in any of the funds or accounts established hereunder will be deposited in the fund or account from which such investment was made.

For purposes of acquiring any investments hereunder, the Trustee may commingle moneys held by it in any of the funds and accounts held by it hereunder. The Trustee and its affiliates may act as advisor, sponsor, principal or agent in the acquisition or disposition of any investment and may impose its customary charges therefor. The Trustee and its affiliates may make any and all investments permitted herein through its own investment department. The Trustee will incur no liability for losses arising from any investments made pursuant to this Section 4.5.

The Authority acknowledges that, to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the Authority the right to receive brokerage confirmations of security transactions as they occur, the Authority specifically waives receipt of such confirmations to the extent permitted by law. The Trustee will furnish the Authority periodic cash transaction statements which include detail for all investment transactions made by the Trustee hereunder.

Section 4.6. Valuation and Disposition of Investments.

(a) Except as otherwise provided in subsection (b) of this Section, the Authority covenants that all investments of amounts deposited in any fund or account created by or pursuant to this Indenture, or otherwise containing gross proceeds of the Bonds (within the meaning of section 148 of the Code) will be acquired, disposed of, and valued by the Authority (as of the date that valuation is required by this Indenture or the Code) at Fair Market Value.

(b) Investments in funds or accounts (or portions thereof) that are subject to a yield restriction under applicable provisions of the Code will be valued by the Authority at their present value (within the meaning of section 148 of the Code).

ARTICLE V

COVENANTS OF THE AUTHORITY

Section 5.1. Punctual Payment. The Authority will punctually pay or cause to be paid the principal and interest and premium (if any) to become due in respect of all the Bonds, in strict conformity with the terms of the Bonds and of this Indenture, according to the true intent and meaning thereof, but only out of Revenues and other assets pledged for such payment as provided in this Indenture.

Section 5.2. Extension of Payment of Bonds. The Authority will not directly or indirectly extend or assent to the extension of the maturity of any of the Bonds or the time of payment of any claims for interest by the purchase of such Bonds or by any other arrangement, and in case the maturity of any of the Bonds or the time of payment of any such claims for interest will be extended, such Bonds or claims for interest will not be entitled, in case of any default hereunder, to the benefits of this Indenture, except subject to the prior payment in full of the principal of all of the Bonds then Outstanding and of all claims for interest thereon which will have been so extended. Nothing in this Section will be deemed to limit the right of the Authority to issue Bonds for the purpose of refunding any Outstanding Bonds, and such issuance will not be deemed to constitute an extension of maturity of the Bonds.

Section 5.3. Against Encumbrances. The Authority will not create, or permit the creation of, any pledge, lien, charge or other encumbrance upon the Revenues and other assets pledged or assigned under this Indenture while any of the Bonds are Outstanding, except the pledge and assignment created by this Indenture and except as otherwise permitted by Section 5.6 of this Indenture. Subject to this limitation, the Authority expressly reserves the right to enter into one or more other indentures for any of its corporate purposes, including other programs under the Bond Law, and reserves the right to issue other obligations for such purposes.

Section 5.4. Power to Issue Bonds and Make Pledge and Assignment. The Authority is duly authorized pursuant to law to issue the Bonds and to enter into this Indenture and to pledge and assign the Revenues, the CFD Bonds and other assets purported to be pledged and assigned, respectively, under this Indenture. The Bonds and the provisions of this Indenture are and will be the legal, valid and binding limited, special obligations of the Authority in accordance with their terms, and the Authority and the Trustee will at all times, subject to the provisions of Article VI and to the extent permitted by law, defend, preserve and protect said pledge and assignment of the Revenues, the CFD Bonds and other assets and all the rights of the Bond Owners under this Indenture against all claims and demands of all persons whomsoever.

Section 5.5. Accounting Records and Financial Statements. The Trustee will at all times keep, or cause to be kept, proper books of record and account, prepared in accordance with corporate trust industry standards in which complete and accurate entries will be made of transactions made by it relating to the proceeds of Bonds, the Revenues, the CFD Bonds and all funds and accounts established pursuant to this Indenture. Such books of record and account will be available for inspection by the Authority and the City upon reasonable prior notice during regular business hours and under reasonable circumstances, in each case as agreed to by the Trustee.

Not later than 45 days following each Interest Payment Date, the Trustee will prepare and file with the Authority a report setting forth: (i) amounts withdrawn from and deposited into each fund and account maintained by the Trustee under this Indenture; (ii) the balance on

deposit in each fund and account as of the date for which such report is prepared; and (iii) a brief description of all obligations held as investments in each fund and account. Copies of such reports may be mailed to any Owner upon the Owner's written request to the Trustee at the expense of such Owner at a cost not to exceed the Trustee's actual costs of duplication and mailing.

Section 5.6. Conditions to Issuance of Additional Bonds. Except as set forth in this Section 5.6, the Authority covenants that no additional bonds, notes or other indebtedness will be issued or incurred which are payable out of Revenues in whole or in part.

The Authority may issue Additional Bonds secured on a parity with the Bonds ("Additional Bonds"), in such principal amount as will be determined by the Authority, pursuant to a Supplemental Indenture adopted or entered into by the Authority. Such Additional Bonds may be issued only to refund all or a portion of the Bonds. Issuance of Additional Bonds is subject to the following conditions:

(a) The Supplemental Indenture providing for the issuance of such Additional Bonds will provide that interest thereon will be payable on March 1 and September 1, and principal thereof will be payable on September 1 in any year in which principal is payable.

(b) The Supplemental Indenture providing for the issuance of such Additional Bonds may provide for the establishment of separate funds and accounts.

(c) No Event of Default will have occurred and be continuing with respect to the Bonds or any of the CFD Bonds.

Section 5.7. Tax Covenants.

(a) Private Activity Bond Limitation. The Authority will assure that the proceeds of the Bonds are not used so as to cause the Bonds to satisfy the private business tests of Section 141(b) of the Code or the private loan financing test of Section 141(c) of the Code.

(b) Federal Guarantee Prohibition. The Authority will not take any action or permit or suffer any action to be taken if the result of the same would be to cause the Bonds to be "federally guaranteed" within the meaning of Section 149(b) of the Code.

(c) No Arbitrage. The Authority will not take, or permit or suffer to be taken by the Trustee or otherwise, any action with respect to the Bond proceeds which, if such action had been reasonably expected to have been taken, or had been deliberately and intentionally taken, on the Closing Date, would have caused the Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Code.

(d) Rebate of Excess Investment Earnings to United States. The Authority will calculate or cause to be calculated excess investment earnings with respect to the Bonds which are required to be rebated to the United States of America pursuant to Section 148(f) of the Code, and will pay the full amount of such excess investment earnings to the United States of America in such amounts, at such times and in such manner as may be required pursuant to the Code. Such payments will be made by the Authority from any source of legally available funds of the Authority, including amounts deposited into the Rebate Fund, if any. The Authority will keep or cause to be kept, and retain or cause to be retained for a period of six (6) years following the final payment of the Bonds, records of the determinations made pursuant to this

subsection (d). In order to provide for the administration of this subsection (d), the Authority may provide for the employment of independent attorneys, accountants and consultants compensated on such reasonable basis as the Authority may deem appropriate.

(e) Maintenance of Tax Exemption. The Authority will take all actions necessary to assure the exclusion of interest on the Bonds from the gross income of the Owners thereof to the same extent as such interest is permitted to be excluded from gross income under the Code as in effect on the date of issuance of the Bonds.

(f) Record Retention. The Authority will retain its records of all accounting and monitoring it carries out with respect to the Bonds for at least 3 years after the Bonds mature or are redeemed (whichever is earlier); however, if the Bonds are redeemed and refunded, the Authority will retain its records of accounting and monitoring at least 3 years after the earlier of the maturity or redemption of the obligations that refunded the Bonds.

(g) Compliance with Tax Certificate. The Authority will comply with the provisions of the Tax Certificate and the Use of Proceeds Certificate with respect to the Bonds, which are incorporated herein as if fully set forth herein. The covenants of this Section will survive payment in full or defeasance of the Bonds.

Section 5.8. Rebate Fund.

(a) Establishment. The Trustee will establish a Rebate Fund pursuant to Section 3.7. Absent an opinion of Bond Counsel that the exclusion from gross income for federal income tax purposes of interest on the Bonds will not be adversely affected, the Authority will cause to be deposited in the Rebate Fund such amounts as are required to be deposited therein pursuant to this Section, Section 5.7(d) and the Code. All money at any time deposited in the Rebate Fund will be held by the Trustee in trust for payment to the United States Treasury in accordance with written instructions given by the Authority to the Trustee, upon which the Trustee may conclusively rely.

(b) Disposition of Unexpended Funds. Any funds remaining in the Rebate Fund after redemption and payment of the Bonds and after payment of all the amounts payable to the United States Treasury from the Rebate Fund, including accrued interest and payment of all applicable fees to the Trustee, may be withdrawn by the Trustee and remitted to the Authority and utilized in any manner by the Authority.

Section 5.9. CFD Bonds. Subject to the provisions of this Indenture (including Article VI), the Authority and the Trustee will use reasonable efforts to collect all amounts due from the City pursuant to the CFD Bonds and will enforce, and take all steps, actions and proceedings which the Authority and Trustee determine to be reasonably necessary for the enforcement of all of the rights of the Authority thereunder and for the enforcement of all of the obligations and covenants of the City. The Authority will instruct the City to authenticate and deliver to the Trustee the CFD Bonds registered in the name of the Trustee.

The Authority, the Trustee, and the City may at any time consent to, amend or modify any of the CFD Bonds pursuant to the terms thereof, (a) with the prior consent of the Owners of a majority in aggregate principal amount of the Bonds then Outstanding, or (b) without the consent of any of the Owners, if such amendment or modification is for any one or more of the following purposes

(a) to add to the covenants and agreements of the City contained in such CFD Bonds, other covenants and agreements thereafter to be observed, or to limit or surrender any rights or power therein reserved to or conferred upon the City; or

(b) to make such provisions for the purpose of curing any ambiguity, or of curing, correcting or supplementing any defective provision contained in such CFD Bonds, or in any other respect whatsoever as the City may deem necessary or desirable, provided under any circumstances that such modifications or amendments will not materially adversely affect the interests of the Owners of the Bonds in the opinion of nationally- recognized bond counsel filed with the Trustee; or

(c) to amend any provision thereof to the extent necessary to comply with the Code, but only if and to the extent such amendment will not, in and of itself, adversely affect the exclusion from gross income of the interest on any of the Bonds under the Code, in the opinion of Bond Counsel filed with the Trustee.

Section 5.10. Sale of CFD Bonds. Notwithstanding anything in this Indenture to the contrary, the Authority may cause the Trustee to sell, from time to time, all or a portion of an issue of CFD Bonds, provided that the Authority will deliver to the Trustee:

(a) a certificate of an Independent Accountant certifying that, following the sale of such CFD Bonds, the Revenues to be paid to the Authority (assuming the timely payment of amounts due thereon with respect to any CFD Bonds not then in default), together with interest and principal due on any noncallable Federal Securities pledged to the repayment of the Bonds and the Revenues then on deposit in the funds and accounts established hereunder (valuing any Permitted Investments held hereunder at the then Fair Market Value thereof), will be sufficient to pay the principal of and interest on the Bonds when due;

(b) if any Bonds are then rated by Standard & Poor's, a notification from Standard & Poor's to the effect that such rating will not be withdrawn or reduced as a result of such sale of CFD Bonds; and

(c) an opinion of Bond Counsel that such sale of CFD Bonds is authorized under the provisions of this Indenture and will not adversely affect the exclusion of interest on the Bonds from gross income for purposes of federal income taxation.

Upon compliance with the foregoing conditions by the Authority, the Trustee will sell such CFD Bonds in accordance with the Request of the Authority and disburse the proceeds of the sale of such CFD Bonds to the Authority or upon the receipt of a Request of the Authority will deposit such proceeds in the Revenue Fund.

Section 5.11. Further Assurances. The Authority will adopt, make, execute and deliver any and all such further resolutions, instruments and assurances as may be reasonably necessary or proper to carry out the intention or to facilitate the performance of this Indenture, and for the better assuring and confirming unto the Owners of the Bonds the rights and benefits provided in this Indenture.

Section 5.12. Continuing Disclosure. The Authority hereby covenants and agrees that it will cause the City to comply with and carry out all of the provisions of the Continuing Disclosure Certificate. Notwithstanding any other provision of this Indenture, failure of the City to comply with the Continuing Disclosure Certificate will not be considered an Event of Default; however,

any Participating Underwriter or any holder or beneficial owner of the Bonds may, take such actions as may be necessary and appropriate to compel performance, including seeking mandate or specific performance by court order.

Section 5.13. Compliance with Reporting Requirements of Bond Law. The Authority hereby covenants and agrees that it will comply with and carry out all of the reporting requirements of the Bond Law, including, but not limited to, Section 6599.1 thereof.

ARTICLE VI

THE TRUSTEE

Section 6.1. Appointment of Trustee. The Bank of New York Mellon Trust Company, N.A., with its corporate trust office presently located in Los Angeles, California, a national banking association organized and existing under and by virtue of the laws of the United States of America, is hereby appointed Trustee by the Authority for the purpose of receiving all moneys required to be deposited with the Trustee hereunder and to allocate, use and apply the same as provided in this Indenture. The Authority agrees that it shall maintain a Trustee which is a trust company, national banking association or bank of good standing located in or incorporated under the laws of the State, duly authorized to exercise trust powers, with a combined capital and surplus of at least Seventy-five Million Dollars (\$75,000,000), subject to supervision or examination by federal or state authority. If such bank, national banking association or trust company publishes a report of condition at least annually pursuant to law or to the requirements of any supervising or examining authority above referred to, then for the purpose of this Section 6.1, the combined capital and surplus shall be deemed to be its combined capital and surplus as set forth in its most recent report of condition so published.

The Trustee is hereby authorized to pay the principal of and interest and redemption premium (if any) on the Bonds when duly presented for payment at maturity, or on redemption or purchase prior to maturity, to make regularly scheduled interest payments, and to cancel any Bond upon payment thereof.

Section 6.2. Acceptance of Trusts. The Trustee hereby accepts the trusts imposed upon it by this Indenture, and agrees to perform said trusts, but only upon and subject to the following express terms and conditions:

(a) The Trustee undertakes to perform such duties and only such duties as are specifically set forth in this Indenture. In case an Event of Default hereunder has occurred (which has not been cured or waived), the Trustee may exercise such of the rights and powers vested in it by this Indenture and shall use the same degree of care and skill and diligence in their exercise, as a reasonable person would exercise or use under the circumstances in the conduct of his own affairs.

(b) The Trustee may execute any of the trusts or powers hereof and perform the duties required of it hereunder by or through attorneys, agents, or receivers, but shall not be responsible for the acts of any agents, attorneys or receivers appointed by it unless such appointment was the result of negligence or willful misconduct. The Trustee may consult with and act upon the advice of counsel (which may be counsel to the Authority) concerning all matters of trust and its duty hereunder and shall be wholly protected in reliance upon the advice or opinion of such counsel in respect of any action taken or omitted by it in good faith and in accordance herewith.

(c) The Trustee shall not be responsible for any recital herein, or for any of the supplements thereto or instruments of further assurance, or for the validity, effectiveness or the sufficiency of the security for the Bonds issued hereunder or intended to be secured hereby and the Trustee shall not be bound to ascertain or inquire as to the observance or performance of any covenants, conditions or agreements on the part of the Authority hereunder. The Trustee shall have no responsibility, opinion, or liability with respect to any information, statement, or

recital in any offering memorandum, official statement, or other disclosure material prepared or distributed with respect to the issuance of the Bonds.

(d) Except as provided in Section 3.2, the Trustee shall not be accountable for the use of any proceeds of sale of the Bonds delivered hereunder. The Trustee may become the Owner of Bonds secured hereby with the same rights which it would have if not the Trustee; may acquire and dispose of other bonds or evidences of indebtedness of the Authority with the same rights it would have if it were not the Trustee; and may act as a depositary for and permit any of its officers or directors to act as a member of, or in any other capacity with respect to, any committee formed to protect the rights of Owners of Bonds, whether or not such committee shall represent the Owners of the majority in aggregate principal amount of the Bonds then Outstanding.

(e) The Trustee shall be protected and shall incur no liability in acting, or refraining from acting in good faith and without negligence, in reliance upon any notice, request, consent, certificate, order, affidavit, letter, telegram, facsimile transmission, electronic mail, or other paper or document believed by it to be genuine and correct and to have been signed or sent by the proper person or persons. Any action taken or omitted to be taken by the Trustee in good faith and without negligence pursuant to this Indenture upon the request or authority or consent of any person who at the time of making such request or giving such authority or consent is the Owner of any Bond, shall be conclusive and binding upon all future Owners of the same Bond and upon Bonds issued in exchange therefor or in place thereof. The Trustee shall not be bound to recognize any person as an Owner of any Bond or to take any action at such person's request unless the ownership of such Bond by such person shall be reflected on the Bond Register.

(f) As to the existence or non existence of any fact or as to the sufficiency or validity of any instrument, paper or proceeding, the Trustee shall be entitled to rely upon a Certificate of the Authority as sufficient evidence of the facts therein contained and prior to the occurrence of an Event of Default hereunder of which the Trustee has been given notice or is deemed to have notice, as provided in Section 6.2(h), shall also be at liberty to accept a Certificate of the Authority to the effect that any particular dealing, transaction or action is necessary or expedient, and shall be fully protected in relying thereon, but may at its discretion secure such further evidence deemed by it to be necessary or advisable, but shall in no case be bound to secure the same.

(g) The permissive right of the Trustee to do things enumerated in this Indenture shall not be construed as a duty and notwithstanding any other provision of this Indenture, the Trustee shall not be answerable for other than its negligence or willful misconduct. The immunities and exceptions from liability of the Trustee shall extend to its officers, directors, employees and agents.

(h) The Trustee shall not be required to take notice or be deemed to have notice of any Event of Default hereunder except where a Responsible Officer has actual knowledge of such Event of Default and except for the failure by the Authority to make any of the payments to the Trustee required to be made by the Authority pursuant hereto, including payments on the CFD Bonds, or failure by the Authority to file with the Trustee any document required by this Indenture to be so filed subsequent to the issuance of the Bonds, unless a Responsible Officer shall be specifically notified in writing of such default by the Authority or by the Owners of at least twenty five percent (25%) in aggregate principal amount of the Bonds then Outstanding and all notices or other instruments required by this Indenture to be delivered to the Trustee

must, in order to be effective, be delivered to a Responsible Officer at the Trust Office of the Trustee, and in the absence of such notice so delivered the Trustee may conclusively assume there is no Event of Default hereunder except as aforesaid. Delivery of a notice to the officer and address for the Trustee set forth in Section 9.12, as updated by the Trustee from time to time, shall be deemed notice to a Responsible Officer.

(i) At any and all reasonable times the Trustee, and its duly authorized agents, attorneys, experts, accountants and representatives, shall have the right fully to inspect all books, papers and records of the Authority pertaining to the Bonds, and to make copies of any of such books, papers and records such as may be desired but which is not privileged by statute or by law.

(j) The Trustee shall not be required to give any bond or surety in respect of the execution of the said trusts and powers or otherwise in respect of the performance of its duties hereunder.

(k) Notwithstanding anything elsewhere in this Indenture with respect to the execution of any Bonds, the withdrawal of any cash, the release of any property, or any action whatsoever within the purview of this Indenture, the Trustee shall have the right, but shall not be required, to demand any showings, certificates, opinions, appraisals or other information, or corporate action or evidence thereof, as may be deemed desirable by the Trustee in its sole discretion for the purpose of establishing the right of the Authority to the execution of any Bonds, the withdrawal of any cash, or the taking of any other action by the Trustee.

(l) Before taking the action referred to in Sections 5.9, 8.2 or this Article VI, the Trustee may require that an indemnity bond satisfactory to it be furnished for the reimbursement of all expenses to which it may be put and to protect it against all liability, except liability which is adjudicated to have resulted from its negligence or willful misconduct in connection with any such action.

(m) All moneys received by the Trustee shall, until used or applied or invested as herein provided, be held in trust for the purposes for which they were received but need not be segregated from other funds.

(n) Whether or not expressly so provided, every provision of this Indenture relating to the conduct or affecting the liability of, or affording protection to, the Trustee shall be subject to the provisions of this Article VI.

(o) The Trustee shall not be considered in breach of or in default in its obligations hereunder or progress in respect thereto in the event of delay in the performance of such obligations due to unforeseeable causes beyond its control and without its fault or negligence, including, but not limited to, acts of God or of the public enemy or terrorists, acts of a government, acts of the other party, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, earthquakes, explosion, mob violence, riot, inability to procure or general sabotage or rationing of labor, equipment, facilities, sources or energy, material or supplies in the open market, litigation or arbitration involving a party or others relating to zoning or other governmental action or inaction pertaining to the project, malicious mischief, condemnation, and unusually severe weather or delays of suppliers or subcontractors due to such causes or any similar event and/or occurrences beyond the control of the Trustee.

(p) The Trustee shall have the right to accept and act upon instructions, including funds transfer instructions ("Instructions") given pursuant to this Indenture and delivered using Electronic Means ("Electronic Means" shall mean the following communications methods: e-mail, facsimile transmission, secure electronic transmission containing applicable authorization codes, passwords and/or authentication keys issued by the Trustee, or another method or system specified by the Trustee as available for use in connection with its services hereunder); provided, however, that the Authority shall provide to the Trustee an incumbency certificate listing officers with the authority to provide such Instructions ("Authorized Officers") and containing specimen signatures of such Authorized Officers, which incumbency certificate shall be amended by the Authority whenever a person is to be added or deleted from the listing. If the Authority elects to give the Trustee Instructions using Electronic Means and the Trustee in its discretion elects to act upon such Instructions, the Trustee's understanding of such Instructions shall be deemed controlling. The Authority understands and agrees that the Trustee cannot determine the identity of the actual sender of such Instructions and that the Trustee shall conclusively presume that directions that purport to have been sent by an Authorized Officer listed on the incumbency certificate provided to the Trustee have been sent by such Authorized Officer. The Authority shall be responsible for ensuring that only Authorized Officers transmit such Instructions to the Trustee and that the Authority and all Authorized Officers are solely responsible to safeguard the use and confidentiality of applicable user and authorization codes, passwords and/or authentication keys upon receipt by the Authority. The Trustee shall not be liable for any losses, costs or expenses arising directly or indirectly from the Trustee's reliance upon and compliance with such Instructions notwithstanding such directions conflict or are inconsistent with a subsequent written instruction. The Authority agrees: (i) to assume all risks arising out of the use of Electronic Means to submit Instructions to the Trustee, including without limitation the risk of the Trustee acting on unauthorized Instructions, and the risk of interception and misuse by third parties; (ii) that it is fully informed of the protections and risks associated with the various methods of transmitting Instructions to the Trustee and that there may be more secure methods of transmitting Instructions than the method(s) selected by the Authority; (iii) that the security procedures (if any) to be followed in connection with its transmission of Instructions provide to it a commercially reasonable degree of protection in light of its particular needs and circumstances; and (iv) to notify the Trustee immediately upon learning of any compromise or unauthorized use of the security procedures.

(q) Whenever in the administration of the trusts imposed upon it by this Indenture the Trustee shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action hereunder, such matter (unless other evidence in respect thereof be herein specifically prescribed) may be deemed to be conclusively proved and established by a certificate of the Authority, and such certificate shall be full warrant to the Trustee for any action taken or suffered in good faith under the provisions of this Indenture in reliance upon such certificate, but in its discretion the Trustee may, in lieu thereof, accept other evidence of such matter or may require such additional evidence as it may deem reasonable.

Section 6.3. Fees, Charges and Expenses of Trustee. The Trustee shall be entitled to payment and reimbursement by the Authority for reasonable fees for its services rendered hereunder and all advances (including any interest on advances), counsel fees and expenses (including fees and expenses of outside counsel and the allocated costs of internal attorneys) and other expenses reasonably and necessarily made or incurred by the Trustee in connection with such services. Upon the occurrence of an Event of Default hereunder, but only upon an Event of Default, the Trustee shall have a first lien with right of payment prior to payment of any Bond upon the amounts held in funds and accounts hereunder for the foregoing fees, charges and expenses incurred by it respectively. The Trustee's right to payment of its fees and

expenses shall survive the discharge and payment or defeasance of the Bonds and termination of this Indenture, and the resignation or removal of the Trustee.

Section 6.4. Notice to Bond Owners of Default. If an Event of Default hereunder occurs with respect to any Bonds of which the Trustee has been given, or is deemed to have notice, as provided in Section 6.2(h), then the Trustee shall promptly give written notice thereof by first class mail to the Owner of each such Bond, unless such Event of Default shall have been cured before the giving of such notice.

Section 6.5. Intervention by Trustee. In any judicial proceeding to which the Authority is a party which, in the opinion of the Trustee and its counsel, has a substantial bearing on the interests of Owners of any of the Bonds, the Trustee may intervene on behalf of such Bond Owners, and subject to Section 6.2(l), shall do so if requested in writing by the Owners of at least twenty five percent (25%) in aggregate principal amount of such Bonds then Outstanding.

Section 6.6. Removal of Trustee. The Owners of a majority in aggregate principal amount of the Outstanding Bonds may and the Authority may, so long as no Event of Default then exists, upon 30 days' prior written notice to the Trustee, remove the Trustee initially appointed, and any successor thereto, by an instrument or concurrent instruments in writing delivered to the Trustee. Upon any such removal, the Authority or the City shall appoint a successor or successors thereto; provided that any such successor shall be a national banking association meeting the requirements set forth in Section 6.1. Notwithstanding any other provision of this Indenture, no removal of the Trustee shall be effective until a successor is appointed.

Section 6.7. Resignation by Trustee. The Trustee and any successor Trustee may at any time give prior written notice of its intention to resign as Trustee hereunder, to the Authority and the City by registered or certified mail. Upon receiving such notice of resignation, the Authority or the City shall promptly appoint a successor Trustee. Any resignation or removal of the Trustee and appointment of a successor Trustee shall become effective only upon acceptance of appointment by the successor Trustee. Upon such acceptance, the Authority shall cause notice thereof to be given by first class mail, postage prepaid, to the Bond Owners at their respective addresses set forth on the Bond Register.

Section 6.8. Appointment of Successor Trustee. In the event of the removal or resignation of the Trustee pursuant to Sections 6.6 or 6.7, respectively, the Authority or the City shall promptly appoint a successor Trustee. In the event the Authority shall for any reason whatsoever fail to appoint a successor Trustee within thirty (30) days following the delivery to the Trustee of the instrument described in Section 6.6 or within thirty (30) days following the receipt of notice by the Authority and the City pursuant to Section 6.7, the Trustee may petition any court of competent jurisdiction for the appointment of a successor Trustee meeting the requirements of Section 6.1. Any such successor Trustee appointed by such court shall become the successor Trustee hereunder notwithstanding any action by the Authority or the City purporting to appoint a successor Trustee following the expiration of such thirty day period.

Section 6.9. Merger or Consolidation. Any company into which the Trustee may be merged or converted or with which it may be consolidated or any company resulting from any merger, conversion or consolidation to which it shall be a party or any company to which the Trustee may sell or transfer all or substantially all of its corporate trust business, provided that such company shall meet the requirements set forth in Section 6.1, shall be the successor to the Trustee and vested with all of the title to the trust estate and all of the trusts, powers,

discretions, immunities, privileges and all other matters as was its predecessor, without the execution or filing of any paper or further act, anything herein to the contrary notwithstanding. The Trustee may assign its rights, duties and obligations hereunder in whole or in part, to an affiliate or subsidiary thereof, provided such Corporation, affiliate or subsidiary shall meet the requirements set forth in Section 6.1.

Section 6.10. Concerning any Successor Trustee. The Authority or the City may appoint a successor Trustee hereunder without additional action of the Board of Directors or City Council. Every successor Trustee appointed hereunder shall execute, acknowledge and deliver to its predecessor and also to the Authority and the City an instrument in writing accepting such appointment hereunder and to the predecessor Trustee an instrument indemnifying the predecessor Trustee for any costs or claims arising during the time the successor Trustee serves as Trustee hereunder and thereupon such successor, without any further act, deed or conveyance, shall become fully vested with all the estates, properties, rights, powers, trusts, duties and obligations of its predecessors; but such predecessor shall, nevertheless, on the Request of the Authority, or of the Trustee's successor, execute and deliver an instrument transferring to such successor all the estates, properties, rights, powers and trusts of such predecessor hereunder; and every predecessor Trustee shall deliver all securities and moneys held by it as the Trustee hereunder to its successor. Should any instrument in writing from the Authority be required by any successor Trustee for more fully and certainly vesting in such successor the estate, rights, powers and duties hereby vested or intended to be vested in the predecessor Trustee, any and all such instruments in writing shall, on request, be executed, acknowledged and delivered by the Authority.

Section 6.11. Appointment of Co Trustee. It is the purpose of this Indenture that there shall be no violation of any law of any jurisdiction (including particularly the law of the State) denying or restricting the right of banking corporations or associations to transact business as a trustee in such jurisdiction. It is recognized that in the case of litigation under this Indenture, and in particular in case of the enforcement of the rights of the Trustee on default, or in the case the Trustee deems that by reason of any present or future law of any jurisdiction it may not exercise any of the powers, rights or remedies herein granted to the Trustee or hold title to the properties, in trust, as herein granted, or take any other action which may be desirable or necessary in connection therewith, it may be necessary that the Trustee appoint an additional individual or institution as a separate co-trustee. The following provisions of this Section 6.11 are adopted to these ends.

In the event that the Trustee or the Authority appoints an additional individual or institution as a separate or co-trustee, each and every remedy, power, right, claim, demand, cause of action, immunity, estate, title, interest and lien expressed or intended by this Indenture to be exercised by or vested in or conveyed to the Trustee with respect thereto shall be exercisable by and vest in such separate or co-trustee but only to the extent necessary to enable such separate or co-trustee to exercise such powers, rights and remedies, and every covenant and obligation necessary to the exercise thereof by such separate or co-trustee shall run to and be enforceable by either of the Trustee or separate or co-Trustee.

Should any instrument in writing from the Authority be required by the separate trustee or co-trustee so appointed by the Trustee or the Authority for more fully and certainly vesting in and confirming to it such properties, rights, powers, trusts, duties and obligations, any and all such instruments in writing shall, on request, be executed, acknowledged and delivered by the Authority. In case any separate trustee or co-trustee, or a successor to either, shall become incapable of acting, resign or be removed, all the estates, properties, rights, powers, trusts,

duties and obligations of such separate trustee or co-trustee, so far as permitted by law, shall vest in and be exercised by the Trustee until the appointment of a new trustee or successor to such separate trustee or co-trustee.

Section 6.12. Indemnification; Limited Liability of Trustee. The Authority further covenants and agrees to indemnify and save the Trustee and its officers, officials, directors, agents and employees, harmless against any loss, expense (including legal fees and expenses) and liabilities which it may incur arising out of or in the exercise and performance of its powers and duties hereunder, including the costs and expenses of defending against any claim of liability, but excluding any and all losses, expenses and liabilities which are due to the negligence or intentional misconduct of the Trustee, its officers, directors, agents or employees. No provision in this Indenture shall require the Trustee to risk or expend its own funds or otherwise incur any financial liability hereunder unless indemnity reasonably satisfactory to it against such liability or risk is provided to it. The Trustee shall not be liable for any action taken or omitted to be taken by it in accordance with the direction of a majority (or any lesser amount that may direct the Trustee in accordance with the provisions of this Indenture) of the Owners of the principal amount of Bonds Outstanding relating to the time, method and place of conducting any proceeding or remedy available to the Trustee under this Indenture. The rights of the Trustee and the obligations of the Authority under this Section 6.12 shall survive termination of this Indenture, discharge of the Bonds and resignation or removal of the Trustee.

ARTICLE VII

MODIFICATION AND AMENDMENT OF THE INDENTURE

Section 7.1. Amendment. This Indenture and the rights and obligations of the Authority and of the Owners of the Bonds may, with prior written notice to Standard & Poor's, be modified or amended at any time by a Supplemental Indenture which will become binding when the prior written consent of the Owners of a majority in aggregate principal amount of the Bonds then Outstanding are filed with the Trustee. No such modification or amendment will (a) extend the maturity of or reduce the interest rate on any Bond or otherwise alter or impair the obligation of the Authority to pay the principal, interest or redemption premiums at the time and place and at the rate and in the currency provided therein of any Bond without the express written consent of the Owner of such Bond, (b) reduce the percentage of Bonds required for the written consent to any such amendment or modification, or (c) without written consent of the Trustee, modify any of the rights or obligations of the Trustee.

This Indenture and the rights and obligations of the Authority and of the Owners of the Bonds may, with prior written notice to Standard & Poor's, also be modified or amended at any time by a Supplemental Indenture which will become binding upon adoption, without consent of any Bond Owners, to the extent permitted by law but only for any one or more of the following purposes

(a) to add to the covenants and agreements of the Authority contained in this Indenture, other covenants and agreements thereafter to be observed, or to limit or surrender any rights or powers herein reserved to or conferred upon the Authority so long as such addition, limitation or surrender of such rights or powers will not materially adversely affect the Owners of the Bonds; or

(b) to make such provisions for the purpose of curing any ambiguity, or of curing, correcting or supplementing any defective provision contained in this Indenture, or in any other respect whatsoever as the Authority may deem necessary or desirable, provided under any circumstances that such modifications or amendments will not materially adversely affect the interests of the Owners of the Bonds; or

(c) to amend any provision relating to the Code as may be necessary or appropriate to assure compliance with the Code and the exclusion from gross income of interest on the Bonds; or

(d) to amend any provision to place any Additional Bonds on a parity with the Bonds for all purposes of this Indenture, including, but not limited to, for the purpose of exercising all rights and remedies hereunder; or

(e) to amend the provisions of Section 4.4.

The Trustee will be furnished with an opinion of Bond Counsel that any such Supplemental Indenture entered into by the Authority and the Trustee complies with the provisions of this Article VII and the Trustee may conclusively rely upon such opinion and will be fully protected in relying thereon.

Section 7.2. Effect of Supplemental Indenture. From and after the time any Supplemental Indenture becomes effective pursuant to this Article VII, this Indenture will be

deemed to be modified and amended in accordance therewith, the respective rights, duties and obligations of the parties hereto or thereto and all Owners of Outstanding Bonds, as the case may be, will thereafter be determined, exercised and enforced hereunder subject in all respects to such modification and amendment, and all the terms and conditions of this Indenture for any and all purposes.

Section 7.3. Endorsement or Replacement of Bonds After Amendment. After the effective date of any action taken as hereinabove provided, the Authority may determine that any affected Bonds will bear a notation, by endorsement in form approved by the Authority, as to such action, and in that case upon demand of the Owner of any Bond Outstanding at such effective date and presentation of its Bond for that purpose at the Trust Office of the Trustee, a suitable notation as to such action will be made on such Bond. If the Authority will so determine, new Bonds so modified as, in the opinion of the Authority, will be necessary to conform to such Bond Owners' action will be prepared and executed, and in that case upon demand of the Owner of any Bond Outstanding at such effective date such new Bonds will be exchanged at the Trust Office of the Trustee, without cost to each Bond Owner, for Bonds then Outstanding, upon surrender of such Outstanding Bonds.

Section 7.4. Amendment by Mutual Consent. The provisions of this Article VII will not prevent any Bond Owner from accepting any amendment as to the particular Bond held by such Owner, provided that due notation thereof is made on such Bond.

ARTICLE VIII

EVENTS OF DEFAULT AND REMEDIES

Section 8.1. Events of Default. The following events will be Events of Default hereunder.

(a) Default in the due and punctual payment of the principal of any Bond when and as the same will become due and payable, whether at maturity as therein expressed, by proceedings for redemption, by declaration or otherwise.

(b) Default in the due and punctual payment of any installment of interest on any Bond when and as such interest installment will become due and payable.

(c) Default by the Authority in the observance of any of the other covenants, agreements or conditions on its part in this Indenture or in the Bonds contained, if such default will have continued for a period of sixty (60) days after written notice thereof, specifying such default and requiring the same to be remedied, will have been given to the Authority by the Trustee, or to the Authority and the Trustee by the Owners of not less than twenty five percent (25%) in aggregate principal amount of the Bonds at the time Outstanding; provided that such default (other than a default arising from nonpayment of the Trustee's fees and expenses, which must be cured within such 60 day period unless waived by the Trustee) will not constitute an Event of Default hereunder if the Authority will commence to cure such default within said sixty (60) day period and thereafter diligently and in good faith will cure such default within a reasonable period of time; or

(d) Default under the any CFD Fiscal Agent Agreement.

Section 8.2. Remedies; Rights of Bond Owners. Upon the occurrence of an Event of Default, the Trustee may pursue any available remedy at law or in equity to enforce the payment of the principal of, premium, if any, and interest on the Outstanding Bonds, and to enforce any rights of the Trustee under or with respect to this Indenture. In the event of an Event of Default arising out of a nonpayment of Trustee's fees and expenses, the Trustee may sue the Authority to seek recovery of its fees and expenses; provided, however, that such recovery may be made only from Revenues.

If an Event of Default will have occurred and be continuing and if requested to do so by the Owners of at least twenty five percent (25%) in aggregate principal amount of Outstanding Bonds, and, in each case, if indemnified as provided in Section 6.2(I), the Trustee will be obligated to exercise such one or more of the rights and powers conferred by this Article VIII and, as applicable, under the CFD Bonds, as the Trustee, being advised by counsel, will deem most expedient in the interests of the Bond Owners.

No remedy by the terms of this Indenture conferred upon or reserved to the Trustee (or to the Bond Owners) is intended to be exclusive of any other remedy, but each and every such remedy will be cumulative and will be in addition to any other remedy given to the Trustee or to the Bond Owners hereunder or now or hereafter existing at law or in equity.

No delay or omission to exercise any right or power accruing upon any Event of Default will impair any such right or power or will be construed to be a waiver of any such Event of

Default or acquiescence therein; such right or power may be exercised from time to time as often as may be deemed expedient.

Section 8.3. Application of Revenues and Other Funds After Event of Default. All amounts received by the Trustee with respect to the Bonds pursuant to any right given or action taken by the Trustee under the provisions of this Indenture relating to the Bonds will be applied by the Trustee in the following order upon presentation of the several Bonds, and the stamping thereon of the amount of the payment if only partially paid, or upon the surrender thereof if fully paid –

First, to the payment of the fees, costs and expenses of the Trustee in declaring such Event of Default and in carrying out the provisions of this Article VIII, including reasonable compensation to its agents, attorneys and counsel (including outside counsel and the allocated costs of internal attorneys), and to the payment of all other outstanding fees and expenses of the Trustee; and

Second, to the payment of the whole amount of interest on and principal of the Bonds then due and unpaid, with interest on overdue installments of principal and interest to the extent permitted by law at the net effective rate of interest then borne by the Outstanding Bonds; provided, however, that in the event such amounts will be insufficient to pay in full the full amount of such interest and principal, then such amounts will be applied in the following order of priority.

(a) first to the payment of all installments of interest on the Bonds then due and unpaid,

(b) second, to the payment of all installments of principal of the Bonds then due and unpaid, and

(c) third, to the payment of interest on overdue installments of principal and interest on Bonds.

Section 8.4. Power of Trustee to Control Proceedings. In the event that the Trustee, upon the happening of an Event of Default, will have taken any action, by judicial proceedings or otherwise, pursuant to its duties hereunder, whether upon its own discretion or upon the request of the Owners of a majority in aggregate principal amount of the Bonds then Outstanding, it may, in the exercise of its discretion for the best interests of the Owners of the Bonds, with respect to the continuance, discontinuance, withdrawal, compromise, settlement or other disposal of such action; provided, however, that the Trustee will not, unless there no longer continues an Event of Default, discontinue, withdraw, compromise or settle, or otherwise dispose of any litigation pending at law or in equity, if there has been filed with it a written request signed by the Owners of a majority in aggregate principal amount of the Outstanding Bonds hereunder opposing such discontinuance, withdrawal, compromise, settlement or other such litigation and provided further that the Trustee will have the right to decline to comply with such written request unless indemnification satisfactory to it has been provided. Any suit, action or proceeding which any Owner of Bonds will have the right to bring to enforce any right or remedy hereunder may be brought by the Trustee for the equal benefit and protection of all Owners of Bonds similarly situated and the Trustee is hereby appointed (and the successive respective Owners of the Bonds issued hereunder, by taking and holding the same, will be conclusively deemed so to have appointed it) the true and lawful attorney in fact of the respective Owners of the Bonds for the purposes of bringing any such suit, action or proceeding

and to do and perform any and all acts and things for and on behalf of the respective Owners of the Bonds as a class or classes, as may be necessary or advisable in the opinion of the Trustee as such attorney in fact.

Section 8.5. Appointment of Receivers. Upon the occurrence of an Event of Default hereunder, and upon the filing of a suit or other commencement of judicial proceedings to enforce the rights of the Trustee and of the Bond Owners under this Indenture, the Trustee will be entitled, as a matter of right, to the appointment of a receiver or receivers of the Revenues and other amounts pledged hereunder, pending such proceedings, with such powers as the court making such appointment will confer.

Section 8.6. Non Waiver. Nothing in this Article VIII or in any other provision of this Indenture, or in the Bonds, will affect or impair the obligation of the Authority, which is absolute and unconditional, to pay the interest on and principal of the Bonds to the respective Owners of the Bonds at the respective dates of maturity, as herein provided, out of the Revenues and other moneys herein pledged for such payment.

A waiver of any default or breach of duty or contract by the Trustee or any Bond Owners will not affect any subsequent default or breach of duty or contract, or impair any rights or remedies on any such subsequent default or breach. No delay or omission of the Trustee or any Owner of any of the Bonds to exercise any right or power accruing upon any default will impair any such right or power or will be construed to be a waiver of any such default or an acquiescence therein; and every power and remedy conferred upon the Trustee or Bond Owners by the Bond Law or by this Article VIII may be enforced and exercised from time to time and as often as will be deemed expedient by the Trustee or the Bond Owners, as the case may be.

Section 8.7. Rights and Remedies of Bond Owners. No Owner of any Bond issued hereunder will have the right to institute any suit, action or proceeding at law or in equity, for any remedy under or upon this Indenture, unless (a) such Owner will have previously given to the Trustee written notice of the occurrence of an Event of Default; (b) the Owners of a majority in aggregate principal amount of all the Bonds then Outstanding will have made written request upon the Trustee to exercise the powers hereinbefore granted or to institute such action, suit or proceeding in its own name; (c) said Owners will have tendered to the Trustee indemnity reasonably acceptable to the Trustee against the costs, expenses and liabilities to be incurred in compliance with such request; and (d) the Trustee will have refused or omitted to comply with such request for a period of sixty (60) days after such written request will have been received by, and said tender of indemnity will have been made to, the Trustee.

Such notification, request, tender of indemnity and refusal or omission are hereby declared, in every case, to be conditions precedent to the exercise by any Owner of Bonds of any remedy hereunder; it being understood and intended that no one or more Owners of Bonds will have any right in any manner whatever by his or their action to enforce any right under this Indenture, except in the manner herein provided, and that all proceedings at law or in equity to enforce any provision of this Indenture will be instituted, had and maintained in the manner herein provided and for the equal benefit of all Owners of the Outstanding.

The right of any Owner of any Bond to receive payment of the principal of and interest and premium (if any) on such Bond as herein provided or to institute suit for the enforcement of any such payment, will not be impaired or affected without the written consent of such Owner, notwithstanding the foregoing provisions of this Section or any other provision of this Indenture.

Section 8.8. Termination of Proceedings. In case the Trustee will have proceeded to enforce any right under this Indenture by the appointment of a receiver or otherwise, and such proceedings will have been discontinued or abandoned for any reason, or will have been determined adversely, then and in every such case, the Authority, the Trustee and the Bond Owners will be restored to their former positions and rights hereunder, respectively, with regard to the property subject to this Indenture, and all rights, remedies and powers of the Trustee will continue as if no such proceedings had been taken.

ARTICLE IX

MISCELLANEOUS

Section 9.1. Limited Liability of Authority. Notwithstanding anything in this Indenture contained, the Authority will not be required to advance any moneys derived from any source of income other than the Revenues for the payment of the principal of or interest on the Bonds, or any premiums upon the redemption thereof, or for the performance of any covenants herein contained (except to the extent any such covenants are expressly payable hereunder from the Revenues). The Authority may, however, advance funds for any such purpose, provided that such funds are derived from a source legally available for such purpose and may be used by the Authority for such purpose without incurring indebtedness.

The Bonds will be revenue bonds, payable exclusively from the Revenues and other funds as in this Indenture provided. The general fund of the Authority is not liable, and the credit of the Authority is not pledged, for the payment of the interest and premium (if any) on or principal of the Bonds. The Owners of the Bonds will never have the right to compel the forfeiture of any property of the Authority. The principal of and interest on the Bonds, respectively, and any premiums upon the redemption of any thereof, will not be a legal or equitable pledge, charge, lien or encumbrance upon any property of the Authority or upon any of its income, receipts or revenues except the Revenues and other funds pledged to the payment thereof as in this Indenture provided.

Section 9.2. Benefits of Indenture Limited to Parties. Nothing in this Indenture, expressed or implied, is intended to give to any person other than the Authority, the Trustee and the Owners of the Bonds, any right, remedy or claim under or by reason of this Indenture. Any covenants, stipulations, promises or agreements in this Indenture contained by and on behalf of the Authority will be for the sole and exclusive benefit of the Trustee and the Owners of the Bonds.

Section 9.3. Discharge of Indenture. If the Authority will pay and discharge any or all of the Outstanding Bonds in any one or more of the following ways:

- (a) by well and truly paying or causing to be paid the principal of and interest and premium (if any) on such Bonds, as and when the same become due and payable;
- (b) by irrevocably depositing with the Trustee, in trust, at or before maturity, money which, together with the available amounts then on deposit in the funds and accounts established with the Trustee pursuant to this Indenture and available for such purpose, is fully sufficient to pay such Bonds, including all principal, interest and redemption premiums; or
- (c) by irrevocably depositing with the Trustee or any other fiduciary, in trust, Federal Securities in such amount as an Independent Accountant determines will, together with the interest to accrue thereon and available moneys then on deposit in the funds and accounts established with the Trustee pursuant to this Indenture and available for such purpose, be fully sufficient to pay and discharge the indebtedness on such Bonds (including all principal, interest and redemption premiums) at or before their respective maturity dates;

then any such Outstanding Bond or Bonds will be deemed to have been paid and discharged; provided, however, that any such Outstanding Bond or Bonds will be deemed to have been paid under paragraph (c) above only if (i) in the case of Bonds to be redeemed prior to the maturity thereof, notice of such redemption will have been mailed pursuant to Section 2.2(d) or provision satisfactory to the Trustee will have been made for the mailing of such notice, (ii) a verification report of an Independent Accountant will be delivered to the Trustee, and (iii) an opinion of Bond Counsel will be delivered to the Trustee in the case of a defeasance of Bonds, to the effect that the requirements of this Indenture have been satisfied with respect to such discharge of such Bonds. Upon a discharge of one or more Bonds as described above, and notwithstanding that any of such Bonds will not have been surrendered for payment, the pledge of the Revenues, and other funds provided for in this Indenture with respect to such Bonds, and all other pecuniary obligations of the Authority under this Indenture with respect to such Bonds, as applicable, will cease and terminate, except only the obligation of the Authority to comply with the covenants contained in Sections 5.7 and 6.12, to pay or cause to be paid to the Owners of such Bonds not so surrendered and paid all sums due thereon from amounts set aside for such purpose, to pay all expenses and costs of the Trustee and to comply with the covenants contained in Section 5.7. Any funds thereafter held by the Trustee, which are not required for said purposes, will be paid over to the Authority or upon a Request of the Authority to the City.

Defeasance will be accomplished only with an irrevocable deposit in escrow of certain investments referred to in this section. Further substitutions of securities in the escrow are not permitted. The deposit in the escrow must be sufficient, without reinvestment, to pay all principal and interest as scheduled on the Bonds to and including the date of redemption. Any security used for defeasance must provide for the timely payment of principal and interest and cannot be callable or prepayable prior to maturity or earlier redemption of the rated debt (excluding securities that do not have a fixed par value and/or whose terms do not promise a fixed dollar amount at maturity or call date).

Section 9.4. Successor is Deemed Included in All References to Predecessor. Whenever in this Indenture or any Supplemental Indenture either the Authority is named or referred to, such reference will be deemed to include the successor to the powers, duties and functions, with respect to the management, administration and control of the affairs of the Authority, that are presently vested in the Authority, and all the covenants, agreements and provisions contained in this Indenture by or on behalf of the Authority will bind and inure to the benefit of its successors whether so expressed or not.

Section 9.5. Content of Certificates. Every certificate by or on behalf of the Authority with respect to compliance with a condition or covenant provided for in this Indenture will include (a) a statement that the person or persons making or giving such certificate have read such covenant or condition and the definitions herein relating thereto; (b) a brief statement as to the nature and scope of the examination or investigation upon which the statements or opinions contained in such certificate are based; (c) a statement that, in the opinion of the signers, they have made or caused to be made such examination or investigation as is necessary to enable them to express an informed opinion as to whether or not such covenant or condition has been complied with; and (d) a statement as to whether, in the opinion of the signers, such condition or covenant has been complied with.

Any such certificate made or given by an officer of the Authority may be based, insofar as it relates to legal matters, upon a certificate or opinion of or representations by counsel, unless such officer knows that the certificate or opinion or representations with respect to the

matters upon which his certificate may be based, as aforesaid, are erroneous, or in the exercise of reasonable care should have known that the same were erroneous. Any such certificate or opinion or representation made or given by counsel may be based, insofar as it relates to factual matters, on information with respect to which is in the possession of the Authority, or upon the certificate or opinion of or representations by an officer or officers of the Authority, unless such counsel knows that the certificate or opinion or representations with respect to the matters upon which his certificate, opinion or representation may be based, as aforesaid, are erroneous, or in the exercise of reasonable care should have known that the same were erroneous.

Section 9.6. Execution of Documents by Bond Owners. Any request, consent or other instrument required by this Indenture to be signed and executed by Bond Owners may be in any number of concurrent writings of substantially similar tenor and may be signed or executed by such Bond Owners in person or by agent or agents duly appointed in writing. Proof of the execution of any such request, consent or other instrument or of a writing appointing any such agent, will be sufficient for any purpose of this Indenture and will be conclusive in favor of the Trustee and of the Authority if made in the manner provided in this Section 9.6.

The fact and date of the execution by any person of any such request, consent or other instrument or writing may be proved by the affidavit of a witness of such execution or by the certificate of any notary public or other officer of any jurisdiction, authorized by the laws thereof to take acknowledgements of deeds, certifying that the person signing such request, consent or other instrument or writing acknowledged to him the execution thereof.

The ownership of Bonds will be conclusively proved by the Bond Register. Any request, consent or vote of the Owner of any Bond will bind every future Owner of the same Bond and the Owner of any Bond issued in exchange therefor or in lieu thereof, in respect of anything done or suffered to be done by the Trustee or the Authority in pursuance of such request, consent or vote. In lieu of obtaining any demand, request, direction, consent or waiver in writing, the Trustee may call and hold a meeting of the Bond Owners upon such notice and in accordance with such rules and obligation as the Trustee considers fair and reasonable for the purpose of obtaining any such action.

Section 9.7. Disqualified Bonds. In determining whether the Owners of the requisite aggregate principal amount of Bonds have concurred in any demand, request, direction, consent or waiver under this Indenture, Bonds which are owned or held by or for the account of the Authority or the City (but excluding Bonds held in any employees' or retirement fund) will be disregarded and deemed not to be Outstanding for the purpose of any such determination, provided, however, that for the purpose of determining whether the Trustee will be protected in relying on any such demand, request, direction, consent or waiver, only Bonds which the Trustee knows to be so owned or held will be disregarded. Upon request, the Authority and the City will specify to the Trustee those Bonds disqualified pursuant to this Section 9.7.

Section 9.8. Waiver of Personal Liability. No officer, agent or employee of the Authority will be individually or personally liable for the payment of the interest on or principal of the Bonds; but nothing herein contained will relieve any such officer, agent or employee from the performance of any official duty provided by law.

Section 9.9. Partial Invalidity. If any one or more of the covenants or agreements, or portions thereof, provided in this Indenture on the part of the Authority (or of the Trustee) to be performed should be contrary to law, then such covenant or covenants, such agreement or

agreements, or such portions thereof, will be null and void and will be deemed separable from the remaining covenants and agreements or portions thereof and will in no way affect the validity of this Indenture or of the Bonds; but the Bond Owners will retain all rights and benefits accorded to them under the Bond Law or any other applicable provisions of law. The Authority hereby declares that it would have entered into this Indenture and each and every other section, paragraph, subdivision, sentence, clause and phrase and would have authorized the issuance of the Bonds pursuant hereto irrespective of the fact that any or more sections, paragraphs, subdivisions, sentences, clauses or phrases of this Indenture or the application thereof to any person or circumstance may be held to be unconstitutional, unenforceable or invalid.

Section 9.10. Destruction of Cancelled Bonds. Whenever in this Indenture provision is made for the surrender to the Authority or the Trustee of any Bonds which have been paid or cancelled pursuant to the provisions of this Indenture, the Trustee will destroy such Bonds in accordance with the retention policy of the Trustee then in effect.

Section 9.11. Funds and Accounts. Any fund or account required by this Indenture to be established and maintained by the Authority or the Trustee may be established and maintained in the accounting records of the Authority or the Trustee, as the case may be, either as a fund or an account, and may, for the purpose of such records, any audits thereof and any reports or statements with respect thereto, be treated either as a fund or as an account. All such records with respect to all such funds and accounts held by the Authority will at all times be maintained in accordance with generally accepted accounting principles and all such records with respect to all such funds and accounts held by the Trustee will be at all times maintained in accordance with corporate trust industry practices; in each case with due regard for the protection of the security of the Bonds and the rights of every Owner thereof.

Section 9.12. Notices. Any notice, request, complaint, demand, communication or other paper will be sufficiently given and will be deemed given when delivered or mailed by registered or certified mail, postage prepaid, or sent by telegram, addressed as follows:

If to the Authority:	Roseville Finance Authority c/o City of Roseville 311 Vernon Street Roseville, California 95678 Attention: Treasurer
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If to the Trustee:	The Bank of New York Mellon Trust Company, N.A. 400 South Hope Street, Suite 500 Los Angeles, California 90071 Attention: Corporate Trust Department Fax: (213) 630-6285
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The Authority, the City and the Trustee may designate any further or different addresses to which subsequent notices, certificates or other communications will be sent.

Section 9.13. Unclaimed Moneys. Anything in this Indenture to the contrary notwithstanding, any moneys held by the Trustee in trust for the payment and discharge of any of the Bonds which remain unclaimed for two (2) years after the date when such Bonds have become due and payable, either at their stated maturity dates or by call for earlier redemption, if such moneys were held by the Trustee at such date, or for two (2) years after the date of deposit of such moneys if deposited with the Trustee after said date when such Bonds become

due and payable, will be repaid by the Trustee to the Authority, as its absolute property and free from trust, and the Trustee will thereupon be released and discharged with respect thereto and the Bond Owners will look only to the Authority for the payment of such Bonds; provided, however, that before being required to make such payment to the Authority, the Trustee will, at the expense of Authority, cause to be mailed to the Owners of all such Bonds, at their respective addresses appearing on the Bond Register, a notice that said moneys remain unclaimed and that, after a date in said notice, which date will not be fewer than thirty (30) days after the date of mailing such notice, the balance of such moneys then unclaimed will be returned to the Authority.

Section 9.14. Payment Due on Other than a Business Day. If the date for making any payment or the last date for performance of any act or the exercising of any right, as provided in the Indenture, is not a Business Day, such payment, with no interest accruing for the period after such nominal date, may be made or act performed or right exercised on the next succeeding Business Day with the same force and effect as if done on the nominal date provided in this Indenture.

IN WITNESS WHEREOF, the Authority has caused this Indenture to be executed by the Treasurer of the Authority, attested by its Secretary, and the Trustee has caused this Indenture to be executed by one of its corporate trust officers, all as of the day and year first above written.

ROSEVILLE FINANCE AUTHORITY

By: _____
Treasurer

Attest:

By: _____
Secretary

**THE BANK OF NEW YORK MELLON
TRUST COMPANY, N.A.,**
as Trustee

By: _____
Authorized Officer

EXHIBIT A
FORM OF BOND

No. _____

\$ _____

ROSEVILLE FINANCE AUTHORITY
SPECIAL TAX REVENUE REFUNDING BOND, SERIES 2017B

INTEREST RATE:	MATURITY DATE:	DATED DATE:	CUSIP:
%	September 1, _____	_____, 2017	

REGISTERED OWNER:

PRINCIPAL AMOUNT: AND NO/100 DOLLARS

The ROSEVILLE FINANCE AUTHORITY, a joint powers authority organized and existing under the laws of the State of California (the "Authority"), for value received, hereby promises to pay (but only out of the Revenues and other funds hereinafter referred to) to the Registered Owner identified above or registered assigns (the "Registered Owner"), on the Maturity Date identified above (subject to any right of prior redemption hereinafter mentioned), the Principal Amount identified above in lawful money of the United States of America; and to pay interest thereon at the Interest Rate identified above in like money from the Interest Payment Date (as hereinafter defined) next preceding the date of authentication of this Bond (unless this Bond is authenticated on or before an Interest Payment Date and after the fifteenth calendar day of the month preceding the month in which such Interest Payment Date occurs, in which event it will bear interest from such Interest Payment Date, or unless this Bond is authenticated on or prior to _____, 2017, in which event it will bear interest from the Dated Date identified above; provided, however, that if, at the time of authentication of this Bond, interest is in default on this Bond, this Bond will bear interest from the Interest Payment Date to which interest hereon has previously been paid or made available for payment), payable semiannually on March 1 and September 1 in each year, commencing March 1, 2018 (each, an "Interest Payment Date") until the Maturity Date stated above or date of redemption of this Bond. The Principal Amount is payable upon presentation and surrender at the Trust Office (as defined in the Indenture) of The Bank of New York Mellon Trust Company, N.A. (the "Trustee"). Interest hereon is payable by check of the Trustee mailed by first class mail, postage prepaid, on each Interest Payment Date to the Registered Owner at the address of the Registered Owner as it appears on the registration books of the Trustee as of the fifteenth calendar day of the month preceding the month in which such Interest Payment Date occurs; provided, however, that payment of interest may be made by wire transfer to an account in the United States of America to any registered owner of Bonds in the aggregate principal amount of \$1,000,000 or more upon written instructions of any such registered owner filed with the Trustee for that purpose as of the close of business on the fifteenth calendar day of the month preceding the month in which such Interest Payment Date occurs.

This Bond is a limited obligation of the Authority, payable solely from the Revenues and funds pledged under the Indenture (as defined herein). This Bond is not a debt of the City of Roseville (the "City") or the State of California or any of its political subdivisions (except the

Authority and only to the extent set forth in the Indenture), and none of said City, said State or any of its political subdivisions is liable hereon. The Authority has no taxing power.

This Bond is one of a duly authorized series of bonds of the Authority designated the "Roseville Finance Authority Special Tax Revenue Refunding Bonds, Series 2017B" (the "Bonds"), limited in principal amount to \$_____, secured by an Indenture of Trust dated as of _____, 2017 (the "Indenture"), between the Authority and the Trustee. Reference is hereby made to the Indenture and all indentures supplemental thereto for a description of the rights thereunder of the owners of the Bonds, of the nature and extent of the Revenues (as that term is defined in the Indenture), of the rights, duties and immunities of the Trustee and of the rights and obligations of the Authority thereunder; and all of the terms of the Indenture are hereby incorporated herein and constitute a contract between the Authority and the Registered Owner, and to all of the provisions of which Indenture the Registered Owner, by acceptance, assents and agrees.

The Bonds are authorized to be issued pursuant to the provisions of the Marks Roos Local Bond Pooling Act of 1985, as amended, constituting Article 4 (commencing with Section 6584) of Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California (the "Act"). The Bonds are limited obligations of the Authority and, as and to the extent set forth in the Indenture, are payable solely from and secured by a first lien on and pledge of the Revenues and certain other funds held by the Trustee as provided in the Indenture. The Revenues and such other funds constitute a trust fund for the security and payment of the principal of and interest on the Bonds, except to the extent otherwise provided in the Indenture. The full faith and credit of the Authority is not pledged to the payment of the principal of or interest or redemption premiums (if any) on the Bonds. The Bonds are not secured by a legal or equitable pledge of, or charge, lien or encumbrance upon, any of the property of the Authority or any of its income or receipts, except the Revenues and such other funds as provided in the Indenture.

The Bonds have been issued to provide funds to purchase certain obligations of the City (the "CFD Bonds"). The City will take the proceeds that it receives from the sale of the CFD Bonds to the Authority to refund certain outstanding indebtedness of the City and to finance certain public capital improvements in the CFDs, all as more particularly described in the Indenture. The obligations of the City to make payments of principal and interest on the CFD Bonds are limited obligations secured only as set forth therein.

The Bonds maturing on or before September 1, _____, are not subject to optional redemption prior to maturity. The Bonds maturing on and after September 1, _____, may be redeemed at the option of the Authority, from any source of available funds, prior to maturity on any date on or after September 1, _____, as a whole, or in part from maturities corresponding proportionately to the maturities of the CFD Bonds simultaneously redeemed, if any redemption of CFD Bonds is being accomplished in conjunction with such optional redemption, and otherwise from such maturities as are selected by the Authority, and by lot within a maturity, at a redemption price equal to principal amount of the Bonds to be redeemed, plus accrued interest thereon to the date of redemption, without premium.

The Bonds are subject to mandatory special redemption on any Interest Payment Date from proceeds of early redemption of CFD Bonds from prepayment of Special Taxes, in whole or in part, from maturities corresponding proportionately to the maturities of the CFD Bonds simultaneously redeemed, at the principal amount thereof, plus a premium expressed below as a percentage of the principal amount so redeemed, plus accrued interest to the date of redemption thereof:

<u>Redemption Date</u>	<u>Redemption Premium</u>
On or after _____, through _____	3%
September 1, _____ and March 1, _____	2
September 1, _____ and March 1, _____	1
September 1, _____ and thereafter	0

The Bonds maturing on September 1, _____, are subject to redemption prior to their stated maturity, in part, by lot from amounts deposited into the Principal Account in the following amounts and on the following dates, at the principal amount thereof on the date fixed for redemption, without premium, but which amounts will be proportionately reduced by the principal amount of all Bonds optionally redeemed:

<u>Mandatory Redemption Dates</u> <u>(September 1)</u>	<u>Principal</u> <u>Amount</u>
---	-----------------------------------

* Maturity

The Trustee on behalf and at the expense of the Authority will mail by first class mail, postage prepaid, notice of any redemption to the respective owners of any Bonds designated for redemption, at their respective addresses appearing on the registration books maintained by the Trustee and to the Securities Depositories and to the Municipal Securities Rulemaking Board (as such terms are defined in the Indenture), at least thirty (30) but not more than sixty (60) days prior to the redemption date; provided, however, that neither failure to receive any such notice so mailed nor any defect therein will affect the validity of the proceedings for the redemption of such Bonds or the cessation of the accrual of interest thereon. The Authority has the right to rescind any redemption by written notice to the Trustee on or prior to the date fixed for redemption.

If this Bond is called for redemption and payment is duly provided therefor as specified in the Indenture, interest will cease to accrue hereon from and after the date fixed for redemption.

The Bonds are issuable as fully registered Bonds without coupons in denominations of \$5,000 or any integral multiple thereof. Subject to the limitations and upon payment of the charges, if any, provided in the Indenture, fully registered Bonds may be exchanged at the Trust Office of the Trustee for a like aggregate principal amount and maturity of fully registered Bonds of other authorized denominations.

This Bond is transferable by the Registered Owner, in person or by its attorney duly authorized in writing, at the Trust Office of the Trustee, but only in the manner, subject to the limitations and upon payment of the charges provided in the Indenture, and upon surrender and cancellation of this Bond. Upon such transfer a new fully registered Bond or Bonds, of authorized denomination or denominations, for the same aggregate principal amount will be issued to the transferee in exchange herefor. The Trustee will not be required to register the

transfer or exchange of any Bond (i) during 15 days prior to selection of Bonds for redemption, or (ii) selected for redemption.

The Authority and the Trustee may treat the Registered Owner as the absolute owner for all purposes, and the Authority and the Trustee will not be affected by any notice to the contrary. The Indenture and the rights and obligations of the Authority and of the owners of the Bonds and of the Trustee may be modified or amended from time to time and at any time in the manner, to the extent, and upon the terms provided in the Indenture; provided that no such modification or amendment will (a) extend the maturity of or reduce the interest rate on any Bond or otherwise alter or impair the obligation of the Authority to pay the principal, interest or redemption premiums at the time and place and at the rate and in the currency provided therein of any Bond without the express written consent of the owner of such Bond, (b) reduce the percentage of Bonds required for the written consent to any such amendment or modification, or (c) without its written consent thereto, modify any of the rights or obligations of the Trustee, all as more fully set forth in the Indenture.

It is hereby certified by the Authority that all things, conditions and acts required to exist, to have happened and to have been performed precedent to and in the issuance of this Bond do exist, have happened and have been performed in due time, form and manner as required by the Constitution and statutes of the State of California and by the Act, and that the amount of this Bond, together with all other indebtedness of the Authority, does not exceed any limit prescribed by the Constitution or statutes of the State of California or by the Act.

This Bond will not be entitled to any benefit under the Indenture, or become valid or obligatory for any purpose, until the certificate of authentication hereon will have been signed by the Trustee.

IN WITNESS WHEREOF, the ROSEVILLE FINANCE AUTHORITY has caused this Bond to be executed in its name and on its behalf by the facsimile signature of its Treasurer and attested by the facsimile signature of its Secretary, all as of the date set forth above.

ROSEVILLE FINANCE AUTHORITY

By: _____
Treasurer

Attest:

Secretary

CERTIFICATE OF AUTHENTICATION

This is one of the Bonds described in the within-mentioned Indenture.

Date: _____

THE BANK OF NEW YORK MELLON
TRUST COMPANY, N.A.,
as Trustee

By: _____
Authorized Signatory

ASSIGNMENT

For value received the undersigned do(es) hereby sell, assign and transfer unto

whose tax identification number is _____,
the within mentioned registered Bond and hereby irrevocably constitute(s) and appoint(s)

attorney to transfer the same on the books of the Trustee with full power of substitution in the premises.

Dated: _____

Signature guaranteed:

NOTE: Signature(s) must be guaranteed by
an eligible guarantor institution

NOTE: The signatures(s) on this Assignment
must correspond with the name(s) as written
on the face of the within Bond in every
particular without alteration or enlargement or
any change whatsoever

FISCAL AGENT AGREEMENT

Between

CITY OF ROSEVILLE

and

**THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A.,
as Fiscal Agent**

Dated as of _____ 1, 2017

\$ _____

**CITY OF ROSEVILLE
STONE POINT
COMMUNITY FACILITIES DISTRICT NO. 1
SPECIAL TAX REFUNDING BONDS
SERIES 2017**

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EXHIBIT A FORM OF SPECIAL TAX BOND, SERIES 2017

FISCAL AGENT AGREEMENT

THIS FISCAL AGENT AGREEMENT (this "Fiscal Agent Agreement") is made and entered into as of _____ 1, 2017, between the City of Roseville, a charter city organized and existing under and by virtue of the Constitution and laws of the State of California (the "City"), for and on behalf of the City's Stone Point Community Facilities District No. 1 (the "CFD"), and The Bank of New York Mellon Trust Company, N.A., a national banking association organized and existing under the laws of the United States of America, as fiscal agent (the "Fiscal Agent"), and governs the terms of the City of Roseville Stone Point Community Facilities District No. 1 Special Tax Refunding Bonds, Series 2017 (the "Bonds") issued in accordance herewith from time to time.

BACKGROUND :

1. The City Council of the City has conducted proceedings under and pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, Chapter 2.5 of Part 1 of Division 2 of Title 5 (commencing with Section 53311) of the California Government Code (the "Act"), to form the CFD, to authorize the levy of special taxes upon the land within the CFD, and to issue bonds secured by said special taxes the proceeds of which special taxes and which bonds were to be used to finance certain public improvements, all as described in those proceedings.

2. Under the provisions of the Act, on behalf of the CFD, the City has previously issued \$11,285,000 original principal amount of Stone Point Community Facilities District No. 1 Special Tax Bonds, Series 2003 (the "Prior Bonds") pursuant to a Fiscal Agent Agreement, dated as of March 1, 2003, between the City and The Bank of New York Mellon Trust Company, N.A. (the "Prior Bonds Fiscal Agent").

3. The City wishes to refinance the Prior Bonds to take advantage of current interest rates, which refinancing will result in the redemption on a current basis all of the remaining outstanding Prior Bonds.

4. The Prior Bonds are subject to redemption on September 1, 2017, in whole or in part, at a redemption price equal to 100% of the principal amount of the Prior Bonds to be redeemed, plus accrued interest to the date fixed for redemption.

5. On _____, 2017, for the purpose of refinancing the Prior Bonds, the City Council adopted Resolution No. _____ (the "Resolution") authorizing the issuance and sale of the Bonds by the City for and on behalf of the CFD pursuant to this Fiscal Agent Agreement, which Special Tax Refunding Bonds will be issued in a single series.

6. The City has determined that it is in the public interest and for the benefit of the City, the persons responsible for the payment of special taxes and the owners of the Bonds that the City enter into this Fiscal Agent Agreement to provide for the issuance of the Bonds, the disbursement of proceeds of the Bonds, the disposition of the special taxes securing the bonds, and the administration and payment of the Bonds.

7. The Roseville Finance Authority wishes to assist the City with the refinancing of the Prior Bonds by purchasing the Bonds.

8. The City has determined that all things necessary to cause the bonds, when authenticated by the Fiscal Agent and issued as provided in the Act, the Resolution and this Fiscal Agent Agreement, to be legal, valid and binding and limited obligations in accordance with their terms, and all things necessary to cause the creation, authorization, execution and delivery of this Fiscal Agent Agreement and the creation, authorization, execution and issuance of the Bonds, subject to the terms, have in all respects been duly authorized.

NOW, THEREFORE, in order to establish the terms and conditions upon and subject to which the Bonds are to be issued, and in consideration of the premises and of the mutual covenants contained herein and of the purchase and acceptance of the Bonds by the Owners thereof, and for other valuable consideration, the receipt of which is hereby acknowledged, the City does hereby covenant and agree, for the benefit of the Owners of the Bonds as follows:

ARTICLE I

DEFINITIONS

Section 1.1. Definitions. Unless the context otherwise requires, the following terms will have the following meanings:

“Account” means any account created pursuant to this Fiscal Agent Agreement.

“Act” means the Mello-Roos Community Facilities Act of 1982, as amended, Sections 53311 et seq. of the California Government Code.

“Administrative Expenses” means any or all of the following:

(a) the expenses directly related to the administration of the CFD, including, but not limited to, the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the City or a designee thereof or both); the costs of collecting the Special Taxes (whether by the County, the City or otherwise); the costs of remitting the Special Taxes to the Fiscal Agent; the costs associated with preparing Special Tax disclosure statements and responding to the public inquiries regarding the Special Taxes; the costs of the City, the CFD or any designee thereof related to an appeal of the Special Tax;

(b) the costs of the Fiscal Agent (including its legal counsel) in the discharge of the duties of the Fiscal Agent pertaining to the Bonds required under this Fiscal Agent Agreement and any Supplemental Agreement;

(c) the costs of the City or any designee thereof of complying with the City, the CFD or the Authority disclosure requirements associated with applicable federal or state securities laws of the Act pertaining to the bonds;

(d) the Authority Administrative Expenses (as defined in the Authority Indenture);

(e) any amounts required to be rebated to the federal government; and

(f) all other costs and expenses of the City (including, but not limited to, an allocable share of the salaries of the City staff directly related to the foregoing, a proportionate amount of City general administrative overhead related to the foregoing, and amounts advanced by the City for any administrative purpose of the CFD, including costs related to prepayments of Special Taxes, recordings related to such prepayments and satisfaction of Special Taxes, amounts advanced to ensure maintenance of tax exemption, and the costs of prosecuting foreclosure of delinquent Special Taxes, which amounts advanced are subject to reimbursement from other sources, including proceeds of foreclosure) and the Fiscal Agent incurred in connection with the discharge of their respective duties hereunder and in any way related to the administration of the CFD and all actual costs and expenses incurred in connection with the administration of the Bonds.

“Administrative Expenses Cap” means (i) for fiscal year 2017-18, \$35,000 and (ii) for each subsequent year, an amount equal to the preceding fiscal year's Administrative Expenses Cap plus an additional 2% of such amount.

“Annual Debt Service” means the principal amount of any Outstanding Bonds payable in a Bond Year either at maturity or pursuant to a Sinking Fund Payment and any interest payable on any Outstanding Bonds in such Bond Year, if the Bonds are retired as scheduled.

“Authority” means the Roseville Finance Authority.

“Authority Bonds” means any bonds outstanding under the Authority Indenture, which are secured in part by payments made on the Bonds.

“Authority Indenture” means that certain Indenture of Trust, dated as of _____ 1, 2017, between the Authority and the Authority Trustee, pursuant to which the Authority Bonds are issued.

“Authority Trustee” means The Bank of New York Mellon Trust Company, N.A. or any successor thereto appointed pursuant to the Authority Indenture.

“Authorized Investments” means any of the following which at the time of investment are legal investments under the laws of the State of California for the moneys proposed to be invested therein, but only to the extent that the same are acquired at Fair Market Value:

(a) Federal Securities;

(b) any of the following direct or indirect obligations of the following agencies of the United States of America: (i) direct obligations of the Export-Import Bank; (ii) certificates of beneficial ownership issued by the Farmers Home Administration; (iii) participation certificates issued by the General Services Administration; (iv) mortgage-backed bonds or pass-through obligations issued and guaranteed by the Government National Mortgage Association, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation or the Federal Housing Administration; (v) project notes issued by the United States Department of Housing and Urban Development; and (vi) public housing notes and bonds guaranteed by the United States of America;

(c) interest-bearing demand or time deposits (including certificates of deposit) or deposit accounts in federal or state chartered savings and loan associations or in federal or State of California banks (including the Fiscal Agent and its affiliates), provided that (i) the unsecured short-term obligations of such commercial bank or savings and loan association will be rated in the highest short-term rating category by any Rating Agency or (ii) such demand or time deposits will be fully insured by the Federal Deposit Insurance Corporation;

(d) commercial paper rated at the time of purchase in the highest short-term rating category by any Rating Agency, issued by corporations which are organized and operating within the United States of America, and which matures not more than 180 days following the date of investment therein;

(e) bankers acceptances, consisting of bills of exchange or time drafts drawn on and accepted by a commercial bank whose short-term obligations are rated in the highest short-term rating category by any Rating Agency or whose long-term obligations are rated A or better by each such Rating Agency, which mature not more than 270 days following the date of investment therein;

(f) obligations the interest on which is excludable from gross income pursuant to Section 103 of the Tax Code and which are either (a) rated A or better by any Rating Agency or (b) fully secured as to the payment of principal and interest by Federal Securities;

(g) obligations issued by any corporation organized and operating within the United States of America having assets in excess of Five Hundred Million Dollars (\$500,000,000), which obligations are rated A or better by any Rating Agency;

(h) money market funds (including money market funds for which the Fiscal Agent, its affiliates or subsidiaries provide investment advisory or other management services) which invest in Federal Securities or which are rated in the highest rating category by any Rating Agency;

(i) any investment agreement, repurchase agreement or other investment instrument which represents the general unsecured obligations of a bank, investment banking firm or other financial institution whose long-term obligations are rated at the time of the delivery of the investment agreement, repurchase agreement or other investment instrument A or better by any Rating Agency; and

(j) shares in a California common law trust established pursuant to Title 1, Division 7, Chapter 5 of the Government Code of the State of California that invests exclusively in investments permitted by Section 53601 of Title 5, Division 2, Chapter 4 of the California Government Code, as it may be amended (California Asset Management Program); and

(k) the Local Agency Investment Fund of the State, created pursuant to Section 16429.1 of the California Government Code.

“Authorized Representative of the City” means the Mayor, City Manager, Chief Financial Executive, Treasurer, Finance Director, City Attorney or City Clerk, or any other person or persons designated by a written certificate signed on behalf of the City by the City Manager or Finance Director of the City and containing the specimen signature of each such person.

“Authorizing Documents” means this Fiscal Agent Agreement, the Bonds and any additional or supplemental agreement executed in connection with the Bonds.

“Bond Counsel” means Jones Hall, A Professional Law Corporation, and its successors; or any other attorney at law or firm of attorneys selected by the Authority, of nationally recognized standing in matters pertaining to the federal tax exemption of interest on bonds issued by states and political subdivisions, and duly admitted to practice law before the highest court of any state of the United States of America.

“Bond Register” means the books which the Fiscal Agent will keep or cause to be kept on which the registration and transfer of the Bonds will be recorded.

“Bondowner” or “Owner” means the person or persons in whose name or names any Bond is registered.

“Bonds” means the Bonds issued hereunder, including the \$_____ City of Roseville Stone Point Community Facilities District No. 1 Special Tax Refunding Bonds, Series 2017.

“Bond Year” means each twelve month period extending from September 2 in one calendar year to September 1 of the succeeding calendar year, except in the case of the initial Bond Year which will be the period from the Closing Date to September 1, 2017, both dates inclusive.

“Business Day” means a day which is not a Saturday or Sunday or a day of the year on which the New York Stock Exchange or banks in New York, New York or Los Angeles, California, or the city where the corporate trust office of the Fiscal Agent is located, are not required or authorized to remain closed.

“Certificate of an Authorized Representative” means a written certificate or warrant request executed by an Authorized Representative of the City.

“CFD” means City of Roseville Stone Point Community Facilities District No. 1 established pursuant to the Act and the Resolution of Formation.

“City” means the City of Roseville, a municipal corporation and general law city duly established and existing under the Constitution and laws of the State of California.

“Closing Date” means the date upon which there is a physical delivery of the Bonds in exchange for the amount representing the purchase price of the Bonds by the Original Purchaser, being _____, 2017.

“Code” means the Internal Revenue Code of 1986 as in effect on the date of issuance of the Bonds or (except as otherwise referenced herein) as it may be amended to apply to obligations issued on the Closing Date, together with applicable temporary and final regulations promulgated, and applicable official guidance published, under the Code.

“Costs of Issuance” will have the meaning set forth in the Authority Indenture.

“Costs of Issuance Fund” will have the meaning set forth in the Authority Indenture.

“Delivery Date” means the date on which the bonds of such issue were issued and delivered to the initial purchasers thereof.

“Escrow Agent” means The Bank of New York Mellon Trust Company, N.A.

“Escrow Agreement” means the Escrow Agreement dated as of _____ 1, 2017, among the City, the Authority and the Escrow Agent.

"Escrow Fund" means the CFD 1 Escrow Account established pursuant to the Escrow Agreement.

"Fair Market Value" means, with respect to any investment, the price at which a willing buyer would purchase such investment from a willing seller in a bona fide, arm's length transaction (determined as of the date the contract to purchase or sell the investment becomes binding) if the investment is traded on an established securities market (within the meaning of Section 1273 of the Code) and, otherwise, the term "Fair Market Value" means the acquisition price in a bona fide arm's length transaction (as described above) if (i) the investment is a certificate of deposit that is acquired in accordance with applicable regulations under the Code, (ii) the investment is an agreement with specifically negotiated withdrawal or reinvestment provisions and a specifically negotiated interest rate (for example, a guaranteed investment contract, a forward supply contract or other investment agreement) that is acquired in accordance with applicable regulations under the Code, (iii) the investment is a United States Treasury Security - State and Local Government Series that is acquired in accordance with applicable regulations of the United States Bureau of Public Debt, or (iv) any commingled investment fund in which the Authority and related parties do not own more than a ten percent (10%) beneficial interest therein if the return paid by the fund is without regard to the source of the investment.

"Federal Securities" means any of the following:

- (a) Cash (insured at all times by the Federal Deposit Insurance Corporation).
- (b) Obligations of, or obligations guaranteed as to principal and interest by, the U.S. or any agency or instrumentality thereof, when such obligations are backed by the full faith and credit of the U.S. including:
 - U.S. treasury obligations
 - All direct or fully guaranteed obligations
 - Farmers Home Administration
 - General Services Administration
 - Guaranteed Title XI financing
 - Government National Mortgage Association (GNMA)
 - State and Local Government Series

"Finance Director" means the official of the City, or such official's designee, who acts in the capacity as the chief financial officer of the City, including the controller or other financial officer.

"Fiscal Agent" means The Bank of New York Mellon Trust Company, N.A., a national banking association organized and existing under the laws of the United States of America, at its principal corporate trust office in Seattle, Washington, and its successors or assigns, or any other bank or trust company which may at any time be substituted in its place as provided in Sections 7.2 or 7.3 and any successor thereto.

"Fiscal Agent Agreement" means this Fiscal Agent Agreement, together with any Supplemental Agreement approved pursuant to Article 6.

“Fiscal Year” means the period beginning on _____ 1 of each year and ending on the next following June 30.

“Gross Taxes” means the proceeds of the Special Taxes received by the City, including any scheduled payments and any prepayments thereof, interest thereon and proceeds of the redemption or sale of property sold as a result of foreclosure of the lien of the Special Taxes to the amount of said lien and interest thereon. “Gross Taxes” does not include any penalties collected in connection with delinquent Special Taxes or any interest in excess of the interest due on the Bonds.

“Independent Financial Consultant” means a financial consultant or firm of such consultants generally recognized to be well qualified in the financial consulting field, appointed and paid by the City, who, or each of whom:

- (1) is in fact independent and not under the domination of the City;
- (2) does not have any substantial interest, direct or indirect, in the City; and
- (3) is not connected with the City as a member, officer or employee of the City, but who may be regularly retained to make annual or other reports to the City.

“Interest Payment Date” means each March 1 and September 1, commencing March 1, 2018; provided, however, that, if any such day is not a Business Day, interest up to the Interest Payment Date will be paid on the Business Day next preceding such date.

“Maximum Annual Debt Service” means the maximum sum obtained for any Bond Year prior to the final maturity of the Bonds by adding the following for each Bond Year:

- (1) the principal amount of all Outstanding Bonds payable in such Bond Year either at maturity or pursuant to a Sinking Fund Payment; and
- (2) the interest payable on the aggregate principal amount of all Bonds Outstanding in such Bond Year if the Bonds are retired as scheduled.

“Net Taxes” means Gross Taxes minus the Administrative Expenses in an amount not to exceed the Administrative Expenses Cap.

“Original Purchaser” means the first purchaser of the Bonds from the City.

“Outstanding” or “Outstanding Bonds” means all Bonds theretofore issued by the City, except:

- (1) Bonds theretofore cancelled or surrendered for cancellation in accordance with Section 9.4;
- (2) Bonds for payment or redemption of which monies will have been theretofore deposited in trust (whether upon or prior to the maturity or the redemption date of such Bonds), provided that, if such Bonds are to be redeemed prior to the maturity thereof, notice of such redemption will have been given as provided in this Fiscal Agent Agreement or any applicable Supplemental Agreement; and

(3) Bonds which have been surrendered to the Fiscal Agent for transfer or exchange pursuant to Section 2.9 or for which a replacement has been issued pursuant to Section 2.10.

"Person" means natural persons, firms, corporations, partnerships, associations, trusts, public bodies and other entities.

"Prepayments" means any amounts paid by the City to the Fiscal Agent and designated by the City as a prepayment of Special Taxes for one or more parcels in the CFD made in accordance with the Rate and Method of Apportionment of Special Taxes attached to the Resolution of Formation.

"Principal Office of the Fiscal Agent" means the office of the Fiscal Agent located in located in Seattle, Washington, or such other office or offices as the Fiscal Agent may designate from time to time, or the office of any successor Fiscal Agent where it principally conducts its business of serving as trustee under indentures pursuant to which municipal or governmental obligations are issued.

"Prior Bonds" means the City of Roseville Stone Point Community Facilities District No. 1 Special Tax Bonds, Series 2003 issued in the original principal amount of \$11,285,000.

"Prior Bonds Fiscal Agent" means The Bank of New York Mellon Trust Company, N.A., as fiscal agent with respect to the Prior Bonds under the Prior Bonds Fiscal Agent Agreement.

"Project" means those items described as "Facilities" in the Resolution of Formation.

"Rating Agency" means Standard & Poor's or, in the event that Standard & Poor's no longer maintains a rating on the Bonds, any other nationally recognized bond rating agency then maintaining a rating on the Bonds, but, in each instance, only so long as Standard & Poor's or other nationally recognized rating agency then maintains a rating on the Bonds.

"Record Date" means the fifteenth day of the month preceding an Interest Payment Date, regardless of whether such day is a Business Day.

"Reserve Account" means the account by that name created and established in the Special Tax Fund pursuant to Section 3.1.

"Reserve Account Credit Instrument" means an irrevocable standby or direct-pay letter of credit or surety bond issued by a commercial bank or insurance company, provided that all of the following requirements are met:

(a) the long-term credit rating of such bank or insurance company from either Moody's Ratings Services or Standard & Poor's is "AA" category or better at the time of purchase (without regard to numerical or other modification);

(b) such letter of credit or surety bond has a term of at least 12 months;

(c) such letter of credit or surety bond has a stated amount at least equal to the portion of the Reserve Requirement with respect to which funds are proposed to be released pursuant to Section 3.6; and

(d) the Fiscal Agent is authorized under such letter of credit or surety bond to draw thereunder an amount equal to any deficiencies which may exist from time to time in the Interest Account or the Principal Account for the purpose of making payments required hereunder.

“Reserve Requirement” means as of any date of calculation, an amount equal to the least of: (i) Maximum Annual Debt Service on the Outstanding Bonds; (ii) 10% of the initial principal amount of the Bonds, or (iii) 125% of average Annual Debt Service on the Outstanding Bonds; provided that, if the Reserve Account is funded with cash, the “Reserve Requirement” may not exceed an amount that, pursuant to the Code, may be borrowed and invested at an unrestricted yield when all debt service reserve accounts maintained with respect to all bonds (including the Bonds) issued in conjunction with the Authority Bonds are taken into consideration and, in such event, the “Reserve Requirement” shall automatically be adjusted downward to the level that meets the requirements of the Code.

“Resolution of Formation” means Resolution No. 03-84, adopted by the City Council of the City on February 19, 2003, establishing the CFD for the purpose of providing for the financing of certain public facilities in and for the CFD.

“Sinking Fund Payment” means the annual payment to be deposited in the Redemption Account to redeem a portion of the Term Bonds in accordance with the schedule set forth in Section 4.1(b).

“Special Tax Fund” means the fund by that name created and established pursuant to Section 3.1.

“Special Taxes” means the taxes authorized to be levied by the City on property within the CFD in accordance with the Resolution of Formation, the Act and the voter approval obtained at an election in the CFD.

“Standard & Poor’s” means S&P Global Ratings, a Standard & Poor’s Financial Services LLC business, its successors and assigns.

“Supplemental Agreement” means any Supplemental Agreement amending or supplementing this Fiscal Agent Agreement.

“Surplus Fund” means the fund by that name created and established pursuant to Section 3.1.

“Term Bonds” means the Bonds subject to mandatory sinking fund redemption.

ARTICLE II

GENERAL AUTHORIZATION AND BOND TERMS

Section 2.1. Amount, Issuance and Purpose of Bonds. Under and pursuant to the Act, the City of Roseville Stone Point Community Facilities District No. 1 Special Tax Refunding Bonds, Series 2017 in the aggregate principal amount of \$ _____ will be issued for the purposes of refunding and defeasing the Prior Bonds, funding a reserve fund and funding a portion of the Costs of Issuance.

Section 2.2. Type and Nature of Bonds. Subject to the provisions of Section 8.1, the Bonds will be secured by a first lien on and pledge of all the Net Taxes and amounts in the Special Tax Fund. Neither the faith and credit nor the taxing power of the City, the State of California or any political subdivision thereof other than the City is pledged to the payment of the Bonds. Except for the Net Taxes, no other taxes are pledged to the payment of the Bonds. The Bonds are not general obligations of the City, but are limited obligations of the City payable solely from certain amounts deposited by the City in the Special Tax Fund, as more fully described herein. The City's limited obligation to pay the principal of, premium, if any, and interest on the Bonds from amounts in the Special Tax Fund is absolute and unconditional, free of deductions and without any abatement, offset, recoupment, diminution or set-off whatsoever. No Owner of the Bonds may compel the exercise of the taxing power by the City (except the Special Taxes) or the forfeiture of any of its property. The principal of and interest on the Bonds and premiums upon the redemption thereof, if any, are not a debt of the City, the State of California or any of its political subdivisions within the meaning of any constitutional or statutory limitation or restriction. The Bonds are not a legal or equitable pledge, charge, lien, or encumbrance upon any of the City's property, or upon any of its income, receipts or revenues, except the Net Taxes and other amounts in the Special Tax Fund which are, under the terms of this Fiscal Agent Agreement and the Act, set aside for the payment of the Bonds and interest thereon and neither the members of the City Council of the City nor any persons executing the Bonds are liable personally on the Bonds by reason of their issuance.

Notwithstanding anything to the contrary contained in this Fiscal Agent Agreement, the City will not be required to advance any money derived from any source of income other than the Net Taxes for the payment of the interest on or the principal of the Bonds, or for the performance of any covenants contained herein. The City may, however, advance funds for any such purpose, provided that such funds are derived from a source legally available for such purpose.

Section 2.3. Equality of Bonds and Pledge of Net Taxes. Pursuant to the Act and this Fiscal Agent Agreement, the Bonds will be equally secured by a pledge of and payable from the Net Taxes and other amounts in the Special Tax Fund, without priority for number, date of the Bonds, date of sale, date of execution, or date of delivery, and the payment of the interest on and principal of the Bonds and premiums upon the redemption thereof, will be exclusively paid from the Net Taxes and other amounts in the Special Tax Fund, which are hereby set aside for the payment of the Bonds. Amounts in the Special Tax Fund will constitute a trust fund held for the benefit of the Owners to be applied to the payment of the interest on and principal of the Bonds and so long as any of the Bonds or interest thereon remain Outstanding will not be used for any other purpose, except as permitted by this Fiscal Agent Agreement or any Supplemental Agreement. Notwithstanding any provision contained in this Fiscal Agent Agreement to the contrary, Net Taxes deposited in the Surplus Fund will no longer be considered to be pledged to

the Bonds, and none of the Surplus Fund, or amounts for Administrative Expenses retained by the City will be construed as a trust fund held for the benefit of the Owners.

Nothing in this Fiscal Agent Agreement or any Supplemental Agreement will preclude; (a) the redemption prior to maturity of any Bonds subject to call and redemption and payment of said Bonds from proceeds of refunding bonds issued under the Act as the same now exists or as hereafter amended, or under any other law of the State of California; or (b) the issuance, subject to the limitations contained herein, of bonds to refund a portion of the Bonds with bonds payable from Net Taxes on parity to Bonds remaining outstanding.

Section 2.4. Description of Bonds; Interest Rates. The Bonds will be issued in fully registered form in denominations of \$5,000 or any integral multiple thereof. The Bonds of each issue will be numbered as desired by the Fiscal Agent.

The Bonds will be designated "CITY OF ROSEVILLE STONE POINT COMMUNITY FACILITIES DISTRICT NO. 1 SPECIAL TAX REFUNDING BONDS, SERIES 2017." The Bonds will be dated as of their Delivery Date and will mature and be payable on September 1 in the years and in the aggregate principal amounts and will be subject to and will bear interest at the rates set forth in the table below, payable on March 1, 2018 and each Interest Payment Date thereafter:

<u>Maturity Date</u> <u>(September 1)</u>	<u>Principal</u> <u>Amount</u>	<u>Interest Rate</u> <u>Per Annum</u>
--	-----------------------------------	--

Interest will be payable on each Bond from the date established in accordance with Section 2.5 below on each Interest Payment Date thereafter until the principal sum of that Bond has been paid; provided, however, that if at the maturity date of any Bond funds are available for the payment or redemption thereof in full, in accordance with the terms of this Fiscal Agent

Agreement, such Bonds will then cease to bear interest. Interest due on the Bonds will be calculated on the basis of a 360-day year comprised of twelve 30-day months.

Section 2.5. Place and Form of Payment. The Bonds will be payable both as to principal and interest, and as to any premiums upon the redemption thereof, in lawful money of the United States of America. The principal of the Bonds and any premiums due upon the redemption thereof will be payable upon presentation and surrender thereof at the Principal Office of the Fiscal Agent, or at the designated office of any successor Fiscal Agent. Interest on any Bond will be payable from the Interest Payment Date next preceding the date of authentication of that Bond, unless (i) such date of authentication is an Interest Payment Date in which event interest will be payable from such date of authentication, (ii) the date of authentication is after a Record Date but prior to the immediately succeeding Interest Payment Date, in which event interest will be payable from the Interest Payment Date immediately succeeding the date of authentication, or (iii) the date of authentication is prior to the close of business on the first Record Date occurring after the issuance of such Bond, in which event interest will be payable from the dated date of such Bond; provided, however, that if at the time of authentication of such Bond, interest is in default, interest on that Bond will be payable from the last Interest Payment Date to which the interest has been paid or made available for payment or, if no interest has been paid or made available for payment on that Bond, interest on that Bond will be payable from its dated date. Interest on any Bond will be paid to the person whose name will appear in the Bond Register as the Owner of such Bond as of the close of business on the Record Date. Such interest will be paid by check of the Fiscal Agent mailed by first class mail, postage prepaid, to such Bondowner at his or her address as it appears on the Bond Register. In addition, upon a request in writing received by the Fiscal Agent on or before the applicable Record Date from an Owner of \$1,000,000 or more in principal amount of the Bonds, payment will be made on the Interest Payment Date by wire transfer in immediately available funds to an account designated by such Owner.

Section 2.6. Form of Bonds. The Bonds and the certificate of authentication will be substantially in the form attached hereto as Exhibit A, which forms are hereby approved and adopted as the forms of such Bonds and of the certificate of authentication.

Notwithstanding any provision in this Fiscal Agent Agreement to the contrary, the City may, in its sole discretion, elect to issue the Bonds in book entry form.

Until definitive Bonds will be prepared, the City may cause to be executed and delivered in lieu of such definitive Bonds temporary bonds in fully registered form, subject to the same provisions, limitations and conditions as are applicable in the case of definitive Bonds, except that they may be in any denominations authorized by the City. Until exchanged for definitive Bonds, any temporary bond will be entitled and subject to the same benefits and provisions of this Fiscal Agent Agreement as definitive Bonds. If the City issues temporary Bonds, it will execute and furnish definitive Bonds without unnecessary delay and thereupon any temporary Bond may be surrendered to the Fiscal Agent at its office, without expense to the Owner, in exchange for a definitive Bond of the same issue, maturity, interest rate and principal amount in any authorized denomination. All temporary Bonds so surrendered will be cancelled by the Fiscal Agent and will not be reissued.

Section 2.7. Execution and Authentication. The Bonds will be signed on behalf of the City by the manual or facsimile signature of the Finance Director and by the manual or facsimile signature of the City Clerk, or any duly appointed deputy City Clerk, in their capacity as officers of the City, and the seal of the City (or a facsimile thereof) will be impressed, imprinted,

engraved or otherwise reproduced thereon, and attested by the signature of the City Clerk. In case any one or more of the officers who will have signed or sealed any of the Bonds will cease to be such officer before the Bonds so signed and sealed have been authenticated and delivered by the Fiscal Agent (including new Bonds delivered pursuant to the provisions with reference to the transfer and exchange of Bonds or to lost, stolen, destroyed or mutilated Bonds), such Bonds will nevertheless be valid and may be authenticated and delivered as herein provided, and may be issued as if the person who signed or sealed such Bonds had not ceased to hold such office.

Only the Bonds as will bear thereon such certificate of authentication in the form set forth in Exhibit A attached hereto will be entitled to any right or benefit under this Fiscal Agent Agreement, and no Bond will be valid or obligatory for any purpose until such certificate of authentication will have been duly executed by the Fiscal Agent.

Section 2.8. Bond Register. The Fiscal Agent will keep or cause to be kept, at its office, sufficient books for the registration and transfer of the Bonds which will upon reasonable prior notice be open to inspection by the City during all regular business hours, and, subject to the limitations set forth in Section 2.9 below, upon presentation for such purpose, the Fiscal Agent will, under such reasonable regulations as it may prescribe, register or transfer or cause to be transferred on said Bond Register, Bonds as herein provided.

The City and the Fiscal Agent may treat the Owner of any Bond whose name appears on the Bond Register as the absolute Owner of that Bond for any and all purposes, and the City and the Fiscal Agent will not be affected by any notice to the contrary. The City and the Fiscal Agent may rely on the address of the Bondowner as it appears in the Bond Register for any and all purposes. It will be the duty of the Bondowner to give written notice to the Fiscal Agent of any change in the Bondowner's address so that the Bond Register may be revised accordingly.

Section 2.9. Registration of Exchange or Transfer. Subject to the limitations set forth in the following paragraph, the registration of any Bond may, in accordance with its terms, be transferred upon the Bond Register by the person in whose name it is registered, in person or by his or her duly authorized attorney, upon surrender of such Bond for cancellation at the office of the Fiscal Agent, accompanied by delivery of written instrument of transfer in a form acceptable to the Fiscal Agent and duly executed by the Bondowner or his or her duly authorized attorney.

Bonds may be exchanged at the office of the Fiscal Agent for a like aggregate principal amount of Bonds for other authorized denominations of the same maturity and issue. The Fiscal Agent will not collect from the Owner any charge for any new Bond issued upon any exchange or transfer, but will require the Bondowner requesting such exchange or transfer to pay any tax or other governmental charge required to be paid with respect to such exchange or transfer. Whenever any Bonds will be surrendered for registration of transfer or exchange, the City will execute and the Fiscal Agent will authenticate and deliver a new Bond or Bonds of the same issue and maturity, for a like aggregate principal amount; provided that the Fiscal Agent will not be required to register transfers or make exchanges of (i) Bonds for a period of 15 days next preceding any selection of the Bonds to be redeemed, or (ii) any Bonds chosen for redemption.

Section 2.10. Mutilated, Lost, Destroyed or Stolen Bonds. If any Bond will become mutilated, the City will execute, and the Fiscal Agent will authenticate and deliver, a new Bond of like tenor, date, issue and maturity in exchange and substitution for the Bond so mutilated,

but only upon surrender to the Fiscal Agent of the Bond so mutilated. Every mutilated Bond so surrendered to the Fiscal Agent will be cancelled by the Fiscal Agent pursuant to Section 9.4. If any Bond will be lost, destroyed or stolen, evidence of such loss, destruction or theft may be submitted to the Fiscal Agent and, if such evidence is satisfactory to the Fiscal Agent and, if any indemnity satisfactory to the Fiscal Agent will be given, the City will execute and the Fiscal Agent will authenticate and deliver, a new Bond of like tenor, maturity and issue, numbered and dated as the Fiscal Agent will determine in lieu of and in substitution for the Bond so lost, destroyed or stolen. Any Bond issued in lieu of any Bond alleged to be mutilated, lost, destroyed or stolen, will be equally and proportionately entitled to the benefits with all other Bonds issued hereunder. The Fiscal Agent will not treat both the original Bond and any replacement Bond as being Outstanding for the purpose of determining the principal amount of Bonds which may be executed, authenticated and delivered hereunder or for the purpose of determining any percentage of Bonds Outstanding hereunder, but both the original and replacement Bond will be treated as one and the same. Notwithstanding any other provision of this Section, in lieu of delivering a new Bond which has been mutilated, lost, destroyed or stolen, and which has matured, the Fiscal Agent may make payment with respect to such Bonds

Section 2.11. Validity of Bonds. The validity of the authorization and issuance of the Bonds will not be affected in any way by any defect in any proceedings taken by the City for the refunding of the Prior Bonds, and the recital contained in the Bonds that the same are issued pursuant to the Act and other applicable laws of the State will be conclusive evidence of their validity and of the regularity of their issuance.

ARTICLE III

CREATION OF FUNDS AND APPLICATION OF PROCEEDS

Section 3.1. Creation of Funds; Application of Proceeds.

(a) Creation of Funds. There is hereby created and established and will be maintained by the Fiscal Agent the following funds and accounts:

- (1) The Community Facilities District No. 1 Special Tax Fund (the "Special Tax Fund") (in which there will be established and created an Interest Account, a Principal Account, a Redemption Account, and a Reserve Account); and
- (2) The Community Facilities District No. 1 Surplus Fund (the "Surplus Fund").

The amounts on deposit in the foregoing funds, accounts and subaccounts will be held by the Fiscal Agent and the Fiscal Agent will invest and disburse the amounts in such funds, accounts and subaccounts in accordance with the provisions of this Article 3 and will disburse investment earnings thereon in accordance with the provisions of Section 3.8.

(b) Application of Proceeds. Proceeds received from the Authority Trustee or deemed to have been received from the Authority Trustee from the sale of the Bonds to the Authority Trustee in the amount of \$_____ (being 100% of the aggregate principal amount thereof (\$_____) plus a net original issue premium of \$_____), which includes the amount of \$_____ (which is the amount of the compensation to be paid from proceeds of the Bonds to the underwriter of the Authority Bonds, which will be deemed to have been received from the Authority Trustee), will be deposited or transferred on the Delivery Date as follows:

(i) \$_____ of the proceeds of the sale of the Bonds will be received by the Fiscal Agent and deposited into the Escrow Fund to be used to redeem the Prior Bonds pursuant to the terms of the Escrow Agreement.

(ii) \$_____ of the proceeds of the sale of the Bonds will be received by the Fiscal Agent and deposited into the Reserve Account of the Special Tax Fund.

(iii) \$_____ of the proceeds of the sale of the Bonds representing the portion of the Costs of Issuance allocable to the Bonds will be deemed to have been received from the Authority Trustee and will be deposited by the Authority Trustee into the Cost of Issuance Fund.

(iv) \$_____ will be deemed to have been received from the Authority Trustee and paid by the City to the underwriter of the Authority Bonds.

The Fiscal Agent may, in its discretion, establish a temporary fund or account in its books and records to facilitate such transfers.

Section 3.2. Deposits to and Disbursements from Special Tax Fund.

(a) Except for the portion of any Prepayment to be deposited to the Redemption Account as specified in a Certificate of an Authorized Representative of the City, and the Fiscal Agent will, on each date on which the Net Taxes are received from the City (pursuant to Section 5.2(a)), deposit the Net Taxes in the Special Tax Fund to be held in trust for the Owners. The Fiscal Agent will transfer the Net Taxes on deposit in the Special Tax Fund on the dates and in the amounts set forth in the following Sections, in the following order of priority, to:

- (1) The Interest Account of the Special Tax Fund;
- (2) The Principal Account of the Special Tax Fund;
- (3) The Redemption Account of the Special Tax Fund;
- (4) The Reserve Account of the Special Tax Fund; and
- (5) The Surplus Fund.

Section 3.3. [Reserved]

Section 3.4. Interest Account and Principal Account of the Special Tax Fund. The principal of and interest due on the Bonds until maturity, other than principal due upon redemption, will be paid by the Fiscal Agent from the Principal Account and the Interest Account of the Special Tax Fund, respectively. For the purpose of assuring that the payment of principal of and interest on the Bonds will be made when due, at least three Business Days prior to each March 1 and September 1, the Fiscal Agent will transfer from the Special Tax Fund, first to the Interest Account and then to the Principal Account, the amount required to pay interest on and principal of the Bonds on the immediately succeeding March 1 or September 1; provided, however, that to the extent that deposits have been made in the Interest Account or the Principal Account from the proceeds of the sale of an issue of the Bonds, or otherwise, the transfer from the Special Tax Fund need not be made; and provided, further, that, if amounts in the Special Tax Fund (exclusive of the Reserve Account) are inadequate to make the foregoing transfers, then the Fiscal Agent shall give notice to the Authority Trustee at least three Business Days prior to such applicable Interest Payment Date and any deficiency shall be made up by transfers from the Reserve Account to the extent available.

Section 3.5. Redemption Account of the Special Tax Fund.

(a) With respect to each September 1 on which a Sinking Fund Payment is due, after the deposits have been made to the Interest Account and the Principal Account of the Special Tax Fund as required by Section 3.4, the Fiscal Agent will next transfer into the Redemption Account of the Special Tax Fund from the Special Tax Fund the amount needed to make the balance in the Redemption Account equal the amount of Sinking Fund Payments due on the Bonds on the next September 1. For the purpose of assuring that the payment of Sinking Fund Payments on the Bonds will be made when due, at least three Business Days prior to each September 1, the Fiscal Agent will transfer from the Special Tax Fund to the Redemption Account, the amount required to pay the Sinking Fund Payment on the immediately succeeding September 1; provided, however, that to the extent that deposits have been made in the Redemption Account from other sources, the transfer from the Special Tax Fund need not

be made and provided, further, that, if amounts in the Redemption Account (exclusive of the Reserve Account) are inadequate to make the foregoing transfer, then the Fiscal Agent shall give notice to the Authority Trustee at least three Business Days prior to such applicable September 1 and any deficiency shall be made up by transfers from the Reserve Account to the extent available. Moneys so deposited in the Redemption Account will be used and applied by the Fiscal Agent to call and redeem Term Bonds in accordance with the Sinking Fund Payment schedule set forth in Section 4.1(b).

(b) After making the deposits to the Interest Account and the Principal Account of the Special Tax Fund pursuant to Section 3.4 above and to the Redemption Account for Sinking Fund Payments then due pursuant to subparagraph (a) of this Section, and in accordance with the City's election to call Bonds for optional redemption as set forth in Section 4.1(a), the Fiscal Agent will transfer from the Special Tax Fund and deposit in the Redemption Account moneys available for the purpose and sufficient to pay the principal and the premiums, if any, payable on the Bonds called for optional redemption; provided, however, that amounts in the Special Tax Fund may be applied to optionally redeem Bonds only if immediately following such redemption the amount in the Reserve Account will equal the Reserve Requirement.

(c) Prepayments of Special Taxes deposited to the Redemption Account will be applied on the redemption date established pursuant to Section 4.1(c) for the use of such Prepayments to the payment of the principal of, premium, and interest on the Bonds to be redeemed with such Prepayments.

(d) Moneys set aside in the Redemption Account will be used solely for the purpose of redeeming Bonds and will be applied on or after the redemption date to the payment of principal of and premium, if any, on the Bonds to be redeemed upon presentation and surrender of such Bonds and in the case of an optional redemption or an extraordinary redemption from Prepayments to pay the interest thereon; provided, however, that in lieu or partially in lieu of such call and redemption, moneys deposited in the Redemption Account, other than Prepayments, may be used to purchase Outstanding Bonds in the manner hereinafter provided. Purchases of Outstanding Bonds may be made by the City at public or private sale as and when and at such prices as the City may in its discretion determine but only at prices (including brokerage or other expenses) not more than par plus accrued interest, plus, in the case of moneys set aside for an optional redemption, the premium applicable at the next following call date according to the premium schedule established pursuant to Section 4.1(a). Any accrued interest payable upon the purchase of Bonds may be paid from the amount reserved in the Interest Account of the Special Tax Fund for the payment of interest on the next following Interest Payment Date.

Section 3.6. Reserve Account of the Special Tax Fund. There will be maintained in the Reserve Account of the Special Tax Fund an amount equal to the Reserve Requirement, which may be in the form of a Reserve Account Credit Instrument. Amounts in the Reserve Account (or draws on a Reserve Account Credit Instrument) will be applied as follows:

(a) Moneys in the Reserve Account will be used solely for the purpose of paying the principal of, including Sinking Fund Payments, and interest on the Bonds when due in the event that the moneys in the Interest Account and the Principal Account of the Special Tax Fund are insufficient therefor or moneys in the Redemption Account of the Special Tax Fund are insufficient to make a Sinking Fund Payment when due. If the amounts in the Interest Account, the Principal Account or the Redemption Account of the Special Tax Fund are insufficient to pay the principal of, including Sinking Fund Payments, or interest on any Bonds when due, the

Fiscal Agent will withdraw from the Reserve Account for deposit in the Interest Account, the Principal Account or the Redemption Account of the Special Tax Fund, as applicable, moneys necessary for such purposes.

(b) Whenever moneys are withdrawn from the Reserve Account, after making the required transfers referred to in Sections 3.4 and 3.5 above, the Fiscal Agent will transfer to the Reserve Account from available moneys in the Special Tax Fund, or from any other legally available funds which the City elects to apply to such purpose, the amount needed to restore the amount of such Reserve Account to the Reserve Requirement. Moneys in the Special Tax Fund will be deemed available for transfer to the Reserve Account only if the Fiscal Agent determines that such amounts will not be needed to make the deposits required to be made to the Interest Account, the Principal Account or the Redemption Account of the Special Tax Fund on or before the next September 1. If amounts in the Special Tax Fund together with any other amounts transferred to replenish the Reserve Account are inadequate to restore the Reserve Account to the Reserve Requirement, then the City will include the amount necessary fully to restore the Reserve Account to the Reserve Requirement in the next annual Special Tax levy to the extent of the maximum permitted Special Tax rates.

(c) In connection with a redemption of Bonds pursuant to Section 4.1(a) or (c), or a partial defeasance of Bonds in accordance with Section 8.1, amounts in the Reserve Account may be applied to such redemption or partial defeasance so long as the amount on deposit in the Reserve Account following such redemption or partial defeasance equals the Reserve Requirement. The City will set forth in a Certificate of an Authorized Representative the amount in the Reserve Account to be transferred to the Redemption Account on a redemption date or to be transferred pursuant to Section 8.1(c) to partially defease Bonds, and the Fiscal Agent will make such transfer on the applicable redemption or defeasance date, subject to the limitation in the preceding sentence.

(d) To the extent that the Reserve Account is at the Reserve Requirement as of the first day of the final Bond Year for the Bonds, amounts in the Reserve Account may be applied to pay the principal of and interest due on the Bonds in the final Bond Year for such issue.

(e) If the Reserve Account is at any time funded in whole or in part with cash, the City may at any time release any cash or investments on deposit from the Reserve Account, in whole or in part, by tendering to the Fiscal Agent: (1) a Reserve Account Credit Instrument, and (2) an opinion of Bond Counsel stating that such release will not, of itself, cause the interest on the Bonds or the Authority Bonds to become includable in gross income for purposes of federal income taxation. Upon tender of such items to the Fiscal Agent, the Fiscal Agent will transfer such funds from the Reserve Account to or upon the direction of the City.

If the Reserve Account is funded with a combination of cash and a Reserve Account Credit Instrument, the Fiscal Agent will deplete all cash balances before drawing on the Reserve Account Credit Instrument. With regard to replenishment, any available moneys provided by the City will be used first to reinstate the Reserve Account Credit Instrument and second, to replenish the cash in the Reserve Account.

Section 3.7. Surplus Fund. After making the transfers required by Sections 3.4, 3.5 and 3.6, as soon as practicable after each September 1, and in any event prior to each October 1, the Fiscal Agent will transfer all remaining amounts in the Special Tax Fund to the Surplus Fund, unless on or prior to such date, it has received a Certificate of an Authorized Representative of the City directing that certain amounts be retained in the Special Tax Fund

because the City has assumed such amounts would be available in the Special Tax Fund in calculating the amount of the levy of Special Taxes for such Fiscal Year pursuant to Section 5.2(b).

Moneys deposited in the Surplus Fund will be transferred by the Fiscal Agent at the direction of an Authorized Representative of the City as follows:

- (i) to the Interest Account, the Principal Account or the Redemption Account of the Special Tax Fund to pay the principal of, including Sinking Fund Payments, premium, if any, and interest on the Bonds when due in the event that moneys in the Special Tax Fund and the Reserve Account are insufficient therefor,

- (ii) to the Reserve Account in order to replenish the Reserve Account to the Reserve Requirement,

- (iii) to the City to pay additional Administrative Expenses, and

- (iv) for any other lawful purpose of the City.

The amounts in the Surplus Fund are not pledged to the repayment of the Bonds and may be used by the City for any lawful purpose.

Section 3.8. Investments. Moneys held in any of the Funds, Accounts and Subaccounts under this Fiscal Agent Agreement will be invested at the written direction of the City in accordance with the limitations set forth below only in Authorized Investments which will be deemed at all times to be a part of such Funds, Accounts and Subaccounts. Any loss resulting from such Authorized Investments will be credited or charged to the Fund, Account or Subaccount from which such investment was made, and any investment earnings on amounts deposited in the Special Tax Fund and the Surplus Fund, and each Account therein, will be deposited in those respective Funds and Accounts.

Moneys in the Funds, Accounts and Subaccounts held under this Fiscal Agent Agreement may be invested by the Fiscal Agent as directed in writing by the City, from time to time, in Authorized Investments subject to the following restrictions:

- (a) Moneys in the Interest Account, the Principal Account, and the Redemption Account of the Special Tax Fund will be invested only in Authorized Investments which will by their terms mature, or in the case of an Investment Agreement are available for withdrawal without penalty, on such dates so as to ensure the payment of principal of, premium, if any, and interest on the Bonds as the same become due.

- (b) Monies in the Reserve Account of the Special Tax Fund may be invested only in Authorized Investments which are available for withdrawal without penalty, on such dates so as to ensure the payment of principal of, premium, if any, and interest on the Bonds as the same become due.

- (c) In the absence of written investment directions from the City, the Fiscal Agent will invest solely in Authorized Investments specified in clause (h) of the definition thereof. The Fiscal Agent will be entitled to rely upon any investment directions from the Authority as conclusive certification to the Fiscal Agent that the investments described therein are so authorized under the laws of the State of California and qualify as Authorized Investments.

The Fiscal Agent will sell, or present for redemption, any Authorized Investment whenever it may be necessary to do so in order to provide moneys to meet any payment or transfer to such Funds and Accounts or from such Funds and Accounts. For the purpose of determining at any given time the balance in any such Funds and Accounts, any such investments constituting a part of such Funds and Accounts will be valued at their cost. In making any valuations hereunder, the Fiscal Agent may utilize such computerized securities pricing services as may be available to it, including, without limitation, those available through its regular accounting system, and conclusively rely thereon. Notwithstanding anything herein to the contrary, the Fiscal Agent will not be responsible for any loss from investments, sales or transfers undertaken in accordance with the provisions of this Fiscal Agent Agreement.

The Fiscal Agent may act as principal or agent in the making or disposing of any investment. The Fiscal Agent may sell, or present for redemption, any Authorized Investment so purchased whenever it will be necessary to provide moneys to meet any required payment, transfer, withdrawal or disbursement from the fund or account to which such Authorized Investment is credited, and, subject to the provisions of Section 7.4, the Fiscal Agent will not be liable or responsible for any loss resulting from such investment. For investment purposes, the Fiscal Agent may commingle the funds and accounts established hereunder, but will account for each separately.

The City acknowledges that, to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the City the right to receive brokerage confirmations of security transactions as they occur, the City specifically waives receipt of such confirmations to the extent permitted by law. The Fiscal Agent will furnish the City periodic cash transaction statements which include detail for all investment transactions made by the Fiscal Agent hereunder.

Section 3.9. Valuation and Disposition of Investments.

(a) Except as otherwise provided in subsection (b) of this Section, the City covenants that all investments of amounts deposited in any fund or account created by or pursuant to this Agreement, or otherwise containing gross proceeds of the Bonds (within the meaning of section 148 of the Code) shall be acquired, disposed of, and valued (as of the date that valuation is required by this Agreement or the Code) at Fair Market Value. The Fiscal Agent has no duty in connection with the determination of Fair Market Value other than to follow the investment directions of the City. For purposes of this Section 3.9, the term "Fair Market Value" shall mean the price at which a willing buyer would purchase the investment from a willing seller in a bona fide, arm's length transaction (determined as of the date the contract to purchase or sell the investment becomes binding) if the investment is traded on an established securities market (within the meaning of Section 1273 of the Code) and, otherwise, the term "Fair Market Value" means the acquisition price in a bona fide arm's length transaction (as referenced above) if (i) the investment is a certificate of deposit that is acquired in accordance with applicable regulations under the Code, (ii) the investment is an agreement with specifically negotiated withdrawal or reinvestment provisions and a specifically negotiated interest rate (for example, a guaranteed investment contract, a forward supply contract or other investment agreement) that is acquired in accordance with applicable regulations under the Code, or (iii) the investment is a United States Treasury Security -- State and Local Government Series which is acquired in accordance with applicable regulations of the United States Bureau of Public Debt.

(b) Investments in funds or accounts (or portions thereof) that are subject to a yield restriction under applicable provisions of the Code and (unless valuation is undertaken at least annually) investments in the Reserve Account will be valued at their present value (within the meaning of section 148 of the Code).

ARTICLE IV

REDEMPTION OF BONDS

Section 4.1. Redemption of Bonds.

(a) Optional Redemption.

The Bonds maturing on and before September 1, _____, are not subject to optional redemption prior to maturity. The Bonds maturing on and after September 1, _____, may be redeemed, at the option of the City, from any source of funds on any date on or after September 1, _____, in whole, or in part and by lot, at a redemption price equal to the principal amount to be redeemed, plus accrued interest thereon to the date of redemption, without premium.

Notwithstanding the foregoing, with the redemption price may include a premium if necessary, based on the certificate of an Independent Financial Consultant as set forth in Section 4.6, to redeem the corresponding portion of the Authority Bonds.

In the event the City elects to redeem Bonds as provided above, the City will give written notice to the Fiscal Agent of its election to so redeem, the redemption date and the principal amount of the Bonds to be redeemed. The notice to the Fiscal Agent will be given at least 45 but no more than 90 days prior to the redemption date, or by such later date as is acceptable to the Fiscal Agent, in its sole discretion.

(b) Mandatory Sinking Fund Redemption. The Term Bonds maturing on September 1, _____, are subject to redemption prior to their stated maturity, in part, by lot from amounts deposited into the Redemption Account in the following amounts and on the following dates, at the principal amount thereof on the date fixed for redemption, without premium, but which amounts will be proportionately reduced by the principal amount of all Term Bonds optionally redeemed:

Mandatory Redemption Dates
(September 1)

Sinking Fund
Payment

* Maturity

(c) Extraordinary Redemption. The Bonds are subject to extraordinary redemption as a whole, or in part on a pro rata basis among maturities, on any Interest Payment Date, and will be redeemed by the Fiscal Agent, from Prepayments deposited to the Redemption Account, plus amounts transferred from the Reserve Account, at a redemption price equal to the principal amount to be redeemed, plus a premium expressed below as a percentage of the principal amount so redeemed, plus accrued interest thereon to the date of redemption.

<u>Redemption Date</u>	<u>Redemption Premium</u>
On or after _____, through _____	3%
September 1, _____ and March 1, _____	2
September 1, _____ and March 1, _____	1
September 1, _____ and thereafter	0

Notwithstanding the foregoing, with the redemption price may include an additional premium if necessary, based on the certificate of an Independent Financial Consultant as set forth in Section 4.6, to redeem the corresponding portion of the Authority Bonds.

The provisions of Section 3.5(d) will govern the City's right to use moneys in the Redemption Account to purchase Bonds rather than redeem Bonds.

Section 4.2. Selection of Bonds for Redemption. If fewer than all of the Bonds Outstanding are to be redeemed, the portion of any Bond of a denomination of more than \$5,000 to be redeemed will be in the principal amount of \$5,000 or an integral multiple thereof. In selecting portions of such Bonds for redemption, the Fiscal Agent will treat such Bonds as representing that number of Bonds of \$5,000 denominations which is obtained by dividing the principal amount of such Bonds to be redeemed in part by \$5,000. The Fiscal Agent will promptly notify the City in writing of the Bonds, or portions thereof, selected for redemption.

Section 4.3. Notice of Redemption. When Bonds are due for redemption under Section 4.1 above, the Fiscal Agent will give notice, in the name of the City, of the redemption of such Bonds. The City may instruct the Fiscal Agent to specify in the redemption notice that such redemption may be subject to receipt of funds sufficient to accomplish the redemption. Such notice of redemption will (a) specify the CUSIP numbers (if any), the bond numbers and the maturity date or dates of the Bonds selected for redemption, except that where all of the Bonds are subject to redemption, or all the Bonds of one maturity, are to be redeemed, the bond numbers of such issue need not be specified; (b) state the date fixed for redemption and surrender of the Bonds to be redeemed; (c) state the redemption price; (d) state the place or places where the Bonds are to be redeemed; (e) in the case of Bonds to be redeemed only in part, state the portion of such Bond which is to be redeemed; (f) state the date of issue of the Bonds as originally issued; (g) state the rate of interest borne by each Bond being redeemed; and (h) state any other descriptive information needed to identify accurately the Bonds being redeemed as will be specified by the Fiscal Agent. Such notice will further state that on the date fixed for redemption, there will become due and payable on each Bond, or portion thereof called for redemption, the principal thereof, together with any premium, and interest accrued to the redemption date, and that from and after such date, interest thereon will cease to accrue and be payable. At least 30 days but no more than 45 days prior to the redemption date, the Fiscal Agent will mail a copy of such notice, by first class mail, postage prepaid, to the respective Owners thereof at their addresses appearing on the Bond Register. The actual receipt by the Owner of any Bond of notice of such redemption will not be a condition precedent to redemption, and neither the failure to receive nor any defect in such notice will affect the validity of the proceedings for the redemption of such Bonds, or the cessation of interest on the redemption date. A certificate by the Fiscal Agent that notice of such redemption has been given as herein provided will be conclusive as against all parties and the Owner will not be entitled to show that he or she failed to receive notice of such redemption.

Any such redemption notice may specify that redemption on the specified date will be subject to receipt by the City of moneys sufficient to cause such redemption, and neither the City nor the Fiscal Agent will have any liability to the Owners or any other party as a result of its failure to redeem the Bonds as a result of insufficient moneys.

In addition to the foregoing notice, further notice will be given by the Fiscal Agent as set out below, but only if the Bonds are not owned by the Authority at the time the notice of redemption is given pursuant to this Section 4.3, provided that no defect in said further notice

nor any failure to give all or any portion of such further notice will in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed.

At such time as the Bonds are not owned by the Authority, notice of redemption will be sent at least two days before notice of redemption is mailed to the Bondowners pursuant to the first paragraph of this Section by registered or certified mail or overnight delivery service to the Municipal Securities Rulemaking Board.

Upon the payment of the redemption price of any Bonds being redeemed, each check or other transfer of funds issued for such purpose will to the extent practicable bear the CUSIP number identifying, by issue and maturity, the Bonds being redeemed with the proceeds of such check or other transfer.

Section 4.4. Partial Redemption of Bonds. Upon surrender of any Bond to be redeemed in part only, the City will execute and the Fiscal Agent will authenticate and deliver to the Bondowner, at the expense of the City, a new Bond or Bonds of authorized denominations equal in aggregate principal amount to the unredeemed portion of the Bonds surrendered, with the same interest rate and the same maturity.

Section 4.5. Effect of Notice and Availability of Redemption Money. Notice of redemption having been duly given, as provided in Section 4.3, and the amount necessary for the redemption having been made available for that purpose and being available therefor on the date fixed for such redemption:

(a) The Bonds, or portions thereof, designated for redemption will, on the date fixed for redemption, become due and payable at the redemption price thereof as provided in this Fiscal Agent Agreement, anything in this Fiscal Agent Agreement or in the Bonds to the contrary notwithstanding;

(b) Upon presentation and surrender thereof at the office of the Fiscal Agent, the redemption price of such Bonds will be paid to the Owners thereof;

(c) As of the redemption date the Bonds, or portions thereof so designated for redemption will be deemed to be no longer Outstanding and such Bonds, or portions thereof, will cease to bear further interest; and

(d) As of the date fixed for redemption no Owner of any of the Bonds or portions thereof so designated for redemption will be entitled to any of the benefits of this Fiscal Agent Agreement, or to any other rights, except with respect to payment of the redemption price and interest accrued to the redemption date from the amounts so made available.

Section 4.6. Certification of Independent Financial Consultant. The City will not be authorized to redeem Bonds pursuant to Section 4.1(a) or 4.1(c) unless it has provided the Fiscal Agent with a certificate of an Independent Financial Consultant to the effect that the proposed redemption, assuming a corresponding redemption of the Authority Bonds, and assuming continuing payment of Special Taxes by property owners not then in default (and non-payment of property owners then in default), will not adversely impact the availability of Revenues (as defined in the Authority Indenture) in an amount sufficient to pay debt service on the Authority Bonds, as scheduled. In the event the Independent Financial Consultant is unable to provide such certificate, the redemption premium will be the amount that will be sufficient to enable the Independent Financial Consultant to deliver the required certificate.

ARTICLE V

COVENANTS AND WARRANTY

Section 5.1. Warranty. The City will preserve and protect the security pledged hereunder to the Bonds against all claims and demands of all persons.

Section 5.2. Covenants. So long as any of the Bonds issued hereunder are Outstanding and unpaid, the City makes the following covenants with the Bondowners under the provisions of the Act and this Fiscal Agent Agreement (to be performed by the City or its proper officers, agents or employees), which covenants are necessary and desirable to secure the Bonds and tend to make them more marketable; provided, however, that said covenants do not require the City to expend any funds or moneys other than the Special Taxes and other amounts deposited to the Special Tax Fund.

(a) Punctual Payment; Against Encumbrances. The City covenants that it will receive all Special Taxes in trust for the Owners and will instruct the Finance Director to deposit all Special Taxes in a distinct account of the City immediately upon their apportionment to the City, and the City will have no beneficial right or interest in the amounts so deposited except as provided by this Fiscal Agent Agreement. All such Special Taxes will be disbursed, allocated and applied solely to the uses and purposes set forth herein, and will be accounted for separately and apart from all other money, funds, accounts or other resources of the City. The City may semi-annually transfer from the Special Taxes so held an amount equal to one-half of the Administrative Expenses Cap as necessary to make timely payment of Administrative Expenses.

Not later than three (3) Business Days prior to each Interest Payment Date, the Finance Director shall withdraw an amount of Net Taxes from the account in which they are held and transfer: (i) to the Fiscal Agent for deposit in the respective accounts of the Special Tax Fund an amount, taking into account any amounts then on deposit in the respective accounts of the Special Tax Fund, such that the amount in the Interest Account, Principal Account and Redemption Account equals the principal, premium, if any, and interest due, and sinking fund payments, if any, on the Bonds on the next Interest Payment Date and (ii) to the Fiscal Agent for deposit in the Reserve Account, an amount which when added to the amount then on deposit therein is equal to the Reserve Requirement. At such time as deposits to the Special Tax Fund equal the principal, premium, sinking fund payments, if any, and interest becoming due on the Bonds for the current Bond Year and the amount needed to restore the Reserve Account balance to the Reserve Requirement, the amount in the Special Tax Fund in excess of such amount shall be available to the City to pay Administrative Expenses in excess of the Administrative Expense Cap; provided, however, that as soon as practicable after the receipt by the City of any prepayments of Special Taxes, but no later than ten (10) Business Days after such receipt, the City shall transfer such prepayments to the Fiscal Agent for deposit into the respective accounts of the Special Tax Fund to be used for the redemption of Bonds.

The City covenants that it will duly and punctually pay or cause to be paid the principal of and interest on every Bond issued hereunder, together with the premium, if any, thereon on the date, at the place and in the manner set forth in the Bonds and in accordance with this Fiscal Agent Agreement to the extent that Net Taxes and other amounts pledged hereunder are available therefor, and that the payments into the Funds and Accounts created hereunder will be made, all in strict conformity with the terms of the Bonds and this Fiscal Agent Agreement,

and that it will faithfully observe and perform all of the conditions, covenants and requirements of this Fiscal Agent Agreement and of the Bonds issued hereunder.

The City will not mortgage or otherwise encumber, pledge or place any charge upon any of the Net Taxes except as provided in this Fiscal Agent Agreement, and will not issue any obligation or security having a lien or charge upon the Net Taxes superior to or on a parity with the Bonds (except parity bonds may be issued to refund a portion of the Bonds). Nothing herein will prevent the City from issuing or incurring indebtedness which is payable from a pledge of Net Taxes which is subordinate in all respects, including security and payment, to the pledge and payment of Net Taxes to (i) repay the Bonds, and (ii) replenish the Reserve Account.

(b) Levy of Special Tax. The City will comply with all requirements of the Act so as to assure the timely collection of Gross Taxes, including without limitation, the enforcement of delinquent Special Taxes.

(i) *Processing.* On or within five (5) Business Days of each June 1, the Fiscal Agent will provide the Finance Director with a notice stating the amount then on deposit in the Special Tax Fund and the other funds and accounts held by the Fiscal Agent under the Fiscal Agent Agreement, whether or not amounts need to be deposited into the Reserve Account to increase the amounts on deposit therein to the Reserve Requirement, and informing the City that the Special Taxes need to be levied under the Ordinance as necessary to provide for the Special Tax Requirement (as defined in clause (iv) below). The receipt of or failure to receive such notice by the Finance Director will in no way affect the obligations of the Finance Director under the following two paragraphs and the Fiscal Agent will not be liable for failure to provide such notice to the Finance Director. Upon receipt of such notice, the Finance Director will communicate with the Auditor to ascertain the relevant parcels on which the Special Taxes are to be levied, taking into account any parcel splits or combinations during the preceding and then current year.

(ii) *Levy.* The Finance Director will effect the levy of the Special Taxes each Fiscal Year in accordance with the Ordinance by each August 1 that the Bonds are outstanding, or otherwise such that the computation of the levy is complete before the final date on which the Auditor will accept the transmission of the Special Tax amounts for the parcels within the CFD for inclusion on the next real property tax roll. Upon the completion of the computation of the amounts of the levy, the Finance Director will prepare or cause to be prepared, and will transmit to the Auditor, such data as the Auditor requires to include the levy of the Special Taxes on the next real property tax roll.

(iii) *Computation.* The Finance Director will fix and levy the amount of Special Taxes within the CFD in an amount sufficient, together with other amounts on deposit in the Special Tax Fund and available for such purpose, to pay (A) the principal of and interest on the Bonds when due, (B) the Administrative Expenses, including amounts necessary to discharge any rebate obligation, during such year and (C) any amounts required to replenish the Reserve Account to the Reserve Requirement (the “**Special Tax Requirement**”), taking into account the balances in such funds and in the Special Tax Fund. The Special Taxes so levied will not exceed the authorized amounts as provided in the proceedings under the Resolution of Formation.

(iv) *Collection.* The Special Taxes will be payable and be collected in the same manner and at the same time and in the same installment as the general taxes on real property are payable, and have the same priority, become delinquent at the same time and in the same proportionate amounts and bear the same proportionate penalties and interest after delinquency as do the ad valorem taxes on real property.

(c) Commence Foreclosure Proceedings. Under the Act, the City hereby covenants with and for the benefit of the Owners of the Bonds that it will order, and cause to be commenced as hereinafter provided, and thereafter diligently prosecute to judgment (unless such delinquency is theretofore brought current), an action in the superior court to foreclose the lien of any Special Tax or installment thereof not paid when due as provided in the following two paragraphs. The Finance Director will notify the City Attorney of any such delinquency of which the Finance Director is aware, and the City Attorney will commence, or cause to be commenced, such proceedings.

On or about October 1 of each Fiscal Year, the Finance Director will compare the amount of Special Taxes theretofore levied in the prior Fiscal Year in the CFD to the amount of Gross Taxes theretofore received by the City, and:

(i) *Individual Delinquencies.* If the Finance Director determines that any single parcel subject to the Special Tax in the CFD is delinquent in the payment of Special Taxes cumulatively by more than \$2,000 or more, then the Finance Director will send or cause to be sent a notice of delinquency (and a demand for immediate payment thereof) to the property owner within 60 days of such determination, and (if the delinquency remains uncured) foreclosure proceedings will be commenced by the City within 120 days of such determination. [**For Stone Point CFD No. 5: \$2,500**]

(ii) *Aggregate Delinquencies.* If the Finance Director determines that the total amount of delinquent Special Tax for the prior Fiscal Year for the entire CFD (including the total of delinquencies under subsection (i) above), exceeds 5% of the total Special Tax due and payable for the prior Fiscal Year, the City will notify or cause to be notified property owners who are then delinquent in the payment of Special Taxes (and demand immediate payment of the delinquency) within 60 days of such determination, and will commence foreclosure proceedings within 120 days of such determination against each parcel of land in the CFD with a Special Tax delinquency.

Notwithstanding the foregoing, the City may determine not to initiate foreclosure proceedings if (a) the amount in the Reserve Account is equal to the Reserve Requirement, and (b) there have been no defaults in the payment of debt service on the Bonds.

(d) Payment of Claims. The City will pay and discharge any and all lawful claims for labor, materials or supplies which, if unpaid, might become a lien or charge upon the Net Taxes or other funds in the Special Tax Fund, or which might impair the security of the Bonds then Outstanding; provided that nothing herein contained will require the City to make any such payments so long as the City in good faith will contest the validity of any such claims.

(e) Books and Accounts. The City will keep proper books of records and accounts, separate from all other records and accounts of the City, in which complete and correct entries will be made of all transactions relating to the Project, the levy of the Special Tax and the deposits to the Special Tax Fund. Such books of records and accounts will at all times during business hours be subject to the inspection of the Fiscal Agent or of the Owners of not less than

10% of the principal amount of the Bonds then Outstanding or their representatives authorized in writing.

(f) Maintenance of Special Taxes. The City covenants and agrees to not consent to or conduct proceedings with respect to a reduction in the Special Taxes that may be levied in the CFD below an amount, for any Fiscal Year, equal to 110% of the aggregate of the debt service due and payable with respect to the Bonds in such Fiscal Year, plus 100% of the City's reasonable estimate of Administrative Expenses for such Fiscal Year; provided, however, that the City may at any time reduce the Special Taxes to the extent that the amount of Special Taxes that would result from levying the Special Taxes at such maximum amounts would result in an amount of Special Taxes in excess of the amount required to comply with such covenant.

(g) Covenants to Defend. The City covenants that, in the event that any initiative is adopted by the qualified electors in the CFD which purports to reduce the minimum or the maximum Special Tax below the levels specified in Section 5.2(f) above or to limit the power of the City to levy the Special Taxes for the purposes set forth in Section 5.2(b) above, it will commence and pursue legal action in order to preserve its ability to comply with such covenants.

(i) Limitation on Right to Tender Bonds. The City hereby covenants that it will not adopt any policy pursuant to Section 53341.1 of the Act permitting the tender of Bonds in full payment or partial payment of any Special Taxes unless the City will have first received a certificate from an Independent Financial Consultant that the acceptance of such a tender will not result in the City having insufficient Net Taxes to pay the principal of and interest on the Bonds when due.

(j) Further Assurances. The City will make, execute and deliver any and all such further agreements, instruments and assurances as may be reasonably necessary or proper to carry out the intention or to facilitate the performance of this Fiscal Agent Agreement and for the better assuring and confirming unto the Owners of the Bonds of the rights and benefits provided in this Fiscal Agent Agreement.

(k) Tax Covenants. The City covenants as follows:

(i) *Private Activity Bond Limitation.* The City will assure that the proceeds of the Bonds are not so used as to cause the Authority Bonds to satisfy the private business tests of section 141(b) of the Code or the private loan financing test of section 141(c) of the Code.

(ii) *Federal Guarantee Prohibition.* The City will not take any action or permit or suffer any action to be taken if the result of the same would be to cause any of the Authority Bonds to be "federally guaranteed" within the meaning of section 149(b) of the Code.

(iii) *Rebate Requirement.* The City will take any and all actions necessary to assure compliance with section 148(f) of the Code, relating to the rebate of excess investment earnings, if any, to the federal government, to the extent that such section is applicable to the Authority Bonds.

(iv) *No Arbitrage.* The City will not take, or permit or suffer to be taken by the Fiscal Agent or otherwise, any action with respect to the proceeds of the Bonds which, if

such action had been reasonably expected to have been taken, or had been deliberately and intentionally taken, on the date of issuance of the Bonds would have caused the Authority Bonds to be "arbitrage bonds" within the meaning of section 148 of the Code.

(v) *Maintenance of Tax-Exemption.* The City will take all actions necessary to assure the exclusion of interest on the Authority Bonds from the gross income of the Owners of the Authority Bonds to the same extent as such interest is permitted to be excluded from gross income under the Code as in effect on the date of issuance of the Authority Bonds. In addition, the City will not take any action or fail to take any action if the action or failure adversely affect the exclusion of interest on the Prior Bonds from the gross income of the owners of the Prior Bonds to the same extent as such interest was permitted to be excluded from gross income for federal income tax purposes on the date of issuance of the Prior Bonds.

(vi) *Record Retention.* The City will retain its records of all accounting and monitoring it carries out with respect to the Bonds for at least 3 years after the Bonds mature or are redeemed (whichever is earlier); however, if the Bonds are redeemed and refunded, the City will retain its records of accounting and monitoring at least 3 years after the earlier of the maturity or redemption of the obligations that refunded the Bonds.

(vii) *Compliance with Tax Certificate.* The City will comply with the provisions of the Tax Certificate and the Use of Proceeds Certificate with respect to the Bonds, which are incorporated herein as if fully set forth herein. The covenants of this Section will survive payment in full or defeasance of the Bonds.

(l) Continuing Disclosure. The City hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Certificate. Notwithstanding any other provision of this Fiscal Agent Agreement, failure of the City to comply with the Continuing Disclosure Certificate will not be considered an Event of Default; however, the Original Purchaser of the Authority Bonds and any holder or beneficial owner of the Bonds may, take such actions as may be necessary and appropriate to compel performance, including seeking mandate or specific performance by court order.

(m) State Reporting Requirements. The following requirements will apply to the Bonds, in addition to those requirements under the preceding clause (l):

(i) *Annual Reporting.* Not later than October 30 of each calendar year, beginning with the October 30 first succeeding the date of the Bonds, and in each calendar year thereafter until the October 30 following the final maturity of the Bonds, the Finance Director will cause the following information to be supplied to CDIAC: (i) the principal amount of the Bonds Outstanding; (ii) the balance in the Reserve Account; (iii) the amount of any capitalized interest funded from the proceeds of the Bonds and the amount thereof used for payment of the Bonds; (iv) the number of parcels in the CFD which are delinquent in the payment of Special Taxes, the amount of each delinquency, the length of time delinquent and when foreclosure was commenced for each delinquent parcel; (v) the balance in any improvement fund, if applicable; and (vi) the assessed value of all parcels in the CFD subject to the levy of the Special Taxes as shown in the most recent equalized roll. The annual reporting will be made using such form or forms as may be prescribed by CDIAC.

(ii) *Other Reporting.* If at any time the Fiscal Agent fails to pay principal and interest due on any scheduled payment date for the Bonds, or if funds are withdrawn from the Reserve Account to pay principal and interest on the Bonds, the Fiscal Agent will notify the Finance Director of such failure or withdrawal in writing. The Finance Director will notify CDIAC and the Original Purchaser of the Authority Bonds of such failure or withdrawal within 10 days of such failure or withdrawal.

(iii) *Amendment.* The reporting requirements of this clause (m) may be amended from time to time, without action by the City or the Fiscal Agent, to reflect any amendments to Section 53359.5(b) or Section 53359.5(c) of the Act. The Finance Director will provide the Fiscal Agent with a copy of any such amendment. Notwithstanding the foregoing, any such amendment will not, in itself, affect the City's obligations under Section 4 of the Continuing Disclosure Certificate.

(iv) *No Liability.* None of the City and its officers, agents and employees, the Finance Director or the Fiscal Agent will be liable for any inadvertent error in reporting the information required by this clause (m).

ARTICLE VI

AMENDMENTS TO FISCAL AGENT AGREEMENT

Section 6.1. Supplemental Agreements or Orders Not Requiring Bondowner Consent. The City may from time to time, and at any time, without notice to or consent of any of the Bondowners, adopt Supplemental Agreements for any of the following purposes:

(a) to cure any ambiguity, to correct or supplement any provisions herein which may be inconsistent with any other provision herein, or to make any other provision with respect to matters or questions arising under this Fiscal Agent Agreement or in any additional resolution or order, provided that such action is not materially adverse to the interests of the Bondowners;

(b) to add to the covenants and agreements of and the limitations and the restrictions upon the City contained in this Fiscal Agent Agreement, other covenants, agreements, limitations and restrictions to be observed by the City which are not contrary to or inconsistent with this Fiscal Agent Agreement as theretofore in effect or which further secure Bond payments;

(c) to provide for the issuance of any parity bonds to refund a portion of the Bonds, and to provide the terms and conditions under which such bond may be issued, subject to and in accordance with the provisions of this Fiscal Agent Agreement;

(d) to modify, amend or supplement this Fiscal Agent Agreement in such manner as to permit the qualification under the Trust Indenture Act of 1939, as amended, or any similar federal statute hereafter in effect, and to add such other terms, conditions and provisions as may be permitted by said act or similar federal statute, and which will not materially adversely affect the interests of the Owners of the Bonds then Outstanding; or

(e) to modify, alter or amend the rate and method of apportionment of the Special Taxes in any manner so long as such changes do not reduce the maximum Special Taxes that may be levied in each year on property within the CFD to an amount which is less than 110% of the principal and interest due in each corresponding future Bond Year plus Administrative Expenses with respect to the Bonds Outstanding as of the date of such amendment; or

(f) to modify, alter, amend or supplement this Fiscal Agent Agreement in any other respect which is not materially adverse to the Bondowners; or

(g) to make such additions, deletions or modifications as may be necessary or desirable to assure exemption from federal income taxation of interest on the Authority Bonds.

Section 6.2. Supplemental Agreements or Orders Requiring Bondowner Consent. Exclusive of the Supplemental Agreements described in Section 6.1, the Owners of not less than a majority in aggregate principal amount of the Bonds Outstanding will have the right to consent to and approve the adoption by the City of such Supplemental Agreements as will be deemed necessary or desirable by the City for the purpose of waiving, modifying, altering, amending, adding to or rescinding, in any particular, any of the terms or provisions contained in this Fiscal Agent Agreement; provided, however, that nothing herein will permit, or be construed as permitting, (a) an extension of the maturity date of the principal, or the payment date of interest on, any Bond, (b) a reduction in the principal amount of, or redemption premium on, any

Bond or the rate of interest thereon, (c) a preference or priority of any Bond over any other Bond, or (d) a reduction in the aggregate principal amount of the Bonds the Owners of which are required to consent to such Supplemental Agreement, without the consent of the Owners of all Bonds then Outstanding.

If at any time the City will desire to adopt a Supplemental Agreement, which pursuant to the terms of this Section will require the consent of the Bondowners, the City will so notify the Fiscal Agent and will deliver to the Fiscal Agent a copy of the proposed Supplemental Agreement. The Fiscal Agent will, at the expense of the City, cause notice of the proposed Supplemental Agreement to be mailed, by first class mail, postage prepaid, to all Bondowners at their addresses as they appear in the Bond Register. Such notice will briefly set forth the nature of the proposed Supplemental Agreement and will state that a copy thereof is on file at the office of the Fiscal Agent for inspection by all Bondowners. The failure of any Bondowners to receive such notice will not affect the validity of such Supplemental Agreement when consented to and approved by the Owners of not less than a majority in aggregate principal amount of the Bonds Outstanding as required by this Section. Whenever at any time within one year after the date of the first mailing of such notice, the Fiscal Agent will receive an instrument or instruments purporting to be executed by the Owners of not less than a majority in aggregate principal amount of the Bonds Outstanding, which instrument or instruments will refer to the proposed Supplemental Agreement described in such notice, and will specifically consent to and approve the adoption thereof by the City substantially in the form of the copy referred to in such notice as on file with the Fiscal Agent, such proposed Supplemental Agreement, when duly adopted by the City, will thereafter become a part of the proceedings for the issuance of the Bonds. In determining whether the Owners of a majority of the aggregate principal amount of the Bonds have consented to the adoption of any Supplemental Agreement, Bonds which are owned by the City or by any person directly or indirectly controlling or controlled by or under the direct or indirect common control with the City, will be disregarded and will be treated as though they were not Outstanding for the purpose of any such determination.

Upon the adoption of any Supplemental Agreement and the receipt of consent to any such Supplemental Agreement from the Owners of not less than a majority in aggregate principal amount of the Outstanding Bonds in instances where such consent is required pursuant to the provisions of this section, this Fiscal Agent Agreement will be, and will be deemed to be, modified and amended in accordance therewith, and the respective rights, duties and obligations under this Fiscal Agent Agreement of the City and all Owners of Outstanding Bonds will thereafter be determined, exercised and enforced hereunder, subject in all respects to such modifications and amendments.

Section 6.3. Notation of Bonds; Delivery of Amended Bonds. After the effective date of any action taken as hereinabove provided, the City may determine that the Bonds may bear a notation, by endorsement in form approved by the City, as to such action, and in that case upon demand of the Owner of any Outstanding Bond at such effective date and presentation of his Bond for the purpose at the office of the Fiscal Agent or at such additional offices as the Fiscal Agent may select and designate for that purpose, a suitable notation as to such action will be made on such Bonds. If the City will so determine, new Bonds so modified as, in the opinion of the City, will be necessary to conform to such action will be prepared and executed, and in that case upon demand of the Owner of any Outstanding Bond at such effective date such new Bonds will be exchanged at the office of the Fiscal Agent or at such additional offices as the Fiscal Agent may select and designate for that purpose, without cost to each Owner of Outstanding Bonds, upon surrender of such Outstanding Bonds.

ARTICLE VII

FISCAL AGENT

Section 7.1. Fiscal Agent. The Bank of New York Mellon Trust Company, N.A. will be the Fiscal Agent for the Bonds unless and until another Fiscal Agent is appointed by the City hereunder. The City may, at any time, appoint a successor Fiscal Agent satisfying the requirements of Section 7.2 below for the purpose of receiving all money which the City is required to deposit with the Fiscal Agent hereunder and to allocate, use and apply the same as provided in this Fiscal Agent Agreement.

The Fiscal Agent is hereby authorized to and will mail by first class mail, postage prepaid, or wire transfer in accordance with Section 2.5 above, interest payments to the Bondowners, to select Bonds for redemption, and to maintain the Bond Register. The Fiscal Agent is hereby authorized to pay the principal of and premium, if any, on the Bonds when the same are duly presented to it for payment at maturity or on call and redemption, to provide for the registration of transfer and exchange of Bonds presented to it for such purposes, to provide for the cancellation of Bonds all as provided in this Fiscal Agent Agreement, and to provide for the authentication of Bonds, and will perform all other duties assigned to or imposed on it as provided in this Fiscal Agent Agreement. The Fiscal Agent will keep accurate records of all funds administered by it and all Bonds paid, discharged and cancelled by it.

The Fiscal Agent is hereby authorized to redeem the Bonds when duly presented for payment at maturity, or on redemption prior to maturity. The Fiscal Agent will cancel all Bonds upon payment thereof in accordance with the provisions of Section 9.4.

The City will from time to time, subject to any agreement between the City and the Fiscal Agent then in force, pay to the Fiscal Agent compensation for its services, reimburse the Fiscal Agent for all its advances and expenditures, including, but not limited to, advances to and fees and expenses of independent accountants or counsel employed by it in the exercise and performance of its powers and duties hereunder, and indemnify and save the Fiscal Agent, its officers, directors, employees and agents, harmless against costs, claims, expenses (including legal fees and expenses) and liabilities, including, without limitation, fees and expenses of its attorneys, not arising from its own negligence or willful misconduct which it may incur in the exercise and performance of its powers and duties hereunder. The foregoing obligation of the City to indemnify the Fiscal Agent will survive the removal or resignation of the Fiscal Agent or the discharge of the Bonds.

Section 7.2. Removal of Fiscal Agent. The City may at any time at its sole discretion remove the Fiscal Agent initially appointed, and any successor thereto, by delivering to the Fiscal Agent a written notice of its decision to remove the Fiscal Agent and may appoint a successor or successors thereto; provided that any such successor will be a bank, national banking association or trust company having a combined capital (exclusive of borrowed capital) and surplus of at least \$75,000,000, and subject to supervision or examination by federal or state authority. Any removal will become effective only upon acceptance of appointment by the successor Fiscal Agent. If any bank, national banking association or trust company appointed as a successor publishes a report of condition at least annually, pursuant to law or to the requirements of any supervising or examining authority above referred to, then for the purposes of this section the combined capital and surplus of such bank, national banking association or trust company will be deemed to be its combined capital and surplus as set forth in its most

recent report of condition so published. Any removal of the Fiscal Agent and appointment of a successor Fiscal Agent will become effective only upon acceptance of appointment by the successor Fiscal Agent and notice being sent by the successor Fiscal Agent to the Bondowners of the successor Fiscal Agent's identity and address.

Section 7.3. Resignation of Fiscal Agent. The Fiscal Agent may at any time resign by giving written notice to the City and by giving to the Owners notice of such resignation, which notice will be mailed to the Owners at their addresses appearing in the registration books in the office of the Fiscal Agent. Upon receiving such notice of resignation, the City will promptly appoint a successor Fiscal Agent satisfying the criteria in Section 7.2 above by an instrument in writing. Any resignation or removal of the Fiscal Agent and appointment of a successor Fiscal Agent will become effective only upon acceptance of appointment by the successor Fiscal Agent.

If no appointment of a successor Fiscal Agent will be made pursuant to the foregoing provisions of this Section within forty-five (45) days after the Fiscal Agent will have given to the City written notice or after a vacancy in the office of the Fiscal Agent will have occurred by reason of its inability to act, the Fiscal Agent or any Bond Owner may apply to any court of competent jurisdiction to appoint a successor Fiscal Agent. Said court may thereupon, after such notice, if any, as such court may deem proper, appoint a successor Fiscal Agent.

Section 7.4. Liability of Fiscal Agent. The recitals of fact and all promises, covenants and agreements contained herein and in the Bonds will be taken as statements, promises, covenants and agreements of the City, and the Fiscal Agent assumes no responsibility for the correctness of the same and makes no representations as to the validity or sufficiency of this Fiscal Agent Agreement, the Bonds, and will incur no responsibility in respect thereof, other than in connection with its duties or obligations specifically set forth herein, in the Bonds, or in the certificate of authentication assigned to or imposed upon the Fiscal Agent. The Fiscal Agent will be under no responsibility or duty with respect to the issuance of the Bonds for value. The Fiscal Agent will not be liable in connection with the performance of its duties hereunder, except for its own negligence or willful misconduct.

The Fiscal Agent will be protected in acting upon any notice, resolution, request, consent, order, certificate, facsimile transmission, electronic mail, report, Bond, or other paper or document believed by it to be genuine and to have been signed or presented by the proper party or parties. The Fiscal Agent may consult with counsel, who may be counsel to the City, with regard to legal questions, and the opinion of such counsel will be full and complete authorization and protection in respect of any action taken or suffered hereunder in good faith and in accordance therewith.

The Fiscal Agent will not be bound to recognize any person as the Owner of a Bond unless and until such Bond is submitted for inspection, if required, and his title thereto satisfactorily established, if disputed.

Whenever in the administration of its duties under this Fiscal Agent Agreement the Fiscal Agent will deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action hereunder, such matter (unless other evidence in respect thereof be herein specifically prescribed) may, in the absence of bad faith on the part of the Fiscal Agent, be deemed to be conclusively proved and established by a written certificate of the City, and such certificate will be full warrant to the Fiscal Agent for any action taken or suffered under the provisions of this Fiscal Agent Agreement upon the faith thereof, but in its discretion the

Fiscal Agent may, in lieu thereof, accept other evidence of such matter or may require such additional evidence as to it may seem reasonable.

The Fiscal Agent will have no duty or obligation whatsoever to enforce the collection of Special Taxes or other funds to be deposited with it hereunder, or as to the correctness of any amounts received, but its liability will be limited to the proper accounting for such funds as it will actually receive. No provision in this Fiscal Agent Agreement will require the Fiscal Agent to expend or risk its own funds or otherwise incur any financial liability in the performance of any of its duties hereunder, or in the exercise of its rights or powers.

The Fiscal Agent will not be deemed to have knowledge of any default or event of default until an officer at the Fiscal Agent's corporate trust office responsible for the administration of its duties hereunder will have actual knowledge thereof or the Fiscal Agent will have received written notice thereof at its corporate trust office.

The Fiscal Agent will not be considered in breach of or in default in its obligations hereunder or progress in respect thereto in the event of delay in the performance of such obligations due to unforeseeable causes beyond its control and without its fault or negligence, including, but not limited to, Acts of God or of the public enemy or terrorists, acts of a government, acts of the other party, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, earthquakes, explosion, mob violence, riot, inability to procure or general sabotage or rationing of labor, equipment, facilities, sources of energy, material or supplies in the open market, litigation or arbitration involving a party or others relating to zoning or other governmental action or inaction pertaining to the project, malicious mischief, condemnation, and unusually severe weather or delays of suppliers or subcontractors due to such causes or any similar event and/or occurrences beyond the control of the Fiscal Agent.

The Fiscal Agent agrees to accept and act upon instructions or directions pursuant to this Fiscal Agent Agreement sent by unsecured e-mail, facsimile transmission or other similar unsecured electronic methods, provided, however, that, the Fiscal Agent will have received an incumbency certificate listing persons designated to give such instructions or directions and containing specimen signatures of such designated persons, which such incumbency certificate will be amended and replaced whenever a person is to be added or deleted from the listing. If the Authority or the City elects to give the Fiscal Agent e-mail or facsimile instructions (or instructions by a similar electronic method) and the Fiscal Agent acts upon such instructions, the Fiscal Agent's understanding of such instructions will be deemed controlling. The Fiscal Agent will not be liable for any losses, costs or expenses arising directly or indirectly from the Fiscal Agent's reliance upon and compliance with such instructions notwithstanding such instructions conflict or are inconsistent with a subsequent written instruction.

The permissive right of the Fiscal Agent to do things enumerated in this Fiscal Agent Agreement will not be construed as a duty and it will not be answerable for other than its negligence or willful misconduct.

The Fiscal Agent may execute any of the trusts or powers and perform the duties required of it hereunder either directly or by or through attorneys or agents and will not be liable for the acts or omissions of such attorneys or agents appointed with due care.

The Fiscal Agent will not be concerned with or accountable to anyone for the subsequent use or application of any moneys which will be released or withdrawn in accordance with the provisions.

The Fiscal Agent will have no responsibility or liability with respect to any information, statements or recital in any offering memorandum or other disclosure material prepared or distributed with respect to the issuance of these Bonds.

The Fiscal Agent will be under no obligation to exercise any of the rights or powers vested in it by this Indenture at the request, order or direction of any of the Owners pursuant to the provisions of this Indenture unless such Owners will have offered to the Fiscal Agent reasonable security or indemnity against the costs, expenses and liabilities which may be incurred therein or thereby.

Section 7.5. Merger or Consolidation. Any company into which the Fiscal Agent may be merged or converted or with which it may be consolidated or any company resulting from any merger, conversion or consolidation to which it will be a party or any company to which the Fiscal Agent may sell or transfer all or substantially all of its corporate trust business, will be the successor to the Fiscal Agent without the execution or filing of any paper or further act, anything herein to the contrary notwithstanding.

ARTICLE VIII

DEFEASANCE AND ADDITIONAL BONDS

Section 8.1. Defeasance. If the City will pay or cause to be paid, or there will otherwise be paid, to the Owner of an Outstanding Bond the interest due thereon and the principal thereof, at the times and in the manner stipulated in this Fiscal Agent Agreement or any Supplemental Agreement, then the Owner of such Bond will cease to be entitled to the pledge of Net Taxes, and, other than as set forth below, all covenants, agreements and other obligations of the City to the Owner of such Bond under this Fiscal Agent Agreement will thereupon cease, terminate and become void and be discharged and satisfied. In the event of a defeasance of all Outstanding Bonds pursuant to this Section, the Fiscal Agent will execute and deliver to the City all such instruments as may be desirable to evidence such discharge and satisfaction, and the Fiscal Agent will pay over or deliver to the City's general fund all money or securities held by it pursuant to this Fiscal Agent Agreement which are not required for the payment of the principal of, premium, if any, and interest due on such Bonds.

Any Outstanding Bond will be deemed to have been paid within the meaning expressed in the first paragraph of this Section if such Bond is paid in any one or more of the following ways:

(a) by paying or causing to be paid the principal of, premium, if any, and interest on such Bond, as and when the same become due and payable;

(b) by depositing with the Fiscal Agent, in trust, at or before maturity, money which, together with the amounts then on deposit in the Special Tax Fund and available for such purpose, is fully sufficient to pay the principal of, premium, if any, and interest on such Bond, as and when the same will become due and payable; or

(c) by depositing with the Fiscal Agent or another escrow bank appointed by the City, in trust, Federal Securities, in which the City may lawfully invest its money, in such amount as will be sufficient, together with the interest to accrue thereon and moneys then on deposit in the Special Tax Fund and available for such purpose, together with the interest to accrue thereon, to pay and discharge the principal of, premium, if any, and interest on such Bond, as and when the same will become due and payable;

then, at the election of the City, and notwithstanding that any Outstanding Bonds will not have been surrendered for payment, all obligations of the City under this Fiscal Agent Agreement and any Supplemental Agreement with respect to such Bond will cease and terminate, except for the obligation of the Fiscal Agent to pay or cause to be paid to the Owners of any such Bond not so surrendered and paid, all sums due thereon. Notice of such election will be filed with the Fiscal Agent not fewer than ten days prior to the proposed defeasance date, or such shorter period of time as may be acceptable to the Fiscal Agent. In connection with a defeasance under (b) or (c) above, there will be provided to the City a verification report from an independent nationally recognized certified public accountant stating its opinion as to the sufficiency of the moneys or securities deposited with the Fiscal Agent or the escrow bank to pay and discharge the principal of, premium, if any, and interest on all Outstanding Bonds to be defeased in accordance with this Section, as and when the same will become due and payable, and an opinion of Bond Counsel (which may rely upon the opinion of the certified public accountant) to the effect that

the Bonds being defeased have been legally defeased in accordance with this Fiscal Agent Agreement and any applicable Supplemental Agreement.

Upon a defeasance, the Fiscal Agent, upon request of the City, will release the rights of the Owners of such Bonds which have been defeased under this Fiscal Agent Agreement and any Supplemental Agreement and execute and deliver to the City all such instruments as may be desirable to evidence such release, discharge and satisfaction. In the case of a defeasance hereunder of all Outstanding Bonds, the Fiscal Agent will pay over or deliver to the City any funds held by the Fiscal Agent at the time of a defeasance, which are not required for the purpose of paying and discharging the principal of or interest on the Bonds when due. The Fiscal Agent will, at the written direction of the City, mail, first class, postage prepaid, a notice to the Bondowners whose Bonds have been defeased, in the form directed by the City, stating that the defeasance has occurred.

Defeasance will be accomplished only with an irrevocable deposit in escrow of certain investments referred to in this section. Further substitutions of securities in the escrow are not permitted. The deposit in the escrow must be sufficient, without reinvestment, to pay all principal and interest as scheduled on the Bonds to and including the date of redemption. Any security used for defeasance must provide for the timely payment of principal and interest and cannot be callable or prepayable prior to maturity or earlier redemption of the rated debt (excluding securities that do not have a fixed par value and/or whose terms do not promise a fixed dollar amount at maturity or call date).

Section 8.2. No Additional Indebtedness. The City covenants not to issue additional obligations secured by a pledge of the Net Revenues equally and ratably with Bonds, except that the City may issue bonds secured on parity with the Bonds to refund a portion of the Bonds.

ARTICLE IX

MISCELLANEOUS

Section 9.1. Remedies of Bondowners. Any Bondowner shall have the right for the equal benefit and protection of the all Bondowners similarly situated:

(a) by mandamus or other suit or proceeding at law or in equity to enforce its rights against the City, or any of the officers or employees of the City, and to compel the City, or any such officers or employees to perform and carry out their duties under the Act and the agreements and covenants with the Bondowners contained herein;

(b) by suit in equity to enjoin any acts or things which are unlawful or violate the rights of the Bondowners; or;

(c) by suit in equity upon the nonpayment of the Bonds to require the City or its officers and employees to account as the trustee of an express trust.

Section 9.2. Non-Waiver. Nothing herein or in the Bonds shall affect or impair the obligation of the City, which is absolute and unconditional, to pay the interest on and principal of and redemption premiums, if any, on the Bonds to the respective Bondowners of the Bonds at the respective dates of maturity or upon redemption prior to maturity as provided herein from the proceeds of the Special Tax and the other funds as provided herein, or shall affect or impair the right of such Bondowners, which is also absolute and unconditional, to institute suit to enforce such payment by virtue of the contract embodied herein and in the Bonds.

A waiver of any default or breach of duty or contract by any Bondowner shall not affect any subsequent default or breach of duty or contract and shall not impair any rights or remedies on any such subsequent default or breach of duty or contract. No delay or omission by any Bondowner to exercise any right or remedy accruing upon any default or breach of duty or contract shall impair any such right or remedy or shall be construed to be a waiver of any such default or breach of duty or contract or an acquiescence therein, and every right and remedy conferred upon the Bondowners by the Act or hereby may be enforced and exercised from time to time and as often as shall be deemed expedient by the Bondowners.

If any action, proceeding or suit to enforce any right or exercise any remedy is abandoned or determined adversely to any Bondowner, the City and such Bondowner shall be restored to their former positions, rights and remedies as if such action, proceeding or suit had not been brought or taken.

Section 9.3. Remedies Not Exclusive. No remedy herein conferred upon or reserved to the Bondowners is intended to be exclusive of any other remedy, and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise, and may be exercised without exhausting and without regard to any other remedy conferred by the Act or any other law.

Section 9.4. Cancellation of Bonds. All Bonds surrendered to the Fiscal Agent for payment upon maturity or for redemption will be upon payment therefor, and any Bond purchased by the City as authorized herein and delivered to the Fiscal Agent for such purpose will be, cancelled forthwith and will not be reissued. The Fiscal Agent will destroy such Bonds,

as provided by law, and, upon request of the City, furnish to the City a certificate of such destruction.

Section 9.5. Execution of Documents and Proof of Ownership. Any request, direction, consent, revocation of consent, or other instrument in writing required or permitted by this Fiscal Agent Agreement to be signed or executed by Bondowners may be in any number of concurrent instruments of similar tenor may be signed or executed by such Owners in person or by their attorneys appointed by an instrument in writing for that purpose, or by the bank, trust company or other depository for such Bonds. Proof of the execution of any such instrument, or of any instrument appointing any such attorney, and of the ownership of Bonds will be sufficient for the purposes of this Fiscal Agent Agreement (except as otherwise herein provided), if made in the following manner:

(a) The fact and date of the execution by any Owner or his or her attorney of any such instrument and of any instrument appointing any such attorney, may be proved by a signature guarantee of any bank or trust company located within the United States of America. Where any such instrument is executed by an officer of a corporation or association or a member of a partnership on behalf of such corporation, association or partnership, such signature guarantee will also constitute sufficient proof of his authority.

(b) As to any Bond, the person in whose name the same will be registered in the Bond Register will be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of the principal of any such Bond, and the interest thereon, will be made only to or upon the order of the registered Owner thereof or his or her legal representative. All such payments will be valid and effectual to satisfy and discharge the liability upon such Bond and the interest thereon to the extent of the sum or sums to be paid. Neither the City nor the Fiscal Agent will be affected by any notice to the contrary.

Nothing contained in this Fiscal Agent Agreement will be construed as limiting the Fiscal Agent or the City to such proof, it being intended that the Fiscal Agent or the City may accept any other evidence of the matters herein stated which the Fiscal Agent or the City may deem sufficient. Any request or consent of the Owner of any Bond will bind every future Owner of the same Bond in respect of anything done or suffered to be done by the Fiscal Agent or the City in pursuance of such request or consent.

Section 9.6. Unclaimed Moneys. Anything in this Fiscal Agent Agreement to the contrary notwithstanding, any money held by the Fiscal Agent or the Fiscal Agent in trust for the payment and discharge of any of the Outstanding Bonds which remain unclaimed for two years after the date when such Outstanding Bonds have become due and payable, if such money was held by the Fiscal Agent or the Fiscal Agent at such date, or for two years after the date of deposit of such money if deposited with the Fiscal Agent or the Fiscal Agent after the date when such Outstanding Bonds become due and payable, will be repaid by the Fiscal Agent or the Fiscal Agent to the City, as its absolute property and free from trust, and the Fiscal Agent or the Fiscal Agent will thereupon be released and discharged with respect thereto and the Owners will look only to the City for the payment of such Outstanding Bonds; provided, however, that, before being required to make any such payment to the City, the Fiscal Agent at the written request of the City or the Fiscal Agent will, at the expense of the City, cause to be mailed by first-class mail, postage prepaid, to the registered Owners of such Outstanding Bonds at their addresses as they appear on the registration books of the Fiscal Agent a notice that said money remains unclaimed and that, after a date named in said notice, which date will not be fewer than

30 days after the date of the mailing of such notice, the balance of such money then unclaimed will be returned to the City.

Section 9.7. Provisions Constitute Contract. The provisions of this Fiscal Agent Agreement will constitute a contract between the City and the Bondowners and the provisions will be construed in accordance with the laws of the State of California.

In case any suit, action or proceeding to enforce any right or exercise any remedy will be brought or taken and, should said suit, action or proceeding be abandoned, or be determined adversely to the Bondowners or the Fiscal Agent, then the City, the Fiscal Agent and the Bondowners will be restored to their former positions, rights and remedies as if such suit, action or proceeding had not been brought or taken.

After the issuance and delivery of the Bonds this Fiscal Agent Agreement will be irrevocable, but will be subject to modifications to the extent and in the manner provided in this Fiscal Agent Agreement, but to no greater extent and in no other manner.

Section 9.8. Future Contracts. Nothing herein contained will be deemed to restrict or prohibit the City from making contracts or creating bonded or other indebtedness payable from a pledge of the Net Taxes which is subordinate to the pledge hereunder, or which is payable from the general fund of the City or from taxes or any source other than the Net Taxes and other amounts pledged hereunder.

Section 9.9. Further Assurances. The City will adopt, make, execute and deliver any and all such further resolutions, instruments and assurances as may be reasonably necessary or proper to carry out the intention or to facilitate the performance of this Fiscal Agent Agreement, and for the better assuring and confirming unto the Owners of the Bonds the rights and benefits provided in this Fiscal Agent Agreement.

Section 9.10. Severability. If any covenant, agreement or provision, or any portion thereof, contained in this Fiscal Agent Agreement, or the application thereof to any person or circumstance, is held to be unconstitutional, invalid or unenforceable, the remainder of this Fiscal Agent Agreement and the application of any such covenant, agreement or provision, or portion thereof, to other persons or circumstances, will be deemed severable and will not be affected thereby, and this Fiscal Agent Agreement, the Bonds issued pursuant hereto will remain valid and the Bondowners will retain all valid rights and benefits accorded to them under the laws of the State of California.

Section 9.11. Notices. . Any notice or demand which by any provision of this Agreement is required or permitted to be given or served by the Fiscal Agent to or on the City may be given or served by being deposited postage prepaid in a post office letter box, by overnight courier or electronic means (with receipt confirmed by telephone) addressed (until another address is filed by the City with the Fiscal Agent) as follows:

City of Roseville
311 Vernon Street
Roseville, California 95678
Attention: Treasurer or Finance Director

Any notice or demand which by any provision of this Agreement is required or permitted to be given or served by the City to or on the Fiscal Agent may be given or served by being

deposited postage prepaid in a post office letter box, by overnight courier or electronic means (with receipt confirmed by telephone) addressed (until another address is filed by the Fiscal Agent with the City) as follows:

The Bank of New York Mellon Trust Company, N.A.
400 South Hope Street, Suite 500
Los Angeles, CA 90071
Attention: Corporate Trust Administration
Fax: (213) 630-6480

IN WITNESS WHEREOF, THE CITY OF ROSEVILLE, for and on behalf of its Stone Point Community Facilities District No. 1, has caused this Fiscal Agent Agreement to be signed by its Chief Financial Executive and City Clerk, and The Bank of New York Mellon Trust Company, N.A., in token of its acceptance of the duties hereunder, has caused this Fiscal Agent Agreement to be signed in its corporate name by its officers identified below, all as of the day and year first above written.

CITY OF ROSEVILLE, for and on behalf of
its STONE POINT COMMUNITY
FACILITIES DISTRICT NO. 1

By:
Chief Financial Executive

ATTEST:

City Clerk

**THE BANK OF NEW YORK MELLON
TRUST COMPANY, N.A.,**
as Fiscal Agent

By:
Authorized Officer

EXHIBIT A

FORM OF SPECIAL TAX BOND, SERIES 2017

R-__

\$_____

UNITED STATES OF AMERICA
STATE OF CALIFORNIA
CITY OF ROSEVILLE
STONE POINT COMMUNITY FACILITIES DISTRICT NO.1
SPECIAL TAX BOND, SERIES 2017

INTEREST RATE: _____% **MATURITY DATE:** SEPTEMBER 1, _____, 2017 **DATED DATE:** _____, 2017 **CUSIP:** N/A

REGISTERED OWNER: THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., as Trustee under that certain Indenture of Trust dated as of _____ 1, 2017 between the Roseville Finance Authority and The Bank of New York Mellon Trust Company, N.A.

PRINCIPAL AMOUNT: _____ AND NO/100 DOLLARS

THE CITY OF ROSEVILLE (the "City"), for and on behalf of City of Roseville Stone Point Community Facilities District No. 1 (the "CFD"), FOR VALUE RECEIVED, hereby promises to pay, solely from certain amounts held under the Fiscal Agent Agreement (as hereinafter defined), to the Registered Owner named above, or registered assigns, on the Maturity Date set forth above, unless redeemed prior thereto as hereinafter provided, the Principal Amount set forth above, and to pay interest on such Principal Amount from the Interest Payment Date (as hereinafter defined) next preceding the date of authentication, unless (i) the date of authentication is an Interest Payment Date in which event interest will be payable from such date of authentication, (ii) the date of authentication is after a Record Date (as hereinafter defined) but prior to the immediately succeeding Interest Payment Date, in which event interest will be payable from the Interest Payment Date immediately succeeding the date of authentication, or (iii) the date of authentication is prior to the close of business on the first Record Date in which event interest will be payable from the Dated Date set forth above. Notwithstanding the foregoing, if at the time of authentication of this Bond interest is in default, interest on this Bond will be payable from the last Interest Payment Date to which the interest has been paid or made available for payment or, if no interest has been paid or made available for payment, interest on this Bond will be payable from the Dated Date set forth above. Interest will be paid semiannually on March 1 and September 1 (each an "Interest Payment Date"), commencing _____ 1, 2017, at the Interest Rate set forth above, until the Principal Amount is paid or made available for payment.

The principal of and premium, if any, on this Bond are payable to the Registered Owner in lawful money of the United States of America upon presentation and surrender of this Bond at the Principal Office of the Fiscal Agent (as such term is defined in the Fiscal Agent Agreement), initially The Bank of New York Mellon Trust Company, N.A. (the "Fiscal Agent"). Interest on this

Bond will be paid by check of the Fiscal Agent mailed, by first class mail, postage prepaid, or in certain circumstances described in the Fiscal Agent Agreement by wire transfer to an account within the United States of America, to the Registered Owner as of the close of business on the fifteenth day of the month preceding the month in which the Interest Payment Date occurs (the "Record Date") at such Registered Owner's address as it appears on the registration books maintained by the Fiscal Agent.

This Bond is one of a duly authorized issue of "City of Roseville Stone Point Community Facilities District No. 1 Special Tax Refunding Bonds, Series 2017" (the "Bonds") issued in the aggregate principal amount of \$_____ pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, being Sections 53311, et seq., of the California Government Code (the "Act") for the purpose of refinancing outstanding Special Tax Refunding Bonds of the City and paying certain costs related to the issuance of the Bonds. The issuance of the Bonds and the terms and conditions thereof are provided for by a resolution adopted by the City Council of the City acting in its capacity as the legislative body of the CFD (the "Legislative Body") on June 24, 2017 and a Fiscal Agent Agreement executed in connection therewith (the "Fiscal Agent Agreement"), and this reference incorporates the Fiscal Agent Agreement herein, and by acceptance the Registered Owner of this Bond assents to said terms and conditions. The Fiscal Agent Agreement is adopted under and this Bond is issued under, and both are to be construed in accordance with, the laws of the State of California.

Pursuant to the Act and the Fiscal Agent Agreement, the principal of, premium, if any, and interest on this Bond are payable solely from the portion of the annual special taxes authorized under the Act to be levied and collected within the CFD (the "Special Taxes") and certain other amounts pledged to the repayment of the Bonds as set forth in the Fiscal Agent Agreement. Any amounts for the payment will be limited to the Special Taxes pledged and collected or foreclosure proceeds received following a default in payment of the Special Taxes and other amounts deposited to the Special Tax Fund established under the Fiscal Agent Agreement, except to the extent that other provision for payment has been made by the Legislative Body, as may be permitted by law. The City has covenanted for the benefit of the owners of the Bonds that under certain circumstances described in the Fiscal Agent Agreement it will commence and diligently pursue to completion appropriate foreclosure proceedings in the event of delinquencies of Special Tax installments levied for payment of principal and interest on the Bonds.

Optional Redemption. The Bonds maturing on and before September 1, _____, are not subject to optional redemption prior to maturity. The Bonds maturing on and after September 1, _____, may be redeemed, at the option of the City, from any source of funds on any date on or after September 1, _____, in whole, or in part and by lot, at a redemption price equal to the principal amount to be redeemed, plus accrued interest thereon to the date of redemption, without premium.

Notwithstanding the foregoing, with the redemption price may include a premium if necessary, based on the certificate of an Independent Financial Consultant, to redeem the corresponding portion of the Authority Bonds.

Mandatory Sinking Fund Redemption. The Term Bonds maturing on September 1, _____, are subject to redemption prior to their stated maturity, in part, by lot from amounts deposited into the Redemption Account in the following amounts and on the following dates, at the principal amount thereof on the date fixed for redemption, without premium, but which

amounts will be proportionately reduced by the principal amount of all Term Bonds optionally redeemed:

Mandatory Redemption Dates (September 1)	Sinking Fund Payment
---	-------------------------

* Maturity

Extraordinary Redemption. The Bonds are subject to extraordinary redemption as a whole, or in part on a pro rata basis among maturities, on any Interest Payment Date, and will be redeemed by the Fiscal Agent, from Prepayments deposited to the Redemption Account, plus amounts transferred from the Reserve Account, at a redemption price equal to the principal amount to be redeemed, plus a premium expressed below as a percentage of the principal amount so redeemed, plus accrued interest thereon to the date of redemption.

<u>Redemption Date</u>	<u>Redemption Premium</u>
On or after _____, through _____	3%
September 1, _____ and March 1, _____	2
September 1, _____ and March 1, _____	1
September 1, _____ and thereafter	0

Notwithstanding the foregoing, with the redemption price may include an additional premium if necessary, based on the certificate of an Independent Financial Consultant, to redeem the corresponding portion of the Authority Bonds.

In lieu of applying amounts in the Redemption Account to redeem Bonds, an Authorized Representative of the City may instruct the Fiscal Agent to apply such amounts to purchase Bonds as set forth in the Fiscal Agent Agreement.

Notice of redemption with respect to the Bonds to be redeemed will be mailed to the registered owners thereof not fewer than 30 nor more than 45 days prior to the redemption date by first class mail, postage prepaid, to the addresses set forth in the registration books. Neither a failure of the Registered Owner to receive such notice nor any defect therein will affect the validity of the proceedings for redemption. All Bonds or portions thereof so called for redemption will cease to accrue interest on the specified redemption date; provided that funds for the redemption are on deposit with the Fiscal Agent on the redemption date. Thereafter, the registered owners of such Bonds will have no rights except to receive payment of the redemption price upon the surrender of the Bonds.

This Bond will be registered in the name of the Registered Owner, as to both principal and interest, and the City and the Fiscal Agent may treat the Registered Owner as the absolute owner for all purposes and will not be affected by any notice to the contrary.

The Bonds are issuable only in fully registered form in the denomination of \$5,000 or any integral multiple thereof and may be exchanged for a like aggregate principal amount of Bonds of other authorized denominations of the same issue and maturity, all as more fully set forth in the Fiscal Agent Agreement. This Bond is transferable by the Registered Owner, in person or by his attorney duly authorized in writing, at the Principal Office of the Fiscal Agent, but only in the manner, subject to the limitations and upon payment of the charges provided in the Fiscal Agent Agreement, upon surrender and cancellation of this Bond. Upon such transfer, a new

registered Bond of authorized denomination or denominations for the same aggregate principal amount of the same issue and maturity will be issued to the transferee in exchange therefor.

The Fiscal Agent will not be required to register transfers or make exchanges of (i) any Bonds for a period of 15 days next preceding any selection of the Bonds to be redeemed, or (ii) any Bonds chosen for redemption.

The rights and obligations of the City and of the registered owners of the Bonds may be amended at any time, and in certain cases without notice to or the consent of the registered owners, to the extent and upon the terms provided in the Fiscal Agent Agreement.

THE BONDS DO NOT CONSTITUTE OBLIGATIONS OF THE CITY OR THE CFD FOR WHICH THE CITY OR THE CFD IS OBLIGATED TO LEVY OR PLEDGE, OR HAS LEVIED OR PLEDGED, GENERAL OR SPECIAL TAXES, OTHER THAN THE SPECIAL TAXES REFERENCED HEREIN. THE BONDS ARE LIMITED OBLIGATIONS OF THE CITY PAYABLE FROM THE PORTION OF THE SPECIAL TAXES AND OTHER AMOUNTS PLEDGED UNDER THE FISCAL AGENT AGREEMENT BUT ARE NOT A DEBT OF THE CITY, THE STATE OF CALIFORNIA OR ANY OF ITS POLITICAL SUBDIVISIONS WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY LIMITATION OR RESTRICTION.

This Bond will not become valid or obligatory for any purpose until the certificate of authentication and registration hereon endorsed will have been dated and signed by the Fiscal Agent.

IT IS HEREBY CERTIFIED, RECITED AND DECLARED that all acts, conditions and things required by law to exist, happen and be performed precedent to and in the issuance of this Bond do exist, have happened and have been performed in due time, form and manner as required by law, and that the amount of this Bond, together with all other indebtedness of the City, does not exceed any debt limit prescribed by the laws or Constitution of the State of California.

IN WITNESS WHEREOF, the City of Roseville, for and on behalf of its City of Roseville Stone Point Community Facilities District No. 1 has caused this Bond to be dated as of _____, 2017, to be signed on behalf of the City by the Mayor by his facsimile signature and attested by the facsimile signature of the City Clerk.

CITY OF ROSEVILLE

Mayor

ATTEST:

City Clerk

[FORM OF FISCAL AGENT'S CERTIFICATE
OF AUTHENTICATION AND REGISTRATION]

This is one of the Bonds described in the within-defined Fiscal Agent Agreement.

Dated: _____, 2017

THE BANK OF NEW YORK MELLON
TRUST COMPANY, N.A.,
as Fiscal Agent

By: _____ Its:
Authorized Officer

[FORM OF ASSIGNMENT]

For value received the undersigned do(es) hereby sell, assign and transfer unto

whose tax identification number is _____,
the within-mentioned registered Bond and hereby irrevocably constitute(s) and appoint(s)

attorney to transfer the same on the books of the Fiscal Agent with full power of substitution in
the premises.

Dated: _

Signature guaranteed:

NOTE: Signature(s) must be guaranteed by
an eligible guarantor institution.

NOTE: The signatures(s) on this Assignment
must correspond with the name(s) as written on
the face of the within Bond in every particular
without alteration or enlargement or any
change whatsoever.

ESCROW AGREEMENT

\$11,285,000
Stone Point Community Facilities District No. 1 Special Tax
Bonds, Series 2003

This ESCROW AGREEMENT (this “**Agreement**”) is made and entered into as of July 1, 2017, by and between the CITY OF ROSEVILLE, a municipal corporation and charter city organized and existing under the laws of the State of California (the “**City**”), and THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., a national banking association organized and existing under the laws of the United States of America, acting as fiscal agent for the Prior Bonds hereinafter referred to (the “**Prior Bonds Fiscal Agent**”), and acting as escrow agent hereunder (the “**Escrow Bank**”);

W I T N E S S E T H :

WHEREAS, pursuant to provisions of the Mello-Roos Community Facilities Act of 1982, as amended and a Fiscal Agent Agreement, dated as of March 1, 2003 (the “**Prior Bonds Fiscal Agent Agreement**”), by and between the Prior Bonds Fiscal Agent and the City, the City issued its \$11,285,000 original principal amount of Stone Point Community Facilities District No. 1 Special Tax Bonds, Series 2003 (the “**Prior Bonds**”); and

WHEREAS, the City has determined that it is in the best financial interests of the City to refund, at this time, the Prior Bonds prior to their scheduled maturity date; and

WHEREAS, in order to provide funds for such purpose, the City is issuing its \$_____ aggregate principal amount of City of Roseville Stone Point Community Facilities District No. 1 Special Tax Refunding Bonds, Series 2017 (the “**2017 Bonds**”), pursuant to a Fiscal Agent Agreement, dated as of _____ 1, 2017 (the “**2017 Fiscal Agent Agreement**”), by and between the City and The Bank of New York Mellon Trust Company, N.A., as fiscal agent (the “**2017 Fiscal Agent**”); and

WHEREAS, the City desires to enter into this Agreement with the Escrow Bank for the purpose of providing the terms and conditions relating to the deposit and application of moneys to provide for the redemption prior to maturity of the Prior Bonds;

NOW, THEREFORE, in consideration of the above premises and of the mutual promises and covenants herein contained and for other valuable consideration, the parties hereto do hereby agree as follows:

Section 1. Appointment of Escrow Bank; Creation of Escrow Fund. The City hereby appoints the Escrow Bank to act as escrow agent for purposes of administering the funds required to pay and redeem the Prior Bonds in full in accordance with the Prior Bonds Fiscal Agent Agreement.

The Escrow Bank is hereby directed to establish an escrow fund (the “**Escrow Fund**”) to be held by the Escrow Bank in trust as an irrevocable escrow securing the payment and redemption of the Prior Bonds in accordance with the Prior Bonds Fiscal Agent Agreement and the terms hereof. If at any time the Escrow Bank receives actual knowledge that the cash and securities in the Escrow Fund will not be sufficient to make any payment required by Section 3,

the Escrow Bank shall notify the City of such fact and the City shall immediately cure such deficiency from any source of legally available funds. The Escrow Bank has no liability for any such insufficiency.

Section 2. Deposit into Escrow Fund; Investment of Amounts.

(a) Concurrently with delivery of the 2017 Bonds and the purchase of the 2017 Bonds as set forth in the 2017 Fiscal Agent Agreement:

(i) the City will cause to be transferred to the Escrow Bank (from proceeds of the 2017 Bonds) for deposit into the Escrow Fund, the amount of \$_____, and

(ii) the City will transfer to the Escrow Bank (from special tax revenues related to the Prior Bonds on hand) for deposit into the Escrow Fund, the amount of \$_____, and

(iii) the Prior Bonds Fiscal Agent will cause to be transferred to the Escrow Bank (from amounts it holds with respect to the Prior Bonds) for deposit into the Escrow Fund, the amount of \$_____.

(b) With respect to the aggregate \$_____ deposited into the Escrow Fund, the Escrow Bank will:

(i) invest \$_____ of the moneys deposited in the securities described in Exhibit A hereto (the "**Escrow Securities**"), and

(ii) hold the remaining \$_____ in cash uninvested.

The Escrow Bank may conclusively rely upon the verification report by _____, dated _____, 2017 as to the sufficiency of the funds to make the payments required for a full redemption of the outstanding Prior Bonds. The Escrow Securities and cash will be deposited with and held by the Escrow Bank in the Escrow Fund solely for the uses and purposes set forth herein. The Escrow Bank will have no lien upon or right of set off against the Escrow Securities and cash at any time on deposit in the Escrow Fund.

(c) If the Escrow Bank learns that the Department of the Treasury or the Bureau of Public Debt will not, for any reason, accept a subscription of state and local government series securities ("SLGS") that is to be submitted pursuant to this Agreement, the Escrow Bank shall promptly request alternative written investment instructions from the City with respect to funds which were to be invested in SLGS. The Escrow Bank shall follow such instructions and, upon the maturity of any such alternative investment, the Escrow Bank shall hold such funds uninvested and without liability for interest until receipt of further written instructions from the City. In the absence of investment instructions from the City, the Escrow Bank shall not be responsible for the investment of such funds or interest thereon. The Escrow Bank may conclusively rely upon the City's selection of an alternative investment as a determination of the alternative investment's legality and suitability, and shall not be liable for any losses related to the alternative investments or for compliance with any yield restriction applicable thereto.

(d) Upon redemption in full of the Prior Bonds, the Prior Bonds Fiscal Agent shall transfer any moneys remaining in funds and accounts created under the Prior Bonds Fiscal Agent Agreement to the 2017 Fiscal Agent for deposit into the Bond Fund created under the

2017 Fiscal Agent Agreement and the funds and accounts created under the Prior Bonds Fiscal Agent Agreement shall be closed.

Section 3. Application of Amounts in Escrow Fund. The total amount of Escrow Securities and cash deposited in the Escrow Fund pursuant to Section 2 will be applied by the Escrow Bank to the payment and prepayment of the Prior Bonds on the dates and in the amounts set forth on Exhibit B hereto. Any amounts remaining in the Escrow Fund following the full payment and prepayment of the Prior Bonds will be transferred by the Escrow Bank to the 2017 Fiscal Agent, for deposit to the Bond Fund for the 2017 Bonds established under the 2017 Fiscal Agent Agreement.

Section 4. Irrevocable Election to Redeem; Notices. The City hereby irrevocably elects to redeem the Prior Bonds maturing on and after September 1, 2018 on September 1, 2017, all in accordance with the provisions of the Prior Bonds Fiscal Agent Agreement. The Escrow Bank is hereby directed to give notice of such redemption in accordance with the Prior Bonds Fiscal Agent Agreement, at the expense of the City, in a form deemed suitable by the Prior Bonds Fiscal Agent and substantially containing the information shown in Exhibit C hereto.

In addition, the Escrow Bank is directed to give a Notice of Defeasance of all of the Prior Bonds, substantially in the form of Exhibit D hereto, on the issuance date of the 2017 Bonds, to the Municipal Securities Rulemaking Board Electronic Municipal Market Access (EMMA) system accessible at the emma.msrb.org website.

Section 5. Compensation to Escrow Bank. From proceeds of the 2017 Bonds or other lawfully available sources, the City will pay the Escrow Bank full compensation for its duties under this Agreement, including out-of-pocket costs such as publication costs, prepayment expenses, legal fees and other costs and expenses relating hereto and, in addition, all fees, costs and expenses relating to the purchase of any Escrow Securities after the date hereof. Under no circumstances will amounts deposited in or credited to the Escrow Fund be deemed to be available for said purposes.

Section 6. Immunities and Liabilities of Escrow Bank.

(i) The Escrow Bank undertakes to perform only such duties as are expressly and specifically set forth in this Agreement and no implied duties or obligations will be read into this Agreement against the Escrow Bank.

(ii) The Escrow Bank will not have any liability hereunder except to the extent of its own gross negligence or willful misconduct. The Escrow Bank will have no duty or responsibility under this Agreement in the case of any default in the performance of the covenants or agreements contained in the Prior Bonds Fiscal Agent Agreement.

(iii) The Escrow Bank may consult with counsel of its own choice (which may be counsel to the City) and the opinion of such counsel will be full and complete authorization to take or suffer in good faith any action in accordance with such opinion of counsel.

(iv) The Escrow Bank will not be responsible for any of the recitals or representations contained herein.

(v) The Escrow Bank will not be liable for the accuracy of any calculations provided as to the sufficiency of the moneys or Escrow Securities deposited with it to pay the principal of, and interest, or premiums, if any, on the Prior Bonds.

(vi) The Escrow Bank will not be liable for any action or omission of the City under this Agreement or the Prior Bonds Fiscal Agent Agreement.

(vii) Whenever in the administration of this Agreement the Escrow Bank deems it necessary or desirable that a matter be proved or established prior to taking or suffering any action hereunder, such matter (unless other evidence in respect thereof be herein specifically prescribed) may, in the absence of negligence or willful misconduct on the part of the Escrow Bank, be deemed to be conclusively proved and established by a certificate of an authorized representative of the City, and such certificate will, in the absence of negligence or willful misconduct on the part of the Escrow Bank, be full warrant to the Escrow Bank for any action taken or suffered by it under the provisions of this Agreement upon the faith thereof.

(viii) The Escrow Bank may conclusively rely, as to the truth and accuracy of the statements and correctness of the opinions and the calculations provided, and will be protected and indemnified, in acting, or refraining from acting, upon any written notice, instruction, request, certificate, document or opinion furnished to the Escrow Bank signed or presented by the proper party, and it need not investigate any fact or matter stated in such notice, instruction, request, certificate or opinion.

(ix) The Escrow Bank may at any time resign by giving written notice to the City of such resignation. The City will promptly appoint a successor Escrow Bank by the resignation date. Resignation of the Escrow Bank will be effective upon acceptance of appointment by a successor Escrow Bank. If the City does not promptly appoint a successor, the Escrow Bank may petition any court of competent jurisdiction for the appointment of a successor Escrow Bank, which court may thereupon, after such notice, if any, as it may deem proper and prescribe and as may be required by law, appoint a successor Escrow Bank. After receiving a notice of resignation of an Escrow Bank, the City may appoint a temporary Escrow Bank to replace the resigning Escrow Bank until the City appoints a successor Escrow Bank. Any such temporary Escrow Bank so appointed by the City will immediately and without further act be superseded by the successor Escrow Bank so appointed.

(x) The City covenants to indemnify and hold harmless the Escrow Bank against any loss, liability or expense, including legal fees, in connection with the performance of any of its duties hereunder, except the Escrow Bank will not be indemnified against any loss, liability or expense resulting from its gross negligence or willful misconduct.

(xi) In no event shall the Escrow Bank be liable for any special indirect or consequential damages.

(xii) The Escrow Bank shall incur no liability for losses arising from any investment made pursuant to this Agreement.

(xiii) Any company into which the Escrow Bank may be merged or converted or with which it may be consolidated or any company resulting from any merger, conversion or consolidation to which it shall be a party or any company to which the Escrow Bank may sell or transfer all or substantially all of its corporate trust business shall be the successor to the

Escrow Bank without the execution or filing of any paper or further act, anything herein to the contrary notwithstanding.

(xiii) The liability of the Escrow Bank to make the payments shall be limited to the moneys and Escrow Securities in the Escrow Fund.

(xiv) The Escrow Bank's rights to indemnification hereunder shall survive its resignation or removal and the termination of the Agreement.

(xv) The Escrow Bank may execute any of the trusts or powers hereunder or perform any duties hereunder either directly or by or through agents, attorneys, custodians or nominees appointed with due care, and shall not be responsible for any willful misconduct or negligence on the part of any agent, attorney, custodian or nominee so appointed.

(xvi) The City acknowledges that to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the Authority the right to receive brokerage confirmations of security transactions as they occur, the City specifically waives receipt of such confirmations to the extent permitted by law. The Escrow Bank will furnish the City periodic cash transaction statements which include detail for all investment transactions made by the Escrow Bank hereunder.

(xvii) No provision of this Agreement shall require the Escrow Bank to expend or risk its own funds or otherwise incur any financial liability in the performance or exercise of any of its duties hereunder, or in the exercise of its rights or powers, if it shall have reasonable grounds for believing that repayment of such funds or adequate indemnity against such risk or liability is not reasonably assured to it.

Section 7. Electronic Communications. The Escrow Bank shall have the right to accept and act upon instructions, including funds transfer instructions ("Instructions") given pursuant to this Agreement and delivered using Electronic Means ("Electronic Means" shall mean the following communications methods: e-mail, facsimile transmission, secure electronic transmission containing applicable authorization codes, passwords and/or authentication keys issued by the Escrow Bank, or another method or system specified by the Escrow Bank as available for use in connection with its services hereunder); provided, however, that the City shall provide to the Escrow Bank an incumbency certificate listing officers with the authority to provide such Instructions and containing specimen signatures of such authorized officers, which incumbency certificate shall be amended by the City whenever a person is to be added or deleted from the listing. If the City elects to give the Escrow Bank Instructions using Electronic Means and the Escrow Bank in its discretion elects to act upon such Instructions, the Escrow Bank's understanding of such Instructions shall be deemed controlling. The City understands and agrees that the Escrow Bank cannot determine the identity of the actual sender of such Instructions and that the Escrow Bank shall conclusively presume that directions that purport to have been sent by an Authorized Officer listed on the incumbency certificate provided to the Escrow Bank have been sent by such Authorized Officer. The City shall be responsible for ensuring that only authorized officers transmit such Instructions to the Escrow Bank and that the City and all authorized officers are solely responsible to safeguard the use and confidentiality of applicable user and authorization codes, passwords and/or authentication keys upon receipt by the City. The Escrow Bank shall not be liable for any losses, costs or expenses arising directly or indirectly from the Escrow Bank's reliance upon and compliance with such Instructions notwithstanding such directions conflict or are inconsistent with a subsequent written instruction. The City agrees: (i) to assume all risks arising out of the use of Electronic Means to submit

Instructions to the Escrow Bank, including without limitation the risk of the Escrow Bank acting on unauthorized Instructions, and the risk of interception and misuse by third parties; (ii) that it is fully informed of the protections and risks associated with the various methods of transmitting Instructions to the Escrow Bank and that there may be more secure methods of transmitting Instructions than the method(s) selected by the City; (iii) that the security procedures (if any) to be followed in connection with its transmission of Instructions provide to it a commercially reasonable degree of protection in light of its particular needs and circumstances; and (iv) to notify the Escrow Bank immediately upon learning of any compromise or unauthorized use of the security procedures.

Section 8. Amendment. This Agreement may be amended by the parties hereto, (i) without the consent of the owners of the Prior Bonds, but only if such amendment is made (a) to cure, correct or supplement any ambiguous or defective provision contained herein, (b) to pledge additional security to the payment of the principal, premium, if any, and interest represented by the Prior Bonds, or (c) to deposit additional monies for the purposes of this Agreement, or (ii) with the consent of 100% of the owners of the Prior Bonds outstanding, and only if there will have been filed with the City and the Escrow Bank a written opinion of Bond Counsel stating that any such amendment will not materially adversely affect the interests of the owners of the Prior Bonds, and that any such amendment will not cause interest on the Prior Bonds to become includable in the gross income of the owners thereof for federal income tax purposes.

Section 9. Termination. Upon prepayment in full of the Prior Bonds, and upon payment of all fees, expenses and charges of the Escrow Bank as described above, this Agreement shall terminate and the Escrow Bank shall be discharged from any further obligation or responsibility hereunder.

Section 10. Execution in Counterparts. This Agreement may be executed in several counterparts, each of which will be an original and all of which will constitute but one and the same instrument.

Section 11. Applicable Law. This Agreement will be governed by and construed in accordance with the laws of the State of California.

Section 12. Severability. In the event any provision of this Agreement will be held invalid or unenforceable by any court of competent jurisdiction, such holding will not invalidate or render unenforceable any other provision hereof.

IN WITNESS WHEREOF, the parties hereto have each caused this Agreement to be executed by their duly authorized officers all as of the date first above written.

CITY OF ROSEVILLE

By: _____
ROB JENSEN
City Manager

ATTEST:

By: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

By: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

By: _____
JAY PANZICA
Treasurer, Chief Financial Officer

**THE BANK OF NEW YORK MELLON TRUST
COMPANY, N.A., as Prior Bonds Fiscal Agent
and Escrow Bank**

By: _____
Authorized Officer

EXHIBIT A

ESCROW SECURITIES

Type of Security	Type of SLGS	Maturity Date	First Int. Payment Date	Par Amount	Rate	Cost	Total Cost
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Purchase Date	Cost of Securities	Cash Deposit	Total Escrow Cost

EXHIBIT B

SCHEDULE OF PAYMENT AND PREPAYMENT OF PRIOR BONDS

Period Ending	Principal	Interest	Prior Bonds		Total
				Principal Redeemed	
9/1/17					

EXHIBIT C

FORM OF REDEMPTION NOTICE

CITY OF ROSEVILLE
STONE POINT COMMUNITY FACILITIES DISTRICT NO. 1
SPECIAL TAX BONDS
SERIES 2003

Date of Issue: March 18, 2003
Final Maturity Date: September 1, 2028

NOTICE IS HEREBY GIVEN, by the City of Roseville (the "City"), by and on behalf of the City's Stone Point Community Facilities District No. 1 with respect to the captioned bonds (the "Bonds"), that it has irrevocably elected to optionally redeem the outstanding Bonds maturing on and after September 1, 2018 on September 1, 2017 (the "Redemption Date"), at a redemption price equal to the par amount thereof together with accrued interest thereon to the Redemption Date, without premium. Interest on the Bonds will not accrue after the Redemption Date.

The Bonds to be redeemed consist of the following:

CUSIP Number*	Amount	Maturity Date	Interest Rate
777870 JC1	\$465,000	9/1/2018	5.800%
777870 JD9	490,000	9/1/2019	6.000
777870 JE7	520,000	9/1/2020	6.000
777870 JJ6	2,415,000	9/1/2024	6.375
777870 JN7	3,100,000	9/1/2028	6.375

* CUSIP data are provided by CUSIP Global Services, which is managed on behalf of the American Bankers Association by S&P Capital IQ. The City and the Escrow Bank shall not be responsible for the selection or use of the CUSIP numbers listed above, nor is any representation made as to the accuracy of the CUSIP numbers listed above or as printed on any Bond; the CUSIP numbers are included solely for the convenience of the owners of the Bonds.

Funds for the payment of all of the outstanding Bonds have been deposited with The Bank of New York Mellon Trust Company, N.A., as escrow agent for the Bonds (the "Escrow Bank").

The Bonds to be redeemed must be surrendered by the owners thereof at the corporate trust office of the Escrow Bank for payment of the redemption price.

Dated: August __, 2017

**THE BANK OF NEW YORK MELLON TRUST
COMPANY, N.A.,**
as Fiscal Agent for the Bonds and as Escrow Bank

EXHIBIT D

FORM OF DEFEASANCE NOTICE

CITY OF ROSEVILLE
STONE POINT COMMUNITY FACILITIES DISTRICT NO. 1
SPECIAL TAX BONDS
SERIES 2003

Date of Issue: March 18, 2003
Final Maturity Date: September 1, 2028

NOTICE IS HEREBY GIVEN, by the City of Roseville (the "City"), by and on behalf of the City's Stone Point Community Facilities District No. 1 with respect to the captioned bonds (the "Bonds"), that it has defeased the Bonds set forth below as of _____ 2017. ***This notice is not a notice of redemption of any of the Bonds.***

The Bonds that have been defeased consist of the following:

CUSIP Number*	Amount	Maturity Date	Interest Rate
777870 JC1	\$465,000	9/1/2018	5.800%
777870 JD9	490,000	9/1/2019	6.000
777870 JE7	520,000	9/1/2020	6.000
777870 JJ6	2,415,000	9/1/2024	6.375
777870 JN7	3,100,000	9/1/2028	6.375

* CUSIP data are provided by CUSIP Global Services, which is managed on behalf of the American Bankers Association by S&P Capital IQ. The City and the Escrow Bank shall not be responsible for the selection or use of the CUSIP numbers listed above, nor is any representation made as to the accuracy of the CUSIP numbers listed above or as printed on any Bond; the CUSIP numbers are included solely for the convenience of the owners of the Bonds.

Funds for the payment of all of the Bonds that have been defeased have been deposited with The Bank of New York Mellon Trust Company, N.A., as escrow agent for the Bonds (the "Escrow Bank").

Dated: _____, 2017

**THE BANK OF NEW YORK MELLON TRUST
COMPANY, N.A.,**
as Fiscal Agent for the Bonds and as Escrow Bank

\$ _____
**CITY OF ROSEVILLE
STONE POINT
COMMUNITY FACILITIES DISTRICT NO. 1
SPECIAL TAX REFUNDING BONDS
SERIES 2017**

\$ _____
**CITY OF ROSEVILLE
STONE POINT
COMMUNITY FACILITIES DISTRICT NO. 5 (PUBLIC FACILITIES)
SPECIAL TAX REFUNDING BONDS
SERIES 2017**

CFD BONDS PURCHASE AGREEMENT

This CFD BONDS PURCHASE AGREEMENT (this “**Purchase Agreement**”), dated as of _____, 2017, is between the Roseville Finance Authority (the “**Authority**”), a joint powers authority organized and existing under the laws of the State of California and the City of Roseville (the “**City**”), a charter city and municipal corporation organized and existing under and by virtue of the Constitution and laws of the State of California, for and on behalf of Stone Point Community Facilities District No. 1 and Stone Point Community Facilities District No. 5.

BACKGROUND:

1. The Authority is a joint exercise of powers authority duly organized and existing under the provisions of Articles 1 through 4 (commencing with Section 6500) of Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California (the “**Act**”), and is authorized pursuant to Article 4 of the Act (the “**Bond Law**”) to borrow money for the purpose of financing the acquisition of bonds, notes and other obligations to provide financing or refinancing for public capital improvements of local agencies within the State of California.

2. The City is issuing (i) the City of Roseville Stone Point Community Facilities District No. 1 Special Tax Refunding Bonds, Series 2017 and (ii) the City of Roseville Stone Point Community Facilities District No. 5 (Public Facilities) Special Tax Refunding Bonds, Series 2017 (the “**CFD Bonds**”) to refund the following outstanding bonds (collectively, the “**Prior Bonds**”):

- (i) \$11,285,000 original principal amount of Stone Point Community Facilities District No. 1 Special Tax Bonds, Series 2003; and
- (i) \$5,310,000 original principal amount of Stone Point Community Facilities District No. 5 (Public Facilities) Special Tax Bonds, Series 2006;

3. The Authority has authorized the issuance of its Special Tax Revenue Refunding Bonds, Series 2017B in the aggregate principal amount of \$ _____ (the “**Authority Bonds**”), under an Indenture of Trust dated as of _____ 1, 2017 (the “**Authority Bond**”).

Indenture”), by and between the Authority and The Bank of New York Mellon Trust Company, N.A., as trustee (the “Trustee”), and under the Bond Law for the purpose of providing the funds required to acquire the CFD Bonds.

4. The Authority and the City desire to enter into this CFD Bonds Purchase Agreement providing for the purchase and sale of the CFD Bonds by the City to the Authority and containing the other agreements herein set forth.

NOW, THEREFORE, in consideration of the mutual agreements herein contained, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the Authority and the City agree as follows:

1. Upon the terms and conditions and upon the basis of the representations, warranties and agreements hereinafter set forth, the City hereby commits to sell to the Authority and does hereby sell to the Authority, and the Authority hereby commits to purchase from the City and does hereby purchase from the City with the proceeds of the Authority Bonds all of the \$_____ combined aggregate principal amount of the CFD Bonds. The CFD Bonds will bear the annual interest rates and mature at the times set forth in Exhibit A attached hereto and hereby made a part hereof. The aggregate purchase price of the CFD Bonds is set forth below and the individual purchase price of each issue of the CFD Bonds will be as set forth in Exhibit A.

2. All terms not herein defined will have the meanings given such terms in the Indenture of Trust authorizing the issuance of the Authority Bonds.

3. The City confirms that there are no substantial conditions precedent to the issuance by the City and to the sale (as provided herein) and the delivery to the Authority of the CFD Bonds.

4. The parties hereto hereby specify _____, 2017, as the date of closing of the purchase of the CFD Bonds hereunder (the “**Closing Date**”). The CFD Bonds will be registered in the name of the Trustee, as assignee of the Authority. On the Closing Date, the City will issue and deliver the CFD Bonds to the Trustee upon payment by the Trustee of the purchase price of the CFD Bonds in the aggregate amount of \$_____, being the aggregate principal amount of the CFD Bonds. Said purchase price will be paid from the proceeds of sale of the Authority Bonds, and will be paid by the Trustee from the Purchase Fund established under the Authority Bond Indenture.

5. The CFD Bonds will be as described in the Official Statement dated as of the date hereof, relating to the Authority Bonds (the “**Official Statement**”) and will be issued and secured under the provisions of the resolution adopted by the City on _____, 2017 (the “**Resolution**”) and the Fiscal Agent Agreements with respect to each series of CFD Bonds, each dated as of _____ 1, 2017 (the “**Fiscal Agent Agreements**”), and each between the City and The Bank of New York Mellon Trust Company, N.A., as fiscal agent. The CFD Bonds and interest thereon will be payable from Special Taxes levied and collected in accordance with the Resolution and the Fiscal Agent Agreements.

6. Any action under this Purchase Agreement taken by the Authority, including payment for and acceptance of the CFD Bonds, and delivery and execution of any receipt for the CFD Bonds and any other instruments in connection with the closing on the Closing Date, will be valid and sufficient for all purposes and binding upon the Authority, provided that any

such action will not impose any obligation or liability upon the Authority other than as may arise as expressly set forth in this Purchase Agreement.

7. It is a condition to the City's sale and delivery of the CFD Bonds to the Authority, and to the Authority's purchase of the CFD Bonds and the obligations of the Authority to accept delivery of and to pay for the CFD Bonds, that the entire aggregate principal amount of the CFD Bonds authorized by the Resolutions and the Fiscal Agent Agreements will be delivered by the City, and accepted and paid for by the Authority, on the Closing Date.

8. The City has furnished some, but not all, of the information contained in the Official Statement and hereby authorizes the use of that information by the Authority in connection with the public offering and sale of the Authority Bonds.

9. The City represents and warrants to the Authority that:

(a) The City is a general law city and municipal corporation organized and existing under the Constitution and laws of the State of California, and has, and on the Closing Date will have, full legal right, power and authority (i) to enter into this Purchase Agreement, the Continuing Disclosure Certificate relating to the Bonds and the CFD Bonds (the "**Continuing Disclosure Certificate**") and the Fiscal Agent Agreements (collectively, the "**City Documents**"), (ii) to adopt the Resolution, (iii) to issue, sell and deliver the CFD Bonds to the Authority as provided herein, and (iv) to carry out and consummate the transactions contemplated by the Resolution, the City Documents and the Official Statement;

(b) By all necessary official action of the City, the City has duly authorized and approved the execution and delivery of, and the performance by the City of the obligations contained in, the City Documents and as of the date hereof, such authorizations and approvals are in full force and effect and have not been amended, modified or rescinded. When executed and delivered, the City Documents will constitute the legally valid and binding obligations of the City enforceable in accordance with their respective terms, except as enforcement may be limited by bankruptcy, insolvency, reorganization, moratorium or similar laws or equitable principles relating to or affecting creditors' rights generally;

(c) The City has complied, and will at the Closing be in compliance in all respects, with the terms of the City Documents;

(d) The execution and delivery of City Documents and the CFD Bonds, the adoption of the Resolutions and compliance with the provisions of each thereof, and the carrying out and consummation of the transactions contemplated by the Official Statement, will not conflict with or constitute a breach of or a default under any applicable law or administrative regulation of the State of California or the United States, or any applicable judgment, decree, agreement or other instrument to which the City is a party or is otherwise subject;

(e) To the knowledge of the City, at the time of the City's acceptance hereof and at all times subsequent thereto up to and including the Closing Date, with respect to information describing the City, the CFDs, the City Documents and the Resolution and other resolutions relating to the CFDs, the Official Statement does not and will not contain any untrue statement of a material fact or omit to state a material fact required to

be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading;

(f) Except as described in the Official Statement, there is no action, suit, proceeding or investigation before or by any court, public board or body pending or, to the knowledge of the City, threatened, wherein an unfavorable decision, ruling or finding would: (i) affect the creation, organization, existence or powers of the City or the titles of its members and officers to their respective offices, (ii) enjoin or restrain the issuance, sale and delivery of the CFD Bonds, the levy and receipt of the Special Taxes which secure the CFD Bonds, or the pledge thereof, (iii) in any way question or affect any of the rights, powers, duties or obligations of the City with respect to the moneys pledged or to be pledged to pay the principal of, premium, if any, or interest on the CFD Bonds, (iv) in any way question or affect any authority for the issuance of the CFD Bonds, or the validity or enforceability of the CFD Bonds, the Resolution or the City Documents, or (v) in any way question or affect the City Documents or the transactions contemplated by the City Documents, the Official Statement, the Resolution, the other documents referred to in the Official Statement, or any other agreement or instrument to which the City is a party relating to the CFD Bonds;

(g) The City will furnish such information, execute such instruments and take such other action in cooperation with the Authority, as the Authority may reasonably request, to qualify the Authority Bonds for offer and sale under the Blue Sky or other securities laws and regulations of such states and other jurisdictions of the United States as the Authority may designate, and will assist, if necessary therefor, in the continuance of such qualifications in effect as long as required for the distribution of the Authority Bonds; provided, however, that the City will not be required to qualify as a foreign corporation or to file any general consents to service of process under the laws of any state;

(h) The issuance and sale of the CFD Bonds is not subject to any transfer or other documentary stamp taxes of the State of California or any political subdivision thereof;

(i) The City has not failed to comply with a continuing disclosure undertaking pursuant to Rule 15c2-12 other than as disclosed in the Official Statement; and

(j) Any certificate signed by any official of the City authorized to do so will be deemed a representation and warranty by the City to the Authority as to the statements made therein.

10. If between the date of this Purchase Agreement and the date twenty five (25) days after the Closing Date an event occurs which is materially adverse to the purpose for which the Official Statement is to be used which is not disclosed in the Official Statement, the City will notify the Authority of such fact.

11. At 9:00 a.m., Pacific Time, on the Closing Date, or at such other time or on such other date as is mutually agreed by the City and the Authority, (a) the City will deliver the CFD Bonds to the Trustee in definitive form, duly executed, together with the other documents hereinafter mentioned, (b) subject to the terms and conditions hereof, the Trustee solely from moneys held under the Authority Bond Indenture will accept such delivery and pay the purchase price of the CFD Bonds as referenced in paragraph 1 hereof by wire transfer or other funds

which are good funds on the Closing Date, (c) the Trustee will deposit into the funds established under the Fiscal Agent Agreements the amounts described in the Fiscal Agent Agreements. Delivery and payment, as aforesaid, will be made at such place as will have been mutually agreed upon by the City, the Trustee and the Authority.

12. The Authority has entered into this Purchase Agreement in reliance upon the representations, warranties and agreements of the City contained herein and to be contained in the documents and instruments to be delivered on the Closing Date, and upon the performance by the City of its obligations hereunder, both as of the date hereof and as of the Closing Date. Accordingly, the Authority's obligations under this Purchase Agreement to purchase, to accept delivery of and to pay for the CFD Bonds will be subject to the performance by the City of its obligations to be performed hereunder and under such documents and instruments at or prior to the Closing Date, and will also be subject to the following conditions:

(a) The representations and warranties of the City contained herein will be true, complete and correct on the date hereof and on and as of the Closing Date, as if made on the Closing Date;

(b) On the Closing Date the Resolution and the City Documents will be in full force and effect, and will not have been amended, modified or supplemented, and the Official Statement will not have been amended, modified or supplemented, except in either case as may have been agreed to by both the Authority and the Underwriter;

(c) As of the Closing Date, all official action of the City relating to the CFD Bonds, including but not limited to the Resolution, will be in full force and effect, and there will have been taken all such actions as, in the opinion of Jones Hall, A Professional Law Corporation ("**Bond Counsel**"), will be necessary or appropriate in connection therewith, with the issuance of the Authority Bonds and the CFD Bonds, and with the transactions contemplated hereby, all as described in the Official Statement;

(d) The Authority will have the right to terminate the Authority's obligations under this Purchase Agreement to purchase, to accept delivery of and to pay for the CFD Bonds by notifying the City of its election to do so if, after the execution hereof and prior to the Closing: (i) either the marketability of the Authority Bonds or the market price of the Authority Bonds, in the opinion of the Authority, has been materially and adversely affected by any decision issued by a court of the United States (including the United States Tax Court) or of the State of California, by any ruling or regulation (final, temporary or proposed) issued by or on behalf of the Department of the Treasury of the United States, the Internal Revenue Service, or other governmental agency of the United States, or any governmental agency of the State of California, or by a tentative decision with respect to legislation reached by a committee of the House of Representatives or the Senate of the Congress of the United States, or by legislation enacted by, pending in, or favorably reported to either the House of Representatives or the Senate of the Congress of the United States or either house of the Legislature of the State of California, or formally proposed to the Congress of the United States by the President of the United States or to the Legislature of the State of California by the Governor of the State of California in an executive communication, affecting the tax status of the Authority or the City, their property or income, their bonds (including the Authority Bonds) or the interest thereon, or any tax exemption granted or authorized by the Bond Law; (ii) the United States will have become engaged in: hostilities which have resulted in a declaration of war or national emergency, or there will have occurred any other

outbreak of hostilities, or a local, national or international calamity or crisis, financial or otherwise, the effect of such outbreak, calamity or crisis being such as, in the reasonable opinion of the Authority, would affect materially and adversely the ability of the Authority to market the Authority Bonds (it being agreed by the Authority that there is no outbreak, calamity or crisis of such a character as of the date hereof); (iii) there will have occurred a general suspension of trading on the New York Stock Exchange or the declaration of a general banking moratorium by the United States, New York State or California State authorities; (iv) there will have occurred a withdrawal or downgrading of any rating assigned to any securities of the City by a national municipal bond rating agency; or (v) an event described in paragraph 12 hereof occurs which in the opinion of the Authority requires a supplement or amendment to the Official Statement, and such supplement or amendment is not agreed to by the City; and

(e) On or prior to the Closing Date, the Authority will have received each of the following documents:

(1) All documents and opinions required to be received by the Trustee prior to the application of proceeds of the Authority Bonds to the purchase of the CFD Bonds;

(2) Opinions, in form and substance satisfactory to the City and the Authority, dated as of the Closing Date, of Bond Counsel, approving, without qualification, the validity of the CFD Bonds;

(3) A letter of Bond Counsel, dated the date of the Closing and addressed to the Authority and the Underwriter, to the effect that the opinion referred to in the preceding subparagraph (2) may be relied upon by the Authority to the same extent as if such opinion were addressed to it;

(4) A supplemental opinion, dated the date of the Closing and addressed to the Authority and the Underwriter, of Bond Counsel to the effect that this Purchase Agreement has been duly authorized, executed and delivered by, and, assuming due authorization, execution and delivery by the Authority, constitutes a legal, valid and binding agreement of the City enforceable in accordance with its terms, except as such enforceability may be limited by the application of equitable principles if equitable remedies are sought, and that the statements contained in the Official Statement (including the cover page and the Appendices thereto), insofar as such statements purport to summarize certain provisions of the CFD Bonds, the City Documents or the Resolution, accurately summarize the information presented therein;

(5) A certificate dated the Closing Date, addressed to the Authority and the Underwriter, signed by a City official having knowledge of the facts to the effect that:

(i) The representations and warranties of the City contained herein are true and correct in all material respects on and as of the Closing Date as if made on the Closing Date;

(ii) Except as described in the Official Statement, there is no action, suit, proceeding or investigation before or by any court, public

board or body pending or threatened, wherein an unfavorable decision, ruling or finding would: (A) affect the creation, organization, existence or powers of the City, or the titles of its members and officers to their respective offices, (B) enjoin or restrain the issuance, sale and delivery of the CFD Bonds, the levy or collection of the Special Taxes or any other moneys or property pledged or to be pledged under the Resolution or the Fiscal Agent Agreements, or the pledge thereof, (C) in any way question or affect any of the rights, powers, duties or obligations of the City with respect to the moneys and assets pledged or to be pledged to pay the principal of, premium, if any, or interest on the CFD Bonds, (D) in any way question or affect any authority for the issuance of the CFD Bonds, or the validity or enforceability of the CFD Bonds, the Resolution or the City Documents, or (E) in any way question or affect this Purchase Agreement or the transactions contemplated by the City Documents, the Resolution, the Official Statement or the documents referred to in the Official Statement;

(iii) The City has complied with all agreements, covenants and arrangements, and satisfied all conditions, on its part to be complied with or satisfied on or prior to the Closing Date; and

(iv) To the best of its knowledge, no event affecting the City has occurred since the date of the Official Statement which should be disclosed in the Official Statement for the purposes for which it is necessary to disclose therein in order to make the statements not misleading in any respect;

(6) An opinion, dated the date of Closing and addressed to the Authority and the Underwriter, of the City Attorney, to the effect that (A) the City Documents have been duly authorized, executed and delivered by, and, assuming due authorization, execution and delivery, constitute the legal, valid and binding agreement of the City enforceable in accordance with their terms, except as such enforceability may be limited by the application of equitable principles if equitable remedies are sought, (B) the Resolution has been duly adopted, is in full force and effect and has not been modified, amended or rescinded, and (C) except as described in the Official Statement, there is no action, suit, proceeding or investigation before or by any court, public board or body pending or threatened, wherein an unfavorable decision, ruling or finding would: (i) affect the creation, organization, existence or powers of the City, or the CFDs; (ii) enjoin or restrain the issuance, sale and delivery of the CFD Bonds, the receipt of any other moneys or property pledged or to be pledged under the Indentures or the pledge thereof; (iii) in any way question or affect any of the rights, powers, duties or obligations of the City with respect to the moneys and assets pledged or to be pledged to pay the principal of, premium, if any, or interest on the CFD Bonds; (iv) in any way question or affect any authority for the issuance of the CFD Bonds, or the validity or enforceability of the CFD Bonds, the Resolution or the CFD Documents; (v) in any way question or affect this Purchase Agreement or the transactions contemplated by the City Documents, the Official Statement or the documents referred to in the Official Statement and (vi) the statements in the Official Statements relating to the City are true and accurate;

(7) Such additional legal opinions, certificates, instruments and documents as the Authority may reasonably request to evidence the truth and accuracy, as of the date hereof and as of the Closing Date, of the City's representations and warranties contained herein and of the statements and information contained in the Official Statement; and

(8) Executed copies of the Fiscal Agent Agreements.

(9) The Resolution, certified by authorized officers as a true copy and/or as having been adopted or executed (as applicable), with only such amendments, modifications or supplements as may have been agreed to by the Authority and the Underwriter.

All of the opinions, letters, certificates, instruments and other documents mentioned above or elsewhere in this Purchase Agreement will be deemed to be in compliance with the provisions hereof if, but only if, they are in form and substance satisfactory to the Authority, but the approval of the Authority will not be unreasonably withheld. Receipt of, and payment for, the CFD Bonds will constitute evidence of the satisfactory nature of such as to the Authority. The performance of any and all obligations of the City hereunder and the performance of any and all conditions contained herein for the benefit of the Authority may be waived by the Authority in its sole discretion.

If the City will be unable to satisfy the conditions to the obligations of the Authority to purchase, accept delivery of and pay for the CFD Bonds contained in this Purchase Agreement, or if the obligations of the Authority to purchase, accept delivery of and pay for the CFD Bonds will be terminated for any reason permitted by this Purchase Agreement, this Purchase Agreement will terminate, and neither the Authority nor the City will be under further obligation hereunder, except that the respective obligations of the City and the Authority set forth in paragraphs 15 and 16 hereof will continue in full force and effect.

14. The Authority and the City will determine which portion of expenses incurred in connection with issuance of the Authority Bonds and the CFD Bonds will be paid by each respective entity, in such proportion as is in compliance with all applicable laws.

15. To the extent permitted by law, the City will indemnify and hold harmless the Authority and the Trustee, and their respective officers, directors, employees and agents, against any and all losses, claims, damages, liabilities, costs and expenses (including without limitation fees and disbursements of counsel and other expenses) incurred by them or any of them in connection with investigating or defending any loss, claim, damages, liability or any suit, action or proceeding, joint or several, to which they or any of them may become subject under the laws of the State of California or under federal tax law, insofar as such losses, claims, damages, liabilities, costs and expenses (or any suit, action or proceeding in respect thereof) arise out of or are based upon the issuance and sale of the CFD Bonds or any untrue statement or alleged untrue statement of a material fact contained in the Official Statement or in any amendment or supplement thereto, or any omission or alleged omission to state therein a material fact relating to the City, the CFDs or the CFD Bonds which is required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading. This indemnity agreement will be in addition to any liability which the City or the CFDs may otherwise have.

16. This Purchase Agreement is made solely for the benefit of the City and the Authority (including their successors and assigns), and no other person will acquire or have any right hereunder or by virtue hereof. All of the City's representations, warranties and agreements contained in this Purchase Agreement will remain operative and in full force and effect regardless of: (i) any investigations made by or on behalf of the Authority or (ii) delivery of and payment for the CFD Bonds pursuant to this Purchase Agreement. The agreements contained in this paragraph and in paragraph 15 will survive any termination of this Purchase Agreement.

17. This Purchase Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered will be an original, but all such counterparts will together constitute but one and the same instrument.

18. In case any one or more of the provisions contained herein will for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability will not affect any other provision hereof.

19. The validity, interpretation and performance of this Purchase Agreement will be governed by the laws of the State of California.

IN WITNESS WHEREOF, the Authority and the City have caused this Purchase Agreement to be executed by their duly authorized officers all as of the date first above written.

ROSEVILLE FINANCE AUTHORITY

By: _____
Treasurer

CITY OF ROSEVILLE, for and on behalf of
STONE POINT COMMUNITY FACILITIES
DISTRICT NO. 1 and STONE POINT
COMMUNITY FACILITIES DISTRICT NO. 5
(PUBLIC FACILITIES)

By: _____
Chief Financial Executive

EXHIBIT A

Schedule of Aggregate CFD Bond Maturities, Principal Amounts, Interest Rates and Yield

Stone Point CFD No. 1

Maturity Date (September 1)	Principal Amount	Interest Rate	Yield	Price
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Stone Point CFD No. 5

Maturity Date (September 1)	Principal Amount	Interest Rate	Yield	Price
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PURCHASE CONTRACT

§ _____
**ROSEVILLE FINANCE AUTHORITY
SPECIAL TAX REVENUE REFUNDING BONDS
SERIES 2017B**

_____, 2017

Roseville Finance Authority
311 Vernon Street
Roseville, California 95678
Attention: Chair

Ladies and Gentlemen:

The undersigned, Piper Jaffray & Co. (the "Underwriter") offers to enter into this purchase contract (this "Purchase Contract") with the Roseville Finance Authority (the "Authority") which, upon the acceptance of the Authority of this offer, will be binding upon the Authority and the Underwriter. This offer is made subject to the Authority's written acceptance hereof on or before 11:59 p.m. Pacific time, on the date hereof, and, if not so accepted, will be subject to withdrawal by the Underwriter upon notice delivered to the Authority at any time prior to the acceptance hereof by the Authority. Terms not otherwise defined in this Purchase Contract shall have the same meanings set forth in the Indenture (as defined herein) or in the Official Statement (as defined herein).

1. **Purchase and Sale of the Bonds.** Subject to the terms and conditions and in reliance upon the representations and agreements set forth herein, the Underwriter hereby agrees to purchase from the Authority, and the Authority hereby agrees to sell and deliver to the Underwriter, all, but not less than all, of the Authority's Special Tax Revenue Refunding Bonds, Series 2017B (the "Bonds").

The principal amount of the Bonds to be issued, the dated date therefor, the maturities, mandatory sinking fund redemption provisions and interest rates per annum are set forth in Exhibit A hereto and as further described in the Official Statement (as defined herein). The Bonds shall be as described in, and shall be issued and secured under and pursuant to the provisions of the resolution adopted by the Authority on _____, 2017 (the "Resolution") and an Indenture of Trust, dated as of _____ 1, 2017 (the "Indenture"), between the Authority and The Bank of New York Trust Company, N.A., as trustee (the "Trustee"). The Bonds are being issued pursuant to the Indenture and the provisions of Articles 10 and 11 of Chapter 3 of Part 1 of Division 2 of Title 5 of the California Government Code, commencing with Section 53570 of said Code.

The Underwriter has agreed to purchase all (but not less than all) of the Bonds from the Authority at a purchase price of \$_____ (being 100% of the aggregate principal amount

thereof, plus a net original issue premium of \$ _____ and less an Underwriter's discount of \$ _____).

Proceeds of the Bonds are to be used to purchase from the City of Roseville (the "City") two series of special tax refunding bonds which will be issued by the City concurrently with the issuance of the Bonds: (i) Stone Point Community Facilities District No. 1 Special Tax Refunding Bonds, Series 2017 and (ii) Stone Point Community Facilities District No. 5 (Public Facilities) Special Tax Refunding Bonds, Series 2017 (together, the "CFD Bonds"). The CFD Bonds are being issued by the City to refund the (i) \$11,285,000 original principal amount of Stone Point Community Facilities District No. 1 Special Tax Bonds, Series 2003 and (ii) \$5,310,000 original principal amount of Stone Point Community Facilities District No. 5 (Public Facilities) Special Tax Bonds, Series 2006 (together, the "Prior CFD Bonds"), fund a reserve account for each series of CFD Bonds and pay costs of issuance. The Prior CFD Bonds were issued to finance improvements for the City's Stone Point Community Facilities District No. 1 and Stone Point Community Facilities District No. 5 (Public Facilities) (together, the "Districts") related to original development in the Districts.

A portion of the proceeds of the Bonds will be transferred to The Bank of New York Mellon Trust Company, N.A., acting as escrow agent under an Escrow Agreement dated as of _____ 1, 2017 (the "Escrow Agreement"), by and between the City and The Bank of New York Mellon Trust Company, N.A. on the Closing Date for the Bonds.

2. **Public Offering.** The Underwriter agrees to make a bona fide public offering of all of the Bonds at a price not to exceed the public offering price set forth on the inside cover of the Official Statement (as defined herein) and as set forth in Exhibit A.

The Underwriter has been duly authorized to execute this Purchase Contract and to act hereunder. Inasmuch as this purchase and sale represents a negotiated transaction, the Authority acknowledges and agrees that (i) the transaction contemplated by this Purchase Contract is an arm's length, commercial transaction between the Authority and the Underwriter in which the Underwriter is acting solely as a principal and is not acting as a municipal advisor, financial advisor or fiduciary to the Authority and the Underwriter has financial interests that differ from those of the Authority; (ii) the Underwriter has not assumed any advisory or fiduciary responsibility to the Authority with respect to the transaction contemplated hereby and the discussions, undertakings and procedures leading thereto (irrespective of whether the Underwriter has provided other services or is currently providing other services to the Authority on other matters); (iii) the Underwriter is acting solely in its capacity as Underwriter for its own account, (iv) the only contractual obligations the Underwriter has to the Authority with respect to the transaction contemplated hereby expressly are set forth in this Purchase Contract or otherwise imposed by law; and (v) the Authority has consulted its own legal, accounting, tax, financial and other advisors, as applicable, to the extent it has deemed appropriate. Nothing in the foregoing paragraph is intended to limit the Underwriter's obligations of fair dealing under MSRB Rule G-17 of the MSRB. The Authority acknowledges that it has previously provided the Underwriter with an acknowledgement of receipt of the required Underwriter disclosure under Rule G-17 of the MSRB and acknowledges that it has engaged FirstSouthwest, a Division of Hilltop Securities Inc., as its municipal advisor (as defined in Securities and Exchange

Commission Rule 15Ba1) (the “Municipal Advisor”) and will rely solely on the Municipal Advisor for financial advice with respect to the Bonds.

3. The Official Statement.

(a) The Authority hereby ratifies, confirms and approves of the use and distribution by the Underwriter prior to the date hereof of the preliminary official statement relating to the Bonds, dated _____, 2017 (including the cover page, all appendices thereto, the “Preliminary Official Statement”). The Authority hereby confirms that the Authority has deemed final the Preliminary Official Statement for purposes of Rule 15c2-12 promulgated under the Securities Exchange Act of 1934 (“Rule 15c2-12”). The Authority hereby agrees to deliver or cause to be delivered to the Underwriter, within seven (7) business days of the date hereof, copies of the final official statement, dated the date hereof, relating to the Bonds (including all information previously permitted to have been omitted by Rule 15c2-12 and any amendments or supplements as have been approved by the Authority and the Underwriter) (the “Official Statement”) in such quantity as the Underwriter shall request in order to permit the Underwriter to comply with Rule 15c2-12. The Authority hereby approves of the use and distribution by the Underwriter of the Official Statement in connection with the offer and sale of the Bonds.

(b) The Underwriter hereby agrees to file the Official Statement with the MSRB.

4. Representations and Agreements of the Authority. The Authority hereby represents to and agrees with the Underwriter that:

(a) The Authority is a joint powers agency organized and existing under the laws of the State of California and has full power and authority to adopt the Resolution and to enter into and to perform its obligations under the Indenture, the Continuing Disclosure Certificate, the CFD Bonds Purchase Agreement relating to the sale of the CFD Bonds by the City to the Authority, dated the date hereof, between the City and the Authority (the “CFD Bonds Purchase Agreement”) and this Purchase Contract (collectively, the “Authority Documents”); and when executed and delivered by the respective parties thereto, the Authority Documents will constitute the legal, valid and binding obligations of the Authority enforceable in accordance with their respective terms, except as the enforcement thereof may be limited by bankruptcy, insolvency, reorganization, arrangement, fraudulent conveyance, moratorium and other laws relating to or affecting creditors' rights, to the application of equitable principles, to the exercise of judicial discretion in appropriate cases and to the limitations on legal remedies against joint powers agencies in the State of California;

(b) By official action of the Authority prior to or concurrently with the acceptance hereof, the Authority has approved and authorized the distribution of the Preliminary Official Statement and the Official Statement and authorized and approved the execution and delivery of the Authority Documents and the consummation by the Authority of the transactions contemplated thereby;

(c) To the knowledge of the Authority, there is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, governmental agency, public board or body pending against the Authority seeking to restrain or enjoin the sale or issuance of the

Bonds, or in any way contesting or affecting any proceedings of the Authority taken concerning the sale thereof, the pledge or application of any moneys or security provided for the payment of the Bonds, in any way contesting the validity or enforceability of the Authority Documents or contesting in any way the completeness or accuracy of the Preliminary Official Statement or the Official Statement or the existence or powers of the Authority relating to the sale of the Bonds;

(d) As of the date thereof, the Preliminary Official Statement did not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading;

(e) To the knowledge of the Authority, the statements and information relating to the Authority and the Districts contained in the Official Statement are true and correct in all material respects, and the information relating to the Authority and the Districts contained in the Official Statement does not contain an untrue statement of a material fact or omit any statement or information relating to the Authority and the Districts which is necessary to make such statements and information therein, in the light of the circumstances under which they were made, not misleading in any material respect;

(f) The Authority will furnish such information, execute such instruments and take such other action in cooperation with the Underwriter, at the expense of the Underwriter as the Underwriter may reasonably request in endeavoring (i) to qualify the Bonds for offer and sale under the Blue Sky or other securities laws and regulations of such states and other jurisdictions of the United States as the Underwriter may designate and (ii) to determine the eligibility of the Bonds for investment under the laws of such states and other jurisdictions, and will use its best efforts to continue such qualification in effect so long as required for distribution of the Bonds; provided, however, that in no event shall the Authority be required to take any action which would subject it to general or unlimited service of process in any jurisdiction in which it is not now so subject;

(g) The financial statements of, and other financial information regarding, the Authority in the Official Statement fairly present the financial position and results of the Authority as of the dates and for the periods therein set forth. Except as may otherwise be described in the Official Statement, the Authority is not a party to any litigation or other proceeding pending or, to its knowledge, threatened which, if decided adversely to the Authority, would have a materially adverse effect on the financial condition of the Authority;

(h) To the knowledge of the Authority, the execution and delivery by the Authority of the Authority Documents and compliance with the provisions on the Authority's part contained therein will not conflict with or constitute a material breach of or default under any law, administrative regulation, judgment, decree, loan agreement, indenture, bond, note, resolution, agreement or other instrument to which the Authority is a party or is otherwise subject, nor will any such execution, delivery, adoption or compliance result in the creation or imposition of any lien, charge or other security interest or encumbrance of any nature whatsoever upon any of the properties or assets of the Authority under the terms of any such law, administrative regulation, judgment, decree, loan agreement, indenture, bond, note, resolution, agreement or other instrument, except as provided by the Authority Documents;

(i) If before the earlier of the date 25 days from the “end of the underwriting period” (as defined in S.E.C. Rule 15c2-12) or the date all of the Bonds are sold (which the Authority may assume is the closing date unless otherwise informed in writing by the Underwriter), an event occurs which, in the reasonable opinion of the Underwriter or its counsel, might or would cause the information contained in the Official Statement as then supplemented or amended, to contain an untrue statement of a material fact or to omit to state a material fact necessary to make such information therein, in the light of the circumstances under which it was presented, not misleading, the Authority, if requested by the Underwriter, or if the Authority is informed of need to amend or supplement the Official Statement by the City, the Authority will cooperate in amending or supplementing the Official Statement in a form and in a manner approved by the Underwriter.

(j) The Revenues constituting the security for the Bonds have been duly and lawfully authorized and may be pledged under the Act and the Constitution and the applicable laws of the State.

(k) Between the date of this Purchase Contract and the Closing Date, the Authority will not offer or issue any bonds, notes or other obligations of the Authority for borrowed money not previously disclosed to the Underwriter.

(l) The Authority has covenanted to comply with the Internal Revenue Code of 1986, as amended, with respect to the Bonds; and the Authority shall not knowingly take or omit to take any action that, under existing law, may adversely affect the exclusion from gross income for federal income tax purposes, or the exemption from any applicable State tax, of the interest on the Bonds.

(m) The Authority will apply the proceeds of the Bonds in accordance with the Indenture and as described in the Official Statement.

(n) Except as disclosed in the Official Statement, to the knowledge of the officer of the Authority executing this Purchase Contract and without investigation of any kind, no other public debt secured by an *ad valorem* tax, a special tax or a benefit assessment levied by the Authority, the City, or the Districts on the land in the Districts is in the process of being authorized by the City or the Districts and no *ad valorem* tax, assessment districts or community facilities districts have been or are in the process of being formed by the Authority or the City which include any portion of the land within the Districts. All outstanding debt secured by special taxes, benefit assessment or *ad valorem* levies for general obligation bonds of the Authority and all authorized but unissued debt secured by special taxes, benefit assessment or *ad valorem* levies for general obligation bonds of the City, or the City, on behalf of the Districts, which is applicable to the property within the Districts, as applicable, is accurately described in the Official Statement.

(o) Except as described in the Preliminary Official Statement, based on a review of its previous undertakings and except as described in the Official Statement, during the past five years, the Authority has never failed to materially comply with the provisions of Rule 15c2-12(b)(5).

(p) During the period described in the preceding paragraph 4(i), the Authority will not participate in the issuance of any amendment of or supplement to the Official Statement to which, after being furnished with a copy, the Underwriter shall reasonably object in writing or which shall be disapproved by any of their respective counsel and (ii) if any event relating to or affecting the Authority shall occur as a result of which it is necessary, in the opinion of counsel for the Underwriter, to amend or supplement the Official Statement in order to make the Official Statement not misleading in the light of the circumstances existing at the time it is delivered to a purchaser, the Authority will cooperate with the Underwriter to prepare and furnish to the Underwriter a reasonable number of copies of an amendment of or supplement to the Official Statement (in form and substance satisfactory to counsel for the Underwriter) which will amend or supplement the Official Statement so that it will not contain an untrue statement of a material fact or omit to state a material fact necessary in order to make the statements therein, in light of the circumstances existing at the time the Official Statement is delivered to a purchaser, not misleading.

The execution and delivery of this Purchase Contract by the Authority shall constitute a representation by the Authority to the Underwriter that the representations and agreements contained in this Section are true as of the date hereof; provided, however, that as to all matters of law the Authority is relying on the advice of bond counsel to the Authority; and provided further, that no member, officer, agent or employee of the governing body of the Authority shall be individually liable for the breach of any representation, warranty or agreement contained herein.

5. Establishment of Issue Price.

(a) The Underwriter agrees to assist the Authority in establishing the issue price of the Bonds and shall execute and deliver to the Authority at Closing an “issue price” or similar certificate, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Exhibit C, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the Authority and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Bonds. [All actions to be taken by the Authority under this section to establish the issue price of the Bonds may be taken on behalf of the Authority by the Authority’s Municipal Advisor identified herein and any notice or report to be provided to the Authority may be provided to the Authority’s Municipal Advisor.]

(b) [Except as otherwise set forth in Schedule [I] attached hereto,] the Authority will treat the first price at which 10% of each maturity of the Bonds (the “**10% test**”) is sold to the public as the issue price of that maturity (if different interest rates apply within a maturity, each separate CUSIP number within that maturity will be subject to the 10% test). At or promptly after the execution of this Purchase Contract, the Underwriter shall report to the Authority the price or prices at which it has sold to the public each maturity of Bonds. If at that time [the Authority notifies the Underwriter that] the 10% test has not been satisfied as to any maturity of the Bonds, the Underwriter agrees to promptly report to the Authority the prices at which it sells the unsold Bonds of that maturity to the public. That reporting obligation shall continue, whether or not the

Closing Date has occurred, until [the Authority notifies the Underwriter] that the 10% test has been satisfied as to the Bonds of that maturity or until all Bonds of that maturity have been sold [by the Underwriter or any broker dealer with whom it has a retail distribution agreement] to the public.

[Schedule [I] and subsection (c) shall apply only if the Underwriter agrees to apply the hold-the-offering-price rule, as described below.]

(c) The Underwriter confirms that it has offered the Bonds to the public on or before the date of this Purchase Contract at the offering price or prices (the “**initial offering price**”), or at the corresponding yield or yields, set forth in Schedule [I] attached hereto, except as otherwise set forth therein. Schedule [I] also sets forth, as of the date of this Purchase Contract, the maturities, if any, of the Bonds for which the 10% test has not been satisfied and for which the Authority and the Underwriter agree that the restrictions set forth in the next sentence shall apply, which will allow the Authority to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the “**hold-the-offering-price rule**”). So long as the hold-the-offering-price rule remains applicable to any maturity of the Bonds, the Underwriter will neither offer nor sell unsold Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

- (1) the close of the fifth (5th) business day after the sale date; or
- (2) the date on which the Underwriter has sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The Underwriter shall promptly advise the Authority when it has sold 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public, if that occurs prior to the close of the fifth (5th) business day after the sale date.

(d) The Underwriter confirms that any selling group agreement and any retail distribution agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer who is a member of the selling group and each broker-dealer that is a party to such retail distribution agreement, as applicable, to (A) report the prices at which it sells to the public the unsold Bonds of each maturity allotted to it until it is notified by the Underwriter that either the 10% test has been satisfied as to the Bonds of that maturity or all Bonds of that maturity have been sold to the public and (B) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the Underwriter. The Authority acknowledges that, in making the representation set forth in this subsection, the Underwriter will rely on (i) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the hold-the-offering-price rule, if applicable, as set forth in a selling group agreement and the related pricing

wires, and (ii) in the event that a retail distribution agreement was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the hold-the-offering-price rule, if applicable, as set forth in the retail distribution agreement and the related pricing wires. The Authority further acknowledges that the Underwriter shall not be liable for the failure of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a retail distribution agreement, to comply with its corresponding agreement regarding the hold-the-offering-price rule as applicable to the Bonds.

(e) The Underwriter acknowledges that sales of any Bonds to any person that is a related party to the Underwriter shall not constitute sales to the public for purposes of this section. Further, for purposes of this section:

(i) “public” means any person other than an underwriter or a related party,

(ii) “underwriter” means (A) any person that agrees pursuant to a written contract with the Authority (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the public),

(iii) a purchaser of any of the Bonds is a “related party” to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and

(iv) “sale date” means the date of execution of this Purchase Contract by all parties.

6. **Closing.** At 8:00 a.m., California time, on _____, 2017, (the "Closing Date") or at such other time and date as shall have been mutually agreed upon by the Authority and the Underwriter (the "Closing"), the Authority will, subject to the terms and conditions hereof, deliver to the Underwriter at the office of The Depository Trust Company ("DTC") in New York, New York, or at such other place as the Authority and the Underwriter may mutually agree upon, the Bonds in definitive fully registered form, bearing CUSIP numbers without coupons, with one Bond for each maturity of the Bonds, registered in the name of Cede & Co., as nominee of DTC, and subject to the terms and conditions hereof and as provided in the Indenture, the Underwriter will accept such delivery and pay the purchase price of the Bonds by wire transfer payable in

immediately available Federal funds. The Bonds shall be made available for inspection by the Underwriter and DTC (or its agent) at least one business day before the Closing.

7. **Closing Conditions.** The Underwriter has entered into this Purchase Contract in reliance upon the representations, warranties and agreements of the Authority contained herein, and in reliance upon the representations, warranties and agreements to be contained in the documents and instruments to be delivered at the Closing and upon the performance by the Authority of its obligations hereunder, both as of the date hereof and as of the date of the Closing. Accordingly, the Underwriter's obligations under this Purchase Contract to purchase, to accept delivery of and to pay for the Bonds shall be conditioned upon the performance by the Authority of its obligations to be performed hereunder and under such documents and instruments at or prior to the Closing, and shall also be subject to the following additional conditions, including the delivery by the Authority of such documents as are enumerated herein, in form and substance reasonably satisfactory to the Underwriter:

(a) The Authority shall be in compliance with each of the agreements made by it in this Purchase Contract (unless such agreements are waived by the Underwriter); there shall not have occurred an adverse change in the financial position, results of operations or financial condition of the Authority or the Districts which materially adversely affects the ability of the Authority to levy the Special Taxes, to pay principal and interest with respect to the Bonds when due or otherwise perform any of its obligations under the Indenture or any related agreement;

(b) The Authority Documents shall be in full force and effect, and shall not have been amended, modified or supplemented in any material respect from the forms of such documents which have been provided to the Underwriter as of the date hereof (except as may be agreed to by the Underwriter); all actions which, in the opinion of Jones Hall, a Professional Law Corporation ("Bond Counsel") shall be necessary in connection with the transactions contemplated hereby shall have been duly taken and shall be in full force and effect; and the Authority shall perform or shall have performed its obligations required under or specified in this Purchase Contract to be performed at or prior to the Closing;

(c) At the time of the Closing, the Official Statement (as amended and supplemented) shall be true and correct in all material respects, and shall not contain any untrue statement of a material fact or omit any statement or information necessary to make the statements therein, in the light of circumstances under which they were made, not misleading;

(d) Except as disclosed in the Official Statement, no decision, ruling or finding shall have been entered by any court or governmental entity since the date of this Purchase Contract (and not reversed on appeal or otherwise set aside) which in the reasonable opinion of the Underwriter materially adversely affects the market for the Bonds;

(e) The representations and covenants of the Authority contained herein shall be true and correct at the date hereof and at the time of the Closing, as if made on the Closing Date.

(f) (i) No default by the Authority shall have occurred and be continuing in the payment of the principal of or premium, if any, or interest on the Bonds, and (ii) no bankruptcy, insolvency or other similar proceeding in respect of the Authority shall be pending nor to the knowledge of the Authority, contemplated;

(g) At or prior to the Closing, the Underwriter shall receive the following documents:

(1) Bond Counsel Opinions. The opinion of Bond Counsel, dated the Closing Date, in substantially the form included in the Official Statement as Appendix E, addressed to the Authority, together with a reliance letter, dated the Closing Date, addressed to the Underwriter stating that foregoing opinions of Bond Counsel may be relied upon by the Underwriter to the same extent as if such opinion was addressed to it;

(2) Supplemental Opinion. A supplemental opinion of Bond Counsel, substantially in the form attached hereto as Exhibit B.

(3) Opinion of Authority Counsel. An opinion of counsel to the Authority, in form and substance satisfactory to the Underwriter dated the Closing Date, addressed to the Underwriter, substantially to the effect that:

(i) the Authority is a joint powers agency duly organized and validly existing under the laws of the State;

(ii) the Resolution was duly adopted at a meeting of the governing body of the Authority, and the Resolution is in full force and effect, and has not been modified, amended or superseded;

(iii) the Authority Documents have been duly authorized, executed and delivered by the Authority and constitute the legal, valid and binding obligation of the Authority enforceable in accordance with their terms, except as enforcement thereof may be limited by bankruptcy, insolvency or other laws affecting the enforcement of creditors' rights generally and by the application of equitable principles, if equitable remedies are sought;

(iv) except as otherwise disclosed in the Official Statement, there is no litigation, proceeding, action, suit, or investigation at law or in equity before or by any court, governmental authority or body, pending or, to the best knowledge of such counsel after due inquiry, threatened against the Authority, challenging the creation, organization or existence of the Authority, or the validity of the Authority Documents or seeking to restrain or enjoin the repayment of the Bonds or in any way contesting or

affecting the validity of the Authority Documents or contesting the authority of the Authority to enter into or perform its obligations under any of the Authority Documents, or under which a determination adverse to the Authority would have a material adverse effect upon the financial condition or the revenues of the Authority, or which, in any manner, questions the right of the Authority to pledge the Revenues to the payment of the Bonds.

(4) Disclosure Counsel Letter. A letter of Jones Hall, A Professional Law Corporation, Disclosure Counsel, dated the Closing Date and addressed to the Authority and the Underwriter, to the effect that, without having undertaken to determine independently the accuracy or completeness of the statements contained in the Preliminary Official Statement and the Final Official Statement, but on the basis of their participation in conferences with representatives of the Authority, the City, the Underwriter and others, and their examination of certain documents, nothing has come to their attention which has led them to believe that the Preliminary Official Statement as of its date, and the Final Official Statement as of its date and as of the Closing Date, contained any untrue statement of a material fact or omitted to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading (except that no opinion or belief need be expressed as to any financial or statistical data or information regarding DTC and the book-entry only system);

(5) Defeasance Opinion. An opinion of Bond Counsel dated the Closing Date and addressed to the Underwriter and the Authority, to the effect that the Authority has taken all actions required to defease the Prior CFD Bonds to be refunded by the Bonds, and that such Prior CFD Bonds are no longer outstanding.

(6) Closing Certificate of Authority. A certificate of the Authority, dated the date of the Closing, signed on behalf of the Authority by a duly authorized representative of the Authority to the effect that, such representative's knowledge, (i) the representations contained in Section 4 of this Purchase Contract are true and correct in all material respects as of the date of the Closing, (ii) the Resolutions and the Authority Documents are in full force and effect and have not been amended, modified or supplemented, (iii) except as described in the Official Statement, there is no action, suit, proceeding, inquiry or investigation at law or in equity, or by any court or regulatory agency, public board or body pending, with respect to which the Authority has been served with process, or threatened wherein an unfavorable decision, ruling or finding would: (a) affect the creation, organization, existence or powers of the Authority, or the titles of its officers to their respective offices, (b) enjoin or restrain the issuance, sale and delivery of the Bonds, the CFD Bonds, the levy or collection of the Special Taxes or any other moneys or property pledged or to be pledged under the Indenture, (c) in any way question or affect any of the rights, powers, duties or obligations of the Authority with respect to the Revenues, of the Districts with respect to the

Special Taxes, or the Authority or the Districts with respect to moneys and assets pledged or to be pledged to pay the principal of, premium, if any, or interest on the Bonds or the CFD Bonds, (d) in any way question or affect any authority for the issuance of the Bonds, or the validity or enforceability of the Bonds or the proceedings relating to the issuance of the Bonds, or (e) in any way question or affect this Purchase Contract or the transactions contemplated hereby, the Official Statement or the Authority Documents, (iv) the information regarding the Authority in the Official Statement is true and correct and does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in light of the circumstances under which they are made, not misleading; (v) the Authority has complied with all agreements and covenants, and satisfied all conditions, on its part to be complied with or satisfied under the Purchase Contract and under the Authority Documents at or prior to the date hereof; (vi) no event affecting the Authority has occurred since the date of the Official Statement which should be disclosed in the Official Statement in order to make the statements therein with respect to the Authority not misleading in any material respect, and (vii) the use of and distribution by the Underwriter of the Preliminary Official Statement and the Official Statement in connection with the offer and sale of the Bonds is hereby ratified.

(7) 15c2-12 Certificate. A certificate, dated the date of the Preliminary Official Statement, from the Authority deeming the Preliminary Official Statement final for purposes of the Rule;

(8) Certificate of Trustee. A certificate, dated the Closing Date, signed by a duly authorized officer of the Trustee, to the effect that (i) the Trustee is a national banking association, duly organized and validly existing and in good standing under the laws of the United States, having full power and being qualified to enter, accept and administer the trust created under the Indenture and, (ii) all approvals, consents and orders of any governmental authority or agency having jurisdiction in the matter that would constitute a condition precedent to the performance by the Trustee of its duties and obligations under the Indenture and Escrow Agreement have been obtained and are in full force and effect, and (iii) the acceptance of the duties and obligations of the Trustee under the Indenture, and the consummation of the transactions on the part of the Trustee contemplated therein, and the compliance by the Trustee with the terms, conditions and provisions of such documents do not contravene any provisions of applicable law of regulation or any order or decree, writ or injunction of the Articles of Incorporation or Bylaws of the Trustee, and, to the best of such officer's knowledge, will not require the consent under, or result in a breach of or default under, any resolution, agreement or other instrument to which the Trustee is a party or by which it may be bound;

(9) Opinion of Counsel to Trustee. An opinion of counsel to the Trustee, dated the Closing Date, addressed to the Underwriter and the Authority, to the effect that (i) the Trustee is duly organized and validly existing under the laws of the United States of America, having full power and being qualified to

enter into, accept and agree to the provisions of the Indenture and Escrow Agreement and (ii) the Indenture and Escrow Agreement have been duly authorized, executed and delivered by the Trustee and, assuming due authorization, execution and delivery by the other respective parties thereto, constitute the valid and binding obligations of the Trustee enforceable in accordance with their respective terms, subject to laws relating to bankruptcy, insolvency, moratorium, reorganization or other similar laws affecting creditors' rights generally, to the application of equitable principles and to the exercise of judicial discretion in appropriate cases;

(10) Resolution. A certified copy of the Resolution and a resolution of the Trustee authorizing the execution and delivery of the Indenture and Escrow Agreement;

(11) Authority Documents. The Authority Documents and the Official Statement, duly executed and delivered by the respective parties thereto;

(12) Tax Certificate. Tax Certificate of the Authority, in form satisfactory to Bond Counsel;

(13) Continuing Disclosure Certificate. The Continuing Disclosure properly executed by the City for and on behalf of the Authority substantially in the form presented in the Official Statement.

(14) Issue Price Certificate. Executed copy of the Issue Price Certificate of the Underwriter in the form presented in Exhibit C hereto;

(15) Property Owner Continuing Disclosure Certificate. Executed copy of the Continuing Disclosure Certificate from Adventist Health System/West (the "Property Owner") as set forth under Appendix F-2 of the Official Statement;

(16) Property Owner Certificate. Prior to and in connection with printing and distribution of the Preliminary Official Statement an executed certificate of the Property Owner in the form presented in Exhibit D hereto;

(17) Bring-Down Certificate of the Property Owner. An executed bring-down certificate from the Property Owner, dated as of the Closing Date, in the form presented in Exhibit D hereto;

(18) Property Owner Counsel Opinion. The opinion of counsel to the Property Owner dated the Closing Date and addressed to the Authority and the Underwriter in the form presented in Exhibit E hereto.

(19) Appraiser Certificate. A certificate from Seevers Jordan Ziegenmeyer (the "Appraiser") consenting to the inclusion of their appraisal report (the "Appraisal") in the Preliminary Official Statement and the Official Statement and certifying that (i) the information in the Official Statement relating to the Appraisal does not contain an untrue statement of a material fact or omit to

state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading and (ii) since the date of the Appraisal they are not aware of any facts that would materially affect the conclusions of value set forth therein;

(20) Verification Report. A Verification Report verifying the sufficiency of the escrowed funds for the redemption of the Prior CFD Bonds;

(21) CDIAC Statements. Copies of the Notices of Sale required to be delivered to the California Debt and Investment Advisory Commission pursuant to Section 53583 of the California Government Code and Section 8855(g) of the California Government Code;

(22) Special Tax Administrator Certificate. A certificate for each District, dated the Closing Date from Willdan Financial Services addressed to the Authority and the Underwriter to the effect that (i) the amount of the Special Taxes that could be levied in each Fiscal Year on all parcels subject to the Special Tax (as defined in the Rate and Method of Apportionment of Special Tax for the applicable District) is at least one hundred ten percent (110%) of the total Annual Debt Service for each such Fiscal Year on the Bonds, and (ii) all information supplied by them for use in the Official Statement is true and correct as of the date of the Official Statement and as of the Closing Date;

(23) Joint Powers Agreement. A copy of the Joint Exercise of Powers Agreement entered into in 2005 by and between the City of Roseville and the Roseville Parking Authority;

(24) Form 8038-G. An Information Return for Tax-Exempt Bond Issues (Internal Revenue Service Form 8038-G), in a form satisfactory to Bond Counsel for filing, executed by a duly authorized officer of the Authority;

(25) Underwriter's Counsel Opinion. An opinion of Nossaman LLP, counsel for the Underwriter, dated the date of the Closing, addressed to the Underwriter in form and substance acceptable to the Underwriter;

(26) Letter of Representations. A copy of the Blanket Issuer Letter of Representations to DTC relating to the Bonds signed by the Authority; and

(27) Other Items Requested by Counsel. Such additional certificates, instruments and other documents as the Underwriter or its counsel or Bond Counsel may reasonably deem necessary to evidence the truth and accuracy as of the time of the Closing of the representations of the Authority under this Purchase Contract and the due performance or satisfaction by the Authority at or prior to such time of all agreements then to be performed and all conditions then to be satisfied by the Authority.

8. **Condition to the Obligations of the Authority.**

(1) The Indenture, the Continuing Disclosure Certificate, applicable appendices to the Tax Certificate, the CFD Bonds Purchase Agreement, and this Purchase Contract shall have been executed and delivered by the other parties thereto.

(2) No order, decree, injunction, ruling or regulation of any court, regulatory agency, public board or body shall have been issued nor shall any legislation have been enacted with the purpose of effect, directly or indirectly, of prohibiting the offering, sale or issuance of the Bonds as contemplated hereby or by the Official Statement.

(3) The Authority's closing fee and the fee of its special counsel shall have been paid by wire transfer or in other immediately available funds or arrangements reasonably satisfactory to the Authority and its special counsel shall have been made to pay such fees from proceeds of the Bonds or otherwise.

(4) The Underwriter shall provide information to which it has access in its ordinary course of business that is requested by the Authority for purposes of its compliance with California Government Code Section 8855.

9. **Termination.** The Underwriter shall have the right to cancel its obligation to purchase the Bonds if, between the date of this Purchase Contract and the Closing, the market price or marketability of the Bonds or the ability of the Underwriter to enforce contracts for the sale of the Bonds shall be materially adversely affected, in the reasonable judgment of the Underwriter, by the occurrence of any of the following:

(a) Legislation shall be enacted by or introduced in the Congress of the United States or recommended to the Congress for passage by the President of the United States, or the Treasury Department of the United States or the Internal Revenue Service or any member of the Congress or the Legislature of the State or favorably reported for passage to either House of the Congress by any committee of such House to which such legislation has been referred for consideration, a decision by a court of the United States or of the State or the United States Tax Court shall be rendered, or an order, ruling, regulation (final, temporary or proposed), press release, statement or other form of notice by or on behalf of the Treasury Department of the United States, the Internal Revenue Service or other governmental agency shall be made or proposed, the effect of any or all of which would be to impose, directly or indirectly, federal income taxation or state income taxation upon interest received on obligations of the general character of the Bonds or, with respect to state taxation, of the interest on the Bonds as described in the Official Statement, or other action or events shall have transpired which may have the purpose or effect, directly or indirectly, of changing the federal income tax consequences or state income tax consequences of any of the transactions contemplated herein;

(b) Legislation introduced in or enacted (or resolution passed) by the Congress or an order, decree, or injunction issued by any court of competent jurisdiction, or an order, ruling, regulation (final, temporary, or proposed), press release or other form of notice issued or made by or on behalf of the Securities and Exchange Commission, or any other governmental agency having jurisdiction of the subject matter, to the effect that obligations of the general character of the Bonds, including any or all underlying arrangements, are not exempt from registration under or other requirements of the 1933 Act, or that the Indenture is not exempt from qualification

under or other requirements of the Trust Indenture Act, or that the issuance, offering, or sale of obligations of the general character of the Bonds, including any or all underlying arrangements, as contemplated hereby or by the Official Statement or otherwise, is or would be in violation of the federal securities law as amended and then in effect;

(c) Any state Blue Sky or securities commission or other governmental agency or body shall have withheld registration, exemption or clearance of the offering of the Bonds as described herein, or issued a stop order or similar ruling relating thereto;

(d) A general suspension of trading in securities on the New York Stock Exchange or the American Stock Exchange or other major exchange, the establishment of minimum prices on either such exchange, the establishment of material restrictions (not in force as of the date hereof) upon trading securities generally by any governmental authority or any national securities exchange, a general banking moratorium declared by federal, State of New York, or State officials authorized to do so;

(e) The New York Stock Exchange or other national securities exchange or any governmental authority, shall impose, as to the Bonds or as to obligations of the general character of the Bonds, any material restrictions not now in force, or increase materially those now in force, with respect to the extension of credit by, or the charge to the net capital requirements of, Underwriter;

(f) Any amendment to the federal or State Constitution or action by any federal or state court, legislative body, regulatory body, or other authority materially adversely affecting the tax status of the Authority, its property, income securities (or interest thereon), or the validity or enforceability of the special taxes to pay principal of and interest on the Bonds;

(g) Any event occurring, or information becoming known which, in the reasonable judgment of the Underwriter, makes untrue in any material respect any statement or information contained in the Official Statement, or has the effect that the Official Statement contains any untrue statement of material fact or omits to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading;

(h) There shall have occurred any materially adverse change in the affairs or financial condition of the Authority, the City or the Districts;

(i) The United States shall have become engaged in hostilities which have resulted in a declaration of war or a national emergency or there shall have occurred any other outbreak or escalation of hostilities;

(j) There shall have occurred any national or international calamity or crisis in the financial markets or otherwise of the United States or elsewhere;

(k) Any fact or event shall exist or have existed that, in the Underwriter's reasonable judgment, requires or has required an amendment of or supplement to the Official Statement;

(l) The purchase of and payment for the Bonds by the Underwriter, or the resale of the Bonds by the Underwriter, on the terms and conditions herein provided shall be prohibited by any applicable law, governmental authority, board, agency or commission;

(m) A material disruption in securities settlement, payment or clearance services affecting the Bonds shall have occurred;

(n) A decision by a court of the United States of America shall be rendered, or a stop order, release, regulation or no-action letter by or on behalf of the SEC or any other governmental agency having jurisdiction of the subject matter shall have been issued or made, to the effect that the issuance, offering or sale of the Bonds, including the underlying obligations as contemplated by this Purchase Contract or by the Official Statement, or any document relating to the issuance, offering or sale of the Bonds, is or would be in violation of any provision of the federal securities laws at the Closing Date, including the Securities Act, the Exchange Act and the Trust Indenture Act;

(o) Any new restriction on transactions in securities materially affecting the market for securities (including the imposition of any limitation or interest rates) or the extension of credit by, or a charge to the net capital requirements of credit by, or a charge to net capital requirements of, underwriters shall have been established by the New York Stock Exchange, the SEC, any other federal or State agency or the Congress of the United States of America, or by Executive Order;

(p) Any proceeding is pending or threatened by the Securities and Exchange Commission against the Authority or the City;

(q) There shall have occurred or any notice shall have been given of any intended review, downgrading, suspension, withdrawal, or negative change in credit watch status by any national rating service to any of the Authority's obligations secured in a like manner; and

(r) The debt ceiling of the United States is such that the Government Obligations (as defined in the Escrow Agreement), if any, required to fund the Escrow Agreement are not available for delivery on the date of the delivery of the Bonds.

10. **Expenses.**

Expenses. The costs and expenses incurred by the parties hereto with respect to the Bonds and the proceedings for the sale and issuance thereof shall be paid as follows:

(a) Authority. The Authority acknowledges that it has had an opportunity, in consultation with such advisors as it may deem appropriate, if any, to evaluate and consider the fees and expenses being incurred as part of the issuance of the Bonds. The Authority shall pay or cause to be paid (but solely from the proceeds of the Bonds and not otherwise) the expenses incident to the performance of the obligations of the Authority hereunder, including but not limited to:

(1) the cost of preparation and printing of the Preliminary Official Statement and the final Official Statement in reasonable quantities and all other

documents (other than as set forth in subsection (b) below) prepared in connection with the transactions contemplated hereby;

(2) the fees and disbursements of the Trustee and counsel to the Trustee in connection with the issuance of the Bonds;

(3) the fees and disbursements of Bond Counsel and any other experts or consultants retained by the Authority in connection with the transactions contemplated hereby;

(4) the fees and expenses of disclosure counsel in connection with its preparation of the Official Statement and the rendering of its opinion;

(5) all expenses incurred by it or the Underwriter in connection with the preparation of the Official Statement, including expenses of obtaining information from information suppliers; and

(6) the Authority shall also pay for any expenses (by means of its being included in the expense component of the Underwriter's discount) incurred by the Underwriters which are incidental to implementing this Purchase Contract and the issuance of the Bonds, including, but not limited to meals, transportation and lodging, if any, and any other miscellaneous closing costs.

(b) Underwriter. The Underwriter shall pay:

(1) the cost of preparation and printing of Blue Sky and Legal Investment Memoranda if any, to be used by it;

(2) the fees and disbursements of counsel to the Underwriter; and

(3) all advertising expenses in connection with the public offering of the Bonds.

11. **Notices.** Any notice or other communication to be given under this Purchase Contract to the Authority or the Underwriter may be given by delivering the same in writing at the addresses set forth below:

If to the Authority: Roseville Finance Authority
 311 Vernon Street
 Roseville, California 95678
 Attention: Treasurer

If to the Underwriter: Piper Jaffray & Co.
 2321 Rosecrans Ave., Suite 3200
 El Segundo, California 90245
 Attention: Public Finance

12. **Entire Agreement.** This Purchase Contract, when accepted by the Authority, shall constitute the entire agreement among the Authority and the Underwriter and is made solely for the benefit of the Authority and the Underwriter (including the successors or assigns of any Underwriter). Except for Bond Counsel, no other person shall acquire or have any right hereunder by virtue hereof. All the Authority's representations, warranties and agreements in this Purchase Contract shall remain operative and in full force and effect, regardless of (a) any investigation made by or on behalf of the Underwriter, (b) delivery of and payment for the Bonds hereunder, and (c) any termination of this Purchase Contract.

13. **Counterparts.** This Purchase Contract may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute but one and the same instrument.

14. **Reliance on Representations and Warranties.** The Authority hereby acknowledges that the Underwriter, in executing this Purchase Contract and in paying for the Bonds as provided herein, is relying upon the representations and warranties of the Authority set forth herein.

15. **Severability.** In case any one or more of the provisions contained herein shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof, but this Purchase Contract shall be construed as if such invalid or illegal or unenforceable provision had never been contained herein.

16. **State of California Law Governs.** The validity, interpretation and performance of this Purchase Contract shall be governed by the laws of the State of California.

Very truly yours,

PIPER JAFFRAY & CO., as Underwriter

By: _____
Managing Director

ACCEPTED at _____ Pacific Daylight Saving Time this _____ day of _____,
2017:

ROSEVILLE FINANCE AUTHORITY

By: _____
Authorized Signatory

EXHIBIT A
MATURITY SCHEDULE

Maturity September 1	Principal Amount	Interest Rate	Yield	Price
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† Term Bonds
* Insured Bonds

EXHIBIT B

FORM OF SUPPLEMENTAL OPINION OF BOND COUNSEL

[Closing Date]

Piper Jaffray & Co.
El Segundo, California

Roseville Finance Authority
Special Tax Revenue Refunding Bonds
Series 2017B
(Supplemental Opinion)

Ladies and Gentlemen:

This letter is addressed to you, as Underwriter, pursuant to Section 7(f)(2) of the Purchase Contract, dated _____, 2017 (the "Purchase Contract"), between you and the Roseville Finance Authority (the "Issuer"), providing for the purchase of \$_____ principal amount of its Special Tax Revenue Refunding Bonds, Series 2017B (the "Bonds"). The Bonds are being issued pursuant to an Indenture of Trust, dated as of _____ 1, 2017 (the "Indenture"), by and between the Authority and The Bank of New York Mellon Trust Company, N.A., as trustee (the "Trustee"). Capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the Indenture or, if not defined in the Indenture, in the Purchase Contract.

We have delivered our final legal opinion (the "Bond Opinion") as bond counsel to the Authority concerning the validity of the Bonds and certain other matters, dated the date hereof and addressed to the Authority. You may rely on such opinion as though the same were addressed to you.

In connection with our role as bond counsel and disclosure counsel to the Authority, we have reviewed the Purchase Contract, the Indenture, the Tax Certificate, opinions of counsel to the Authority and the Trustee, certificates of the Authority, the Trustee and others, and such other documents, opinions and matters to the extent we deemed necessary to provide the opinions or conclusions set forth herein.

The opinions and conclusions expressed herein are based on an analysis of existing laws, regulations, rulings and court decisions and cover certain matters not directly addressed by such authorities. Such opinions or conclusions may be affected by actions taken or omitted or events occurring after the date hereof. We have not undertaken to determine, or to inform any person, whether any such actions are taken or omitted or events do occur or any other matters come to our attention after the date hereof. We have assumed the genuineness of all documents and signatures presented to us (whether as originals or as copies) and the due and legal execution and delivery thereof by, and validity against, any parties other than the Authority. We have assumed, without undertaking to verify, the accuracy of the factual matters represented, warranted or certified in the documents, and of the legal conclusions contained in the opinions, referred to in the third paragraph hereof. We have further assumed compliance with all covenants and

agreements contained in such documents. In addition, we call attention to the fact that the rights and obligations under the Bonds, the Indenture, the Tax Certificate and the Purchase Contract and their enforceability may be subject to bankruptcy, insolvency, reorganization, receivership, arrangement, fraudulent conveyance, moratorium and other laws relating to or affecting creditors' rights, to the application of equitable principles, to the exercise of judicial discretion in appropriate cases and to the limitations on legal remedies against joint powers agencies in the State of California. We express no opinion with respect to any indemnification, contribution, liquidated damages, penalty (including any remedy deemed to constitute a penalty), right of set-off arbitration, judicial reference, choice of law, choice of forum, choice of venue, non-exclusivity of remedies, waiver or severability provisions contained in the foregoing documents, nor do we express any opinions with respect to the state or quality of title to or interest in any real or personal property described in or as subject to the lien of the Indenture or the accuracy or sufficiency of the description contained therein of, or the remedies available to enforce liens on, any such property.

Based on and subject to the foregoing, and in reliance thereon, as of the date hereof, we are of the following opinions or conclusions:

(i) the Bonds are not subject to registration requirements of the Securities Act of 1933, as amended, and the Indenture is exempt from qualification pursuant to the Trust Indenture Act of 1939, as amended.

(ii) The Purchase Contract has been duly executed and delivered by the Authority and is a valid and binding agreement of the Authority.

(iii) The statements contained in the Official Statement under the captions "THE BONDS," "SECURITY FOR THE BONDS AND SOURCES OF PAYMENT THEREFOR," "SECURITY FOR THE CFD BONDS," "LEGAL MATTERS - Tax Matters," "APPENDIX E - FORM OF BOND COUNSEL OPINION" and "APPENDIX A – SUMMARY OF CERTAIN PROVISIONS OF PRINCIPAL LEGAL DOCUMENTS," excluding any material that may be treated as included under such captions by cross reference or reference to other documents or sources, insofar as such statements expressly summarize certain provisions of the Indenture and the form and content of our Bond Opinion, are accurate in all material respects.

This letter is furnished by us as bond counsel to the Authority. No attorney-client relationship has existed or exists between our firm and you in connection with the Bonds or by virtue of this letter. We disclaim any obligation to update this letter. This letter is delivered to you as Underwriter of the Bonds, is solely for your benefit as such Underwriter and is not to be used, circulated, quoted or otherwise referred to or relied upon for any other purpose or by any other person. This letter is not intended to, and may not, be relied upon by owners of Bonds or by any other party to whom it is not specifically addressed.

Very truly yours,

JONES HALL, A PROFESSIONAL LAW
CORPORATION

EXHIBIT C
FORM OF ISSUE PRICE CERTIFICATE
[TO COME]

EXHIBIT D

FORM OF CERTIFICATE OF PROPERTY OWNER

ROSEVILLE FINANCE AUTHORITY SPECIAL TAX REVENUE REFUNDING BONDS SERIES 2017B

CERTIFICATE OF PROPERTY OWNER

The Undersigned hereby certifies and represents that he or she is duly authorized to execute and deliver this certificate (this “Certificate”) on behalf of Adventist Health System/ West, a California corporation (the “Owner”) in connection with the issuance, sale and delivery by the Roseville Finance Authority (the “Authority”) of the bonds captioned above (the “Bonds”). Capitalized terms used but not defined in this Certificate have the same meaning as is set forth in the Purchase Contract with respect to the Bonds between Piper Jaffray & Co., as underwriter (the “Underwriter”), and the Authority.

As used in this Certificate, the term “Actual Knowledge of the Undersigned” means the knowledge that the undersigned currently has as of the date of this Certificate or has obtained through (i) interviews with such officers and responsible employees of the Owner as the undersigned has reasonably determined are likely, in the ordinary course of his or her respective duties, to have knowledge of the matters set forth in this Certificate, and (ii) reviews of documents reasonably available to the undersigned and which the undersigned reasonably deemed necessary for the undersigned to execute this Certificate. The undersigned has not conducted any extraordinary inspection or inquiry other than such inspections or inquiries as are prudent and customary in connection with the ordinary course of the Owner’s current business and operations.

As used in this Certificate, the term “Relevant Entity” of the Owner means any person presently directly or indirectly through one or more intermediaries controlling, controlled by or under common control with the Owner, and about whom information could be material to potential investors in their investment decision regarding the Bonds (including without limitation information relevant to the ownership of the property in the Districts (defined herein), or to the Owner’s ability to pay the Special Taxes prior to delinquency).

As used in this Certificate, the term “Property” means the property currently owned by the Owner within the City of Roseville Community Facilities District No. 1 and the City of Roseville Stone Point Community Facilities District No. 5 (collectively, the “Districts”), as further described in the Preliminary Official Statement.

The undersigned parties certify and represent that they are familiar with the facts set forth in this Certificate, and further hereby certify to the Actual Knowledge of the Undersigned as follows on behalf of the Owner:

(1) The Owner has been duly organized under the laws of the State of California and validly exists in good standing under the laws of the State of California and has or will have prior to the Closing, as required, all requisite corporate right, power and authority:

(i) to execute and deliver this Certificate,

(ii) to own the Property, as described in the Preliminary Official Statement,

(iii) to carry on its business as described in the Preliminary Official Statement, and

(iv) to perform its obligations under the Owner Continuing Disclosure Certificate.

(2) The Owner agrees to execute at Closing, the Owner Continuing Disclosure Certificate substantially in the form attached to the Preliminary Official Statement under Appendix F-2, with such additional changes as may be agreed upon by the Owner.

(3) Except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, the Owner is not aware of any material failures by it or any entity under managerial control of the Owner to comply in all material respects with previous continuing disclosure undertakings in a written certificate or agreement executed by it or its Relevant Entities to provide periodic continuing disclosure reports or notices of material events respecting securities offerings in California within the past five years.

(4) To the Actual Knowledge of the Undersigned on behalf of the Owner, execution and delivery of the Owner Continuing Disclosure Certificate, and the performance by the Owner of its obligations under the Owner Continuing Disclosure Certificate, will not conflict with or constitute a breach of or default under any loans, lines of credit, agreements, or other contractual or financial obligations of the Owner, or any applicable law, regulation, judgment or decree.

(5) To the Actual Knowledge of the Undersigned, neither the Owner nor any of its Relevant Entities is currently in material default on any loans, lines of credit, agreements, or other contractual or financial obligations, or in breach of any applicable law, regulation, judgment or decree, and no event has occurred and is continuing that would constitute such a default or breach, the result of which could materially adversely affect the ability of the Owner:

(i) to own the Property as described in the Preliminary Official Statement,

(ii) to pay Special Taxes on the Property prior to delinquency,

(iii) to carry on its business as described in the Preliminary Official Statement, or

(iv) to perform its obligations under the Owner Continuing Disclosure Certificate.

(6) Except as disclosed in the Preliminary Official Statement, the Owner has not assumed any obligations under any loans, lines of credit, agreements, or other contractual or financial arrangements, or any applicable judgment or decree, which could materially adversely affect the ability of the Owner:

(i) to own the Property as described in the Preliminary Official Statement,

(ii) to pay Special Taxes on the Property prior to delinquency,

(iii) to carry on its business as described in the Preliminary Official Statement, or

(iv) to perform its obligations under the Owner Continuing Disclosure Certificate.

(7) Except as described in the Preliminary Official Statement, the Owner does not have any loans outstanding and unpaid and no lines of credit that are secured by the Property.

(8) Except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, neither the Owner nor any of its Relevant Entities is currently in default in, or, in the last five years, has ever defaulted to any material extent in, the payment of special taxes or assessments in connection with the Districts or any other community facilities districts or assessment districts in California that was not cured prior to the institution of any enforcement action with a court of law.

(9) Except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, there is no litigation, inquiry, investigation or administrative proceeding of any nature pending against the Owner (with service of process to the Owner having been accomplished), or to the Actual Knowledge of the Undersigned, overtly threatened in writing against the Owner, or to the Actual Knowledge of the Undersigned, pending or overtly threatened in writing against any Relevant Entity of the Owner, in each case which, if successful, could:

(i) materially adversely affect the ability of the Owner to own the Property as described in the Preliminary Official Statement,

(ii) materially adversely affect the ability of the Owner to pay Special Taxes on the Property prior to delinquency,

(iii) materially adversely affect the ability of the Owner to carry on its business as described in the Preliminary Official Statement,

(iv) materially adversely affect the ability of the Owner to perform its obligations under the Owner Continuing Disclosure Certificate,

(v) challenge, question the validity or enforceability of, or restrain or enjoin the performance of, the Special Taxes, the Bonds, the Resolution, the Fiscal Agent Agreement, the Owner Continuing Disclosure Certificate or the Purchase Contract, or

(vi) restrain or enjoin collection of Special Taxes or other sums to be pledged to pay the principal of and interest on the Bonds.

(10) Except as disclosed in the Preliminary Official Statement:

(i) the Owner and, to the Actual Knowledge of the Undersigned, its Relevant Entities, are solvent;

(ii) neither the Owner nor, to the Actual Knowledge of the Undersigned, any of its Relevant Entities, has filed for bankruptcy or been declared bankrupt in the last 10 years; and

(iii) to the Actual Knowledge of the Undersigned, there are no proceedings pending (with service of process to the Owner having been accomplished) or overtly threatened in writing in which the Owner or any of its Relevant Entities may be adjudicated as bankrupt, become the debtor in a bankruptcy proceeding, be discharged from any or all of its respective debts or obligations, be granted an extension of time to pay its respective debts or obligations, or be granted a reorganization or readjustment of its respective debts or obligations.

(11) As of the date hereof, the information in the sections of the Preliminary Official Statement entitled "OWNERSHIP OF PROPERTY WITHIN THE DISTRICTS," and "CONTINUING DISCLOSURE," concerning the Owner and its Relevant Entities, and the Property, is true and correct in all material respects, and contains no untrue statement of a material fact and does not omit any material fact necessary in order to make the statements therein, in the light of the circumstances under which they were made, not misleading.

(12) To the Actual Knowledge of the Undersigned, all information submitted by, or on behalf of, the Owner to (i) the Appraiser, as such information is set forth in the Appraisal, was, at the time of submission, and, except as modified by later information submitted by the Owner, is, as of the date of this Certificate, true and correct in all material respects, and (ii) the Authority, the City, the Districts, Bond Counsel, Disclosure Counsel, or the Underwriter in connection with the issuance of the Bonds was, at the time of submission and, except as modified by later information submitted by the Owner, is as of the date of this Certificate, true and correct in all material respects.

(13) The Owner covenants that, while the Bonds or any refunding obligations related thereto are outstanding, the Owner will not bring any action, suit, proceeding, inquiry or investigation at law or in equity, before any court, regulatory agency, public board or body, that in any way:

(i) seeks to challenge or overturn the formation of the Districts,

(ii) seeks to challenge the adoption of the ordinance levying Special Taxes within the Districts,

(iii) seeks to invalidate the Districts or any of the Bonds or any refunding obligations, or

(iv) seeks to invalidate the special tax liens imposed under Section 3115.5 of the Streets and Highways Code based on recordation of the notices of special tax lien relating thereto.

The foregoing covenant shall not prevent the Owner in any way from bringing any other action, suit, proceeding, inquiry or investigation at law or in equity relating to the following:

(a) a claim that the Special Tax has not been levied in accordance with the Rate and Method,

(b) the application or use of the Special Taxes levied and collected, or

(c) the enforcement of the obligations of the s Districts under each Fiscal Agent Agreement or any agreements between the Owner and the City or the Districts or under which the Owner is a beneficiary.

(14) The Owner consents to the issuance of the Bonds. The Owner acknowledges and agrees that the proceeds of such Bonds will be used as described in the Preliminary Official Statement.

(15) During the period between the date of this Certificate and the Closing Date, if the Owner has actual knowledge of any event relating to or affecting the Owner, its Relevant Entities, or the ownership of the Property which could cause the information under the captions of the Preliminary Official Statement indicated in Section 11 of this Certificate (and subject to the limitations and exclusions contained in Section 11 of this Certificate) to contain an untrue statement of a material fact or to omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, the Owner shall notify the Authority and the Underwriter and if, in the opinion of counsel to the Authority or the Underwriter, such event requires the preparation and publication of a supplement or amendment to the Preliminary Official Statement, the Owner shall reasonably cooperate with the Authority in the preparation of an amendment or supplement to the Preliminary Official Statement in form and substance satisfactory to counsel to the Authority and to the Underwriter.

(16) For a period of 90 days after the Closing Date, if the Owner has actual knowledge of any event relating to or affecting the Owner, its Relevant Entities, or the ownership of the Property which could cause the information under the captions of the Final Official Statement indicated in Section 11 of this Certificate (and subject to the limitations and exclusions contained in Section 11 of this Certificate) to contain an untrue statement of a material fact or to omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not

misleading, the Owner shall notify the Authority and the Underwriter and if, in the opinion of counsel to the Authority or the Underwriter, such event requires the preparation and publication of a supplement or amendment to the Final Official Statement, the Owner shall reasonably cooperate with the Authority in the preparation of an amendment or supplement to the Final Official Statement in form and substance satisfactory to counsel to the Authority and to the Underwriter.

(17) As a condition to the issuance of the Bonds, the Owner agrees to deliver a bring-down certificate, dated the Closing Date, in substantially the form attached as an appendix to the Purchase Contract, to affirm and restate the Owner's certifications, representations and covenants made in this Certificate. If any event related to or affecting the Owner, its Relevant Entities or the ownership of the Property occurs, as a result of which it is necessary to modify the bring-down certificate, the Owner agrees to deliver a new bring-down certificate revised to reflect such event.

On behalf of the Owner, I have reviewed the contents of this Certificate and the Owner has consulted with counsel regarding the meaning of its contents. The Owner acknowledges and understands that a variety of state and federal laws, including but not limited to the Securities Act of 1933, as amended, and Rule 10b-5 promulgated under the Securities Exchange Act of 1934, as amended, may apply to the Owner, and that under some circumstances certification as to the matters set forth in this Certificate, without additional disclosures or other action, may not fully discharge all duties and obligations of the Owner under such laws.

Dated: _____, 2017

ADVENTIST HEALTH SYSTEM/WEST, a
California corporation

By: _____

Its: _____

§ _____
**ROSEVILLE FINANCE AUTHORITY
SPECIAL TAX REVENUE REFUNDING BONDS
SERIES 2017B**

BRING-DOWN CERTIFICATE OF PROPERTY OWNER

The Undersigned hereby certifies and represents that he or she is duly authorized to execute and deliver this certificate (this “Bring-Down Certificate”) on behalf of Adventist Health System/West, a California corporation (the “Owner”) in connection with the issuance, sale and delivery by the Roseville Finance Authority of the bonds captioned above (the “Bonds”).

This Bring-Down Certificate is delivered pursuant to the Purchase Contract with respect to the Bonds dated _____, 2016, between Piper Jaffray & Co., as underwriter, and the Authority (the “Purchase Contract”).

In connection with the distribution of the Preliminary Official Statement relating to the Bonds, the Owner executed a Certificate of Property Owner dated _____, 2017 (the “Certificate”).

Capitalized terms used but not defined in this Bring-Down Certificate have the same meanings as set forth in the Purchase Contract and the Certificate.

The undersigned, on behalf of the Owner, further certifies as follows:

(1) The undersigned is familiar with the facts certified in the Certificate and this Bring-Down Certificate, and are authorized and qualified to certify the same as an authorized officer of the Owner.

(2) Each statement made in the Certificate is affirmed and restated as if made on the date hereof; provided that each statement made in the Certificate referring to the Preliminary Official Statement is affirmed as it relates to the Final Official Statement.

(3) To the Actual Knowledge of the Undersigned (as defined in the Certificate), no event has occurred since the date of the Preliminary Official Statement that has, in any material way, adversely affected

(i) the business, properties, operations, prospects or financial condition of the Owner;

(ii) the Owner’s ability to own the Property, or

(iii) the Owner’s ability to pay Special Taxes on the Property prior to delinquency.

(4) The Owner has duly executed and delivered the Owner Continuing Disclosure Certificate, and the Owner Continuing Disclosure Certificate constitutes the legal, valid and

binding obligation of the Owner, enforceable against the Owner in accordance with its terms, except as such enforcement is limited by bankruptcy, insolvency, reorganization, arrangement, moratorium, fraudulent conveyance, and other similar laws relating to or affecting the rights of creditors and certain equitable, legal, or statutory principles affecting the enforcement of contractual rights generally, regardless of whether such enforcement is considered in a proceeding in equity or at law.

Dated: _____, 2017

ADVENTIST HEALTH SYSTEM/WEST, a
California corporation

By: _____

Its: _____

EXHIBIT E

§ _____ ROSEVILLE FINANCE AUTHORITY SPECIAL TAX REVENUE REFUNDING BONDS SERIES 2017B

FORM OF PROPERTY OWNER'S COUNSEL OPINION

A. One or more letters of counsel to Adventist Health System/West, a California corporation (the "Property Owner"), which may be in-house counsel or an outside law firm engaged by the Developer in connection with the issuance of the Bonds, or both, collectively to the effect that:

1. The Property Owner has been duly organized as a California corporation and validly exists in good standing under the laws of the State of California.

2. The Property Owner has the corporate power to execute, deliver, and perform its obligations under the Continuing Disclosure Certificate.

3. The Continuing Disclosure Certificate has been duly authorized, executed, and delivered by the Property Owner, and, assuming due authorization and execution by the other parties thereto, constitutes valid and binding obligation of the Property Owner, enforceable against the Property Owner in accordance with its terms.

4. No information came to the attention of the lawyers in such counsel's firm or office rendering legal services in connection with its representation of the Developer that caused such counsel to believe that, as of the date of the Official Statement and as of the date of such letter, the information in the sections of the Preliminary Official Statement entitled "OWNERSHIP OF PROPERTY WITHIN THE DISTRICTS," and "CONTINUING DISCLOSURE" concerning the Property Owner and its Relevant Entities, the Property, the Property Owner's development and financing plans, and the Property Owner's contractual arrangements (but excluding any information cited as coming from a source other than the Property Owner) (except that no belief is expressed as to (a) any financial statements and other financial, statistical, economic, or engineering data or forecasts, estimates, projections, assumptions, or expressions of opinion, or (b) any information about valuation, appraisals, market absorption, archaeological, or environmental matters), contained or contain any untrue statement of a material fact or omitted or omit to state a material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading.

B. A certification letter of counsel to the Property Owner, which may be in-house counsel whose responsibilities include oversight of litigation concerning the Property Owner, to the following effect:

1. Except as set forth in the Official Statement, no litigation is pending against the Property Owner (with service of process to the Property Owner having been accomplished) or, to the actual knowledge of such counsel, threatened in writing against the Property Owner which would materially and adversely affect

(a) the ability of the Property Owner to complete the planned acquisition, development and sale of the property in the Districts described in the Official Statement, or

(b) the ability of the Developer to pay special taxes or *ad valorem* property taxes prior to delinquency on the property it owns in the Districts.

PRELIMINARY OFFICIAL STATEMENT DATED _____, 2017**NEW ISSUE-FULL BOOK ENTRY****NOT RATED**

In the opinion of Jones Hall, A Professional Law Corporation, San Francisco, California, Bond Counsel, under existing statutes, regulations, rulings and judicial decisions, and assuming certain representations and compliance with certain covenants and requirements described herein, interest on the Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of calculating the federal alternative minimum tax imposed on individuals and corporations; although for the purpose of computing the alternative minimum tax imposed on certain corporations, such interest is taken into account in determining certain income and earnings. In the further opinion of Bond Counsel, interest on the Bonds is exempt from State of California personal income tax. See "LEGAL MATTERS — Tax Matters" herein.

\$ _____ *

ROSEVILLE FINANCE AUTHORITY
SPECIAL TAX REVENUE REFUNDING BONDS
SERIES 2017B

Dated: Date of Delivery**Due: September 1, as shown on inside cover**

General. The Special Tax Revenue Refunding Bonds, Series 2017B (the "Bonds") are being issued by the Roseville Finance Authority (the "Authority") to provide funds for the Authority to purchase from the City of Roseville (the "City") two series of special tax refunding bonds which will be issued by the City concurrently with the issuance of the Bonds: (i) Stone Point Community Facilities District No. 1 Special Tax Refunding Bonds, Series 2017 and (ii) Stone Point Community Facilities District No. 5 (Public Facilities) Special Tax Refunding Bonds, Series 2017 (together, the "CFD Bonds"). The CFD Bonds are being issued by the City to refund the (i) \$11,285,000 original principal amount of Stone Point Community Facilities District No. 1 Special Tax Bonds, Series 2003 and (ii) \$5,310,000 original principal amount of Stone Point Community Facilities District No. 5 (Public Facilities) Special Tax Bonds, Series 2006 (together, the "Prior CFD Bonds"), fund a reserve account for each series of CFD Bonds and pay costs of issuance. The Prior CFD Bonds were issued by the City to finance improvements for its Stone Point Community Facilities District No. 1 and Stone Point Community Facilities District No. 5 (Public Facilities) pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act").

Security and Sources of Payment for the Bonds and CFD Bonds. The Bonds are payable solely from "Revenues" pledged by the Authority under the Indenture (described herein), which consist primarily of payments received by the Authority from the City from the CFD Bonds. Each respective series of CFD Bonds is payable from special taxes (net of priority administration expenses up to a cap each year) levied within the respective District and paid to the Authority as debt service on the respective CFD Bonds. Installments of principal and interest sufficient to meet annual CFD Bonds debt service are included on the regular county tax bills sent to owners of property against which there are unpaid special taxes. Scheduled payments under the CFD Bonds collectively are sufficient to permit the Authority to pay the principal of and interest on the Bonds when due. In addition, a reserve account will be established and available under the Fiscal Agent Agreement pursuant to which each series of CFD Bonds will be issued, if there are insufficient special taxes to make payment on the applicable series of CFD Bonds. See "SECURITY FOR THE CFD BONDS – Reserve Account."

Bond Terms. The Bonds will be issued in denominations of \$5,000 or any integral multiple of \$5,000. Interest is payable semiannually on each March 1 and September 1, commencing _____ 1, 20___. The Bonds will be initially issued only in book-entry form and registered to Cede & Co. as nominee of The Depository Trust Company ("DTC"), which will act as securities depository of the Bonds. Principal and interest (and premium, if any) on the Bonds is payable by the Trustee to DTC, which remits such payments to its Participants for subsequent distribution to the registered owners as shown on the Trustee's books. See "THE BONDS – General Provisions" and "– Book-Entry Only System."

Redemption. The Bonds are subject to redemption prior to maturity as described herein. See "THE BONDS – Redemption."

Risk Factors. The Bonds may not be appropriate investments for certain individuals. See "RISK FACTORS" for a discussion of the risk factors that should be considered in evaluating the investment quality of the Bonds.

THE BONDS ARE SPECIAL OBLIGATIONS OF THE AUTHORITY PAYABLE SOLELY FROM AND SECURED SOLELY BY THE REVENUES AND FUNDS PLEDGED THEREFOR IN THE INDENTURE. THE BONDS ARE NOT A DEBT OR LIABILITY OF THE CITY, THE STATE OF CALIFORNIA OR ANY POLITICAL SUBDIVISIONS THEREOF OTHER THAN THE AUTHORITY TO THE LIMITED EXTENT DESCRIBED HEREIN, AND NEITHER THE FAITH AND CREDIT OF THE AUTHORITY, THE CITY, THE STATE OR ANY OF ITS POLITICAL SUBDIVISIONS ARE PLEDGED TO THE PAYMENT OF PRINCIPAL OF, PREMIUM, IF ANY, OR INTEREST ON THE BONDS AND NEITHER THE AUTHORITY (EXCEPT TO THE LIMITED EXTENT DESCRIBED HEREIN), THE CITY, THE STATE NOR ANY OF ITS POLITICAL SUBDIVISIONS IS LIABLE THEREFOR, NOR IN ANY EVENT SHALL THE BONDS OR ANY INTEREST THEREON BE PAYABLE OUT OF ANY FUNDS OR PROPERTIES OTHER THAN THOSE OF THE AUTHORITY AS SET FORTH IN THE INDENTURE. NEITHER THE BONDS NOR THE OBLIGATION TO MAKE PAYMENTS ON THE CFD BONDS CONSTITUTES AN INDEBTEDNESS OF THE AUTHORITY, THE CITY, THE STATE OR ANY OF ITS POLITICAL SUBDIVISIONS WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY DEBT LIMITATION OR RESTRICTION. THE AUTHORITY HAS NO TAXING POWER.

Maturity Schedule
(see inside cover)

This Preliminary Official Statement and the information contained herein are subject to completion or amendment. These securities may not be sold nor may offers to buy be accepted prior to the time the Official Statement is delivered in final form. Under no circumstances will this Preliminary Official Statement constitute an offer to sell or a solicitation of an offer to buy nor will there be any sale of these securities in any jurisdiction in which such offer solicitation or sale would be unlawful.

The Bonds will be offered when, as and if issued and received by Piper Jaffray & Co., as underwriter, subject to the approval as to their legality by Jones Hall, A Professional Law Corporation, San Francisco, California, as Bond Counsel. Certain legal matters will be passed upon for the Authority and the City by the City Attorney. Jones Hall is also acting as Disclosure Counsel to the Authority. Nossaman LLP, Irvine, California, is acting as counsel to the Underwriter. It is anticipated that the Bonds in definitive form will be available for delivery through the facilities of DTC on or about _____, 2017.

[PIPER JAFFRAY LOGO]

The date of this Official Statement is: _____, 2017.

* Preliminary; subject to change.

MATURITY SCHEDULE

\$ _____
ROSEVILLE FINANCE AUTHORITY
SPECIAL TAX REVENUE REFUNDING BONDS
SERIES 2017B

(Base CUSIP[†]: _____)

\$ _____ Serial Bonds

<u>Maturity Date</u> <u>(September 1)</u>	<u>Principal</u> <u>Amount</u>	<u>Interest</u> <u>Rate</u>	<u>Yield</u>	<u>Price</u>	<u>CUSIP</u> [†]
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\$ _____ % Term Bonds Due September 1, 20__; Price: _____ to Yield: _____ %
CUSIP[†] _____

[†] Copyright 2017, American Bankers Association. CUSIP data herein are provided by CUSIP Global Services, managed by Standard & Poor's Capital IQ, and are provided for convenience of reference only. Neither the District nor the Underwriter assumes any responsibility for the accuracy of these CUSIP data.

**ROSEVILLE FINANCE AUTHORITY
(PLACER COUNTY, CALIFORNIA)**

**BOARD OF DIRECTORS OF THE AUTHORITY
AND MEMBERS OF THE CITY COUNCIL**

Susan Rohan, *Mayor/Chairperson of the Authority*
Bonnie Gore, *Vice Mayor/Vice-Chairperson of the Authority*
John Allard, *Councilmember/Boardmember*
Scott Alvord, *Councilmember/Boardmember*
Tim Herman, *Councilmember/Boardmember*

CITY AND AUTHORITY OFFICERS

Rob Jensen, *City Manager/Executive Director*
Jay Panzica, *Chief Financial Executive/Treasurer*
Robert R. Schmitt, *City Attorney/Authority Counsel*
Sonia Orozco, *City Clerk/Secretary*

SPECIAL SERVICES

Bond Counsel

Jones Hall, A Professional Law Corporation
San Francisco, California

Municipal Advisor

FirstSouthwest, a Division of Hilltop Securities Inc.
Encino, California

Special Tax Administrator

Willdan Financial Services
Temecula, California

Verification Agent

Grant Thornton, LLP
Minneapolis, Minnesota

Trustee

The Bank of New York Mellon Trust Company, N.A.
Los Angeles, California

Disclosure Counsel

Jones Hall, A Professional Law Corporation
San Francisco, California

GENERAL INFORMATION ABOUT THIS OFFICIAL STATEMENT

No Offering May Be Made Except by this Official Statement. No dealer, broker, salesperson or other person has been authorized by the Authority, the City or the Underwriter to give any information or to make any representations with respect to the Bonds or the CFD Bonds other than as contained in this Official Statement, and if given or made, such other information or representation must not be relied upon as having been authorized by the Authority, the City or the Underwriter. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy in any state in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make such offer or solicitation.

Effective Date. This Official Statement speaks only as of its date, and the information and expressions of opinion contained in this Official Statement are subject to change without notice. Neither the delivery of this Official Statement nor any sale of the Bonds will, under any circumstances, create any implication that there has been no change in the affairs of the Authority, the City, the Districts or any other parties described in this Official Statement, or in the condition of property within the Districts since the date of this Official Statement.

Use of this Official Statement. This Official Statement is submitted in connection with the sale of the Bonds referred to herein and may not be reproduced or used, in whole or in part, for any other purpose. This Official Statement is not a contract with the purchasers of the Bonds.

Preparation of this Official Statement. The information contained in this Official Statement has been obtained from sources that are believed to be reliable, but this information is not guaranteed as to accuracy or completeness. The Underwriter has provided the following sentence for inclusion in this Official Statement: The Underwriter has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

Document References and Summaries. All references to and summaries of the Indenture or other documents contained in this Official Statement are subject to the provisions of those documents and do not purport to be complete statements of those documents.

Stabilization of and Changes to Offering Prices. The Underwriter may overallocate or take other steps that stabilize or maintain the market price of the Bonds at a level above that which might otherwise prevail in the open market. If commenced, the Underwriter may discontinue such market stabilization at any time. The Underwriter may offer and sell the Bonds to certain dealers, dealer banks and banks acting as agent at prices lower than the public offering prices stated on the cover page of this Official Statement, and those public offering prices may be changed from time to time by the Underwriter.

Bonds are Exempt from Securities Laws Registration. The issuance and sale of the Bonds have not been registered under the Securities Act of 1933, as amended, or the Securities Exchange Act of 1934, as amended, in reliance upon exemptions for the issuance and sale of municipal securities provided under Section 3(a)(2) of the Securities Act of 1933 and Section 3(a)(12) of the Securities Exchange Act of 1934.

Estimates and Projections. Certain statements included or incorporated by reference in this Official Statement constitute "forward-looking statements" within the meaning of the United States Private Securities Litigation Reform Act of 1995, Section 21E of the United States Securities Exchange Act of 1934, as amended, and Section 27A of the United States Securities Act of 1933, as amended. Such statements are generally identifiable by the terminology used such as "plan," "expect," "estimate," "budget" or other similar words.

THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN SUCH FORWARD-LOOKING STATEMENTS INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS WHICH MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS DESCRIBED TO BE MATERIALLY DIFFERENT FROM ANY FUTURE RESULTS, PERFORMANCE OR ACHIEVEMENTS EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. THE AUTHORITY AND THE CITY DO NOT PLAN TO ISSUE ANY UPDATES OR REVISIONS TO THOSE FORWARD-LOOKING STATEMENTS IF OR WHEN ANY EXPECTATIONS, OR EVENTS, CONDITIONS OR CIRCUMSTANCES ON WHICH SUCH STATEMENTS ARE BASED OCCUR.

Internet Site. The City maintains an Internet website, but the information that it contains is not incorporated in this Official Statement.

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OFFICIAL STATEMENT

\$ _____ *

**ROSEVILLE FINANCE AUTHORITY
SPECIAL TAX REVENUE REFUNDING BONDS
SERIES 2017B**

This Official Statement, including the cover page and the appendices hereto, is provided to furnish information regarding the issuance by the Roseville Finance Authority (the “**Authority**”) of its Special Tax Revenue Refunding Bonds, Series 2017B (the “**Bonds**”) in the aggregate principal amount set forth above.

Any statements made in this Official Statement involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized. Definitions of certain terms used herein and not defined herein have the meaning set forth in the Indenture or the respective Fiscal Agent Agreements described herein.

INTRODUCTION

This Introduction is not a summary of this Official Statement. It is only a brief description of and guide to, and is qualified by, more complete and detailed information contained in the entire Official Statement, including the cover page and appendices hereto, and the documents summarized or described herein. A full review should be made of the entire Official Statement. The offering of the Bonds to potential investors is made only by means of the entire Official Statement. Capitalized terms used but not defined in this Official Statement have the meanings set forth in the Indenture (as defined below). See “APPENDIX A – Summary of Certain Provisions of Principal Legal Documents.”

Financing Plan. The Bonds are being issued by the Authority to provide funds for the Authority to purchase from the City of Roseville (the “**City**”) two series of special tax refunding bonds (together, the “**CFD Bonds**”), which will be issued by the City concurrently with the issuance of the Bonds:

- (i) Stone Point Community Facilities District No. 1 Special Tax Refunding Bonds, Series 2017, and
- (ii) Stone Point Community Facilities District No. 5 (Public Facilities) Special Tax Refunding Bonds, Series 2017.

The CFD Bonds are being issued by the City to refund the (i) \$11,285,000 original principal amount of Stone Point Community Facilities District No. 1 Special Tax Bonds, Series 2003 and (ii) \$5,310,000 original principal amount of Stone Point Community Facilities District No. 5 (Public Facilities) Special Tax Bonds, Series 2006 (together, the “**Prior CFD Bonds**”), fund a reserve account for each series of CFD Bonds and pay costs of issuance. The Prior

* Preliminary; subject to change.

CFD Bonds were issued by the City to finance improvements for its Stone Point Community Facilities District No. 1 (“**Stone Point CFD No. 1**”) and Stone Point Community Facilities District No. 5 (Public Facilities) (“**Stone Point CFD No. 5**” and together, the “**Districts**”) pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the “**Act**”). See “FINANCING PLAN” herein.

Authority for Issuance. The Bonds are issued under the provisions of Article 4 of Chapter 5 of Division 7 of Title 1 of the California Government Code (the “**Bond Law**”), and the terms of an Indenture dated as of _____ 1, 2017 (the “**Indenture**”) by and between the Authority and The Bank of New York Mellon Trust Company, N.A., as trustee (the “**Trustee**”). The CFD Bonds are issued by the City under Act, and two separate Fiscal Agent Agreements (each, a “**Fiscal Agent Agreement**”), dated as of _____ 1, 2017, by and between the City and The Bank of New York Mellon Trust Company, N.A., as fiscal agent (the “**CFD Bonds Fiscal Agent**”).

The Authority and the City. The Authority is a joint exercise of powers authority duly organized and existing under the laws of the State of California (the “**State**”). The City is a charter city duly organized and existing under the laws of the State, located within Placer County (the “**County**”). For more information about the City and the County, see “APPENDIX B - General Information about the City of Roseville and Placer County.”

Security for the Bonds and CFD Bonds. The Bonds are special obligations of the Authority, payable from and secured by “**Revenues**” (as defined herein) of the Authority consisting primarily of payments received by the Authority from the City in connection with the CFD Bonds. *No series of CFD Bonds or the pledge of special taxes to pay such CFD Bonds is cross-collateralized to the other series. Accordingly, debt service on one issue of CFD Bonds may not be used to make up any shortfall in the debt service on the other issue of CFD Bonds.* Scheduled payments under the CFD Bonds collectively are sufficient to provide the Authority with money to pay the principal of and interest on the Bonds when due. See “SECURITY FOR THE BONDS AND SOURCES OF PAYMENT THEREFOR” and “SECURITY FOR THE CFD BONDS” below.

The Bonds are secured by a lien on and security interest in all of the Revenues and any other amounts (including proceeds of the sale of the Bonds) held in certain funds established under the Indenture. See “SECURITY FOR THE BONDS AND SOURCES OF PAYMENT THEREFOR – Revenues and Flow of Funds.”

The CFD Bonds were issued upon and are secured by special taxes (the “**Special Tax**” or “**Special Taxes**”) levied against taxable property in each respective District, and such unpaid Special Taxes constitute a trust fund for the redemption and payment of the principal of the respective CFD Bonds and the interest thereon.

The Special Taxes are levied by the City on taxable real property within the boundaries of each District. The Special Tax applicable to each taxable parcel is levied and collected according to the tax liability determined by the City Council through the application of a rate and method of apportionment of Special Tax for each respective District (each, a “**Special Tax Formula**”), which was approved by the City in connection with the formation of each District. The Special Tax Formulas for the Districts are set forth in APPENDIX C and APPENDIX D, respectively. The Special Taxes represent liens on the parcels of land subject to a Special Tax, and failure to pay the Special Taxes could result in proceedings to foreclose the delinquent property. See “SECURITY FOR THE CFD BONDS – Special Tax Methodology.”

Unpaid Special Taxes do not constitute a personal indebtedness of the owners of the parcels within the Districts, and the owners have made no commitment to pay the principal of or interest on the CFD Bonds or the Bonds or to support payment of the Bonds in any manner. In the event of delinquency, proceedings may be conducted only against the particular parcel securing the delinquent Special Tax.

No series of CFD Bonds or the pledge of special taxes to pay such CFD Bonds is cross-collateralized to any other series of CFD Bonds. Accordingly, debt service on one issue of CFD Bonds may not be used to make up any shortfall in the debt service on the other issue of CFD Bonds.

Each series of CFD Bonds is further secured by a Reserve Account, which will be held by the CFD Fiscal Agent under the applicable Fiscal Agent Agreement, and which will be funded to the Reserve Requirement (as defined herein) for the particular series of CFD Bonds. *There is no cross-collateralization of each Reserve Account.* See "SECURITY FOR THE BONDS AND SOURCES OF PAYMENT THEREFOR – Reserve Account."

Additional Bonds and CFD Bonds for Refunding Purposes Only. Additional Bonds and CFD Bonds secured on parity with the Bonds and CFD Bonds, respectively, may be issued but only for refunding purposes. See "SECURITY FOR THE BONDS AND SOURCES OF PAYMENT THEREFOR – Additional Bonds and CFD Bonds for Refunding Purposes Only."

The Districts and Value of Land in the Districts. Each District is comprised of land located within the City and was formed to finance a portion of certain infrastructure improvements of benefit to such District. Stone Point CFD No. 1 was formed in 2002 and currently consists of 200 levied parcels. Stone Point CFD No. 5 was formed in 2006 and currently consists of 188 levied parcels. To date, 185 homes have been built and 29.2 acres of commercial/professional office have been developed within Stone Point CFD No. 1; 185 homes have been built within Stone Point CFD No. 5. Additional subdivision of parcels is expected in the future, as development continues within both Districts.

The land within Stone Point CFD No. 5 constitutes a subset of the land within Stone Point CFD No. 1; as such, all of the parcels located within Stone Point CFD No. 5 are also located within Stone Point CFD No. 1 but not all parcels within the boundaries of Stone Point CFD No. 1 are within the boundaries of Stone Point CFD No. 5.

Taxable property in each District is security for the respective Special Taxes. In connection with valuing property in the Districts, the City has obtained the 2016-17 County assessed valuation (the "**Assessed Valuation**") of the taxable property in the Districts. The Assessed Valuation of taxable property in Stone Point CFD No. 1 was \$_____, and the Assessed Valuation of taxable property in Stone Point CFD No. 5 was \$_____. To better estimate the value of certain parcels in the Districts, the City commissioned an appraisal of such parcels. The appraisal sets forth an estimate of the market value of the appraisal parcels as of the March 29, 2017 date of value. The estimate of value of the ___ parcels appraised in Stone Point CFD No. 1 was \$_____, and the estimate of value of the ___ parcels appraised in Stone Point CFD No. 5 was \$_____.

Overlapping Debt Value to Lien Ratios.

The aggregate estimate of value of taxable property in Stone Point CFD No. 1 is \$171,737,016. This is the sum of the \$52,363,000 estimate of the appraised value of the parcels appraised, together with the \$119,374,016 Assessed Value of all other parcels in the District. This aggregate value of taxable property of \$171,737,016 is approximately 14.92* times the \$11,511,487* total direct and overlapping debt in Stone Point CFD No. 1 as of April 1, 2017 (giving effect to the issuance of \$5,700,000* of CFD Bonds for Stone Point CFD No. 1).

The aggregate estimate of value of taxable property in Stone Point CFD No. 5 is \$82,813,713. This is the sum of the \$38,463,000 estimate of the appraised value of the parcels appraised, together with the \$44,350,713 Assessed Value of all other parcels in the District. This aggregate value of taxable property of \$82,813,713 is approximately 11.55 times the \$7,169,858 total direct and overlapping debt in Stone Point CFD No. 5 as of April 1, 2017 (giving effect to the issuance of \$5,000,000* of CFD Bonds for Stone Point CFD No. 5).

Risks of Investment. See the section of this Official Statement entitled “RISK FACTORS” for a discussion of special factors that should be considered, in addition to the other matters set forth herein, in considering the investment quality of the Bonds. **The Bonds are limited obligations of the Authority. Payments received by the Authority from the City in connection with the CFD Bonds is the primary security and source of payment for the Bonds. The general fund of the City is not liable and the full faith and credit of the City is not pledged for the payment of the interest on, or principal of or redemption premiums, if any, on the CFD Bonds. The CFD Bonds and the Bonds are not secured by a legal or equitable pledge of or charge, lien or encumbrance upon any property of the City or any of its income or receipts, except the money in the Special Tax Fund (described herein) established under the respective Fiscal Agent Agreements, and neither the payment of the interest on nor principal of or redemption premiums, if any, on the CFD Bonds or the Bonds is a general debt, liability or obligation of the City or the Authority.**

Limited Scope of Official Statement. There follow in this Official Statement descriptions of the Authority, the Bonds, the Indenture, the City, the CFD Bonds, the Fiscal Agent Agreements, and certain other documents. The descriptions and summaries of documents herein do not purport to be comprehensive or definitive, and reference is made to each such document for the complete details of all its respective terms and conditions. All statements herein with respect to such documents are qualified in their entirety by reference to each such document for the complete details of all of their respective terms and conditions. All statements herein with respect to certain rights and remedies are qualified by reference to laws and principles of equity relating to or affecting creditors’ rights generally. Terms not defined herein shall have the meanings set forth in the Indenture or the Fiscal Agent Agreements, as applicable. See APPENDIX A.

The information and expressions of opinion herein speak only as of the date of this Official Statement and are subject to change without notice. Neither delivery of this Official Statement nor any sale made hereunder nor any future use of this Official Statement shall, under any circumstances, create any implication that there has been no change in the affairs of the Authority, the City or the Districts since the date hereof.

All financial and other information presented in this Official Statement has been provided by the Authority and the City from their records, except for information expressly attributed to other sources. The presentation of information is intended to show recent historic information

*Preliminary; subject to change.

and is not intended to indicate future or continuing trends in the financial or other affairs of the Authority, the City or the Districts. No representation is made that past experience, as it might be shown by such financial and other information, will necessarily continue or be repeated in the future.

FINANCING PLAN

Refunding of Prior CFD Bonds

The Bonds are being issued by the Authority to provide funds to the Authority to purchase the CFD Bonds from the City, and to pay costs of issuance. The CFD Bonds are being issued by the City for the City to defease and refund the Prior CFD Bonds previously issued by the City, and to fund a Reserve Account for each series of CFD Bonds.

The Prior CFD Bonds consist of the following:

- (i) \$11,285,000 original principal amount of Stone Point CFD No. 1 Special Tax Bonds, Series 2003; and
- (ii) \$5,310,000 original principal amount of Stone Point CFD No. 5 (Public Facilities) Special Tax Bonds, Series 2006.

The CFD Bonds consist of the following:

- (i) \$5,700,000* principal amount of Stone Point CFD No. 1 Special Tax Refunding Bonds, Series 2017; and
- (ii) \$5,000,000* principal amount of Stone Point CFD No. 5 (Public Facilities) Special Tax Refunding Bonds, Series 2017.

The Prior CFD Bonds will be redeemed in full on September 1, 2017 (the “**Redemption Date**”), at a redemption price equal to 100% of the principal amount thereof, together with accrued interest to the redemption date, without premium. A portion of the proceeds of the Bonds will be transferred to The Bank of New York Mellon Trust Company, N.A., acting as escrow agent (the “**Escrow Bank**”) under an Escrow Agreement dated as of _____ 1, 2017 (the “**Escrow Agreement**”), by and between the City and the Escrow Bank on the closing date for the Bonds. These funds, together with certain amounts held by the fiscal agent for each of the Prior CFD Bonds, which will also be transferred to the Escrow Bank, will be sufficient to pay and redeem the Prior CFD Bonds in full on the Redemption Date. See “MISCELLANEOUS – Verification of Mathematical Computations.”

The moneys held by the Escrow Bank under the Escrow Agreement are pledged to the payment of the Prior CFD Bonds, and will not be available for the payment of the Bonds or the CFD Bonds.

* Preliminary; subject to change.

Estimated Sources and Uses of Funds

The sources and uses of funds relating to the Bonds and CFD Bonds, and certain amounts held by the fiscal agent for each series of Prior CFD Bonds, are anticipated to be as follows:

Sources and Uses of Bonds

<u>Sources:</u>	
Principal Amount of the Bonds	\$
Plus/Less: Net Original Issue Premium/Discount	
Total Sources	\$
<u>Uses:</u>	
Purchase of CFD Bonds	
Costs of Issuance ⁽¹⁾	
Total Uses	\$

Sources and Uses of CFD Bonds

<u>Sources:</u>	
Principal Amount of the CFD Bonds	\$
Amounts Related to Prior CFD Bonds	
Total Sources	\$
<u>Uses:</u>	
Deposit to Escrow Fund ⁽²⁾	\$
Deposit to Reserve Accounts ⁽³⁾	
Total Uses	\$

- (1) Costs of issuance include Underwriter's Discount, fees and expenses of the Fiscal Agent, Escrow Bank, Verification Agent, Bond Counsel, Disclosure Counsel and other professionals involved in the offering, printing costs, and other related costs of issuing the Bonds.
- (2) To be used to defease and redeem the Prior CFD Bonds.
- (3) The Reserve Account for each series of CFD Bonds will be funded to the Reserve Requirement applicable thereto.

THE BONDS

This section provides summaries of the Bonds and certain provisions of the Indenture. See "APPENDIX A – Summary of Certain Provisions of Principal Legal Documents" for a more complete summary of the Indenture. Capitalized terms used but not defined in this section have the meanings given in APPENDIX A.

General Provisions

The Bonds will be dated their date of delivery, and will be issued in the aggregate principal amounts set forth on the inside cover page hereof. The Bonds will bear interest from their dated date at the rates per annum set forth on the inside cover page hereof, payable semiannually on each March 1 and September 1, commencing _____ 1, 20__ (each, an "**Interest Payment Date**"), and will mature in the amounts and on the dates set forth on the inside cover page hereof. The Bonds will be issued in fully registered form in denominations of \$5,000 each or any integral multiple thereof.

Interest calculated on the basis of a 360-day year of twelve 30-day months on the Bonds will be payable on each Interest Payment Date to the person whose name appears on the Bond Register as the Owner of such Bond as of the fifteenth calendar day of the month preceding the month in which such Interest Payment Date occurs, whether or not such day is a Business Day (the "**Record Date**") immediately preceding each such Interest Payment Date, such interest to be paid by check of the Trustee mailed on such Interest Payment Date by first class mail, postage prepaid, to the Owner at the address of such Owner as it appears on the Bond Register or by wire transfer to an account in the United States of America made on such Interest Payment Date upon instructions of any Owner of \$1,000,000 or more in aggregate principal amount of Bonds of a Series provided to the Trustee in writing at least 5 Business Days before the Record Date for such Interest Payment Date.

Principal of and premium (if any) on any Bond will be paid upon presentation and surrender of such Bond, at maturity or the prior redemption of such Bond, at the Trust Office of the Trustee.

Each Bond will bear interest from the Interest Payment Date next preceding the date of authentication thereof, unless (a) it is authenticated after a Record Date and on or before the following Interest Payment Date, in which event it will bear interest from such Interest Payment Date; or (b) it is authenticated on or before February 15, 2018, in which event it will bear interest from the Closing Date; provided, however, that if, as of the date of authentication of any Bond, interest on such Bond is in default, such Bond will bear interest from the Interest Payment Date to which interest has previously been paid or made available for payment on such Bond, or from the Closing Date if no interest has been paid or made available for payment.

Redemption*

Optional Redemption. The Bonds maturing on or before September 1, _____, are not subject to optional redemption prior to maturity. The Bonds maturing on and after September 1, _____, may be redeemed at the option of the Authority, from any source of available funds, prior to maturity on any date on or after September 1, _____, as a whole, or in part from maturities corresponding proportionately to the maturities of the CFD Bonds simultaneously redeemed, if any redemption of CFD Bonds is being accomplished in conjunction with such optional redemption, and otherwise from such maturities as are selected by the Authority, and by lot within a maturity, at a redemption price equal to principal amount of the Bonds to be redeemed, plus accrued interest thereon to the date of redemption, without premium.

Mandatory Special Redemption from Prepayments. The Bonds are subject to mandatory special redemption on any Interest Payment Date from proceeds of early redemption of the CFD Bonds from prepayment of Special Taxes, in whole or in part, from maturities corresponding proportionately to the maturities of the CFD Bonds simultaneously redeemed, at the principal amount thereof, plus a premium expressed below as a percentage of the principal amount so redeemed, plus accrued interest to the date of redemption thereof:

<u>Redemption Date</u>	<u>Redemption Premium</u>
On or after _____, through _____	3%
September 1, _____ and March 1, _____	2
September 1, _____ and March 1, _____	1
September 1, _____ and thereafter	0

* Preliminary; subject to change.

Mandatory Sinking Fund Redemption. The Bonds maturing on September 1, _____ (the “**Term Bonds**”), are subject to redemption prior to their stated maturity, in part, by lot from amounts deposited into the Principal Account in the following amounts and on the following dates, at the principal amount thereof on the date fixed for redemption, without premium, but which amounts will be proportionately reduced by the principal amount of all Bonds optionally redeemed:

Mandatory Redemption Dates <u>(September 1)</u>	Principal <u>Amount</u>
20__	
20__(maturity)	

For a description of the redemption provisions of the CFD Bonds, see “APPENDIX A – Summary of Certain Provisions of Principal Legal Documents.”

Notice of Redemption. The Trustee on behalf, and at the expense, of the Authority will mail (by first class mail, postage prepaid) notice of any redemption to the respective Owners of any Bonds designated for redemption at their respective addresses appearing on the Bond Register, and to the Securities Depositories and to the Municipal Securities Rulemaking Board, at least 30 but not more than 60 days prior to the date fixed for redemption. Neither failure to receive any such notice so mailed nor any defect therein will affect the validity of the proceedings for the redemption of such Bonds or the cessation of the accrual of interest thereon. Such notice will state the date of the notice, the redemption date, the redemption place and the redemption price and will designate the CUSIP numbers, the Bond numbers and the maturity or maturities (in the event of redemption of all of the Bonds of such maturity or maturities in whole) of the Bonds to be redeemed, and will require that such Bonds be then surrendered at the Trust Office of the Trustee for redemption at the redemption price, giving notice also that further interest on such Bonds will not accrue after the redemption date.

Any such redemption notice may specify that redemption on the specified date will be subject to receipt by the Authority of moneys sufficient to cause such redemption (and will specify the proposed source of such moneys), and neither the Authority nor the Trustee will have any liability to the Owners or any other party as a result of its failure to redeem the Bonds as a result of insufficient moneys.

In addition to the foregoing notice, further notice will be given by the Trustee in said form by first class mail to any Bondowner whose Bond has been called for redemption but who has failed to submit his Bond for payment by the date which is 60 days after the redemption date, but no defect in said further notice nor any failure to give or receive all or any portion of such further notice will in any manner defeat the effectiveness of a call for redemption.

Rescission of Redemption Notice. The Authority will have the right to rescind any redemption by written notice to the Trustee on or prior to the date fixed for redemption. Any notice of redemption will be cancelled and annulled if for any reason funds are not available on the date fixed for redemption for the payment in full of the Bonds then called for redemption, and such cancellation will not constitute an Event of Default hereunder. The Trustee will mail notice of rescission of redemption in the same manner notice of redemption was originally provided.

Selection of Bonds of a Maturity for Redemption. Unless otherwise provided under the Indenture, whenever provision is made in the Indenture or in the applicable Supplemental

Indenture for the redemption of fewer than all of the Bonds of a maturity, the Trustee will select the Bonds to be redeemed from all Bonds of such maturity not previously called for redemption, by lot in any manner which the Trustee in its sole discretion will deem appropriate and fair. For purposes of such selection, all Bonds will be deemed to be comprised of separate \$5,000 authorized denominations, and such separate authorized denominations will be treated as separate Bonds which may be separately redeemed.

Partial Redemption of Bonds. In the event only a portion of any Bond is called for redemption, then upon surrender of such Bond the Authority will execute and the Trustee will authenticate and deliver to the Owner thereof, at the expense of the Authority, a new Bond or Bonds of the same maturity date, of authorized denominations in aggregate principal amount equal to the unredeemed portion of the Bond to be redeemed.

Effect of Redemption. From and after the date fixed for redemption, if funds available for the payment of the principal of and interest (and premium, if any) on the Bonds so called for redemption will have been duly provided, such Bonds so called will cease to be entitled to any benefit under the Indenture other than the right to receive payment of the redemption price, and no interest will accrue on such Bonds from and after the redemption date specified in such notice.

Certification of Independent Financial Consultant. In connection with any optional or special mandatory redemption of Bonds from prepayments, the Authority will deliver to the Trustee a certificate of an Independent Accountant verifying that, following such redemption of Bonds, the principal and interest generated from the remaining CFD Bonds is adequate to make the timely payment of principal and interest due on the Bonds that will remain Outstanding hereunder following such redemption.

Book-Entry Only System

General. The Bonds will be issued as fully registered bonds, registered in the name of Cede & Co. as nominee of The Depository Trust Company (“**DTC**”), and will be available to actual purchasers of the Bonds (the “**Beneficial Owners**”) in the denominations set forth above, under the book-entry system maintained by DTC, only through brokers and dealers who are or act through DTC Participants (as defined in this Official Statement) as described in this Official Statement. Beneficial Owners will not be entitled to receive physical delivery of the Bonds. See “APPENDIX G – DTC and the Book-Entry-Only System.”

If the book-entry-only system is no longer used with respect to the Bonds, the Bonds will be registered and transferred in accordance with the Indenture. See “–Registration, Transfer and Exchange of Bonds” below.

Payments Made to DTC. While the Bonds are subject to the book-entry system, the principal and interest with respect to a Bond will be paid by the Trustee to DTC, which in turn is obligated to remit such payment to its DTC Participants for subsequent disbursement to Beneficial Owners of the Bonds, as described in “APPENDIX G – DTC and the Book-Entry-Only System.”

Registration, Transfer and Exchange of Bonds

Bond Register. The Trustee will keep or cause to be kept at its Trust Office sufficient records for the registration and transfer of the Bonds, which will be the Bond Register and will at

all times during regular business hours be open to inspection by the Authority upon reasonable notice; and, upon presentation for such purpose, the Trustee will, under such reasonable regulations as it may prescribe, register or transfer or cause to be registered or transferred, on said records, Bonds as provided under the Indenture.

Transfer of Bonds. Subject to the book-entry only provisions of the Indenture, any Bond may in accordance with its terms, be transferred, upon the Bond Register, by the person in whose name it is registered, in person or by his duly authorized attorney, upon surrender of such Bond for cancellation, accompanied by delivery of a written instrument of transfer in a form approved by the Trustee, duly executed. Whenever any Bond is surrendered for transfer, the Authority will execute and the Trustee will thereupon authenticate and deliver to the transferee a new Bond or Bonds of like Series, tenor, maturity and aggregate principal amount. No Bonds selected for redemption will be subject to transfer, nor will any Bond be subject to transfer during the 15 days prior to the selection of Bonds for redemption.

Exchange of Bonds. Bonds may be exchanged at the Trust Office of the Trustee for Bonds of the same Series, tenor and maturity and of other authorized denominations. No Bonds selected for redemption will be subject to exchange, nor will any Bond be subject to exchange during the 15 days prior to the selection of Bonds for redemption. The Owners of the Bonds will be required to pay any tax or other governmental charge required to be paid for any exchange and the Owners of the Bonds will be required to pay the reasonable fees and expenses of the Trustee and Authority in connection with the exchange of any Bonds.

The cost of printing any Bonds and any services rendered or any expenses incurred by the Trustee in connection with any transfer or exchange will be paid by the Authority. However, the Owners of the Bonds will be required to pay any tax or other governmental charge required to be paid for any exchange or registration of transfer and the Owners of the Bonds will be required to pay the reasonable fees and expenses of the Trustee and Authority in connection with the replacement of any mutilated, lost or stolen Bonds.

DEBT SERVICE SCHEDULES AND COVERAGE

Debt Service Schedule – Bonds. The table below presents a schedule of debt service for the Bonds, assuming no early redemptions are made.

ROSEVILLE FINANCE AUTHORITY Annual Debt Service Schedule for Bonds

Year Ending Sept. 1	Bonds Principal	Bonds Interest	Total Bonds Debt Service
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
2027			
2028			
2029			
2030			
2031			
2032			
2033			
2034			
2035			
2036			
TOTAL			

Source: Underwriter.

Debt Service Coverage based on CFD Bonds Debt Service. The following table presents debt service coverage for the Bonds based on the CFD Bonds debt service for each of Stone Point CFD No. 1 and Stone Pont CFD No. 5. *No series of CFD Bonds or the pledge of special taxes to pay such CFD Bonds is cross-collateralized to the other series. Accordingly, debt service on one issue of CFD Bonds may not be used to make up any shortfall in the debt service on the other issue of CFD Bonds.*

ROSEVILLE FINANCE AUTHORITY
Annual Debt Service Schedule and Projected Coverage for Bonds
Stone Point CFD No. 1 and Stone Point CFD No. 5 Combined

Year Ending Sept. 1	Stone Point CFD No. 1 CFD Bonds Debt Service	Stone Point CFD No. 5 CFD Bonds Debt Service	Total CFD Bonds Debt Service	Total Authority Bonds Debt Service	Debt Service Coverage From CFD Bonds
2018					
2019					
2020					
2021					
2022					
2023					
2024					
2025					
2026					
2027					
2028					
2029					
2030					
2031					
2032					
2033					
2034					
2035					
2036					
TOTAL					

Sources: Underwriter and Willdan Financial Services.

* Preliminary; subject to change.

Debt Service Coverage – Individual CFD Bonds. The following table presents a schedule of debt service and debt service coverage for each District’s individual series of CFD Bonds. Debt service coverage is based on the Maximum Special Tax for each District, as shown. *No series of CFD Bonds or the pledge of special taxes to pay such CFD Bonds is cross-collateralized to the other series. Accordingly, debt service on one issue of CFD Bonds may not be used to make up any shortfall in the debt service on the other issue of CFD Bonds.*

ROSEVILLE FINANCE AUTHORITY
Individual Series of CFD Bonds – Annual Debt Service Schedule
Stone Point CFD No. 1 and Stone Point CFD No. 5

Year Ending Sept. 1	Stone Point CFD No. 1					Stone Point CFD No. 5				
	Residential Maximum Special Tax ⁽¹⁾	Commercial Maximum Special Tax ⁽¹⁾	Total Maximum Special Tax ⁽²⁾	CFD Bonds Debt Service*	Coverage*	Residential Maximum Special Tax ⁽¹⁾	Commercial Maximum Special Tax ⁽¹⁾	Total Maximum Special Tax ⁽²⁾⁽³⁾	CFD Bonds Debt Service*	Coverage*
2018	\$154,336	\$730,704	\$885,040			\$310,197	\$111,008	\$421,205		
2019	154,336	730,704	885,040			316,401	113,229	429,629		
2020	154,336	730,704	885,040			322,729	115,493	438,222		
2021	154,336	730,704	885,040			329,183	117,803	446,987		
2022	154,336	730,704	885,040			335,767	120,159	455,926		
2023	154,336	730,704	885,040			342,482	122,562	465,045		
2024	154,336	730,704	885,040			349,332	125,014	474,346		
2025	154,336	730,704	885,040			356,319	127,514	483,833		
2026	154,336	730,704	885,040			363,445	130,064	493,509		
2027	154,336	730,704	885,040			370,714	132,665	503,379		
2028	154,336	730,704	885,040			378,128	135,319	513,447		
2029	154,336	730,704	885,040			385,691	138,025	523,716		
2030	154,336	730,704	885,040			393,405	140,786	534,190		
2031	154,336	730,704	885,040			401,273	143,601	544,874		
2032	154,336	730,704	885,040			409,298	146,473	555,772		
2033	154,336	730,704	885,040			417,484	149,403	566,887		
2034	154,336	730,704	885,040			425,834	152,391	578,225		
2035	154,336	730,704	885,040			434,351	155,439	589,789		
2036	154,336	730,704	885,040			443,038	158,547	601,585		
TOTAL	\$2,932,379	\$13,883,376	\$16,815,755			\$7,085,072	2,535,495	9,620,566		

(1) Annual Maximum Special Tax amounts by Land Use based upon current land use information. Subsequent year Annual Maximum Special Tax amounts by land use are subject to change. Land use changes of taxable parcels do not reduce the Annual Maximum Special Taxes.

(2) Annual Maximum Special Tax totals for each District per applicable Special Tax Formula. In addition to the Maximum Special Tax rates set forth in each Special Tax Formula, Section 53321(d) of the Act provides that the special tax levied against any parcel for which an occupancy permit for private residential use has been issued may not be increased as a consequence of delinquency or default by the owner of any other parcel within a community facilities district by more than 10% above the amount that would have been levied in such fiscal year had there never been any such delinquencies or defaults.

(3) Each year following fiscal year 2007-08, the Stone Point CFD No. 5 Annual Maximum Special Taxes shall increase by 2%.

Sources: Underwriter and Willdan Financial Services.

* Preliminary; subject to change.

SECURITY FOR THE BONDS AND SOURCES OF PAYMENT THEREFOR

The Bonds are special obligations of the Authority, payable from and secured by Revenues (as defined herein) of the Authority consisting primarily of payments received by the Authority from the City on the CFD Bonds. Scheduled payments under the CFD Bonds collectively are sufficient to provide the Authority with money to pay the principal of and interest on the Bonds when due. This section provides summaries of the security for the Bonds and certain provisions of the Indenture. See "APPENDIX A – Summary of Certain Provisions of Principal Legal Documents" for a more complete summary of the Indenture. Capitalized terms used but not defined in this section have the meanings given in APPENDIX A.

Limited Obligation

In order to secure the payment of the principal of, premium, if any, and interest on the Bonds in accordance with their terms and the provisions of the Indenture, and subject only to the provisions of the Indenture permitting the application thereof for the purposes and on the terms and conditions set forth therein, the Authority pledges all of the Revenues and any other amounts held in any fund or account established pursuant to the Indenture, other than amounts on deposit in the Rebate Fund and Surplus Fund. This pledge constitutes a first pledge of and charge and lien upon such assets for the payment of the Bonds in accordance with their terms and will be valid and binding from and after issuance of the Bonds, without any physical delivery thereof or further act. The pledge is also irrevocable until all of the bonds issued under the Indenture are no longer Outstanding.

Under the Indenture, the Authority transfers in trust, grants a security interest in and assigns to the Trustee, for the benefit of the Owners from time to time of the Bonds all of the Revenues and all of the right, title and interest of the Authority in the CFD Bonds, subject to the terms of the Indenture. The Trustee shall be entitled to and shall collect and receive all of the Revenues, and any Revenues collected or received by the Authority shall be deemed to be held, and to have been collected or received, by the Authority as the agent of the Trustee and shall forthwith be paid by the Authority to the Trustee. Subject to the provisions of the Indenture, the Trustee also shall be entitled to and shall take all steps, actions and proceedings reasonably necessary in its judgment to enforce, either jointly with the Authority or separately, all of the rights of the Authority and all of the obligations of the City under the CFD Bonds.

Each series of CFD Bonds is a limited obligation of the City and secured by an irrevocable pledge of certain revenues of the City, consisting primarily of monies received by the City as payment of special taxes levied against taxable property within each respective District which secures such CFD Bonds. Scheduled payments under the CFD Bonds are sufficient to provide the Authority with money to pay the principal of, premium, if any, and interest on the Bonds when due. *The CFD Bonds issued under one Fiscal Agent Agreement and the pledge of special taxes to pay such CFD Bonds is not cross-collateralized to the other CFD Bonds or the pledge of special taxes to pay such CFD Bonds under the other Fiscal Agent Agreement. Accordingly, debt service on one issue of CFD Bonds may not be used to make up any shortfall in the debt service on the other issue of CFD Bonds.*

All obligations of the Authority under the Indenture and the Bonds are special obligations of the Authority, payable solely from and secured by Revenues and the amounts in the funds established by the Indenture (except amounts in the Rebate Fund or Surplus Fund). All obligations of the City under each Fiscal Agent Agreement are not general obligations of the City, but are limited obligations, payable solely from the special taxes and the funds pledged

therefor under such Fiscal Agent Agreement. Neither the faith and credit of the Authority, the City nor of the State nor any political subdivision thereof is pledged to the payment of the Bonds or CFD Bonds.

Each issue of CFD Bonds is payable solely from and secured solely by the Net Taxes (defined below), and the amounts in the Special Tax Fund created with respect to such CFD Bonds (the “**Special Tax Fund**”) under the applicable Fiscal Agent Agreement. The City is not obligated to advance available surplus funds from the City treasury to cure any deficiency in any Special Tax Fund. Moneys in each respective Special Tax Fund are available only for use with respect to the series of CFD Bonds to which such Special Tax Fund relates.

Revenues and Flow of Funds

Revenues. The Bonds are secured by a first lien on and pledge of all of the Revenues. The Indenture defines “**Revenues**” as follows:

- (a) all amounts received from the CFD Bonds;
- (b) any proceeds of the Bonds originally deposited with the Trustee and all moneys deposited and held from time to time by the Trustee in the funds and accounts established under the Indenture with respect to the Bonds (other than the Rebate Fund and the Surplus Fund); and
- (c) investment income with respect to any moneys held by the Trustee in the funds and accounts established under the Indenture with respect to the Bonds (other than investment income on moneys held in the Rebate Fund or the Surplus Fund).

Collection by the Trustee. The Trustee will collect and receive all of the Revenues, and any Revenues collected or received by the Authority will be deemed to be held, and to have been collected or received, by the Authority as the agent of the Trustee and will forthwith be paid by the Authority to the Trustee. The Trustee also is entitled to, and may take all steps, actions and proceedings reasonably necessary in its judgment to, enforce, either jointly with the Authority or separately, all of the rights of the Authority and all of the obligations of the City under the CFD Bonds.

Under the Indenture, the Trustee is directed to establish, maintain and hold in trust a special fund designated as the “Revenue Fund” and deposit the Revenues, when and as received by the Trustee, therein. All moneys at any time held in the Revenue Fund shall be held in trust for the benefit of the Owners and shall be disbursed, allocated, and applied solely for payment of the Bonds and for any other uses and purposes set forth in the Indenture.

Application of Revenues. On each Interest Payment Date and date for redemption of the Bonds, the Trustee will transfer from the Revenue Fund, and deposit into the following respective accounts for the Bonds, the following amounts in the following order of priority, the requirements of each such account (including the making up of any deficiencies in any such account resulting from lack of Revenues sufficient to make any earlier required deposit) at the time of deposit to be satisfied before any transfer is made to any account subsequent in priority:

Interest Account. On each Interest Payment Date and redemption date, the Trustee will deposit in the Interest Account an amount required to cause the aggregate amount on deposit in the Interest Account to equal the amount of interest becoming due and payable on such Interest

Payment Date on all Outstanding Bonds or to be paid on the Bonds being redeemed on such date. No deposit need be made into the Interest Account if the amount contained in such account is at least equal to the interest becoming due and payable upon all Outstanding Bonds on the next succeeding Interest Payment Date or redemption date, as applicable.

All moneys in the Interest Account will be used and withdrawn by the Trustee solely for the purpose of paying interest on the Bonds as it becomes due and payable (including accrued interest on any Bonds redeemed prior to maturity). If the amounts on deposit in the Interest Account on any Interest Payment Date or redemption date are insufficient for any reason to pay the aggregate amount of interest then coming due and payable on the Outstanding Bonds, the Trustee will apply such amounts to the payment of interest on each of the Outstanding Bonds on a pro rata basis.

Principal Account. On each Interest Payment Date and redemption date on which the principal of the Bonds will be payable, the Trustee will deposit in the Principal Account an amount required to cause the aggregate amount on deposit in the Principal Account to equal the principal amount of, and premium (if any) on, the Bonds coming due and payable on such Interest Payment Date, or required to be redeemed on such date; provided, however, that no amount will be deposited to effect a mandatory special redemption unless the Trustee has first received a certificate of an Independent Accountant certifying that such deposit to effect the redemption of the Bonds will not impair the ability of the Authority to make timely payment of the principal of and interest on the Bonds, assuming for such purposes that the City continues to make timely payments on all CFD Bonds not then in default.

All moneys in the Principal Account will be used and withdrawn by the Trustee solely for the purpose of paying the principal of the Bonds at the maturity thereof or upon any earlier redemption thereof.

Deficiencies. If on any Interest Payment Date or date for redemption the amount on deposit in the Revenue Fund is inadequate to make the transfers described above as a result of a payment default on an issue of CFD Bonds, the Trustee will immediately notify the City of the amount needed to make the required deposits. In the event that within 5 Business Days of delivering such notice the Trustee receives additional payments from the City to cure such shortfall, the Trustee will deposit such amounts to the account designated in writing by the City.

In the event the Trustee receives notice from the CFD Bonds Fiscal Agent that amounts in the Special Tax Fund held under any CFD Fiscal Agent Agreement is inadequate to make pay debt service on the respective CFD Bonds, the Trustee shall notify the Bond Insurer in accordance with the provisions of the Indenture no later than 2 Business Days prior to the applicable Interest Payment Date to which the inadequacy relates.

Deposit into Rebate Fund. On each Interest Payment Date after making the transfers described above, upon receipt of a Request of the Authority to do so, the Trustee will transfer from the Revenue Fund to the Rebate Fund for deposit in the accounts in the Rebate Fund the amounts specified in such Request.

Surplus Fund. On September 2 of each year, after making the deposits described above, the Trustee will transfer all amounts remaining on deposit in the Revenue Fund to the Surplus Fund. See “–Surplus Fund” below.

Surplus Fund

Any amounts transferred to the Surplus Fund will no longer be considered Revenues and are not pledged to repay the Bonds. So long as CFD Bonds are outstanding, on September 3 of each year, after setting aside any amount specified in a Request of the Authority as necessary to pay Administrative Expenses, any moneys remaining in the Surplus Fund will be transferred to the City for any lawful purpose.

Additional Bonds and CFD Bonds for Refunding Purposes Only

Additional Bonds. The Authority may issue additional bonds, notes or other indebtedness (“**Additional Bonds**”) secured on parity with the Bonds, in such principal amount as determined by the Authority, pursuant to a Supplemental Indenture adopted or entered into by the Authority, so long as the Additional Bonds are issued for the purpose of refunding all or a portion of the Bonds.

Additional CFD Bonds. Under each Fiscal Agent Agreement and as to each District, the City may by Supplemental Indenture establish one or more additional series of bonds secured under the applicable Fiscal Agent Agreement, equally and ratably with CFD Bonds previously issued (“**Parity Bonds**”), so long as the Parity Bonds are issued for the purpose of refunding all or a portion of the CFD Bonds or any Parity Bonds then outstanding.

SECURITY FOR THE CFD BONDS

*The provisions of the Stone Point CFD No. 1 Fiscal Agent Agreement and the Stone Point CFD No. 5 Fiscal Agent Agreement (each a “**Fiscal Agent Agreement**”) with respect to security and sources of payment for each series of CFD Bonds are substantially identical, and will be described together in this section except as otherwise set forth below.*

This section contains only a brief description of those provisions of each Fiscal Agent Agreement. See “APPENDIX A – Summary of Certain Provisions of Principal Legal Documents” for a more complete summary of the Fiscal Agent Agreements. Capitalized terms used but not defined in this section have the meanings given them in the Fiscal Agent Agreement, as summarized in APPENDIX A.

Limited Obligation

The CFD Bonds constitute a limited obligation of the City that is secured by a first lien on and pledge of, and is payable solely from, Net Taxes (defined below) collected in each respective District and amounts deposited by the City in each Special Tax Fund. The City's limited obligation to pay the principal of and interest on the CFD Bonds from Net Taxes collected in each respective District and amounts in each Special Tax Fund is absolute and unconditional.

The CFD Bonds do not constitute a legal or equitable pledge, charge, lien or encumbrance upon the respective District's or City's property, or upon any of its income, receipts or revenues, except the Net Taxes collected in the respective District and other amounts in the respective Special Tax Fund.

Except for the Net Taxes for each District, neither the credit nor the taxing power of the City is pledged for the payment of the CFD Bonds or related interest, and no

Owner of the Bonds may compel the exercise of taxing power by the City or the forfeiture of any of its property. The principal of and interest on the CFD Bonds are not a debt of the City, the State or any of its political subdivisions within the meaning of any constitutional or statutory limitation or restriction.

Net Taxes; Flow of Funds

Net Taxes. “**Net Taxes**” is defined in each Fiscal Agent Agreement to mean Gross Taxes minus the Administrative Expenses in an amount not to exceed the Administrative Expenses Cap.

“**Gross Taxes**” is defined to mean the proceeds of the Special Taxes received by the City, including any scheduled payments and any prepayments thereof, interest thereon and proceeds of the redemption or sale of property sold as a result of foreclosure of the lien of the Special Taxes to the amount of said lien and interest thereon, but does not include any penalties collected in connection with delinquent Special Taxes or any interest in excess of the interest due on the respective CFD Bonds. “**Administrative Expenses Cap**” means, for each CFD, (i) for fiscal year 2017-18, \$35,000, and (ii) for each subsequent year, an amount equal to the preceding fiscal year’s Administrative Expenses Cap plus an additional 2% of such amount.

The “**Special Taxes**” for each District are levied and collected according to the Special Tax Formula for that respective District. See “– Special Tax Methodology,” and APPENDIX C and APPENDIX D.

Allocation of Special Taxes. Except for the portion of any prepayment of Special Taxes to be deposited into the Redemption Account established under the applicable Fiscal Agent Agreement, the CFD Bonds Fiscal Agent under each Fiscal Agent Agreement will, on each date on which the Special Taxes are received from the District, deposit the Special Taxes in the Special Tax Fund to be held in trust for the owners of the respective CFD Bonds. The City will transfer the Special Taxes on deposit in the Special Tax Fund on the dates and in the amounts, in the following order of priority, to:

- (1) The Interest Account of the Special Tax Fund;
- (2) The Principal Account of the Special Tax Fund;
- (3) The Redemption Account of the Special Tax Fund;
- (4) The Reserve Account of the Special Tax Fund; and
- (5) The Surplus Fund.

For additional details on the Interest Account, Principal Account and Redemption Account of the Special Tax Fund, see APPENDIX A.

The Special Tax is collected in the manner and at the same time as *ad valorem* property taxes are collected and is subject to the same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for *ad valorem* property taxes.

No issue of CFD Bonds is secured by Special Taxes from any other District, and each District’s Special Taxes are available only to pay debt service on its own CFD Bonds.

Reserve Account

Under each Fiscal Agent Agreement, there will be maintained in the Reserve Account of the Special Tax Fund an amount equal to the “**Reserve Requirement**,” which is defined in each Fiscal Agent Agreement to mean as of any date of calculation, an amount equal to the least of: (i) Maximum Annual Debt Service on the Outstanding Bonds; (ii) 10% of the initial principal amount of the Bonds, or (iii) 125% of average Annual Debt Service on the Outstanding Bonds; provided that, if the Reserve Account is funded with cash, the “Reserve Requirement” may not exceed an amount that, pursuant to the Code, may be borrowed and invested at an unrestricted yield when all debt service Reserve Accounts maintained with respect to all bonds (including the Bonds) issued in conjunction with the Authority Bonds are taken into consideration and, in such event, the “Reserve Requirement” shall automatically be adjusted downward to the level that meets the requirements of the Code.

The Reserve Requirement may be satisfied in the form of a Reserve Account Credit Instrument, which is defined in the Fiscal Agent Agreement. See APPENDIX A.

Amounts in the Reserve Account (or draws on a Reserve Account Credit Instrument) will be applied as follows:

- Moneys in the Reserve Account will be used solely for the purpose of paying the principal of, including Sinking Fund Payments, and interest on the Bonds when due in the event that the moneys in the Interest Account and the Principal Account of the Special Tax Fund are insufficient therefor or moneys in the Redemption Account of the Special Tax Fund are insufficient to make a Sinking Fund Payment when due. If the amounts in the Interest Account, the Principal Account or the Redemption Account of the Special Tax Fund are insufficient to pay the principal of, including Sinking Fund Payments, or interest on any Bonds when due, the Fiscal Agent will withdraw from the Reserve Account for deposit in the Interest Account, the Principal Account or the Redemption Account of the Special Tax Fund, as applicable, moneys necessary for such purposes.
- Whenever moneys are withdrawn from the Reserve Account, after making the required transfers to the Interest Account and the Principal Account of the Special Tax Fund, the Fiscal Agent will transfer to the Reserve Account from available moneys in the Special Tax Fund, or from any other legally available funds which the City elects to apply to such purpose, the amount needed to restore the amount of such Reserve Account to the Reserve Requirement. Moneys in the Special Tax Fund will be deemed available for transfer to the Reserve Account only if the Fiscal Agent determines that such amounts will not be needed to make the deposits required to be made to the Interest Account, the Principal Account or the Redemption Account of the Special Tax Fund on or before the next September 1. If amounts in the Special Tax Fund together with any other amounts transferred to replenish the Reserve Account are inadequate to restore the Reserve Account to the Reserve Requirement, then the City will include the amount necessary fully to restore the Reserve Account to the Reserve Requirement in the next annual Special Tax levy to the extent of the maximum permitted Special Tax rates.
- In connection with the optional or special mandatory redemption of Bonds, or a partial defeasance of Bonds, amounts in the Reserve Account may be applied to such redemption or partial defeasance so long as the amount on deposit in the Reserve Account following such redemption or partial defeasance equals the Reserve Requirement. The City will set forth in a Certificate of an Authorized Representative the amount in the Reserve

Account to be transferred to the Redemption Account on a redemption date or to be transferred pursuant to the Fiscal Agent Agreement to partially defease Bonds, and the Fiscal Agent will make such transfer on the applicable redemption or defeasance date, subject to the limitation in the preceding sentence.

- To the extent that the Reserve Account is at the Reserve Requirement as of the first day of the final Bond Year for the Bonds, amounts in the Reserve Account may be applied to pay the principal of and interest due on the Bonds in the final Bond Year for such issue.

- If the Reserve Account is at any time funded in whole or in part with cash, the City may at any time release any cash or investments on deposit from the Reserve Account, in whole or in part, by tendering to the Fiscal Agent: (1) a Reserve Account Credit Instrument, and (2) an opinion of Bond Counsel stating that such release will not, of itself, cause the interest on the Bonds or the Authority Bonds to become includable in gross income for purposes of federal income taxation. Upon tender of such items to the Fiscal Agent, the Fiscal Agent will transfer such funds from the Reserve Account to or upon the direction of the City.

If the Reserve Account is funded with a combination of cash and a Reserve Account Credit Instrument, the Fiscal Agent will deplete all cash balances before drawing on the Reserve Account Credit Instrument. With regard to replenishment, any available moneys provided by the City will be used first to reinstate the Reserve Account Credit Instrument and second, to replenish the cash in the Reserve Account.

Covenants of the City

In each Fiscal Agent Agreement, the City covenants as follows, among other things:

Punctual Payment. It will duly and punctually pay or cause to be paid the principal of and interest on the applicable CFD Bond (and any related Parity Bond) issued under the Fiscal Agent Agreement, together with the premium, if any, to the extent that Net Taxes and other amounts pledged under the Fiscal Agent Agreement are available therefor.

Against Encumbrance. It will not mortgage or otherwise encumber, pledge or place any charge upon any of the Net Taxes except as provided in the applicable Fiscal Agent Agreement, and will not issue any obligation or security having a lien or charge upon the Net Taxes superior to or on a parity with the related CFD Bonds. Nothing in the Fiscal Agent Agreements prevents the City from issuing or incurring indebtedness which is payable from a pledge of Net Taxes which is subordinate in all respects to the pledge of Net Taxes to repay the related CFD Bond, nor prevents the City from issuing refunding bonds.

Levy of Special Tax. The City shall comply with all requirements of the Act so as to assure the timely collection of Special Taxes, including without limitation, the enforcement of delinquent Special Taxes.

(i) Processing. On or within 5 Business Days of each June 1, the CFD Bonds Fiscal Agent shall provide the Finance Director with a notice stating the amount then on deposit in the Special Tax Fund and the other funds and accounts held by the CFD Bonds Fiscal Agent under the Fiscal Agent Agreement, whether or not amounts need to be deposited into the Reserve Account to increase the amounts on deposit

therein to the Reserve Requirement, and informing the City that the Special Taxes need to be levied under the Ordinance as necessary to provide for the Special Tax Requirement (as defined below). The receipt of or failure to receive such notice by the Finance Director shall in no way affect the obligations of the Finance Director under the following two paragraphs, and the CFD Bonds Fiscal Agent shall not be liable for failure to provide such notice to the Finance Director. Upon receipt of such notice, the Finance Director shall communicate with the Auditor to ascertain the relevant parcels on which the Special Taxes are to be levied, taking into account any parcel splits or combinations during the preceding and then current year.

(ii) Levy. The Finance Director shall effect the levy of the Special Taxes each Fiscal Year in accordance with the Ordinance by each August 1 that the CFD Bonds are outstanding, or otherwise such that the computation of the levy is complete before the final date on which Auditor will accept the transmission of the Special Tax amounts for the parcels within the District for inclusion on the next real property tax roll. Upon the completion of the computation of the amounts of the levy, the Finance Director shall prepare or cause to be prepared, and shall transmit to the Auditor, such data as the Auditor requires to include the levy of the Special Taxes on the next real property tax roll.

(iii) Computation. The Finance Director shall fix and levy the amount of Special Taxes within the District in an amount sufficient, together with other amounts on deposit in the Special Tax Fund and available for such purpose, to pay (A) the principal of and interest on the CFD Bonds and any Parity Bonds when due, (B) the Administrative Expenses, including amounts necessary to discharge any rebate obligation, during such year and (C) any amounts required to replenish the Reserve Account to the Reserve Requirement (the “**Special Tax Requirement**”), taking into account the balances in such funds and in the Special Tax Fund. The Special Taxes so levied shall not exceed the authorized amounts as provided in the proceedings under the Resolution of Formation.

(iv) Collection. The Special Taxes shall be payable and be collected in the same manner and at the same time and in the same installment as the general taxes on real property are payable, and have the same priority, become delinquent at the same time and in the same proportionate amounts and bear the same proportionate penalties and interest after delinquency as do the ad valorem taxes on real property.

Commence Foreclosure Proceedings. Under the Act, the City covenants with and for the benefit of the owners of the CFD Bonds that it will order, and cause to be commenced as hereinafter provided, and thereafter diligently prosecute to judgment (unless such delinquency is theretofore brought current), an action in the superior court to foreclose the lien of any Special Tax or installment thereof not paid when due as provided in the following two paragraphs. The Finance Director shall notify the City Attorney of any such delinquency of which the Finance Director is aware, and the City Attorney shall commence, or cause to be commenced, such proceedings.

On or about October 1 of each Fiscal Year, the Finance Director shall compare the amount of Special Taxes theretofore levied in the CFD to the amount of Gross Taxes theretofore received by the City, and:

(i) Individual Delinquencies. If the Finance Director determines that any single parcel subject to the Special Tax in the District is delinquent in the payment of Special Taxes cumulatively of at least [[(with respect to Stone Point CFD No. 1, \$2,000 and with respect to Stone Point CFD No. 5, \$2,500)] or more, then the Finance Director shall send or cause to be sent a notice of delinquency (and a demand for immediate payment thereof) to the property owner within 60 days of such determination, and (if the delinquency remains uncured) foreclosure proceedings shall be commenced by the City within 120 days of such determination.

(ii) Aggregate Delinquencies. If the Finance Director determines that the total amount of delinquent Special Tax for the prior Fiscal Year for the entire District, (including the total of delinquencies under subsection (i) above), exceeds 5% of the total Special Tax due and payable for the prior Fiscal Year, the City shall notify or cause to be notified property owners who are then delinquent in the payment of Special Taxes (and demand immediate payment of the delinquency) within 60 days of such determination, and shall commence foreclosure proceedings within 120 days of such determination against each parcel of land in the CFD with a Special Tax delinquency.

Notwithstanding the foregoing, the City may determine not to initiate foreclosure proceedings if the amount in the Reserve Account is equal to the Reserve Requirement for the Authority Bonds, and there have been no defaults in the payment of debt service on the CFD Bonds.

Special Tax Methodology

The Special Tax authorized under the Act applicable to land within each District will be levied and collected according to the tax liability determined by the City through the application of the appropriate amount or rate as described in the respective Special Tax Formulas set forth in APPENDIX C and APPENDIX D. The following paragraphs in this section summarize certain provisions of the Special Tax Formula for each District. *Capitalized terms set forth in this section and not otherwise defined have the meanings set forth in the respective Special Tax Formula.*

Stone Point CFD No. 1. The Stone Point CFD No. 1 Special Taxes are levied in accordance with the Special Tax Formula for Stone Point CFD No. 1, which is set forth in APPENDIX C and summarized as follows.

Determination of Annual Costs. Each year, the City will determine the Annual Costs of the District for the upcoming fiscal year. The “**Annual Costs**” include the following items:

- (i) debt service on the Bonds;
- (ii) Administrative Expenses and County fees;
- (iii) any amounts needed to replenish bond reserve funds and to pay for delinquencies in Special Taxes for the previous Fiscal Year or anticipated for the current year; and
- (iv) pay-as-you-go expenditures for authorized improvements.

The Annual Costs are the basis for the amount of Special Tax to be levied within the District. In no event may the City levy a Special Tax in any year above the Maximum Annual Special Tax identified for each parcel in the Special Tax Formula.

Parcels Subject to the Special Tax. The City will prepare a list of the parcels subject to the Special Tax using the records of the City and the County Assessor. The City will tax all parcels within the District except "Tax-Exempt" parcels as described in the Special Tax Formula. Taxable Parcels that are acquired by a public agency after the District is formed will remain subject to the Special Tax unless a "trade" resulting in no loss of Special Tax revenue can be made, as described in the Special Tax Formula.

Assignment of Maximum Annual Special Tax. The Special Tax Formula describes in detail the precise method for assigning the Maximum Annual Special Tax to parcels within the District, which generally provides that each year the City will use the definitions contained in the Special Tax Formula to classify each Taxable Parcel as an "Original Parcel" (meaning a County Assessor's parcel existing at the time the District was formed) or a "Successor Parcel" (meaning a County Assessor's parcel formed by the subsequent subdivision of (or lot line adjustment involving) an Original Parcel or a larger Successor Parcel). The Special Tax Formula assigns a total maximum tax to the existing Original Parcels and then reallocates the tax to Successor Parcels based on the number of acres, by dividing the maximum special tax between the taxable acres on a pro rata basis. The maximum annual Special Tax is set at \$10,900 per acre.

Annual Special Tax Levy. The Special Tax will be levied each year by comparing the Annual Costs to the Maximum Annual Special Tax Revenue to be generated by all Taxable Parcels; if the Annual Costs are less than the Maximum Annual Special Tax Revenue, the Special Tax levy will be decreased proportionately for each Taxable Parcel until the Special Tax revenue equals the Annual Costs.

Termination of the Special Tax. The Special Tax will be levied and collected for as long as needed to pay the principal and interest on the Bonds and other costs incurred in order to construct the authorized District-funded facilities and to pay the Annual Costs. The Special Tax Formula provides that the Special Tax may not be levied on any parcel in the District after Fiscal Year 2036-37. When all Annual Costs incurred by the District have been paid, the Special Tax will cease to be levied.

Prepayment of the Special Tax. The Special Tax Formula provides that landowners may permanently satisfy all or a portion of the Special Tax by a cash settlement with the City, subject to the conditions set forth in the Special Tax Formula, including the condition that the Parcel whose Special Tax is to be prepaid is either (i) a whole Original Parcel or a Successor Parcel greater than one acre, and (ii) the City determines that the prepayment will not jeopardize its ability to pay the Bonds. The prepayment amount will be established using the formula set forth in the Special Tax Formula, which is generally based on the Parcel's share of the outstanding Bonds, the reserve fund, fees, call premiums, negative arbitrage and any expenses incurred by the City in connection with the prepayment.

For the complete text of the Special Tax Formula for Stone Point CFD No. 1, see APPENDIX C.

Stone Point CFD No. 5. The Stone Point CFD No. 5 Special Taxes are levied in accordance with the Special Tax Formula for Stone Point CFD No. 5, which is set forth in APPENDIX D and summarized as follows.

Parcels Subject to the Special Tax. For each Fiscal Year, the City shall prepare a list of the Parcels subject to the Special Tax using the records of the County Assessor and the City's own records. The City shall identify the Taxable Parcels from a list of all Parcels within the District. By August 1 of each Fiscal Year, using the definitions from Section 2 and the Maximum Special Taxes from Attachment 1 of the Special Tax Formula, the City shall assign the Maximum Special Taxes to Parcels. See Appendix A to the Special Tax Formula for Stone Point CFD No. 5.

Assignment of Maximum Annual Special Tax. The Special Tax Formula describes in detail the precise method for assigning the Maximum Annual Special Tax to parcels within the District, which generally provides that each year the City will use the definitions contained in the Special Tax Formula to classify each Taxable Parcel as an "Original Parcel" (meaning a County Assessor's parcel existing at the time the District was formed) or a "Successor Parcel" (meaning a County Assessor's parcel formed by the subsequent subdivision of (or lot line adjustment involving) an Original Parcel or a larger Successor Parcel). The Maximum Special Tax assigned to each Original Parcel (calculated by multiplying the number of planned HDR units allocated to Parcels 8 and 9 that are not Expected Affordable Units by an assumed per unit maximum special tax set forth in the Special Tax Formula and the number of planned MDR units allocated to Parcels 11, 12, 13 and 14 by an assumed per unit annual maximum special tax set forth in the Special Tax Formula) will remain the same regardless of the actual acreage or number of units within an Original Parcel or Successor Parcel. The Maximum Special Taxes are increased by 2% each July 1.

Annual Special Tax Levy. The Special Tax levy for each Parcel will be established annually based on the "Annual Costs" which means for each Fiscal Year for the District, the total of 1) Debt Service; 2) Administrative Expenses and County fees; 3) any amounts needed to replenish bond reserve funds and to pay for delinquencies in Special Taxes for the previous Fiscal Year or anticipated for the current year, and 4) any Pay-As-You-Go expenditures for authorized improvements. The Special Tax will be levied each year by comparing the Annual Costs to the Maximum CFD Revenue to be generated by all Taxable Parcels; if the Annual Costs are less than the Maximum CFD Revenue, decrease the Special Tax levy proportionately for each Taxable Parcel until the Special Tax revenue equals the Annual Cost.

Termination of the Special Tax. The Special Tax will be levied and collected for as long as needed to pay the principal and interest on the Bonds and other costs incurred in order to construct the authorized District-funded facilities and to pay the Annual Costs. The Special Tax Formula provides that the Special Tax may not be levied on any parcel in the District after fiscal year 2046-47. When all Annual Costs incurred by the District have been paid, the Special Tax will cease to be levied.

Prepayment of the Special Tax. Landowners may permanently satisfy all or part of the Special Tax obligation by a cash settlement with the City as permitted under Government Code Section 53344. Payments must be made by May 1 in order to have the Prepayment reflected in the following Fiscal Year's Special Tax levy. Prepayment is permitted on any parcel under the following conditions: (i) the City determines that the prepayment does not jeopardize its ability to make timely payments of debt service on the Bonds, (ii) any landowner prepaying the

Special Tax obligation must pay any and all delinquent Special Taxes and penalties for the prepaying Parcel; and (iii) prior to the calculation of the prepayment amount, the landowner must notify the City whether such landowner intends to execute a full Prepayment or Partial Prepayment. The prepayment amount will be established using the formula set forth in the Special Tax Formula, which is generally based on the Parcel's share of the outstanding Bonds, the reserve fund, fees, call premiums, negative arbitrage and any expenses incurred by the City in connection with the prepayment.

For the complete text of the Special Tax Formula for Stone Point CFD No. 5, see APPENDIX D.

Priority of Lien. The principal of and interest on the CFD Bonds is payable from the Special Tax authorized to be collected within each respective District, and payment of the Special Tax is secured by a lien on certain real property within such District. Such lien is co-equal to and independent of the lien for general taxes and any other liens imposed under the Act, regardless of when they are imposed on the property in the District. The imposition of additional special taxes, assessments and general property taxes will increase the amount of independent and co-equal liens which must be satisfied in foreclosure. The City, the County and certain other public agencies are authorized by the Act to form other community facilities districts and improvement areas and, under other provisions of State law, to form special assessment districts, either or both of which could include all or a portion of the land within such District.

Private liens, such as deeds of trust securing loans obtained by owners of property in the District, may be placed upon property in the District at any time. Under State law, the Special Taxes have priority over all existing and future private liens imposed on property subject to the lien of the Special Taxes.

Parcels in the Districts are subject to a bonded special tax lien and non-bonded special taxes and assessments for services. See "THE DISTRICTS" and "VALUE OF PROPERTY WITHIN THE DISTRICTS AND SPECIAL TX BURDENS – Overlapping Liens."

Limitation on Maximum Annual Special Tax Rate. The annual levy of the Special Tax is subject to the maximum annual Special Tax rate authorized in the Special Tax Formula. The levy cannot be made at a higher rate even if the failure to do so means that the estimated proceeds of the levy and collection of the Special Tax, together with other available funds, will not be sufficient to pay debt service on the Bonds.

In addition to the maximum annual Special Tax rate limitation in the Special Tax Formula, Section 53321(d) of the Act provides that the special tax levied against any parcel for which an occupancy permit for private residential use has been issued may not be increased as a consequence of delinquency or default by the owner of any other parcel within a community facilities district by more than 10% above the amount that would have been levied in such fiscal year had there never been any such delinquencies or defaults. In cases of significant delinquency, these factors may result in defaults in the payment of principal of and interest on the CFD Bonds and the Bonds.

Limited Obligation Upon Delinquency. ALL OBLIGATIONS OF THE AUTHORITY UNDER THE INDENTURE AND THE BONDS ARE SPECIAL OBLIGATIONS OF THE AUTHORITY, PAYABLE SOLELY FROM AND SECURED BY THE REVENUES AND THE AMOUNTS IN THE REVENUE FUND AND OTHER FUNDS PLEDGED THEREFOR UNDER

THE INDENTURE. EACH ISSUE OF CFD BONDS ARE LIMITED OBLIGATION BONDS UNDER THE ACT AND ARE PAYABLE SOLELY FROM AND ARE SECURED SOLELY BY THE SPECIAL TAXES AND THE AMOUNTS IN THE SPECIAL TAX FUND AND OTHER FUNDS PLEDGED THEREFOR UNDER THE APPLICABLE FISCAL AGENT AGREEMENT.

The Authority and the City have no obligation to advance moneys to pay bond debt service in the event of delinquent special taxes. Bondowners should not rely upon the City to advance moneys to the Special Tax Fund. Notwithstanding the foregoing, the City may, at its sole option and in its sole discretion, elect to advance available surplus funds of the City to pay for any delinquent Special Taxes pending sale, reinstatement, or redemption of any delinquent property.

THE DISTRICTS

Introduction

Set forth in this section is certain information describing the Districts, including information with respect to the Districts on an aggregate basis. Although the Authority believes the information with respect to the Districts in the aggregate is relevant to an informed decision to purchase the Bonds, investors should be aware that the **debt service on one issue of CFD Bonds may not be used to make up any shortfall in the debt service on the other issue of CFD Bonds**. Moreover, the parcels in each of the Districts are taxed according to that respective District's specific Special Tax Formula. The Special Tax Formula for Stone Point CFD No. 1 and for Stone Point CFD No. 5 is set forth in APPENDIX C and APPENDIX D, respectively.

Furthermore, potential investors should be aware that Special Taxes are levied against individual parcels within each District, and therefore any individual parcel in a District may have a value-to-lien ratio which is less than the overall value-to-lien for such District, or less than the value-to-lien of the Districts on a combined basis. See "SECURITY FOR THE BONDS AND SOURCES OF PAYMENT THEREFOR."

Unpaid Special Taxes do not constitute a personal indebtedness of the owners of the parcels within the Districts, and the owners have made no commitment to pay the principal of or interest on the CFD Bonds or the Bonds or to support payment of the CFD Bonds or the Bonds in any manner. There is no assurance that the owners have the ability to pay the special taxes or that, even if they have the ability, they will choose to pay such taxes. An owner may elect to not pay the special taxes when due and cannot be legally compelled to do so. Neither the City nor any Bondholder will have the ability at any time to seek payment from the owners of property within the Districts of any special tax or any principal or interest due on the CFD Bonds or the Bonds, or the ability to control who becomes a subsequent owner of any property within the Districts.

Description of the Districts

General. The Districts encompass various parcels within Stone Point, a master planned community located within the East Roseville Specific Plan area of the City. The Stone Point master planned community is bounded by North Sunrise Avenue to the northwest, Eureka Road to the southwest, Rocky Ridge Drive to the south, Roseville Parkway to the east and Miners Ravine to the northeast, in the city of Roseville. Land uses in the Districts include single-family

residential, planned development uses, low and high intensity office development, retail development, neighborhood parks and open space areas.

Stone Point CFD No. 1 comprises approximately 130 gross acres of land that has been developing into a mix of commercial and retail uses. The District was originally planned for approximately 98 net acres of office park, comprising approximately 1.65 million square feet of gross building area on approximately 98 acres within 17 parcels. For Fiscal Year 2016-17, 200 parcels were levied the Special Tax.

Stone Point CFD No. 5 comprises approximately ____ gross acres. This District was originally planned for ____ taxable parcels, consisting primarily of residential property and some commercial property. For Fiscal Year 2016-17, 188 parcels were levied the Special Tax. The land within Stone Point CFD No. 5 constitutes a subset of the land within Stone Point CFD No. 1; as such, all of the parcels located within Stone Point CFD No. 5 are also located within Stone Point CFD No. 1 but not all parcels within the boundaries of Stone Point CFD No. 1 are within the boundaries of Stone Point CFD No. 5.

The Stone Point Center, which is located on land within [both?] Districts, contains 41,000 square feet of retail space and a 120,000 square foot, five-story, Class A office building. Existing tenants include Morgan Stanley, Bank of Sacramento, Philadelphia Insurance, and Borges Architectural Group. Major retail tenants include Paul Martin's American Bistro, Blue Nami Sushi, Trademark Pizza, and Bloom Coffee. As discussed herein, Adventist Health System/West is building a new headquarters consisting of four parcels, all of which are located within Stone Point CFD No. 1 and two of which are also located within Stone Point CFD No. 5. See "OWNERSHIP OF PROPERTY WITHIN THE DISTRICTS" herein.

Formation of Stone Point CFD No. 1. On December 18, 2002, the City Council adopted a Resolution of Intention to form a community facilities district under the Act, to levy a special tax and to incur bonded indebtedness for the purpose of financing certain improvements. After conducting a noticed public hearing, on February 19, 2003, the City Council adopted the Resolution of Formation, which established Stone Point Community Facilities District No. 1, set forth the Special Tax Formula within the District and set forth the necessity to incur bonded indebtedness in a total amount not to exceed \$14 million. On February 19, 2003, an election was held within the District in which Richland Roseville, L.P. (who was then the sole landowner/voter in the District) unanimously approved the proposed bonded indebtedness and the levy of the Special Tax. For the complete text of the Special Tax Formula for Stone Point CFD No. 1, see APPENDIX C.

Formation of Stone Point CFD No. 5. On June 21, 2006, the City Council adopted a Resolution of Intention to form a community facilities district under the Act, to levy a special tax and to incur bonded indebtedness for the purpose of financing certain improvements. After conducting a noticed public hearing, on August 16, 2006, the City Council adopted the Resolution of Formation, which established Stone Point Community Facilities District No. 5 (Public Facilities), set forth the Special Tax Formula within the District and set forth the necessity to incur bonded indebtedness in a total amount not to exceed \$9.5 million. On the same day, an election was held within the District in which Richland Roseville, L.P. (who was then the only eligible landowner voter in the District) unanimously approved the proposed bonded indebtedness and the levy of the Special Tax. For the complete text of the Special Tax Formula for Stone Point CFD No. 5, see APPENDIX D.

Backbone Infrastructure. Construction of all backbone roadway and utility improvements required to serve development of land in the Districts has been completed.

Utilities. All typical urban utility services are available along Stone Point Drive in the Districts, and have been extended to all parcels in the Districts. These utilities include electric power, natural gas, telephone, cable television, water, and sanitary sewer and storm water facilities. The City provides electric, water, police and fire services; Pacific Gas & Electric provides natural gas. Sewer and storm water facilities are also provided by the City.

Environmental Matters.

Flood Hazard Map Information. Land in the Districts is located in Flood Zone X, areas determined to be outside the 500-year flood plain, shown on Federal Emergency Management Agency (FEMA) map Community Panel Number 06061C-0477G and -0479G, dated November 21, 2001.

Seismic Conditions. According to the Seismic Safety Commission, land in the Districts is located within Zone 3, areas of moderate seismic activity. Zone 3 is considered to be the lowest risk zone in California. In addition, land in the Districts is not within a Fault-Rupture Hazard Zone (formerly referred to as an Alquist-Priolo Special Study Zone), as defined by Special Publication 42 (revised January 1994) of the California Department of Conservation, Division of Mines and Geology.

Wetland Conditions. According to the City's planning department, property in the Districts received federal and state agency approvals in the early 1990's to fill the site's wetlands with the exception of wetlands within the proposed open space designated for Parcel 19 within CFD No. 5.

OWNERSHIP OF PROPERTY WITHIN THE DISTRICTS

Stone Point CFD No. 1. For Fiscal Year 2016-17, 200 parcels were levied a Special Tax within Stone Point CFD No. 1. Most of these parcels are developed parcels owned by individual homeowners. However, certain undeveloped or partially developed parcels were also levied, and such undeveloped or partially developed parcels represent a large percentage of the Special Tax levy, as shown below.

Stone Point CFD No. 5. For Fiscal Year 2016-17, 188 parcels were levied a Special Tax within Stone Point CFD No. 5. Most of these parcels are developed parcels owned by individual homeowners. However, certain undeveloped or partially developed parcels were also levied, and such undeveloped or partially developed parcels represent a large percentage of the Special Tax levy, as shown below.

Top Ten Taxpayers – Districts Combined. The table on the following page summarizes the top ten taxpayers of property in the Districts on a combined basis. For tables showing the top taxpayers of property in each of the Districts on an individual basis, see "VALUE OF PROPERTY WITHIN THE DISTRICTS AND SPECIAL TAX BURDENS – Value to Special Tax Burden Ratios."

ROSEVILLE FINANCE AUTHORITY
Top Ten Payers of Projected 2017-18 Special Tax Levy – The Districts Combined

Property Owner ⁽²⁾	Valuation of Property in Districts ⁽³⁾	Projected CFD 1 2017-18 Special Tax ⁽¹⁾	Projected CFD 5 2017-18 Special Tax ⁽¹⁾	Combined Projected 2017-18 Special Tax ⁽¹⁾	CFD 1 Series 2017 Refunding LOBs ^{*(4)}	CFD 5 Series 2017 Refunding LOBs ^{*(5)}	Other Direct & Overlapping Debt ⁽⁶⁾	Total Debt	Combined % of Allocable LOB Debt ⁽⁷⁾	Value to Lien Ratio ⁽³⁾⁽⁴⁾⁽⁵⁾
ADVENTIST HEALTH SYSTEM/WEST	\$16,480,000	\$248,381	\$105,608	\$353,988	\$1,935,363	\$1,317,747	\$81,385	\$3,334,494	30.40%	4.94
TAYLOR MORRISON OF CA LLC	21,300,028	43,882	92,933	136,815	341,925	1,159,606	20,476	1,522,007	14.03	13.99
STONE POINT PROPERTIES LLC	7,100,338	100,438	--	100,438	782,602	--	38,671	821,273	7.31	8.65
STONE POINT DE LLC	17,888,624	65,959	--	65,959	513,943	--	102,072	616,015	4.80	29.04
STONE POINT ASSOCIATES LLC	17,889,341	53,648	--	53,648	418,023	--	102,076	520,099	3.91	34.40
OIRE CALIFORNIA C LP	18,000,000	52,486	--	52,486	408,965	--	102,708	511,672	3.82	35.18
JMK GOLF LLC	8,475,000	42,327	--	42,327	329,809	--	48,358	378,167	3.08	22.41
BUNKER WILSON LLC	4,700,000	19,093	--	19,093	148,773	--	26,818	175,591	1.39	26.77
AGMA FAMILY PARTNERS I LP	3,900,000	13,537	--	13,537	105,483	--	22,253	127,736	0.99	30.53
MEINYER DENNIS R & ERIN K TTEE	2,200,000	8,093	--	8,093	63,058	--	12,553	75,611	0.59	29.10
Total Top Payers of Special Tax	\$117,933,331	\$647,843	\$198,541	\$846,384	\$5,047,942	\$2,477,353	\$557,371	\$8,082,667	70.33%	14.59
Individual Homeowners	53,803,685	83,683	202,169	285,852	652,058	2,522,647	254,116	3,428,820	29.67	15.69
Total	\$171,737,016	\$731,526	\$400,710	\$1,132,236	\$5,700,000	\$5,000,000	\$811,487	\$11,511,487	100.00%	14.92

*Preliminary; subject to change

(1) Each District's FY 2017-18 Special Tax levy is preliminary and subject to change.

(2) Ownership according to the County 2016-17 Secured Property Roll.

(3) The Districts' property is valued as follows: Appraised value is used for each parcel showing an assessed structure value of less than \$200,000; Assessed Value is used for all other parcels. All assessed values per the July 1, 2016 County secured assessment roll.

(4) The projected par amount of Stone Point CFD 1 Series 2017 Refunding Bonds has been allocated based upon each parcel's proportionate share of CFD 1's 2017-18 Maximum Special Tax to CFD 1's total 2017-18 Maximum Special Tax.

(5) All of the Stone Point CFD 5 lies within the boundaries of Stone Point CFD 1. The Projected Par amount of Stone Point CFD 5 Series 2017 Refunding Bonds has been allocated based upon each parcel's proportionate share of CFD 5's 2017-18 Maximum Special Tax to CFD 5's total 2017-18 Maximum Special Tax.

(6) Direct and overlapping tax and assessment debt, excludes overlapping general fund debt.

(7) Represents the percentage allocation of the combined debt of both 2017 Local Obligation Bonds of each top owner category.

Sources: Willdan Financial Services; Seevers Jordan Ziegenmeyer; California Municipal Statistics Inc.; Placer County.

A description of the top ten taxpayers, based on the projected Fiscal Year 2017-18 levy, in the Districts on an aggregate basis follows.

Adventist Health System/West. Adventist Health System/West, a California corporation ("**Adventist Health**") owned 4 parcels within Stone Point CFD No. 1 as of the January 1, 2016 lien date for the Fiscal Year 2016-17 property tax roll, none of which have an assessed value for structural improvements. Two of these 4 parcels are also located within Stone Point CFD No. 5. The four parcels owned by Adventist Health (two of which were recently purchased in March 2016) have been assembled for construction of a new headquarters building. The proposed campus is expected to be constructed in two phases, for a total of approximately 685,000 square feet. This planned \$100 million headquarters will be a largely transparent building surrounded by a park-like setting of trees and rolling hills. The first phase will consist of an approximately 280,000 square foot, five-story Class A building, which is currently in review for building permits with the City, and could potentially be open by the end of 2018. There is no schedule for the second and larger phase of the project, which is expected to include approximately 405,000 additional square feet of office space.

Adventist Health was organized in 1980 pursuant to Section 501(c)(3) of the Internal Revenue Code of 1986. Its corporate office is located in the City, and has been there since _____. Adventist Health is a parent company that controls or manages 20 nonprofit corporations that own or lease and operate hospital facilities in California, Hawaii, Oregon and Washington (collectively, the "**Adventist System**"). Approximately 275 clinics are also operated by the Adventist System. The workforce of the Adventist System includes approximately 21,000 employees, 4,500 medical staff physicians, and 3,600 volunteers. The central business of the Adventist System is the delivery of services to improve the health of the communities in which they operate. *Only the owner of the parcels in the Districts (Adventist Health) is responsible for the payment of the special taxes levied on such parcels; none of the other members of the Adventist System are responsible for such special taxes.*

Adventist Health is governed by a 13-member board of directors. Its President and Chief Executive Officer is Scott Reiner. Mr. Reiner was appointed to this position in April 2014 after serving as executive vice president and chief operating officer since 2011; prior to that, he held the role of senior vice president. Adventist Health's Executive Vice President/Chief Operating Office and Chief Strategy Office is Bill Wing. Mr. Wing assumed this position in March 2014, after serving as senior vice president for system performance and strategy since June 2011. In this role, Mr. Wing drives the strategic plan and value-based performance targets for the Adventist System in all four states in which it operates. Jack Wager is the Senior Vice President and Chief Financial Officer of Adventist Health. He assumed this role in March 2014.

Additional information regarding Adventist Health and its affiliated organizations, including audited financial statements and information about long-term indebtedness, is available on its website. *Adventist Health's website address is <http://www.adventisthealth.org>. The website address is given for reference and convenience only, the information on the website may be incomplete or inaccurate and has not been reviewed by the City or the Underwriter. Nothing on the website is a part of this Official Statement or incorporated into this Official Statement by reference.*

Taylor Morrison of California LLC. Taylor Morrison of California LLC owned 55 parcels within the Districts (all of which are located in both Districts) as of the January 1, 2016 lien date for the Fiscal Year 2016-17 property tax roll, which it is developing into single-family homes for sale to individual homeowners. Of these 55 parcels, 47 had an assessed value for structural

improvements of \$200,000 or less for Fiscal Year 2016-17, and therefore were included in the properties appraised. All of the 55 parcels owned by Taylor Morrison as of January 1, 2016 are developing into single-family homes and it is likely that most, if not all, of these parcels are now owned by individual homeowners.

Taylor Morrison of California LLC, a California limited liability company, is the owner of the lots described above which are being constructed and marketed by Taylor Morrison Homes. Taylor Morrison of California LLC is a subsidiary of Taylor Morrison Home Corporation, a Delaware corporation ("**Taylor Morrison**"). Taylor Morrison's common stock is publicly traded on the NYSE under the symbol "TMHC." Taylor Morrison is one of the largest public homebuilders in the United States, as well as a real estate developer, with a portfolio of lifestyle and master-planned communities. It operates under both the Taylor Morrison and Darling Homes brand names.

Taylor Morrison's website address is <http://www.taylormorrison.com>. The website address is given for reference and convenience only, the information on the website may be incomplete or inaccurate and has not been reviewed by the City or the Underwriter. Nothing on the website is a part of this Official Statement or incorporated into this Official Statement by reference.

Stone Point DE, LLC. This entity owns the parcel located at 1420 Rocky Ridge Drive, which is an office building currently leased to various professional services firms, including investment advisors, doctors, lawyers and others.

Stone Point Associates LLC. This entity owns parcels located at 1474 and 1478 Stone Point Drive, which are office buildings currently leased to various professional services tenants, including H&R Block, Morgan Stanley & Co., CoBank and various law offices.

JMK Golf LLC. This entity owns parcels located at 1455, 1465, 1475 and 1485 on Eureka Road, and is currently leased to various full-service restaurants and service providers.

Value-to-Lien Ratios by Range – Districts Combined. The following table summarizes the combined value-to-lien ratios of all property in the Districts against the Districts' CFD Bonds, by value-to-lien ratio ranges.

ROSEVILLE FINANCE AUTHORITY
Summary Value-to-Lien Ratios by Range – The Districts Combined

Value to Lien Ratio	Number of Parcels Levied	Valuation of District Property⁽¹⁾	CFD 1 & CFD 5 2017 Refunding Bonds & Overlapping Debt⁽²⁾⁽³⁽⁴⁾⁾	Percent of District's Allocable Debt⁽⁵⁾
20:1 or Greater	25	\$81,686,809	\$2,810,976	37.10%
10:1 to 19.99:1	165	67,383,982	4,500,979	15.91
5:1 to 9.99:1	8	14,956,225	1,980,510	31.94
3:1 to 4.99:1 ⁽⁶⁾	2	7,710,000	2,219,031	15.05
Total	200	\$171,737,016	\$11,511,487	100.00%

* Preliminary, subject to change.

- (1) The District property is valued as follows: Appraised value is used for each parcel showing an assessed structure value of less than \$200,000; Assessed Value is used for all other parcels. All assessed values per the July 1, 2016 County secured assessment roll.
- (2) Includes the Projected Par amounts of each Local Obligation Refunding Bond together with other direct and overlapping tax and assessment debt, excludes overlapping general fund debt.
- (3) The Projected Par amount of each Local Obligation Refunding Bond has been allocated based upon each parcel's proportionate share of the respective District's total 2017/18 Maximum Special Tax.
- (4) No annual charges were levied to parcels within the District in FY 2016/17 for Property Assessed Clean Energy (PACE) liens. An annual charge such as this would be preceded by a PACE lien placed onto a parcel within the District.
- (5) Represents the percentage allocation of the combined debt of both 2017 Local Obligation Bonds of each Value to Lien Range category, the percentage excludes all other direct or overlapping debt.
- (6) Represents the total appraised value of Assessor Parcel Numbers 048-460-042 and 048-460-04, which are owned by Adventist Health System/West. The assessed valuation of each of these undeveloped non-residential parcels is \$4,280,000 and \$3,380,000, respectively.

Sources: Willdan Financial Services; Seevers Jordan Ziegenmeyer; California Municipal Statistics Inc.; Placer County.

Development Status – Districts Combined. The table on the following page summarizes the combined value-to-lien ratios of all property in the Districts against the Districts' CFD Bonds and overlapping debt on a development category basis.

ROSEVILLE FINANCE AUTHORITY
Projected 2017-18 Special Tax, Allocable CFD Debt, Other Debt,
and Value-to-Lien Ratios by Development Status – The Districts Combined ⁽¹⁾

Development Status & Land Use Category	Total 2016-17 Assessed Values ⁽²⁾	Appraised Values ⁽²⁾	Combined Values ⁽²⁾	Projected FY 2017-18 Special Tax ⁽¹⁾	FY 2017-18 Maximum Tax	CFD 1 Series 2017 Refunding LOBs ⁽³⁾	CFD 5 Series 2017 Refunding LOBs ⁽⁴⁾	Other Direct & Overlapping Debt ⁽⁵⁾	Total Debt	% of Allocable Debt ⁽³⁾	Value to Lien Ratio ⁽³⁾
Developed Property											
Single-Family Residential Housing ⁽⁶⁾	\$44,350,713	\$30,574,000	\$74,924,713	\$420,349	\$462,010	\$989,765	\$3,660,077	\$274,441	\$4,924,284	42.78%	15.22
Professional Office ⁽⁷⁾	66,548,303	n/a	66,548,303	220,909	267,267	1,721,302	n/a	379,724	2,101,026	18.25%	31.67
Commercial Property ⁽⁷⁾	8,475,000	n/a	8,475,000	42,327	51,210	329,809	n/a	48,358	378,167	3.29%	22.41
Total Developed Property	\$119,374,016	\$30,574,000	\$149,948,016	\$683,584	\$780,486	\$3,040,876	\$3,660,077	\$702,523	\$7,403,477	64.31%	20.25
Under Construction											
Single-Family Home Under Construction ⁽⁸⁾	n/a	\$179,000	\$179,000	\$2,318	\$2,523	\$4,217	\$22,175	\$151	\$26,543	0.23%	6.74
Total Under Construction	n/a	\$179,000	\$179,000	\$2,318	\$2,523	\$4,217	\$22,175	\$151	\$26,543	0.23%	6.74
Undeveloped Property											
Commercial - Planned Development ⁽⁹⁾	n/a	\$21,610,000	\$21,610,000	\$446,333	\$523,236	\$2,654,907	\$1,317,747	\$108,813	\$4,081,467	35.46%	5.29
Total Undeveloped Property	n/a	\$21,610,000	\$21,610,000	\$446,333	\$523,236	\$2,654,907	\$1,317,747	\$108,813	\$4,081,467	35.46%	5.29
Total District	\$119,374,016	\$52,363,000	\$171,737,016	\$1,132,236	\$1,306,245	\$5,700,000	\$5,000,000	\$811,487	\$11,511,487	100.00%	14.92

*Preliminary; subject to change.

(1) The combined 2017-18 Special Tax levies are preliminary and subject to change.

(2) The Districts' property is valued as follows: Appraised value is used for each parcel showing an assessed structure value of less than \$200,000; Assessed Value is used for all other parcels. All assessed values per the July 1, 2016 County secured assessment roll.

(3) The projected par amount of Stone Point CFD 1 Series 2017 Refunding Bonds has been allocated based upon each parcel's proportionate share of CFD 1's 2017-18 Maximum Special Tax to CFD 1's total 2017-18 Maximum Special Tax.

(4) All of the Stone Point CFD 5 lies within the boundaries of Stone Point CFD 1. The projected par amount of Stone Point CFD 5 Series 2017 Refunding Bonds has been allocated based upon each parcel's proportionate share of CFD 5's 2017-18 Maximum Special Tax to CFD 5's total 2017-18 Maximum Special Tax.

(5) Other direct and overlapping debt excludes overlapping general fund debt.

(6) Developed single-family residential housing is any single-family home showing as owned by an individual home owner according to County records or as indicated by the appraiser that the home has been completed.

(7) These developed properties are outside of the boundaries of CFD 5.

(8) One single-family home under construction per the appraisal report.

(9) These undeveloped parcels are under CC - PD zoning (Commercial - Planned Development), which generally allows for commercial uses along with a planned development overlay. A planned development district is a special purpose district and may be established with the approval of a Zoning Ordinance amendment. It can be applied in circumstances where the desired mix of uses cannot be achieved with a residential, commercial or industrial mixed use district when combined with a special area overlay or existing planned development districts cannot be readily converted to a new zoning district. See Appendix H for further information.

Sources: Willdan Financial Services; Seever's Jordan Ziegenmeyer; California Municipal Statistics Inc.; Placer County.

VALUE OF PROPERTY WITHIN THE DISTRICTS AND SPECIAL TAX BURDENS

Property Values

The value of the land within the Districts is a critical factor in determining the investment quality of the Bonds. If a property owner defaults on the payment of a Special Tax, the City's only remedy is to foreclose on the delinquent property in an attempt to obtain funds with which to pay the delinquent Special Taxes. See "SECURITY FOR THE CFD BONDS – Covenants of the City" and "RISK FACTORS – Bankruptcy Delays." Reductions in District property values due to a downturn in the economy, natural disasters such as earthquakes or floods, stricter land use regulations or other events could have an adverse impact on the security for payment of the Special Taxes, which in turn could have an adverse impact on the security for payment of the Bonds.

The Special Tax is levied on each taxable parcel within the Districts and only the respective individual parcel is responsible for such Special Tax. In comparing the aggregate value of the taxable property within the Districts and the principal amount of the Bonds, it should be noted that only the Assessor's parcel of real property upon which there is a delinquent Special Tax can be foreclosed upon. All of the taxable property within the Districts cannot be foreclosed upon as a whole to pay delinquent Special Taxes unless all of the property is subject to delinquent Special Taxes. Individual parcels may be foreclosed upon to pay delinquent Special Taxes levied against such parcels only. See "SECURITY FOR THE CFD BONDS" and "RISK FACTORS."

The principal amount of the CFD Bonds is not allocated pro-rata among the parcels within the Districts; rather, the annual Special Taxes for the Districts are billed annually for each taxable parcel within the Districts in accordance with the applicable Special Tax Formula. Upon sale of developed parcels, the buyer typically acquires the property subject to the unpaid portion of any general taxes and special taxes levied against the parcel purchased. General taxes and special taxes are not required to be removed from the property and are not required to be, but may be, paid off in full upon transfer of property or upon development of the property.

Assessed Values in the Districts

Article XIII A of the California Constitution (Proposition 13) defines "full cash value" to mean "the county assessor's valuation of real property as shown on the 1975-76 bill under 'full cash value', or, thereafter, the appraised value of real property when purchased or newly constructed or when a change in ownership has occurred after the 1975 assessment," subject to exemptions in certain circumstances of property transfer or reconstruction. The "full cash value" is subject to annual adjustment to reflect increases, not to exceed 2 percent for any year, or decreases in the consumer price index or comparable local data, or to reflect reductions in property value caused by damage, destruction or other factors.

Because of the general limitation to 2 percent per year in increases in full cash value of properties which remain in the same ownership, the county tax roll does not reflect values uniformly proportional to actual market values. No assurance can be given that should a parcel with delinquent Special Taxes be foreclosed and sold for the amount of the delinquency, that any bid will be received for such property, or if a bid is received that such bid will be sufficient to pay such delinquent installments.

In connection with valuing property in the Districts, the City has obtained the 2016-17 County assessed valuation (the “**Assessed Valuation**”) of the taxable property in the Districts.

Assessed Value of Land in Stone Point CFD No. 1. The aggregate Assessed Valuation of taxable property in the Stone Point CFD No. 1 (200 levied parcels), derived from the Placer County Assessor’s Fiscal Year 2016-17 property tax roll, is \$142,344,245.

Historical Assessed Valuations in Stone Point CFD No. 1. The following table presents historical assessed valuation of taxable property in the District, since its formation.

**ROSEVILLE FINANCE AUTHORITY
Stone Point CFD No. 1
Historical Assessed Valuation**

Fiscal Year	Assessed Valuation ⁽¹⁾	% Change
2003-04	\$12,493,497	--
2004-05	23,376,998	87.1%
2005-06	33,233,032	42.2
2006-07	72,162,875	117.1
2007-08	89,938,071	24.6
2008-09	100,043,371	11.2
2009-10	115,785,132	15.7
2010-11	96,672,401	-16.5
2011-12	95,928,739	-0.8
2012-13	82,498,116	-14.0
2013-14	74,780,134	-9.4
2014-15	76,516,713	2.3
2015-16	88,878,517	16.2
2016-17	142,344,245	60.2

(1) Total of land and structure assessed values.

Source: Assessed Values– Placer County Secured Property Rolls as compiled by Willdan Financial Services.

Assessed Value of Land in Stone Point CFD No. 5. The aggregate Assessed Valuation of taxable property in Stone Point CFD No. 5 (188 levied parcels), derived from the Placer County Assessor’s Fiscal Year 2016-17 property tax roll, is \$55,910,975.

Historical Assessed Valuations in Stone Point CFD No.5. The following table presents historical assessed valuation of taxable property in the District, since its formation.

**ROSEVILLE FINANCE AUTHORITY
Stone Point CFD No. 5
Historical Assessed Valuation**

Fiscal Year	Assessed Valuation ⁽¹⁾	% Change
2006-07	\$5,879,039	--
2007-08	5,996,619	2.0%
2008-09	6,116,549	2.0
2009-10	6,238,877	2.0
2010-11	8,490,000	36.1
2011-12	8,055,000	-5.1
2012-13	9,270,141	15.1
2013-14	5,237,700	-43.5
2014-15	5,261,476	0.5
2015-16	6,268,477	19.1
2016-17	55,910,975	791.9

(1) Total of land and structure assessed values.

Source: Assessed Values – Placer County Secured Property Rolls as compiled by Willdan Financial Services.

The Appraisal

General. To better estimate the value of certain parcels in each of the Districts, the City commissioned an appraisal of such parcels. Specifically, all parcels without improvement assessed value or with improvement assessed value of less than \$200,000 on the 2016-17 County property tax roll were appraised. Seevers Jordan Ziegenmeyer, Rocklin, California (the “Appraiser”) prepared an appraisal report with a date of value of March 29, 2017 (the “Appraisal”). The Appraisal was prepared at the request of the City. The Appraisal is set forth in APPENDIX H hereto. The description herein of the Appraisal is intended for limited purposes only; the Appraisal should be read in its entirety. The conclusions reached in the Appraisal are subject to certain assumptions and qualifications which are set forth in the Appraisal.

Property Appraised. The Appraiser appraised 84 properties, consisting of six commercial parcels and 78 residential parcels with an assessed value for structural improvements of less than \$200,000 on the 2016-17 County property tax roll. Of the 84 parcels appraised, only 4 of the commercial parcels are situated within the boundaries of CFD No. 1 and CFD No. 5; the balance of the appraised properties are situated within the boundaries of both CFD No. and CFD No. 5.

Value Estimates. The Appraisal provides a market value of the appraised properties by ownership and assessor’s parcel, as well as a cumulative, or aggregate, value of the properties as of the date of value. The valuation accounts for the impact of the lien of the Special Taxes within each District. The value estimate for the property as of the March 29, 2017 date of value, using the methodologies described in the Appraisal and subject to the limiting conditions and special assumptions set forth in the Appraisal, and based on the ownership of the property as of that date is: (i) for the parcels located within Stone Point CFD No. 1, \$52,363,000 and (ii) for the parcels located within both Stone Point CFD No. 1 and Stone Point CFD No. 5, \$38,463,000. Each estimate of value represents a “not-less-than” value due to the fact we were requested to provide a market value of the smallest floor plan (by project) on each single-family

residential lot improved with a completed home without an assessed improvement value assigned.

The Appraisal notes that the cumulative, or aggregate, value of the appraised properties represents the sum of the value estimates concluded for each ownership interest, which is not equivalent to the market value of the appraised parcels as a whole. In light of the fact the vested property owners have a number of lot(s) that could sell in bulk to one buyer within 12 months, the Appraiser determined that no discounting was necessary. The Appraisal also notes that while the Assessor's tax roll identifies 1 partially completed single-family home and 46 completed single-family homes held under the ownership of Taylor Morrison of California LLC, based on an inspection and inventory of the subject parcels, most of these homes appear to have, in fact, sold to individual homeowners. Therefore, the Appraiser concluded the valuation of the completed homes did not require bulk discounting.

Hypothetical Condition. The estimate of value is subject to the hypothetical condition that the two series of Prior CFD Bonds are refunded.

Assumptions and Limiting Conditions. In considering the estimate of value evidenced by the Appraisal, the Appraisal is based upon a number of standard and special assumptions which affect the estimates as to value. See "APPENDIX H – The Appraisal."

Projected Absorption Period. The Appraiser also estimated the marketing time that would be required for the disposition of the single-family residential lots, based on the historical marketing times of a number of local sales, as well as current and projected economic conditions, the impacts of present market conditions, as well as anticipated changes in the market. After considering the development timeline and scope of the project, the Appraiser estimated the single-family lots could transfer within 27 months of exposure on the market. Thus, the discounted cash flow analysis reflected sales of residential lots over this period. The estimate takes into account the time and process associated with delivering developable parcels. See Appendix B.

No assurance can be given that the estimated absorption will be achieved or attained over an extended period of time; real estate is cyclical in nature, and it is impossible to accurately forecast and project specific demand over a projected absorption period. See "RISK FACTORS – Property Values and Property Development."

Limitations of Appraisal Valuation. Property values may not be evenly distributed throughout the District; thus, certain parcels may have a greater value than others. This disparity is significant because in the event of nonpayment of the Special Tax, the only remedy is to foreclose against the delinquent parcel.

No assurance can be given that the foregoing valuation can or will be maintained during the period of time that the Bonds are outstanding in that the City has no control over the market value of the property within the District or the amount of additional indebtedness that may be issued in the future by other public agencies, the payment of which, through the levy of a tax or an assessment, may be on a parity with the Special Taxes. See "–Overlapping Liens and Priority of Lien" below.

For a description of certain risks that might affect the assumptions made in the Appraisal, see "RISK FACTORS" herein.

Overlapping Liens

General. Contained within the boundaries of each District are certain overlapping local agencies providing public services and assessing property taxes, assessments, special taxes and other charges on the property in each District. Many of these local agencies have outstanding debt.

In addition, property in each District is also subject to the following 2016-17 non-bonded annual special taxes:

(i) the City's Community Facilities District No. 2 (Public Services) in the maximum annual special tax rate of \$124 to \$196 per residential lot and \$986 to \$1,124 per non-residential acre. The maximum annual special tax rates of this district increase at 4% per year;

(ii) the City's Community Facilities District No. 3 (Municipal Services) in the maximum special tax rates of \$407 per low- or medium-density residential unit, \$2,227 per acre of developed commercial land, and \$1,902.48 per acre of developed business professional land. The maximum annual special tax rates of this district increase at the lower of: 1) 4% per year or 2) the increase in the cost of public safety services;

(iii) the City's Community Facilities District No. 4 (Public Services) in the maximum annual special tax rate of \$304 to \$480 per residential lot. The maximum annual special tax rates of this district increase at 4% per year;

(iv) the Placer County Mosquito Abatement District in the annual amount of \$3 per single family;

(v) the City's Olympus Point Landscape and Lighting District assessment in the maximum annual special tax rate of \$411 per residential unit and \$411 per acre of non-residential land. The maximum annual special tax rates of this district increase at 3% per year; and

(vi) bonded indebtedness for schools in the combined amount of \$237 per low- or medium-density residential unit and \$174 per high-density unit. The amounts shown are for fiscal year 2006-07; some of the amounts are subject to annual escalation.

According to Placer County, none of the parcels within the Districts were levied any charges in Fiscal Year 2016-17 by the PACE program that they administer.

The overlapping debt statement for Stone Point CFD No. 1 and Stone Point CFD No. 5 follow on the next two pages. Applicable percentages were estimated by determining the portion of the overlapping district's assessed value that is within the boundaries of the applicable District divided by the overlapping district's total taxable assessed value. The following tables were prepared by California Municipal Statistics, Inc., and are included for general information purposes only. Neither the Authority, the City nor the Underwriter has reviewed these reports for completeness or accuracy and makes no representation in connection therewith.

ROSEVILLE FINANCE AUTHORITY
Direct and Overlapping Debt
Stone Point CFD No. 1
As of April 1, 2017

2016-17 Local Secured Assessed Valuation: \$142,344,245 (Land and Improvements)

<u>DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT:</u>	<u>% Applicable</u>	<u>Debt</u>	
Roseville Joint Union High School District General Obligation Bonds	0.540%	\$ 638,026	
Roseville City School District General Obligation Bonds	0.949	173,461	
City of Roseville Stone Point Community Facilities District No. 1	100.000	6,120,000	(1)
City of Roseville Stone Point Community Facilities District No. 5	100.000	4,915,000	(1)
TOTAL DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT		\$11,846,487	

<u>OVERLAPPING GENERAL FUND DEBT:</u>			
Placer County Certificates of Participation	0.211%	\$ 65,839	
Placer County Office of Education Certificates of Participation	0.211	2,744	
Sierra Joint Community College District Certificates of Participation	0.160	10,615	
Roseville Joint Union High School District Certificates of Participation	0.540	3,026	
Roseville City School District Certificates of Participation	0.949	73,798	
City of Roseville Certificates of Participation	0.715	182,887	
Placer Mosquito and Vector Control District Certificates of Participation	0.211	7,366	
TOTAL GROSS OVERLAPPING GENERAL FUND DEBT		\$346,275	
Less: City of Roseville supported obligations		23,188	
TOTAL NET OVERLAPPING GENERAL FUND DEBT		\$323,087	

GROSS COMBINED TOTAL DEBT	\$12,192,762	(2)
NET COMBINED TOTAL DEBT	\$12,169,574	

Ratios to 2016-17 Local Secured Assessed Valuation:

Direct Debt (\$6,120,000)	4.30%
Total Direct and Overlapping Tax and Assess. Debt ...	8.32%
Gross Combined Total Debt	8.57%
Net Combined Total Debt	8.55%

(1) Excludes the CFD Bonds to be sold.

(2) Excludes tax and revenue anticipation notes, enterprise revenue, mortgage revenue and non-bonded capital lease obligations.

Source: California Municipal Statistics.

ROSEVILLE FINANCE AUTHORITY
Direct and Overlapping Debt
Stone Point CFD No. 5
As of April 1, 2017

2016-17 Local Secured Assessed Valuation: \$55,910,975 (Land and Improvements)

<u>DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT:</u>	<u>% Applicable</u>	<u>Debt</u>	
Roseville Joint Union High School District General Obligation Bonds	0.212%	\$ 250,261	
Roseville City School District General Obligation Bonds	0.372	68,039	
City of Roseville Stone Point Community Facilities District No. 1	32.483	1,987,989	(1)
City of Roseville Stone Point Community Facilities District No. 5	100.000	4,915,000	(1)
TOTAL DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT		\$7,221,289	

<u>OVERLAPPING GENERAL FUND DEBT:</u>		
Placer County Certificates of Participation	0.083%	\$ 25,825
Placer County Office of Education Certificates of Participation	0.083	1,076
Sierra Joint Community College District Certificates of Participation	0.063	4,164
Roseville Joint Union High School District Certificates of Participation	0.212	1,187
Roseville City School District Certificates of Participation	0.372	28,947
City of Roseville Certificates of Participation	0.281	71,736
Placer Mosquito and Vector Control District Certificates of Participation	0.083	2,889
TOTAL GROSS OVERLAPPING GENERAL FUND DEBT		\$135,824
Less: City of Roseville supported obligations		9,095
TOTAL NET OVERLAPPING GENERAL FUND DEBT		\$126,729

GROSS COMBINED TOTAL DEBT	\$7,357,113	(2)
NET COMBINED TOTAL DEBT	\$7,348,018	

Ratios to 2016-17 Local Secured Assessed Valuation:

Direct Debt (\$4,915,000)	8.79%
Total Direct and Overlapping Tax and Assess. Debt .	12.92%
Gross Combined Total Debt	13.16%
Net Combined Total Debt	13.14%

(1) Excludes the CFD Bonds to be sold.

(2) Excludes tax and revenue anticipation notes, enterprise revenue, mortgage revenue and non-bonded capital lease obligations.

Source: California Municipal Statistics.

Value to Special Tax Burden Ratios

Stone Point CFD No. 1. The aggregate estimate of value of taxable property in Stone Point CFD No. 1 is \$171,737,016. This is the sum of the \$52,363,000 estimate of the appraised value of the parcels appraised, together with the \$119,374,016 Assessed Value of all other parcels in the District. This aggregate value of taxable property of \$171,737,016 is approximately 14.92 times the \$11,511,487* total direct and overlapping debt in Stone Point CFD No. 1 as of April 1, 2017 (giving effect to the issuance of \$5,700,000* of CFD Bonds for Stone Point CFD No. 1).

*Preliminary; subject to change.

Development Status – Stone Point CFD No. 1. The following table summarizes the combined value-to-lien ratios of all property in Stone Point CFD No. 1 against the District’s CFD Bonds and overlapping debt on a development category basis.

ROSEVILLE FINANCE AUTHORITY
Projected 2017-18 Special Tax, Allocable CFD Debt, Other Debt,
and Value-to-Lien Ratios by Development Status – Stone Point CFD No. 1⁽¹⁾

Development Status & Land Use Category	No. of Parcels Levied	Total 2016-17 Assessed Values ⁽²⁾	Appraised Values ⁽²⁾	Combined Values ⁽²⁾	Projected FY 2017-18 Special Tax ⁽¹⁾	FY 2017-18 Maximum Tax	CFD 1 Series 2017 Refunding LOBs ^{*(3)}	CFD 5 Series 2017 Refunding LOBs ^{*(4)}	Other Direct & Overlapping Debt ⁽⁵⁾	Total Debt	% of Allocable Debt ⁽³⁾	Value to Lien Ratio ⁽³⁾
Developed Property												
Single-Family Residential Housing ⁽⁶⁾	185	\$44,350,713	\$30,574,000	\$74,924,713	\$127,023	\$153,681	\$989,765	\$3,660,077	\$274,441	\$4,924,284	17.36%	15.22
Professional Office	7	66,548,303	n/a	66,548,303	220,909	267,267	1,721,302	n/a	379,724	2,101,026	30.20	31.67
Commercial Property	1	8,475,000	n/a	8,475,000	42,327	51,210	329,809	n/a	48,358	378,167	5.79	22.41
Total Developed Property	193	\$119,374,016	\$30,574,000	\$149,948,016	\$390,259	\$472,157	\$3,040,876	\$3,660,077	\$702,523	\$7,403,477	53.35%	20.25
Under Construction												
Single-Family Home Under Construction ⁽⁷⁾	1	n/a	\$179,000	\$179,000	\$541	\$655	\$4,217	\$22,175	\$151	\$26,543	0.07%	6.74
Total Under Construction	1	n/a	\$179,000	\$179,000	\$541	\$655	\$4,217	\$22,175	\$151	\$26,543	0.07%	6.74
Undeveloped Property												
Commercial - Planned Development ⁽⁸⁾	6	n/a	\$21,610,000	\$21,610,000	\$340,726	\$412,228	\$2,654,907	\$1,317,747	\$108,813	\$4,081,467	46.58%	5.29
Total Undeveloped Property	6	n/a	\$21,610,000	\$21,610,000	\$340,726	\$412,228	\$2,654,907	\$1,317,747	\$108,813	\$4,081,467	46.58%	5.29
Total District	200	\$119,374,016	\$52,363,000	\$171,737,016	\$731,526	\$885,040	\$5,700,000	\$5,000,000	\$811,487	\$11,511,487	100.00%	14.92

*Preliminary; subject to change.

(1) The combined 2017-18 Special Tax levies are preliminary and subject to change.

(2) The Districts' property is valued as follows: Appraised value is used for each parcel showing an assessed structure value of less than \$200,000; Assessed Value is used for all other parcels. All assessed values per the July 1, 2016 County secured assessment roll.

(3) The projected par amount of Stone Point CFD 1 Series 2017 Refunding Bonds has been allocated based upon each parcel's proportionate share of CFD 1's 2017-18 Maximum Special Tax to CFD 1's total 2017-18 Maximum Special Tax.

(4) All of the Stone Point CFD 5 lies within the boundaries of Stone Point CFD 1. The projected par amount of Stone Point CFD 5 Series 2017 Refunding Bonds has been allocated based upon each parcel's proportionate share of CFD 5's 2017-18 Maximum Special Tax to CFD 5's total 2017-18 Maximum Special Tax.

(5) Other direct and overlapping debt excludes overlapping general fund debt.

(6) Developed single-family residential housing is any single-family home showing as owned by an individual home owner according to County records or as indicated by the appraiser that the home has been completed.

(7) One single-family home under construction per the appraisal report.

(8) These undeveloped parcels are under CC - PD zoning (Commercial - Planned Development), which generally allows for commercial uses along with a planned development overlay. A planned development district is a special purpose district and may be established with the approval of a Zoning Ordinance amendment. It can be applied in circumstances where the desired mix of uses cannot be achieved with a residential, commercial or industrial mixed use district when combined with a special area overlay or existing planned development districts cannot be readily converted to a new zoning district. See Appendix H for further information.

Sources: Willdan Financial Services; Seever Jordan Ziegenmeyer; California Municipal Statistics Inc.; Placer County.

Value-to-Lien Ratios for Top Ten Taxpayers – Stone Point CFD No. 1. The following table summarizes the combined value-to-lien ratio of the top ten taxpayers of property in Stone Point CFD No. 1 against the District's CFD Bonds and overlapping debt.

ROSEVILLE FINANCE AUTHORITY
Top Ten Payers of Projected 2017-18 Special Tax Levy – Stone Point CFD No. 1⁽¹⁾

Property Owner ⁽²⁾	No. of Parcels Levied	Valuation of District Property ⁽³⁾	Projected CFD 1 2017-18 Special Tax ⁽¹⁾	CFD 1 2017-18 Maximum Tax	CFD 1 Series 2017 Refunding Bonds ⁽⁴⁾	CFD 5 Series 2017 Refunding Bonds ⁽⁵⁾	Other Direct and Overlapping Debt ⁽⁶⁾	Total Debt	% of District's Allocable Debt ⁽⁴⁾	Value to Lien Ratio ⁽³⁾⁽⁴⁾
ADVENTIST HEALTH SYSTEM/WEST	4	\$16,480,000	\$248,381	\$300,504	\$1,935,363	\$1,317,747	\$81,385	\$3,334,494	33.95%	4.94
STONE POINT PROPERTIES LLC	3	7,100,338	100,438	121,515	782,602	--	38,671	821,273	13.73%	8.65
STONE POINT DE LLC	1	17,888,624	65,959	79,800	513,943	--	102,072	616,015	9.02%	29.04
STONE POINT ASSOCIATES LLC	1	17,889,341	53,648	64,906	418,023	--	102,076	520,099	7.33%	34.40
OIRE CALIFORNIA C LP	1	18,000,000	52,486	63,500	408,965	--	102,708	511,672	7.17%	35.18
TAYLOR MORRISON OF CA LLC	55	21,300,028	43,882	53,091	341,925	1,159,606	20,476	1,522,007	6.00%	13.99
JMK GOLF LLC	1	8,475,000	42,327	51,210	329,809	--	48,358	378,167	5.79%	22.41
BUNKER WILSON LLC	1	4,700,000	19,093	23,100	148,773	--	26,818	175,591	2.61%	26.77
AGMA FAMILY PARTNERS I LP	1	3,900,000	13,537	16,378	105,483	--	22,253	127,736	1.85%	30.53
MEINYER DENNIS R & ERIN K TTEE	1	2,200,000	8,093	9,791	63,058	--	12,553	75,611	1.11%	29.10
Total Top Payers of Special Tax	69	\$112,533,059	\$647,843	\$783,795	\$5,047,942	\$2,477,353	\$557,371	\$8,082,667	88.56%	14.59
Individual Home Owners	131	53,803,685	83,683	101,245	652,058	2,522,647	254,116	3,428,820	11.44%	15.69
Total	200	\$171,737,016	\$731,526	\$885,040	\$5,700,000	\$5,000,000	\$811,487	\$11,511,487	100.00%	14.92

* Preliminary, subject to change.

(1) The FY 2017-18 Special Tax Levy is preliminary and subject to change. Any changes to the total 2017-18 Special Tax Levy will not change the ranking of the above tax payers.

(2) Ownership according to the County 2016-17 Secured Property Roll.

(3) The valuation of the real property within the District represents the 2016-17 assessed value of each Assessor Parcel Number (APN) showing assessed structure value greater than zero; for each APN showing a zero assessed structure value, the parcel was instead valued using appraised value.

(4) The Projected Par amount of the District's Series 2017 Refunding Bonds has been allocated based upon each parcel's proportionate share of the District's total 2017-18 Maximum Special Tax.

(5) All of the Stone Point CFD 5 lies within the District, the Projected Par amount of the Stone Point CFD 5 Series 2017 Refunding Bonds has been allocated based upon each parcel's proportionate share of the Stone Point CFD 5 total 2017-18 Maximum Special Tax.

(6) Direct and overlapping tax and assessment debt excludes overlapping general fund debt.

Sources: Willdan Financial Services; Seevers Jordan Ziegenmeyer; California Municipal Statistics Inc.; Placer County.

Value-to-Lien Ratios by Range – Stone Point CFD No. 1. The following table summarizes the combined value-to-lien ratios of all property in the District against the District's CFD Bonds, by value-to-lien ratio ranges.

ROSEVILLE FINANCE AUTHORITY
Summary Value-to-Lien Ratios by Range – Stone Point CFD No. 1

Value to Lien Ratio	Number of Parcels Levied	Valuation of District Property⁽¹⁾	CFD 1 & CFD 5 2017 Refunding Bonds & Overlapping Debt^{*(2)(3)(4)}	Percent of District's Allocable Debt⁽⁵⁾
20:1 or Greater	25	\$81,686,809	\$2,810,976	37.10%
10:1 to 19.99:1	165	67,383,982	4,500,979	15.91
5:1 to 9.99:1	8	14,956,225	1,980,510	31.94
3:1 to 4.99:1	2	7,710,000	2,219,031	15.05
Total	200	\$171,737,016	\$11,511,487	100.00%

* Preliminary, subject to change.

- (1) The District property is valued as follows: Appraised value is used for each parcel showing an assessed structure value of less than \$200,000; Assessed Value is used for all other parcels. All assessed values per the July 1, 2016 secured assessment roll.
- (2) All of Stone Point CFD 5 lies within Stone Point CFD 1. Total debt includes the projected par amount of both the Stone Point CFD 1 and Stone Point CFD 5 Series 2017 Refunding Bonds together with other direct and overlapping tax and assessment debt, and excludes overlapping general fund debt.
- (3) The Projected Par amount of the District's Series 2017 Refunding Bonds has been allocated based upon each parcel's proportionate share of the District's total 2017-18 Maximum Special Tax. The projected par amount of the Stone Point CFD 5 Series 2017 Refunding Bonds has been allocated based upon each parcel's proportionate share of the CFD 5 total 2017-18 Maximum Special Tax.
- (4) No annual charges were levied to parcels within the District in FY 2016-17 for Property Assessed Clean Energy (PACE) liens. An annual charge such as this would be preceded by a PACE lien placed onto a parcel within the District.
- (5) Represents the percentage allocation of the combined debt of both 2017 Local Obligation Bonds of each Value to Lien Range category, the percentage excludes all other direct or overlapping debt.
- (6) Represents the total appraised value of Assessor Parcel Numbers 048-460-042 and 048-460-04, which are owned by Adventist Health System/West. The assessed valuation of each of these undeveloped non-residential parcels is \$4,280,000 and \$3,380,000, respectively.

Sources: Willdan Financial Services; Seevers Jordan Ziegenmeyer; California Municipal Statistics Inc.; Placer County.

Stone Point CFD No. 5. The aggregate estimate of value of taxable property in Stone Point CFD No. 5 is \$82,813,713. This is the sum of the \$38,463,000 estimate of the appraised value of the parcels appraised, together with the \$44,350,713 Assessed Value of all other parcels in the District. This aggregate value of taxable property of \$82,813,713 is approximately 11.55 times the \$7,169,858* total direct and overlapping debt in Stone Point CFD No. 5 as of April 1, 2017 (giving effect to the issuance of \$5,000,000* of CFD Bonds for Stone Point CFD No. 5).

*Preliminary; subject to change.

Development Status – Stone Point CFD No. 5. The following table summarizes the combined value-to-lien ratios of all property in Stone Point CFD No. 5 against the District’s CFD Bonds and overlapping debt on a development category basis.

ROSEVILLE FINANCE AUTHORITY
Projected 2017-18 Special Tax, Allocable CFD Debt, Other Debt,
and Value-to-Lien Ratios by Development Status – Stone Point CFD No. 5⁽¹⁾

Development Status & Land Use Category	No. of Parcels Levied	Total 2016-17 Assessed Values ⁽²⁾	Appraised Values ⁽²⁾	Combined Values ⁽²⁾	Projected FY 2017-18 Special Tax ⁽¹⁾	FY 2017-18 Maximum Tax	CFD 1 Series 2017 Refunding LOBs ⁽³⁾	CFD 5 Series 2017 Refunding LOBs ⁽⁴⁾	Other Direct & Overlapping Debt ⁽⁵⁾	Total Debt	% of Allocable Debt ⁽⁶⁾	Value to Lien Ratio ⁽⁶⁾
Developed Property												
Single-Family Residential Housing ⁽⁶⁾	185	\$44,350,713	\$30,574,000	\$74,924,713	\$293,325	\$308,329	\$3,660,077	\$989,765	\$274,441	\$4,924,284	73.20%	15.22
Under Construction												
Single-Family Home Under Construction ⁽⁷⁾	1	--	\$179,000	\$179,000	\$1,777	\$1,868	\$22,175	\$4,217	\$151	\$26,543	0.44%	6.74
Undeveloped Property												
Commercial - Planned Development ⁽⁸⁾	2	--	\$7,710,000	\$7,710,000	\$105,608	\$111,008	\$1,317,747	\$857,576	\$43,708	\$2,219,031	26.35%	3.47
Total District	188	\$44,350,713	\$38,463,000	\$82,813,713	\$400,710	\$421,205	\$5,000,000	\$1,851,559	\$318,300	\$7,169,858	100.00%	11.55

*Preliminary; subject to change.

(1) The combined 2017-18 Special Tax levies are preliminary and subject to change.

(2) The Districts' property is valued as follows: Appraised value is used for each parcel showing an assessed structure value of less than \$200,000; Assessed Value is used for all other parcels. All assessed values per the July 1, 2016 County secured assessment roll.

(3) The projected par amount of Stone Point CFD 5 Series 2017 Refunding Bonds has been allocated based upon each parcel's proportionate share of CFD 5's 2017-18 Maximum Special Tax to CFD 5's total 2017-18 Maximum Special Tax.

(4) All of Stone Point CFD 5 lies within the boundaries of Stone Point CFD 1. The projected par amount of Stone Point CFD 1 Series 2017 Refunding Bonds has been allocated based upon each CFD 1 parcel's proportionate share of CFD 1's 2017-18 Maximum Special Tax to CFD 1's total 2017-18 Maximum Special Tax.

(5) Other Direct and Overlapping Debt excludes Overlapping General Fund Debt

(6) Developed single-family residential housing is any single-family home showing as owned by an individual home owner according to County records or as indicated by the appraiser that the home has been completed.

(7) One single-family home under construction per the appraisal report.

(8) These undeveloped parcels are under CC - PD zoning (Commercial - Planned Development), which generally allows for commercial uses along with a planned development overlay. A planned development district is a special purpose district and may be established with the approval of a Zoning Ordinance amendment. It can be applied in circumstances where the desired mix of uses cannot be achieved with a residential, commercial or industrial mixed use district when combined with a special area overlay or existing planned development districts cannot be readily converted to a new zoning district. See Appendix H for further information.

Sources: Willdan Financial Services; Seevers Jordan Ziegenmeyer; California Municipal Statistics Inc.; Placer County.

Value-to-Lien Ratios for Top Ten Taxpayers – Stone Point CFD No. 5. The following table summarizes the combined value-to-lien ratio of the top ten taxpayers of property in the District against the District's CFD Bonds and overlapping debt.

ROSEVILLE FINANCE AUTHORITY
Top Ten Payers of Projected 2017-18 Special Tax Levy – Stone Point CFD No. 5

Property Owner ⁽²⁾	No. of Parcels Levied	Valuation of District Property ⁽³⁾	Projected CFD 5 2017-18 Special Tax ⁽¹⁾	CFD 5 2017-18 Maximum Tax	CFD 5 Series 2017 Refunding Bonds*⁽⁴⁾	CFD 1 Series 2017 Refunding Bonds*⁽⁵⁾	Other Direct & Overlapping Debt	Total Debt	% of Allocable Debt ⁽⁴⁾	Value to Lien Ratio ⁽³⁾⁽⁴⁾
ADVENTIST HEALTH SYSTEM/WEST	2	\$7,710,000	\$105,608	\$111,008	\$1,317,747	\$857,576	\$43,708	\$2,219,031	26.35%	3.47
TAYLOR MORRISON OF CA LLC	55	21,300,028	92,933	97,686	1,159,606	341,925	20,476	1,522,007	23.19	13.99
Total Top Payers of Special Tax	57	\$23,609,756	\$198,541	\$208,695	\$2,477,353	\$1,199,501	\$64,184	\$3,741,039	49.55	7.75
Individual Homeowner	131	53,803,685	202,169	212,510	2,522,647	652,058	254,116	3,428,820	50.45	15.69
Total	188	\$82,813,713	\$400,710	\$421,205	\$5,000,000	\$1,851,559	\$318,300	\$7,169,858	100.00%	11.55

* Preliminary, subject to change.

(1) The FY 2017-18 Special Tax Levy is preliminary and subject to change. Any changes to the total 2017-18 Special Tax Levy will not change the ranking of the above tax payers.

(2) Ownership according to the County 2016-17 Secured Property Roll.

(3) The District property is valued as follows: Appraised value is used for each parcel showing an assessed structure value of less than \$200,000; Assessed Value is used for all other parcels. All assessed values per the July 1, 2016 secured assessment roll.

(4) The Projected Par amount of the District's Series 2017 Refunding Bonds has been allocated based upon each parcel's proportionate share of the District's total 2017-18 Maximum Special Tax.

(5) A portion of Stone Point CFD 1 lies within the District, the Projected Par amount of the Stone Point CFD 1 Series 2017 Refunding Bonds has been allocated based upon each parcel's proportionate share of the Stone Point CFD 1 total 2017-18 Maximum Special Tax

Sources: Willdan Financial Services; Placer County.

Value-to-Lien Ratios by Range – Stone Point CFD No. 5. The following table summarizes the combined value-to-lien ratios of all property in the District against the District's CFD Bonds, by value-to-lien ratio ranges.

ROSEVILLE FINANCE AUTHORITY
Summary Value-to-Lien Ratios by Range – Stone Point CFD No. 5

Value to Lien Ratio	Number of Parcels Levied	Valuation of District Property⁽¹⁾	CFD 5 & CFD 1 2017 Refunding Bonds & Overlapping Debt^{*(2)(3)(4)}	Percent of District's Allocable Debt⁽⁵⁾
20:1 or Greater	17	\$6,663,506	\$331,774	5.18%
10:1 to 19.99:1	165	67,383,982	4,500,979	66.68
5:1 to 9.99:1	4	1,056,225	118,074	1.79
3:1 to 4.99:1 ⁽⁶⁾	2	7,710,000	2,219,031	26.35
Total	188	\$82,813,713	\$7,169,858	100.00%

* Preliminary, subject to change.

- (1) The District property is valued as follows: Appraised value is used for each parcel showing an assessed structure value of less than \$200,000; Assessed Value is used for all other parcels. All assessed values per the July 1, 2016 secured assessment roll.
- (2) A portion of Stone Point CFD 1 lies within the District. Total debt includes the projected par amount of both the Stone Point CFD 5 and Stone Point CFD 1 Series 2017 Refunding Bonds together with other direct and overlapping tax and assessment debt, and excludes overlapping general fund debt.
- (3) The projected par amount of the District's Series 2017 Refunding Bonds has been allocated based upon each parcel's proportionate share of the District's total 2017-18 Maximum Special Tax. The projected par amount of the Stone Point CFD 1 Series 2017 Refunding Bonds has been allocated based upon each parcel's proportionate share of the CFD 1 total 2017-18 Maximum Special Tax.
- (4) No annual charges were levied to parcels within the District in FY 2016-17 for Property Assessed Clean Energy (PACE) liens. An annual charge such as this would be preceded by a PACE lien placed onto a parcel within the District.
- (5) Represents the percentage allocation of the combined debt of both 2017 Local Obligation Bonds of each Value to Lien Range category, the percentage excludes all other direct or overlapping debt.
- (6) Represents the total appraised value of Assessor Parcel Numbers 048-460-042 and 048-460-04, which are owned by Adventist Health System/West. The assessed valuation of each of these undeveloped non-residential parcels is \$4,280,000 and \$3,380,000, respectively.

Sources: Willdan Financial Services; Seevers Jordan Ziegenmeyer; California Municipal Statistics Inc.; Placer County.

Delinquencies

Tax Collections and Delinquencies – Stone Point CFD No. 1. The following table is a summary of Special Tax levies, delinquencies and delinquency rates in Stone Point CFD No. 1 for fiscal years 2011-12 to 2016-17.

ROSEVILLE FINANCE AUTHORITY
Special Tax Levies, Delinquencies and Delinquency Rates
Stone Point CFD No. 1
Fiscal Years 2011-12 to 2016-2017

Fiscal Year	Annual Special Taxes Levied	No. of Parcels Levied	As of Each Fiscal Year End ⁽¹⁾				As of _____, 2017			
			Amount Collected ⁽²⁾	Amount Delinquent ⁽²⁾	No. of Parcels Delinquent	% Levy Delinquent	Remaining Amount Collected ⁽²⁾	Remaining Amount Delinquent ⁽²⁾	Remaining No. of Parcels Delinquent	% Levy Delinquent
2010/11	\$801,339	18	\$801,339	\$ 0	0	0.00%	\$ 0	\$ 0	0	0.00%
2011/12	808,292	18	808,292	0	0	0.00%	0	0	0	0.00%
2012/13	809,529	18	809,529	0	0	0.00%	0	0	0	0.00%
2013/14	834,875	18	834,875	0	0	0.00%	0	0	0	0.00%
2014/15	792,256	18	792,256	0	0	0.00%	0	0	0	0.00%
2015/16	789,404	200	788,593	811	2	0.10%	(811)	0	0	0.00%
2016/17	788,366	200	786,811	1,555	3	0.20%	0	1,555	3	0.20%

(1) Delinquency information as of May or June of the fiscal year in which the Special Taxes were levied.

(2) Delinquent amounts and collections shown above do not include penalties, interest or fees. Source: Placer County Tax Collector, as compiled by Willdan Financial Services.

Tax Collections and Delinquencies – Stone Point CFD No. 5. The following table is a summary of Special Tax levies, delinquencies and delinquency rates in Stone Point CFD No. 5 for fiscal years 2011-12 to 2016-17.

**ROSEVILLE FINANCE AUTHORITY
Special Tax Levies, Delinquencies and Delinquency Rates
Stone Point CFD No. 5
Fiscal Years 2011-12 to 2016-2017**

Fiscal Year	Annual Special Taxes Levied	No. of Parcels Levied	As of Each Fiscal Year End ⁽¹⁾				As of May 17, 2017			
			Amount Collected ⁽²⁾	Amount Delinquent ⁽²⁾	No. of Parcels Delinquent	% Levy Delinquent	Remaining Amount Collected ⁽²⁾	Remaining Amount Delinquent ⁽²⁾	Remaining No. of Parcels Delinquent	% Levy Delinquent
2010/11	\$366,685	6	\$366,685	\$ 0	0	0.00%	\$ 0	\$ 0	0	0.00%
2011/12	374,018	6	374,018	0	0	0.00%	0	0	0	0.00%
2012/13	381,499	6	381,499	0	0	0.00%	0	0	0	0.00%
2013/14	389,129	6	389,129	0	0	0.00%	0	0	0	0.00%
2014/15	396,911	6	396,911	0	0	0.00%	0	0	0	0.00%
2015/16	307,931	188	306,553	1,378	2	0.45%	(1,378)	0	0	0.00%
2016/17	343,448	188	341,122	2,326	3	0.68%	0	2,326	3	0.68%

(1) Delinquency information as of May or June of the fiscal year in which the Special Taxes were levied.

(2) Delinquent amounts and collections shown above do not include penalties, interest or fees.

Source: Placer County Tax Collector, as compiled by Willdan Financial Services.

RISK FACTORS

The purchase of the Bonds described in this Official Statement involves a degree of risk that may not be appropriate for some investors. The following includes a discussion of some of the risks that should be considered before making an investment decision.

Limited Obligation to Pay Debt Service

The Bonds. The Bonds are special obligations of the Authority payable solely from and secured solely by the Revenues, consisting primarily of debt service on the CFD Bonds, and other amounts held and pledged therefor under the Indenture. The Authority has no obligation to pay principal of or interest on the Bonds if the Revenues and the amounts in the other funds pledged for the Bonds are insufficient pay the debt service on the Bonds. The Authority is not obligated to advance funds to pay debt service on the Bonds.

The CFD Bonds. The City has no obligation to pay principal of or interest on the CFD Bonds if Special Tax collections are delinquent or insufficient, including funds derived from the foreclosure and sale of parcels for Special Tax delinquencies, to pay the debt service on the CFD Bonds. The City is not obligated to advance funds to pay debt service on the CFD Bonds.

Levy and Collection of the Special Taxes

General. The principal source of payment of principal of and interest on each series of the CFD Bonds is the proceeds of the annual levy and collection of the Special Tax against taxable property within the applicable District.

Limitation on Special Tax Rate. The annual levy of the Special Tax on any parcel is limited to the maximum Special Tax rate authorized in the applicable Special Tax Formula. The levy cannot be made at a higher rate even if the failure to do so means that the estimated proceeds of the levy and collection of the Special Tax, together with other available funds, will not be sufficient to pay debt service on the CFD Bonds.

No Relationship Between Property Value and Special Tax Levy. Because the Special Tax Formula is not based on property value, the levy of the Special Tax will rarely, if ever, result in a uniform relationship between the value of particular parcels of taxable property and the amount of the levy of the Special Tax against those parcels. Thus, there will rarely, if ever, be a uniform relationship between the value of the parcels of taxable property and their proportionate share of debt service on the CFD Bonds, and certainly not a direct relationship.

Factors that Could Lead to Special Tax Deficiencies. The following are some of the factors that might cause the levy of the Special Tax on any particular parcel of taxable property to vary from the Special Tax that might otherwise be expected:

Transfers to Governmental Entities. The number of parcels of taxable property could be reduced through the acquisition of taxable property by a governmental entity (by exercise of its rights as mortgage guarantor, or for other reasons) and failure of the government to pay the Special Tax based upon a claim of exemption or, in the case of the federal government or an agency thereof, immunity from taxation, thereby resulting in an increased tax burden on the remaining taxed parcels. *No investigation has been*

made as to whether any governmental entity currently owns or has an interest in any property in the Districts.

Property Tax Delinquencies. Failure of the owners of taxable property to pay property taxes (and, consequently, the Special Tax), or delays in the collection of or inability to collect the Special Tax by tax sale or foreclosure and sale of the delinquent parcels, could result in a deficiency in the collection of Special Taxes. For a summary of Special Tax collections and delinquencies in the Districts, see “THE DISTRICTS – Delinquencies on a Combined Basis.”

Delays Following Delinquencies and Foreclosure Sales. The Fiscal Agent Agreements provide that the Special Tax is to be collected in the same manner as ordinary *ad valorem* property taxes are collected and, except as provided in the special covenant for foreclosure described in “SECURITY FOR THE CFD BONDS – Covenants of the City” and in the Act, is subject to the same penalties and the same procedure, sale and lien priority in case of delinquency as is provided for ordinary *ad valorem* property taxes. Under these procedures, if taxes are unpaid for a period of five years or more, the property is subject to sale by the County.

If sales or foreclosures of property are necessary, there could be a delay in payments to the Authority, as owner of the CFD Bonds, pending such sales or the prosecution of foreclosure proceedings and receipt by the City of the proceeds of sale if the Reserve Account for the applicable series of CFD Bonds is depleted. See “SECURITY FOR THE CFD BONDS – Reserve Account.”

Payment of Special Taxes is not a Personal Obligation of the Property Owners

Property owners are not personally obligated to pay their respective Special Taxes. Rather, the Special Taxes are obligations only against the respective parcels against which they are levied. If, after a default in the payment of the Special Tax and a foreclosure sale, the resulting proceeds are insufficient, taking into account other obligations also constituting a lien against the parcel, the City has no personal recourse against the parcel owner.

Factors Affecting Property Values

The value of taxable property within the Districts is a critical factor in determining the investment quality of the Bonds. If a parcel owner defaults in the payment of the Special Taxes, the City’s only remedy is to foreclose on the delinquent property.

The following is a discussion of specific risk factors that could affect the value of property in the Districts.

Prolonged Economic Downturn. Land values in and around the City have been in the past and likely would be in the future adversely affected by national and local economic conditions. To the extent of an economic downturn, property values could remain flat and/or decrease for an indefinite period.

Declines in home values in the Districts could also result in property owner unwillingness or inability to pay mortgage payments, as well as *ad valorem* property taxes and Special Taxes, when due. Under such circumstances, bankruptcies are likely

to increase. Bankruptcy by homeowners with delinquent Special Taxes would delay the commencement and completion of foreclosure proceedings.

Risks Related to Mortgage Loans. Although residential projects that have their homes built and occupied by homeowners are typically viewed as providing bondholders with strong credits, some of the home purchasers within the Districts, especially those during 2004 to 2007, may face challenges in making their mortgage and tax payments on a timely basis, due to their initial high loan to value ratios, creative mortgage loan structures, and potential negative equity levels.

Events in the United States and world-wide capital markets could adversely affect the availability of mortgage loans to homeowners, including potential buyers of homes within the Districts. Any such unavailability could hinder the ability of the current homeowners to resell their homes, and adversely affect the market prices available to current homeowners.

Natural Disasters. The value of the parcels in the Districts in the future can be adversely affected by a variety of natural occurrences, particularly those that may affect infrastructure and other public improvements and private improvements on the parcels in the Districts and the continued habitability and enjoyment of such private improvements. For example, the areas in and surrounding the Districts, like those in much of the State, may be subject to earthquakes or other unpredictable seismic activity, however, the Districts are not located in a seismic special studies zone.

Other natural disasters could include, without limitation, landslides, floods, droughts or tornadoes. One or more natural disasters could occur and could result in damage to improvements of varying seriousness. The damage may entail significant repair or replacement costs and that repair or replacement may never occur either because of the cost, or because repair or replacement will not facilitate habitability or other use, or because other considerations preclude such repair or replacement. Under any of these circumstances there could be significant delinquencies in the payment of Special Taxes, and the value of the parcels may well depreciate.

Hazardous Substances. One of the most serious risks in terms of the potential reduction in the property values is a claim with regard to a hazardous substance. In general, the owners and operators of property may be required by law to remedy conditions of the parcel relating to releases or threatened releases of hazardous substances. The federal Comprehensive Environmental Response, Compensation and Liability Act of 1980, sometimes referred to as "CERCLA" or the "Superfund Act," is the most well-known and widely applicable of these laws, but California laws with regard to hazardous substances are also stringent and similar. Under many of these laws, the owner or operator is obligated to remedy a hazardous substance condition of property whether or not the owner or operator has anything to do with creating or handling the hazardous substance. The effect, therefore, should any of the Taxable Property in the Districts be affected by a hazardous substance, is to reduce the marketability and value of the parcel by the costs of remedying the condition, because the purchaser, upon becoming owner, will become obligated to remedy the condition just as is the seller.

Although the City is not aware that the owners or operators of any of the Taxable Property in the Districts have such a current liability, it is possible that such liabilities do currently exist. Further, it is possible that liabilities may arise in the future resulting from

the existence, currently, on the parcel of a substance presently classified as hazardous but that has not been released or the release of which is not presently threatened, or may arise in the future resulting from the existence, currently on the parcel of a substance not presently classified as hazardous but that may in the future be so classified. Further, such liabilities may arise not simply from the existence of a hazardous substance but from the method of handling it. All of these possibilities could significantly affect the property values that would otherwise be realized upon a delinquency.

No information is available as to the existence of any hazardous substances within the Districts.

Other Factors. Other factors that could adversely affect property values in the Districts include, among others, relocation of employers out of the area, shortages of water, electricity, natural gas or other utilities, and destruction of property caused by man-made disasters.

Assessed Valuations

The estimated valuation of certain of the taxable property in the Districts set forth in this Official Statement are based on the County Assessor's values. The Assessed Valuation, derived from the County Assessor's Fiscal Year 2016-17 property tax roll, is not necessarily an indication of what a willing buyer might pay for a property. The assessed value is not necessarily evidence of future value because future facts and circumstances may differ significantly from the present. No assurance can be given that any of the taxable property in the Districts could be sold for the Assessed Valuations if that property should become delinquent and subject to foreclosure proceedings.

Appraised Values

The Appraisal summarized in APPENDIX H estimates the market value of certain taxable property within the Districts. This market value is merely the present opinion of the Appraiser, and is subject to the assumptions and limiting conditions stated in the Appraisal. The City has not sought the present opinion of any other appraiser of the value of the appraised parcels. A different present opinion of value might be rendered by a different appraiser.

The opinion of value relates to sale by a willing seller to a willing buyer as of the date of valuation, each having similar information and neither being forced by other circumstances to sell or to buy. Consequently, the opinion is of limited use in predicting the selling price at a foreclosure sale, because the sale is forced and the buyer may not have the benefit of full information.

In addition, the opinion set for in the appraisal as to market value is a present opinion. It is based upon present facts and circumstances. Differing facts and circumstances may lead to differing opinions of value. The appraised market value is not evidence of future value because future facts and circumstances may differ significantly from the present.

No assurance can be given that any of the appraised property in the Districts could be sold in a foreclosure for the estimated market value contained in the Appraisal. Such sale is the primary remedy available to Bondowners if that property should become delinquent in the payment of Special Taxes.

Enforcement of Special Taxes on Governmentally Owned Properties

General. The ability of the City to foreclose the lien of delinquent unpaid Special Tax installments may be limited with regard to properties in which the Federal Deposit Insurance Corporation (the “**FDIC**”), the Drug Enforcement Agency, the Internal Revenue Service, or other federal agency has or obtains an interest.

Federal courts have held that, based on the supremacy clause of the United States Constitution, in the absence of Congressional intent to the contrary, a state or local agency cannot foreclose to collect delinquent taxes or assessments if foreclosure would impair the federal government interest.

The supremacy clause of the United States Constitution reads as follows: “This Constitution, and the Laws of the United States which shall be made in Pursuance thereof; and all Treaties made, or which shall be made, under the Authority of the United States, shall be the supreme Law of the Land; and the Judges in every State shall be bound thereby, any Thing in the Constitution or Laws of any State to the contrary notwithstanding.”

This means that, unless Congress has otherwise provided, if a federal governmental entity owns a parcel that is subject to Special Taxes within the Districts, but does not pay taxes and assessments levied on the parcel (including Special Taxes), the applicable state and local governments cannot foreclose on the parcel to collect the delinquent taxes and assessments.

Moreover, unless Congress has otherwise provided, if the federal government has a mortgage interest in the parcel and the City wishes to foreclose on the parcel as a result of delinquent Special Taxes, the property cannot be sold at a foreclosure sale unless it can be sold for an amount sufficient to pay delinquent taxes and assessments on a parity with the Special Taxes and preserve the federal government’s mortgage interest. In *Rust v. Johnson* (9th Circuit; 1979) 597 F.2d 174, the United States Court of Appeal, Ninth Circuit held that the Federal National Mortgage Association (“**FNMA**”) is a federal instrumentality for purposes of this doctrine, and not a private entity, and that, as a result, an exercise of state power over a mortgage interest held by FNMA constitutes an exercise of state power over property of the United States.

Neither the City nor the Authority has undertaken to determine whether any federal governmental entity currently has, or is likely to acquire, any interest (including a mortgage interest) in any of the parcels subject to the Special Taxes within the Districts. No assurance can be given as to the likelihood that the risks described above will materialize while the CFD Bonds are outstanding.

FDIC. If any financial institution making any loan secured by real property within the Districts is taken over by the FDIC, and prior thereto or thereafter the loan (or loans) goes into default, resulting in ownership of the property by the FDIC, then the ability of the City to collect interest and penalties specified by State law and to foreclose the lien of delinquent unpaid Special Taxes may be limited.

The FDIC’s policy statement regarding the payment of state and local real property taxes (the “**Policy Statement**”) provides that property owned by the FDIC is subject to state and local real property taxes only if those taxes are assessed according to the property’s value, and that the FDIC is immune from real property taxes assessed on any basis other than property value.

According to the Policy Statement, the FDIC will pay its property tax obligations when they become due and payable and will pay claims for delinquent property taxes as promptly as is consistent with sound business practice and the orderly administration of the institution's affairs, unless abandonment of the FDIC's interest in the property is appropriate. The FDIC will pay claims for interest on delinquent property taxes owed at the rate provided under state law, to the extent the interest payment obligation is secured by a valid lien. The FDIC will not pay any amounts in the nature of fines or penalties and will not pay nor recognize liens for such amounts. If any property taxes (including interest) on FDIC-owned property are secured by a valid lien (in effect before the property became owned by the FDIC), the FDIC will pay those claims. The Policy Statement further provides that no property of the FDIC is subject to levy, attachment, garnishment, foreclosure or sale without the FDIC's consent. In addition, the FDIC will not permit a lien or security interest held by the FDIC to be eliminated by foreclosure without the FDIC's consent.

The Policy Statement states that the FDIC generally will not pay non-ad valorem taxes, including special taxes and assessments, on property in which it has a fee interest unless the amount of tax is fixed at the time that the FDIC acquires its fee interest in the property, nor will it recognize the validity of any lien to the extent it purports to secure the payment of any such amounts. Special taxes imposed under the Act and a special tax formula, which determines the special tax due each year, are specifically identified in the Policy Statement as being imposed each year and therefore covered by the FDIC's federal immunity. The Ninth Circuit issued a ruling on August 28, 2001, in which it determined that the FDIC, as a federal agency, is exempt from Mello-Roos special taxes.

The Authority and the City are unable to predict what effect the application of the Policy Statement would have in the event of a delinquency in the payment of Special Taxes on a parcel within the Districts, in which the FDIC has or obtains an interest, although prohibiting the lien of the Special Taxes to be foreclosed out at a judicial foreclosure sale could reduce or eliminate the number of persons willing to purchase a parcel at a foreclosure sale. Such an outcome could cause a draw on either the Reserve Accounts established for the CFD Bonds and perhaps, ultimately, if enough property were to become owned by the FDIC, a default in payment on the CFD Bonds.

Exemptions Under Special Tax Formula and the Mello-Roos Act. Certain properties are exempt from the Special Tax in accordance with the Special Tax Formula and the Act, which provides that properties or entities of the state, federal or local government are exempt from the Special Tax; provided, however, that property within the Districts acquired by a public entity through a negotiated transaction or by gift or devise, which is not otherwise exempt from the Special Tax, will continue to be subject to the Special Tax.

In addition, although the Act provides that if property subject to the Special Tax is acquired by a public entity through eminent domain proceedings, the obligation to pay the Special Tax with respect to that property is to be treated as if it were a special assessment, the constitutionality and operation of these provisions of the Act have not been tested, meaning that such property could become exempt from the Special Tax. The Act further provides that no other properties or entities are exempt from the Special Tax unless the properties or entities are expressly exempted in a resolution of consideration to levy a new special tax or to alter the rate or method of apportionment of an existing special tax.

Bankruptcy Delays

The payment of the Special Taxes, and the ability of the City to foreclose the lien of a delinquent unpaid Special Tax, may be limited by bankruptcy, insolvency or other laws generally affecting creditors' rights or by State laws relating to judicial foreclosure.

The various legal opinions to be delivered concurrently with the delivery of the Bonds (including Bond Counsel's approving legal opinion) will be qualified as to the enforceability of the various legal instruments by bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights, by the application of equitable principles and by the exercise of judicial discretion in appropriate cases.

Although bankruptcy proceedings would not cause the Special Taxes to become extinguished, bankruptcy of a property owner or any other person claiming an interest in the property could result in a delay in superior court foreclosure proceedings and could result in the possibility of Special Tax installments not being paid in part or in full. Such a delay would increase the likelihood of a delay or default in payment of the principal of and interest on the CFD Bonds, as applicable.

Disclosure to Future Purchasers

The City has recorded, in the Office of the County Recorder, a notice of the Special Tax lien with respect to the Districts. While title companies normally refer to such notices in title reports, there can be no guarantee that such reference will be made or, if made, that a prospective purchaser or lender will consider the obligations represented by the Special Taxes in the purchase of a parcel of land or a home in the Districts, or the lending of money secured by property in the Districts.

No Acceleration; Right to Pursue Remedies

Neither the Bonds nor the CFD Bonds contain a provision allowing for acceleration if a payment default or other default occurs under the Indenture or the Fiscal Agent Agreements. See "APPENDIX A – Summary of Certain Provisions of Principal Legal Documents."

So long as the Bonds are in book-entry form, DTC will be the sole Bond Owner and will be entitled to exercise all rights and remedies of Bond Owners under the Bonds and the Indenture.

Loss of Tax Exemption

As discussed under the caption "LEGAL MATTERS – Tax Matters," interest on the Bonds might become includable in gross income for purposes of federal income taxation retroactive to the date the Bonds were issued as a result of future acts or omissions of the Authority in violation of its covenants in the Indenture, or of the City in violation of its covenants in the Fiscal Agent Agreements.

The Indenture does not contain a special redemption feature triggered by the occurrence of an event of taxability. As a result, if interest on the Bonds were to be includable in gross income for purposes of federal income taxation, the Bonds would continue to remain outstanding until maturity unless earlier redeemed pursuant to mandatory redemption. See "THE BONDS – Redemption."

In addition, Congress has considered in the past, is currently considering and may consider in the future, legislative proposals, including some that carry retroactive effective dates, that, if enacted, would alter or eliminate the exclusion from gross income for federal income tax purposes of interest on municipal bonds, such as the Bonds. Prospective purchasers of the Bonds should consult their own tax advisors regarding any pending or proposed federal tax legislation.

Voter Initiatives

Under the California Constitution, the power of initiative is reserved to the voters for the purpose of enacting statutes and constitutional amendments. Since 1978, the voters have exercised this power through the adoption of Proposition 13 and similar measures, including Proposition 218, which was approved in the general election held on November 5, 1996, and Proposition 26, which was approved on November 2, 2010.

Any such initiative may affect the collection of fees, taxes and other types of revenue by local agencies such as the City. Subject to overriding federal constitutional principles, such collection may be materially and adversely affected by voter-approved initiatives, possibly to the extent of creating cash-flow problems in the payment of outstanding obligations such as the CFD Bonds.

Proposition 218—Voter Approval for Local Government Taxes—Limitation on Fees, Assessments, and Charges—Initiative Constitutional Amendment, added Articles XIII C and XIII D to the California Constitution, imposing certain vote requirements and other limitations on the imposition of new or increased taxes, assessments and property-related fees and charges.

On November 2, 2010, California voters approved Proposition 26, entitled the “Supermajority Vote to Pass New Taxes and Fees Act”. Section 1 of Proposition 26 declares that Proposition 26 is intended to limit the ability of the State Legislature and local government to circumvent existing restrictions on increasing taxes by defining the new or expanded taxes as “fees.” Proposition 26 amended Articles XIII A and XIII C of the State Constitution. The amendments to Article XIII A limit the ability of the State Legislature to impose higher taxes (as defined in Proposition 26) without a two-thirds vote of the Legislature. Article XIII C requires that all new local taxes be submitted to the electorate before they become effective. Taxes for general governmental purposes require a majority vote and taxes for specific purposes (“special taxes”) require a two-thirds vote.

The Special Taxes and the CFD Bonds were authorized by not less than a two-thirds vote of the landowners within the CFD who constituted the qualified electors at the time of such voted authorization. The City believes, therefore, that issuance of the CFD Bonds does not require the conduct of further proceedings under the Act, Proposition 218 or Proposition 26.

Like their antecedents, Proposition 218 and Proposition 26 are likely to undergo both judicial and legislative scrutiny before the impact on the Districts can be determined. Certain provisions of Proposition 218 and Proposition 26 may be examined by the courts for their constitutionality under both State and federal constitutional law, the outcome of which cannot be predicted.

Secondary Market for Bonds

There can be no guarantee that there will be a secondary market for the Bonds or, if a secondary market exists, that any Bonds can be sold for any particular price. Prices of bond issues for which a market is being made will depend upon then-prevailing circumstances. Such prices could be substantially different from the original purchase price.

No assurance can be given that the market price for the Bonds will not be affected by the introduction or enactment of any future legislation (including without limitation amendments to the Internal Revenue Code), or changes in interpretation of the Internal Revenue Code, or any action of the Internal Revenue Service, including but not limited to the publication of proposed or final regulations, the issuance of rulings, the selection of the Bonds for audit examination, or the course or result of any Internal Revenue Service audit or examination of the Bonds or obligations that present similar tax issues as the Bonds.

THE AUTHORITY

The Authority is a joint exercise of powers authority duly organized and operating pursuant to Article 1 (commencing with Section 6500) of Chapter 5, Division 7, Title 1 of the California Government Code, and pursuant to a Joint Exercise of Powers Agreement entered into in 2005 by and between the City and the Roseville Parking Authority, and is qualified to assist in financing projects and certain public improvements and to issue the Bonds under the Bond Law. The Authority has no taxing power. The Authority and the City are each separate and distinct legal entities, and the debts and obligations of one such entity are not debts or obligations of the other entity.

The Authority was established for the purpose of financing the acquisition, construction, improvement and equipping of public capital improvements. The governing board of the Authority is comprised of the same individuals as the City Council of the City.

LEGAL MATTERS

Tax Matters

In the opinion of Jones Hall, A Professional Law Corporation, San Francisco, California, Bond Counsel, subject, however to the qualifications set forth below, under existing law, the interest on the Bonds is excluded from gross income for federal income tax purposes and such interest is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals and corporations, provided, however, that, for the purpose of computing the alternative minimum tax imposed on corporations (as defined for federal income tax purposes), such interest is taken into account in determining certain income and earnings.

The opinions set forth in the preceding paragraph are subject to the condition that the Authority and the City comply with all requirements of the Internal Revenue Code of 1986, as amended (the "**Tax Code**"), that must be satisfied subsequent to the issuance of the Bonds. The Authority and the City have covenanted to comply with each such requirement. Failure to comply with certain of such requirements may cause the inclusion of such interest in gross income for federal income tax purposes to be retroactive to the date of issuance of the Bonds.

If the initial offering price to the public (excluding bond houses and brokers) at which a Bond is sold is less than the amount payable at maturity thereof, then such difference

constitutes “original issue discount” for purposes of federal income taxes and State of California personal income taxes. If the initial offering price to the public (excluding bond houses and brokers) at which a Bond is sold is greater than the amount payable at maturity thereof, then such difference constitutes “original issue premium” for purposes of federal income taxes and State of California personal income taxes. *De minimis* original issue discount and original issue premium is disregarded.

Under the Tax Code, original issue discount is treated as interest excluded from federal gross income and exempt from State of California personal income taxes to the extent properly allocable to each owner thereof subject to the limitations described in the first paragraph of this section. The original issue discount accrues over the term to maturity of the Bond on the basis of a constant interest rate compounded on each interest or principal payment date (with straight-line interpolations between compounding dates). The amount of original issue discount accruing during each period is added to the adjusted basis of such Bonds to determine taxable gain upon disposition (including sale, redemption, or payment on maturity) of such Bond. The Tax Code contains certain provisions relating to the accrual of original issue discount in the case of purchasers of the Bonds who purchase the Bonds after the initial offering of a substantial amount of such maturity. Owners of such Bonds should consult their own tax advisors with respect to the tax consequences of ownership of Bonds with original issue discount, including the treatment of purchasers who do not purchase in the original offering, the allowance of a deduction for any loss on a sale or other disposition, and the treatment of accrued original issue discount on such Bonds under federal individual and corporate alternative minimum taxes.

Under the Tax Code, original issue premium is amortized on an annual basis over the term of the Bond (said term being the shorter of the Bond’s maturity date or its call date). The amount of original issue premium amortized each year reduces the adjusted basis of the owner of the Bond for purposes of determining taxable gain or loss upon disposition. The amount of original issue premium on a Bond is amortized each year over the term to maturity of the Bond on the basis of a constant interest rate compounded on each interest or principal payment date (with straight-line interpolations between compounding dates). Amortized Bond premium is not deductible for federal income tax purposes. Owners of premium Bonds, including purchasers who do not purchase in the original offering, should consult their own tax advisors with respect to State of California personal income tax and federal income tax consequences of owning such Bonds.

In the further opinion of Bond Counsel, interest on the Bonds is exempt from California personal income taxes.

Owners of the Bonds should also be aware that the ownership or disposition of, or the accrual or receipt of interest on, the Bonds may have federal or state tax consequences other than as described above. Bond Counsel expresses no opinion regarding any federal or state tax consequences arising with respect to the Bonds other than as expressly described above.

Absence of Litigation

The Authority and the City will certify at the time the Bonds are issued that no litigation is pending or threatened concerning the validity of the Bonds or the CFD Bonds and that no action, suit or proceeding is known by the Authority or the City to be pending that would restrain or enjoin the delivery of the Bonds or the CFD Bonds, or contest or affect the validity of the

Bonds or the CFD Bonds, or any proceedings of the Authority or the City taken with respect to the Bonds or the CFD Bonds.

Legal Opinion

All proceedings in connection with the issuance of the Bonds are subject to the approval as to their legality of Jones Hall, A Professional Law Corporation, San Francisco, California, Bond Counsel. The form of unqualified opinion of Bond Counsel approving the validity of the Bonds is attached as APPENDIX E.

NO RATINGS

The City has not applied to a rating agency for the assignment of a rating to the Bonds and does not contemplate applying for a rating.

UNDERWRITING

Piper Jaffray & Co. (the “**Underwriter**”), has agreed to purchase the Bonds at a purchase price of \$_____ (being the principal amount of the Bonds (\$_____) [plus/less] net original issue [premium/discount] of \$_____ and less an underwriter’s discount of \$_____).

The Underwriter may change the initial public offering prices of the Bonds from time to time. The agreement under which the Underwriter has agreed to purchase the Bonds provides that the Underwriter will purchase all the Bonds if any are purchased, and that the obligation to make such purchase is subject to certain terms and conditions set forth therein, including, among others, the approval of certain legal matters by counsel.

CONTINUING DISCLOSURE

The City, on behalf of itself and the Authority, will covenant for the benefit of owners of the Bonds to provide certain financial information and operating data relating to the Districts (the “**City Annual Report**”) by not later than nine months following the end of the City’s Fiscal Year (currently March 31 based on the City’s Fiscal Year ending June 30), commencing March 31, 2018, with the report for the Fiscal Year ending June 30, 2017, and to provide notices of the occurrence of certain listed events. The specific nature of the information to be contained in the City Annual Report and in notices of listed events for the City will be set forth in a continuing disclosure certificate, the form of which is attached as APPENDIX F-1.

Adventist Health has also covenanted for the benefit of owners of the Bonds to provide certain financial information and operating data relating to the property it owns, or its affiliates or subsidiaries, or entities it has an interest in or controls owns, in the Districts by not later than March 31 of each year (reflecting reported information as of December 31 of the prior year) beginning with the report due March 31, 2018 (the “**Owner Annual Report**”) and to provide notices of the occurrence of certain enumerated events. The obligation of Adventist Health to provide such information is in effect only so long as the Adventist Health and its affiliates, or their successors, are collectively responsible for a certain percentage of the special taxes in each District, as described in the Owner Annual Report. The specific nature of the information

to be contained in the Owner Annual Report and in notices of listed events for Adventist Health will be set forth in a continuing disclosure certificate, the form of which is attached as APPENDIX F-2.

The covenants of the City contained in its continuing disclosure certificate and of Adventist Health contained in its continuing disclosure certificate have been made in order to assist the Underwriter in complying with Securities Exchange Commission Rule 15c2-12(b)(5), as amended (the “**Rule**”).

A review of the City’s compliance with prior continuing disclosure undertakings in the last five years indicates that:

(1) The annual reports required for Fiscal Years 2012, 2013 and 2015 for certain of the City’s then-outstanding obligations were not filed with all required information, until up to 552 days after the dates required for such filings.

(2) The Audited Financial Statements of the City for Fiscal Years 2012 and 2013 for certain of the City’s then-outstanding obligations were filed up to 567 days after the dates required for such filings.

(3) The City did not in a timely manner file all significant event notices, including notices of changes in the ratings of certain then-outstanding obligations resulting from changes in ratings to the bond insurers who insured such obligations or the underlying ratings for such obligations.

Supplemental annual reports, notices of rating changes and other filings to correct all of the known failures by the City to comply with its continuing disclosure undertakings have been made. The City has engaged contract support for the preparation and filing of its continuing disclosure reports, including as to the Districts, in order to ensure compliance with future continuing disclosure obligations.

A review of the Adventist Health’s compliance with prior continuing disclosure undertakings in the last five years indicates that: _____.

MISCELLANEOUS

Verification of Mathematical Computations

Grant Thornton, LLP, Minneapolis, Minnesota, independent accountants, upon delivery of the Bonds, will deliver one or more reports on the mathematical accuracy of certain computations contained in schedules provided to them which were prepared by the Authority and the City relating to the sufficiency of moneys and securities deposited into the Escrow Fund to pay, when due, the redemption price of the Prior CFD Bonds.

Professionals Involved in the Offering

All proceedings in connection with the issuance of the Bonds are subject to the approval of Jones Hall, A Professional Law Corporation, San Francisco, California, Bond Counsel. Jones Hall, A Professional Law Corporation, is also acting as Disclosure Counsel to the Authority. The

Bank of New York Mellon Trust Company, N.A., San Francisco, California, will act as the Trustee. Nossaman, LLP, Irvine, California, is acting as counsel to the Underwriter.

The Authority has retained FirstSouthwest, a Division of Hilltop Securities Inc., Encino, California, as municipal advisor (the “**Municipal Advisor**”) in connection with the planning, structuring and issuance of the Bonds. The Municipal Advisor is not obligated to undertake, and has not undertaken to make, an independent verification or assume responsibility for the accuracy, completeness, or fairness of the information contained in this Official Statement.

The compensation of Bond Counsel, Disclosure Counsel, the Trustee, the Municipal Advisor and Underwriter’s counsel is contingent upon issuance of the Bonds.

Execution

The execution and delivery of this Official Statement have been duly authorized by the Authority.

ROSEVILLE FINANCE AUTHORITY

By: _____
Chief Financial Officer/Treasurer

APPENDIX A

SUMMARY OF CERTAIN PROVISIONS OF PRINCIPAL LEGAL DOCUMENTS

APPENDIX B

THE CITY OF ROSEVILLE AND PLACER COUNTY

The Districts are located in the City of Roseville (the “**City**”), which is located in southwestern Placer County (the “**County**”), California (the “**State**”). Certain financial and economic data for the City, County and State are presented in this appendix for information purposes only. The Bonds are not a debt or obligation of the City, County or State, but are a limited obligation of the Authority secured solely by the Revenues and other amounts pledged under the Indenture, all as described in more detail in this Official Statement.

General

The City is located in the County, which is located in the Sacramento Valley near the foothills of the Sierra Nevada mountain range, about 16 miles northeast of Sacramento and 110 miles east of San Francisco. The City presently occupies 42.26 square miles in the southwestern part of the County and is the largest city in the County as well as the residential and industrial center of the County. It is bordered by Sacramento County to the south, the City of Rocklin to the north and un-incorporated Placer County to the east and west. The estimated population of the City as of January 2017 was approximately 135,868.

The City has warm summers typical of central California, with an average July temperature of 77 degrees. Winter temperatures are moderate; the average January temperature is 46 degrees. The temperature drops below freezing an average of eight days per year. Rainfall averages 20 inches annually and falls mostly during the winter.

The City is predominately comprised of residential housing, small and large businesses, as well as numerous retail centers, the latter of which play a vital role in the economy of the City and contribute significantly to City and County sales tax receipts. The City has the thirteenth highest retail sales of all cities in the State, and the City is considered a regional shopping destination. The Westfield Galleria at Roseville is the main shopping center in the City and the second largest shopping mall in Northern California. Across from the Westfield Galleria lies the “Fountains at Roseville,” a 330,000 square foot retail center, containing additional stores and several recreation centers. Plans call for future construction of hotel, additional retail, and office buildings in connection with the Fountains at Roseville project. In addition to the Westfield Galleria and Fountains at Roseville, the City has many shopping plazas surrounding the Westfield Galleria and the Douglas Boulevard financial corridor. The City is also home to one of the largest auto malls in the United States and a popular water park, Roseville Golf and SunSplash.

Municipal Government

The City was incorporated on April 10, 1909 and is a charter city. The City operates under the council-manager form of government, with a five-member City Council elected at large for staggered four-year terms. At each election, the council member receiving the most votes is appointed mayor pro-tempore for two years and becomes mayor for the final two years.

City services include, among others, police and fire protection, library services, street maintenance, and parks and recreation. The City also owns two golf courses and provides its own electricity, water, sewer and refuse services to its citizens.

Population

The following table lists population estimates for the City, County and State for the last five calendar years, as of January 1, 2017.

POPULATION ESTIMATES City, County and State 2013 through 2017

<u>Year</u> <u>(January 1)</u>	<u>City of</u> <u>Roseville</u>	<u>Placer</u> <u>County</u>	<u>State of</u> <u>California</u>
2013	127,438	362,417	38,239,207
2014	129,822	367,176	38,567,459
2015	131,443	370,238	38,907,642
2016	134,073	373,793	39,255,883
2017	135,868	382,837	39,523,613

Source: California State Department of Finance.

Effective Buying Income

Effective buying income ("EBI") is designated as personal income less personal tax and non-tax payments. Personal income is the aggregate of wages and salaries, other labor income (such as employer contributions to private pension funds), proprietor's income, rental income (which includes imputed rental income of owner-occupants of non-farm dwellings), dividends paid by corporations, personal interest income from all sources, and transfer payments (such as pensions and welfare assistance). Deducted from this total are personal taxes (federal, state and local), non-tax payments (such as fines, fees, penalties), and personal contributions for social insurance. Effective buying income is a bulk measure of market potential. It indicates the general ability to buy and is essential in comparing, selecting and grouping markets on that basis. The following table demonstrates the growth in annual estimated EBI for the County, the State and the United States.

The table on the following page summarizes the total effective buying income for the City, County, State and the United States for the period 2012 through 2016. Effective buying income data is not yet available for calendar year 2017.

EFFECTIVE BUYING INCOME (EBI) City, County, State and United States As of January 1, 2012 through 2016

Year	Area	Total Effective Buying Income (000's Omitted)	Median Household Effective Buying Income
2012	City of Roseville	\$3,308,060	\$55,367
	Placer County	9,955,120	55,173
	California	864,088,828	47,307
	United States	6,737,867,730	41,358
2013	City of Roseville	\$3,327,535	\$56,270
	Placer County	9,811,843	56,393
	California	858,676,636	48,340
	United States	6,982,757,379	43,715
2014	City of Roseville	\$3,507,655	\$59,074
	Placer County	10,287,888	58,583
	California	901,189,699	50,072
	United States	7,357,153,421	45,448
2015	City of Roseville	\$3,959,073	\$64,615
	Placer County	11,729,490	64,480
	California	981,231,666	53,589
	United States	7,757,960,399	46,738
2016	City of Roseville	\$4,126,395	\$66,668
	Placer County	12,122,101	65,269
	California	1,036,142,723	55,681
	United States	8,132,748,136	48,043

Source: The Nielsen Company (US), Inc.

Employment and Industry

The unemployment rate in the Sacramento--Arden-Arcade--Roseville Metropolitan Statistical Area ("MSA"), which is comprised of El Dorado, Placer, Sacramento and Yolo Counties, was 5.0 percent in March 2017, down from a revised 5.1 percent in February 2017, and below the year-ago estimate of 5.6 percent. This compares with an unadjusted unemployment rate of 5.1 percent for California and 4.6 percent for the nation during the same period. The unemployment rate was 4.8 percent in El Dorado County, 4.2 percent in Placer County, 5.1 percent in Sacramento County, and 6.0 percent in Yolo County.

The following table summarizes the civilian labor force, employment and unemployment, as well as employment by industry, in the Sacramento--Arden-Arcade--Roseville MSA for the years 2012 through 2016.

CIVILIAN LABOR FORCE, EMPLOYMENT AND UNEMPLOYMENT Sacramento Arden Arcade Roseville Metropolitan Statistical Area (El Dorado, Placer, Sacramento, and Yolo Counties) Civilian Labor Force, Employment and Unemployment Annual Averages

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
Civilian Labor Force ⁽¹⁾	1,049,500	1,046,800	1,049,200	1,060,200	1,073,300
Employment	941,100	956,100	974,100	998,100	1,017,300
Unemployment	108,300	90,800	75,100	62,100	56,000
Unemployment Rate	10.3%	8.7%	7.2%	5.9%	5.2%
Wage and Salary Employment ⁽²⁾					
Agriculture	8,600	8,900	9,200	9,400	9,200
Mining and Logging	400	400	400	500	500
Construction	38,400	43,300	45,500	50,200	54,500
Manufacturing	33,900	34,100	35,400	36,400	36,200
Wholesale Trade	25,200	25,000	24,500	24,700	25,500
Retail Trade	91,800	93,800	95,300	98,000	100,600
Transportation, Warehousing and Utilities	22,000	22,900	23,600	24,600	25,900
Information	15,600	14,800	13,900	14,100	13,800
Finance and Insurance	35,700	36,300	35,500	37,000	37,500
Real Estate and Rental and Leasing	12,500	13,100	13,400	13,800	14,400
Professional and Business Services	111,100	114,600	118,200	120,200	128,600
Educational and Health Services	125,600	130,700	134,300	140,100	145,900
Leisure and Hospitality	84,500	88,700	91,800	95,400	99,800
Other Services	28,600	29,000	30,200	30,900	31,200
Federal Government	13,700	13,500	13,600	13,700	14,100
State Government	108,200	109,900	113,400	115,300	116,600
Local Government	99,600	99,200	100,800	102,900	104,600
Total, All Industries ⁽³⁾	855,400	878,200	899,000	927,200	958,900

(1) Labor force data is by place of residence; includes self-employed individuals, unpaid family workers, household domestic workers, and workers on strike.

(2) Industry employment is by place of work; excludes self-employed individuals, unpaid family workers, household domestic workers, and workers on strike.

(3) Totals may not add due to rounding.

Source: State of California Employment Development Department.

Principal Employers

The following table lists the principal employers in the City, as shown in the City's Comprehensive Annual Financial Report for fiscal year ending June 30, 2016.

PRINCIPAL EMPLOYERS City of Roseville As of June 2016

<u>Employer</u>	<u>Number of Employees</u>	<u>Percentage of Total City Employment</u>
The Permanente Medical Group & Foundation Group	4,988	6.48%
Hewlett Packard	2,300	2.99
Sutter Roseville Medical Group	2,100	2.73
Union Pacific Railroad Company	1,150	1.49
City of Roseville	1,136	1.48
Roseville Joint Union High School	1,090	1.42
Roseville City School District	1,034	1.34
PRIDE Industries	838	1.09
Adventist Health System West	801	1.04
Consolidated Communications	440	0.57
Total Employment	15,877	20.64%

Source: City of Roseville Comprehensive Annual Financial Report, Fiscal Year Ending June 30, 2016.

Major Employers

The following table lists the major employers in the County as of May 2017, in alphabetical order.

MAJOR EMPLOYERS County of Placer As of May 2017

<u>Employer</u>	<u>Location</u>	<u>Industry</u>
Adventist Health	Roseville	Health Services
Alpine Meadows	Alpine Meadows	Resorts
Consolidated Communications	Roseville	Communications
County Jail	Tahoe City	Government Offices-County
Golfand Sunsplash	Roseville	Water Parks
Hewlett-Packard	Roseville	Computer & Equipment Dealers
Kaiser Permanente Roseville	Roseville	Hospitals
Kw Commercial	Roseville	Real Estate
Northstar California	Truckee	Resorts
Oracle	Rocklin	Computer Software-Manufacturers
Placer County Food Stamps	Auburn	County Government-Social/Human Resources
Placer County of Education	Auburn	Schools
Placer County Sheriff	Auburn	Government Offices-County
PRIDE Industries	Roseville	Employment Agencies & Opportunities
Resort At Squaw Creek	Alpine Meadows	Resorts
Ritz-Carlton Club Lake Tahoe	Truckee	Hotels & Motels
Ritz-Carlton Lake Tahoe	Truckee	Hotels & Motels
Sheriff's Training	Auburn	Government Offices-County
Sugar Bowl Ski Area Group Sls	Norden	Skiing Centers & Resorts
Sutter Auburn Faith Hospital	Auburn	Hospitals
Sutter Roseville Medical Ctr	Roseville	Hospitals
TASQ Technology	Roseville	Importers (whls)
Thunder Valley Casino & Resort	Lincoln	Casinos
UNFI Western Region Div	Rocklin	Food Products (whls)
Village Lodge-Sugar Bowl	Norden	Hotels & Motels

Source: State of California Employment Development Department, extracted from the America's Labor Market Information System (ALMIS) Employer Database, 2017 2nd Edition.

Construction Permits

In March 2017, the City issued 41 residential single-family building permits and 2 commercial new construction building permits. The City maintains building permit data, which can be viewed on its website.

The following table shows valuations of residential and non-residential building permits issued for calendar years 2012 through 2016.

BUILDING PERMIT VALUATION City of Roseville (Valuation in Thousands of Dollars)

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
<u>Permit Valuation</u>					
New Single-Family	\$249,559.2	\$118,547.9	\$154,499.7	\$262,769.4	\$242,272.7
New Multi-Family	0.0	6,632.0	15,360.4	0.0	5,900.3
Res. Alterations/Additions	<u>3,082.0</u>	<u>3,395.0</u>	<u>4,967.8</u>	<u>9,039.9</u>	<u>7,518.4</u>
Total Residential	\$252,641.2	\$128,575.0	\$174,827.9	\$271,809.3	\$255,691.4
 New Commercial	 \$16,280.4	 \$26,058.9	 \$19,546.6	 \$36,704.0	 \$27,783.7
New Industrial	0.0	0.0	0.0	0.0	0.0
New Other	0.0	2,627.4	10,935.1	9,340.5	18,126.2
Com. Alterations/Additions	<u>31,868.5</u>	<u>45,489.0</u>	<u>62,138.9</u>	<u>42,754.7</u>	<u>32,621.0</u>
Total Nonresidential	\$48,148.9	\$74,175.4	\$92,620.6	\$88,799.2	\$78,530.9
 <u>New Dwelling Units</u>					
Single-Family	663	528	644	927	862
Multiple Family	<u>0</u>	<u>224</u>	<u>0</u>	<u>0</u>	<u>58</u>
Total New Dwelling Units	663	752	644	927	920

Source: Construction Industry Research Board, Building Permit Summary.

The County's 2016-17 net assessment roll totaled \$66.8 billion as compared to the prior year's assessment roll of \$63.4 billion, which reflected a 5.36% increase this year. These numbers over the last two years contrast with the real estate decline years of 2008 and after, where the County assessment roll experienced declines.

The following table shows residential and non-residential building permits issued within the County for calendar years 2012 through 2016.

BUILDING PERMIT VALUATION
County of Placer
(Valuation in Thousands of Dollars)

	2012	2013	2014	2015	2016
<u>Permit Valuation</u>					
New Single-family	\$431,611.6	\$378,286.0	\$523,638.2	\$683,806.3	\$776,410.8
New Multi-family	11,368.0	7,078.5	48,645.5	21,702.2	42,395.7
Res. Alterations/Additions	<u>35,481.3</u>	<u>50,358.2</u>	<u>59,428.5</u>	<u>82,577.5</u>	<u>79,543.6</u>
Total Residential	\$478,460.9	\$435,722.7	\$631,712.2	\$788,086.0	\$898,350.1
 New Commercial	 \$44,303.0	 \$70,876.0	 \$38,343.5	 \$72,506.2	 \$84,953.2
New Industrial	164.0	1,092.0	199.8	1,339.6	535.1
New Other	414.5	25,673.5	44,159.8	72,602.9	90,958.7
Com. Alterations/Additions	<u>55,512.0</u>	<u>73,037.0</u>	<u>101,977.7</u>	<u>80,457.5</u>	<u>64,524.2</u>
Total Nonresidential	\$100,393.5	\$170,678.5	\$184,680.8	\$226,906.2	\$240,971.2
 <u>New Dwelling Units</u>					
Single Family	1,209	1,249	1,620	1,994	2,102
Multiple Family	<u>111</u>	<u>227</u>	<u>376</u>	<u>240</u>	<u>322</u>
Total New Dwelling Units	1,320	1,476	1,996	2,234	2,424

Source: Construction Industry Research Board, Building Permit Summary.

Commercial Activity

A summary of historic taxable sales within the City and the County during the past five years in which data is available is shown in the following tables. The total taxable sales during calendar year 2015 in the City were reported to be \$4.4 billion, a 5.17% increase over the total taxable sales of \$4.2 billion reported during calendar year 2014. Annual figures for 2016 are not yet available.

TAXABLE TRANSACTIONS City of Roseville Calendar Years 2011 through 2015 (Dollars in Thousands)

	Retail Stores		Total All Outlets	
	Number of Permits	Taxable Transactions	Number of Permits	Taxable Transactions
2011	3,405	3,024,189	4,476	3,499,616
2012	3,765	3,332,827	4,861	3,772,583
2013	3,757	3,558,765	4,819	4,171,738
2014	3,699	3,607,127	4,743	4,227,788
2015 ⁽¹⁾	N/A	3,684,238	N/A	4,446,457

(1) Annual permit figures are not yet available for 2015.

Source: California State Board of Equalization, Taxable Sales in California (Sales & Use Tax).

The total taxable sales during calendar year 2015 in the County were reported to be \$9.2 billion, a 14.14% increase over the total taxable sales of \$8.1 billion reported during calendar year 2014. Annual figures for 2016 are not yet available.

TAXABLE TRANSACTIONS Placer County Calendar Years 2011 through 2015 (Dollars in Thousands)

	Retail Stores		Total All Outlets	
	Number of Permits	Taxable Transactions	Number of Permits	Taxable Transactions
2011	7,803	5,112,781	11,120	6,568,195
2012	8,272	5,613,981	11,621	7,065,597
2013	8,487	6,050,198	11,713	7,724,406
2014	8,520	6,296,076	8,520	8,100,167
2015 ⁽¹⁾	N/A	6,594,126	N/A	9,245,315

(1) Annual permit figures are not yet available for 2015.

Source: California State Board of Equalization, Taxable Sales in California (Sales & Use Tax).

Transportation

The County's transportation network is an integral part of its development. Centrally located in the State, the area is the hub of several major highways. Interstate 80 runs through the County, connecting San Francisco to New York. Highway 65 runs north from I-80 to Lincoln and Marysville. Interstate 5, which is west of the County, runs north to Seattle and south to Los Angeles. In the City, the major highways in the area are Interstate 80 and Interstate 5, and State Highways 65, 50, and 99.

Union Pacific Railroad bought Southern Pacific in 1996 and the J.R. Davis Yard, located in Roseville, is the largest rail facility on the West Coast. Union Pacific owns and operates track in 23 states, primarily west of the Mississippi River. Amtrak provides passenger service daily to San Francisco and San Jose, and the California Zephyr connects the County to the Midwest and Chicago.

Greyhound operates a station in the City, providing interstate destination services. Greyhound also operates throughout the County, with bus depots or regularly scheduled stops in most of the communities along major highways and roads.

Sacramento International Airport serves the Roseville area. Served by ten major carriers and several commuter airlines, as well as air-freight carriers, the airport handles passenger flights to over 140 cities with more than 130 scheduled departures per day and 4.3 million passengers annually. Nearby Auburn Municipal Airport serves charter and private aircraft for coastal, state and transcontinental flights. Executive air service is available as well. Auburn Municipal has an elevation of 1,520 feet and an east/west runway 3,100 feet in length.

Several trucking companies serve the County, ranging from interstate lines to local haulers, and transporting a wide variety of goods. United Parcel Service, with a distribution center in Rocklin, offers freight transportation services as well.

APPENDIX C

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES

STONE POINT CFD NO. 1

APPENDIX D

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES

STONE POINT CFD NO. 5

APPENDIX E
FORM OF BOND COUNSEL OPINION

_____, 2017

Roseville Finance Authority
311 Vernon Street
Roseville, California 95678

OPINION: \$_____ Roseville Finance Authority
Special Tax Revenue Refunding Bonds, Series 2017B

Members of the Authority:

We have acted as bond counsel to the Roseville Finance Authority (the "Authority") in connection with the delivery by the Authority of the above-referenced bonds (the "Bonds"), issued under the provisions of Article 4 of Chapter 5 of Division 7 of Title 1 of the California Government Code (the "Bond Law"), and pursuant to an Indenture of Trust dated as of _____ 1, 2017 (the "Indenture"), between the Authority and The Bank of New York Mellon Trust Company, N.A., as trustee. We have examined the Bond Law, an executed copy of the Indenture and such certified proceedings and other papers as we deem necessary to render this opinion.

As to questions of fact material to our opinion, we have relied upon representations of the Authority contained in the Indenture and in the certified proceedings and other certifications of public officials furnished to us, without undertaking to verify the same by independent investigation.

Based upon our examination we are of the opinion, under existing law, that:

1. The Authority is a public agency duly organized and existing under the laws of the State of California, with power to enter into the Indenture, to perform the agreements on its part contained therein and to issue the Bonds.

2. The Bonds have been duly authorized, executed and delivered by the Authority and are legal, valid and binding obligations of the Authority, payable solely from the sources provided therefor in the Indenture.

3. The Indenture has been duly approved by the Authority and constitutes a legal, valid and binding obligation of the Authority enforceable against the Authority in accordance with its terms.

4. Pursuant to the Bond Law, the Indenture establishes a valid lien on and pledge of the Revenues (as such term is defined in the Indenture) for the security of the Bonds.

5. Interest on the Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals and corporations; it should be noted, however, that for the purpose of computing the alternative minimum tax imposed on corporations (as defined for federal income tax purposes), such interest is taken into account in determining certain income and earnings. The opinions set forth in the preceding sentence are subject to the condition that the Authority and the City of Roseville (the "City") comply with all requirements of the Internal Revenue Code of 1986, as amended, that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes. The Authority and the City have covenanted to comply with each such requirement. Failure to comply with certain of such requirements may cause the inclusion of interest on the Bonds in gross income for federal income tax purposes to be retroactive to the date of issuance of the Bonds. We express no opinion regarding other federal tax consequences arising with respect to the ownership, sale or disposition of the Bonds, or the amount, accrual or receipt of interest on the Bonds.

6. Interest on the Bonds is exempt from personal income taxation imposed by the State of California.

The rights of the owners of the Bonds and the enforceability of the Bonds and the Indenture are limited by bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights generally, and by equitable principles, whether considered at law or in equity.

This opinion is given as of the date hereof, and we assume no obligation to revise or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention, or any changes in law that may hereafter occur. Our engagement with respect to this matter has terminated as of the date hereof.

Respectfully submitted,

A Professional Law Corporation

APPENDIX F-1

FORM OF CONTINUING DISCLOSURE CERTIFICATE (ISSUER)

\$ _____
ROSEVILLE FINANCE AUTHORITY
SPECIAL TAX REVENUE REFUNDING BONDS
SERIES 2017B

This Continuing Disclosure Certificate (this “Disclosure Certificate”) is executed and delivered by the City of Roseville (the “City”), for and on behalf of itself and the Roseville Finance Authority (the “Authority”), in connection with the issuance by the Authority of the Special Tax Revenue Refunding Bonds captioned above (the “Bonds”). The Bonds are generally secured by revenues derived from debt service payments made on two series of special tax refunding bonds issued by the City concurrently with the issuance of the Bonds: (i) City of Roseville Stone Point Community Facilities District No. 1 Special Tax Refunding Bonds, Series 2017, and (ii) City of Roseville Stone Point Community Facilities District No. 5 (Public Facilities) Special Tax Refunding Bonds, Series 2017 (together, the “CFD Bonds”). The CFD Bonds are generally secured by special taxes levied against taxable property in each respective Community Facilities District. The Bonds are being issued under an Indenture of Trust, dated as of _____ 1, 2017 (the “Indenture”), by and between the Authority and The Bank of New York Mellon Trust Company, N.A., as trustee (the “Trustee”).

The City, on behalf of itself and the Authority, hereby covenants and agrees as follows:

Section 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the City, for and on behalf of itself and the Authority, for the benefit of the holders and beneficial owners of the Bonds and in order to assist the Participating Underwriter in complying with the Rule.

Section 2. Definitions. In addition to the definitions set forth above and in the Indenture, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section 2, the following capitalized terms shall have the following meanings:

“*Annual Report*” means any Annual Report provided by the City pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

“*Annual Report Date*” means the date that is 9 months after the end of the City’s Fiscal Year (currently March 31 based on the City’s Fiscal Year end of June 30).

“*Dissemination Agent*” means Willdan Financial Services, or any successor Dissemination Agent designated in writing by the City and which has filed with the City a written acceptance of such designation.

“*Listed Events*” means any of the events listed in Section 5(a) of this Disclosure Certificate.

“*MSRB*” means the Municipal Securities Rulemaking Board, which has been designated by the Securities and Exchange Commission as the sole repository of disclosure information for

purposes of the Rule, or any other repository of disclosure information that may be designated by the Securities and Exchange Commission as such for purposes of the Rule in the future.

“*Official Statement*” means the final official statement executed by the Authority in connection with the issuance of the Bonds.

“*Participating Underwriter*” means Piper Jaffray & Co., the original underwriter of the Bonds required to comply with the Rule in connection with the offering of the Bonds.

“*Rule*” means Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as it may be amended from time to time.

Section 3. Provision of Annual Reports.

(a) The City shall, or shall cause the Dissemination Agent to, not later than the Annual Report Date, commencing March 31, 2018, with the report for the 2016-17 Fiscal Year, provide to the MSRB, in an electronic format as prescribed by the MSRB, an Annual Report that is consistent with the requirements of Section 4 of this Disclosure Certificate. Not later than 15 Business Days prior to the Annual Report Date, the City shall provide the Annual Report to the Dissemination Agent (if other than the City). If by 15 Business Days prior to the Annual Report Date the Dissemination Agent (if other than the City) has not received a copy of the Annual Report, the Dissemination Agent shall contact the City to determine if the City is in compliance with the previous sentence. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may include by reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the City and the Authority may be submitted separately from the balance of the Annual Report, and later than the Annual Report Date, if not available by that date. If the City’s Fiscal Year changes, it shall give notice of such change in the same manner as for a Listed Event under Section 5(c). The City shall provide a written certification with each Annual Report furnished to the Dissemination Agent to the effect that such Annual Report constitutes the Annual Report required to be furnished by the City hereunder.

(b) If the City does not provide (or cause the Dissemination Agent to provide) an Annual Report by the Annual Report Date, the City shall provide in a timely manner (or cause the Dissemination Agent to provide in a timely manner) to the MSRB, in an electronic format as prescribed by the MSRB, a notice in substantially the form attached as Exhibit A.

(c) With respect to each Annual Report, the Dissemination Agent shall:

(i) determine each year prior to the Annual Report Date the then-applicable rules and electronic format prescribed by the MSRB for the filing of annual continuing disclosure reports; and

(ii) if the Dissemination Agent is other than the City, file a report with the City certifying that the Annual Report has been provided pursuant to this Disclosure Certificate, and stating the date it was provided.

Section 4. Content of Annual Reports. The City’s Annual Report shall contain or incorporate by reference the following:

(a) The audited financial statements of the City and the Authority, together with the following statement:

THE CITY'S AND THE AUTHORITY'S ANNUAL FINANCIAL STATEMENTS ARE PROVIDED SOLELY TO COMPLY WITH THE SECURITIES EXCHANGE COMMISSION STAFF'S INTERPRETATION OF RULE 15C2-12. NO FUNDS OR ASSETS OF THE CITY OR THE AUTHORITY OTHER THAN THOSE PLEDGED UNDER THE INDENTURE ARE REQUIRED TO BE USED TO PAY DEBT SERVICE ON THE BONDS, AND NEITHER THE CITY NOR THE AUTHORITY ARE OBLIGATED TO ADVANCE AVAILABLE FUNDS FROM ANY SOURCE TO COVER ANY DELINQUENCIES. INVESTORS SHOULD NOT RELY ON THE FINANCIAL CONDITION OF THE CITY OR THE AUTHORITY IN EVALUATING WHETHER TO BUY, HOLD OR SELL THE BONDS.

The audited financial statements shall be prepared in accordance with generally accepted accounting principles as promulgated to apply to governmental entities from time to time by the Governmental Accounting Standards Board. If such audited financial statements are not available by the time the Annual Report is required to be filed pursuant to Section 3(a), the Annual Report shall contain unaudited financial statements in a format similar to the financial statements contained in the final Official Statement, and the audited financial statements shall be filed in the same manner as the Annual Report when they become available.

(b) Additional Items relating to the Authority and the Districts:

1. Principal amount of Bonds outstanding as of September 30th preceding the filing of the Annual Report.

2. Balance in funds and accounts held by Authority or Trustee related to the Bonds as of September 30th preceding the filing of the Annual Report.

3. Balance in funds and accounts held by City or Fiscal Agent related to the CFD Bonds as of September 30th preceding the filing of the Annual Report.

4. The information contained in the following tables in the Official Statement: (i) "Top Ten Payers of Projected 2017-18 Special Tax Levy – The Districts Combined", (iii) "Summary Value-to-Lien Ratios by Range – Stone Point CFD No. 1," and (iv) "Summary Value-to-Lien Ratios by Range – Stone Point CFD No. 5," in each case, as of September 30th preceding the filing of the Annual Report but excluding any overlapping debt information.

5. The Special Tax levy, the delinquency rate, total amount of delinquencies, number of parcels delinquent in payment for the five most recent fiscal years for each District with outstanding CFD Bonds.

6. Notwithstanding the June 30th reporting date for the Annual Report, the following information shall be reported as of the last day of the month immediately preceding the date of the Annual Report rather than as of June 30th. Identity of each delinquent taxpayer responsible for 5% or more of the total Special Tax levied, and the following information with respect thereto: assessor parcel number, assessed value of applicable properties, amount of Special Tax levied, amount delinquent by parcel

number and status of foreclosure proceedings. If any foreclosure has been completed, summary of results of foreclosure sales or transfers.

7. For each District, additional debt authorized to be issued by the City that is payable from or secured by assessments or special taxes with respect to property within such District.

(c) In addition to any of the information expressly required to be provided under this Disclosure Certificate, the City shall provide such further material information, if any, as may be necessary to make the specifically required statements, in the light of the circumstances under which they are made, not misleading.

(d) Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the City or related public entities, which are available to the public on the MSRB's Internet web site or filed with the Securities and Exchange Commission. The City shall clearly identify each such other document so included by reference.

Section 5. Reporting of Significant Events.

(a) The City shall give, or cause to be given, notice of the occurrence of any of the following Listed Events with respect to the Bonds:

- (1) Principal and interest payment delinquencies.
- (2) Non-payment related defaults, if material.
- (3) Unscheduled draws on debt service reserves reflecting financial difficulties.
- (4) Unscheduled draws on credit enhancements reflecting financial difficulties.
- (5) Substitution of credit or liquidity providers, or their failure to perform.
- (6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security.
- (7) Modifications to rights of security holders, if material.
- (8) Bond calls, if material, and tender offers.
- (9) Defeasances.
- (10) Release, substitution, or sale of property securing repayment of the securities, if material.
- (11) Rating changes.

- (12) Bankruptcy, insolvency, receivership or similar event of the City or other obligated person.
- (13) The consummation of a merger, consolidation, or acquisition involving the City or an obligated person, or the sale of all or substantially all of the assets of the City or an obligated person (other than in the ordinary course of business), the entry into a definitive agreement to undertake such an action, or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.
- (14) Appointment of a successor or additional trustee or the change of name of a trustee, if material.

(b) Whenever the City obtains knowledge of the occurrence of a Listed Event, the City shall, or shall cause the Dissemination Agent (if not the City) to, file a notice of such occurrence with the MSRB, in an electronic format as prescribed by the MSRB, in a timely manner not in excess of 10 business days after the occurrence of the Listed Event. Notwithstanding the foregoing, notice of Listed Events described in subsections (a)(8) and (9) above need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to holders of affected Bonds under the Indenture.

(c) The City acknowledges that the events described in subparagraphs (a)(2), (a)(7), (a)(8) (if the event is a bond call), (a)(10), (a)(13), and (a)(14) of this Section 5 contain the qualifier “if material.” The City shall cause a notice to be filed as set forth in paragraph (b) above with respect to any such event only to the extent that the City determines the event’s occurrence is material for purposes of U.S. federal securities law.

(d) For purposes of this Disclosure Certificate, any event described in paragraph (a)(12) above is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the City in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City.

Section 6. Identifying Information for Filings with the MSRB. All documents provided to the MSRB under the Disclosure Certificate shall be accompanied by identifying information as prescribed by the MSRB.

Section 7. Termination of Reporting Obligation. The City’s obligations under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds. If such termination occurs prior to the final maturity of the Bonds, the City shall give notice of such termination in the same manner as for a Listed Event under Section 5(c).

Section 8. Dissemination Agent. The City may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate,

and may discharge any Dissemination Agent, with or without appointing a successor Dissemination Agent. The initial Dissemination Agent shall be Willdan Financial Services. Any Dissemination Agent may resign by providing 30 days' written notice to the City.

Section 9. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the City may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

(a) if the amendment or waiver relates to the provisions of Sections 3(a), 4 or 5(a), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature, or status of an obligated person with respect to the Bonds, or type of business conducted;

(b) the undertakings herein, as proposed to be amended or waived, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the primary offering of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) the proposed amendment or waiver either (i) is approved by holders of the Bonds in the manner provided in the Indenture for amendments to the Indenture with the consent of holders, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the holders or beneficial owners of the Bonds.

If the annual financial information or operating data to be provided in the Annual Report is amended pursuant to the provisions hereof, the first Annual Report filed pursuant hereto containing the amended operating data or financial information shall explain, in narrative form, the reasons for the amendment and the impact of the change in the type of operating data or financial information being provided.

If an amendment is made to this Disclosure Certificate modifying the accounting principles to be followed in preparing financial statements, the Annual Report for the year in which the change is made shall present a comparison between the financial statements or information prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles. The comparison shall include a qualitative discussion of the differences in the accounting principles and the impact of the change in the accounting principles on the presentation of the financial information, in order to provide information to investors to enable them to evaluate the ability of the City to meet its obligations. To the extent reasonably feasible, the comparison shall be quantitative.

A notice of any amendment made pursuant to this Section 9 shall be filed in the same manner as for a Listed Event under Section 5(c).

Section 10. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the City from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the City chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the City shall have no obligation under this Disclosure Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

Section 11. Default. If the City fails to comply with any provision of this Disclosure Certificate, the Participating Underwriter or any holder or beneficial owner of the Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this Disclosure Certificate. A default under this Disclosure Certificate shall not be deemed an Event of Default under the Indenture, and the sole remedy under this Disclosure Certificate in the event of any failure of the City to comply with this Disclosure Certificate shall be an action to compel performance.

Section 12. Duties, Immunities and Liabilities of Dissemination Agent.

(a) The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Certificate, and the City agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which they may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The Dissemination Agent shall have no duty or obligation to review any information provided to it by the City hereunder, and shall not be deemed to be acting in any fiduciary capacity for the City, the Bond holders or any other party. The obligations of the City under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

(b) The Dissemination Agent shall be paid compensation by the City for its services provided hereunder in accordance with its schedule of fees as amended from time to time, and shall be reimbursed for all expenses, legal fees and advances made or incurred by the Dissemination Agent in the performance of its duties hereunder.

Section 13. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the City, the Dissemination Agent, the Participating Underwriter and the holders and beneficial owners from time to time of the Bonds, and shall create no rights in any other person or entity.

Section 14. Counterparts. This Disclosure Certificate may be executed in several counterparts, each of which shall be regarded as an original, and all of which shall constitute one and the same instrument.

Date: _____, 2017

CITY OF ROSEVILLE, for and on behalf of
itself and the ROSEVILLE FINANCE
AUTHORITY

By: _____

AGREED AND ACCEPTED:
Willdan Financial Services,
as Dissemination Agent

By: _____
Name: _____
Title: _____

EXHIBIT A

NOTICE OF FAILURE TO FILE ANNUAL REPORT

Name of Issuer: Roseville Finance Authority

Name of Issue: Roseville Finance Authority Special Tax Revenue Refunding
Bonds, Series 2017B

Date of Issuance: _____, 2017

NOTICE IS HEREBY GIVEN that the City of Roseville (the "City") for and on behalf of the Authority has not provided an Annual Report with respect to the above-named Bonds as required by the Continuing Disclosure Certificate, dated as of _____, 2017, executed by and between the City and countersigned by Willdan Financial Services, as dissemination agent. The City anticipates that the Annual Report will be filed by _____.

Dated: _____

DISSEMINATION AGENT:

Willdan Financial Services

By: _____

Its: _____

APPENDIX F-2

FORM OF CONTINUING DISCLOSURE CERTIFICATE (ADVENTIST HEALTH)

[To come]

APPENDIX G

DTC AND THE BOOK-ENTRY-ONLY SYSTEM

The following description of the Depository Trust Company ("DTC"), the procedures and record keeping with respect to beneficial ownership interests in the Bonds, payment of principal, interest and other payments on the Bonds to DTC Participants or Beneficial Owners, confirmation and transfer of beneficial ownership interest in the Bonds and other related transactions by and between DTC, the DTC Participants and the Beneficial Owners is based solely on information provided by DTC. Accordingly, no representations can be made concerning these matters and neither the DTC Participants nor the Beneficial Owners should rely on the foregoing information with respect to such matters, but should instead confirm the same with DTC or the DTC Participants, as the case may be.

Neither the issuer of the Bonds (the "Issuer") nor the trustee, fiscal agent or paying agent appointed with respect to the Bonds (the "Agent") take any responsibility for the information contained in this Appendix.

No assurances can be given that DTC, DTC Participants or Indirect Participants will distribute to the Beneficial Owners (a) payments of interest, principal or premium, if any, with respect to the Bonds, (b) certificates representing ownership interest in or other confirmation or ownership interest in the Bonds, or (c) redemption or other notices sent to DTC or Cede & Co., its nominee, as the registered owner of the Bonds, or that they will so do on a timely basis, or that DTC, DTC Participants or DTC Indirect Participants will act in the manner described in this Appendix. The current "Rules" applicable to DTC are on file with the Securities and Exchange Commission and the current "Procedures" of DTC to be followed in dealing with DTC Participants are on file with DTC.

1. The Depository Trust Company ("DTC") will act as securities depository for the Bonds (the "Securities"). The Securities will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Security certificate will be issued for each maturity of the Securities in the aggregate principal amount of such maturity, and will be deposited with DTC. If, however, the aggregate principal amount of any issue exceeds \$500 million, one certificate will be issued with respect to each \$500 million of principal amount, and an additional certificate will be issued with respect to any remaining principal amount of such issue.

2. DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and

dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC is rated "AA+" by Standard & Poor's. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

3. Purchases of Securities under the DTC system must be made by or through Direct Participants, which will receive a credit for the Securities on DTC's records. The ownership interest of each actual purchaser of each Security ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Securities are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Securities, except in the event that use of the book-entry system for the Securities is discontinued.

4. To facilitate subsequent transfers, all Securities deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Securities with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Securities; DTC's records reflect only the identity of the Direct Participants to whose accounts such Securities are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

5. Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Securities may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Securities, such as redemptions, tenders, defaults, and proposed amendments to the Security documents. For example, Beneficial Owners of Securities may wish to ascertain that the nominee holding the Securities for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

6. Redemption notices will be sent to DTC. If less than all of the Securities within a maturity are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such maturity to be redeemed.

7. Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Issuer as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Securities are credited on the record date (identified in a listing attached to the Omnibus Proxy).

8. Principal, redemption price and interest payments on the Securities will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the Issuer or the Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Agent, or the Issuer, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal, redemption price and interest payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Issuer or the Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

9. If applicable, a Beneficial Owner will give notice to elect to have its Securities purchased or tendered, through its Participant, to tender/remarketing agent, and will effect delivery of such Securities by causing the Direct Participant to transfer the Participant's interest in the Securities, on DTC's records, to tender/remarketing agent. The requirement for physical delivery of Securities in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Securities are transferred by Direct Participants on DTC's records and followed by a book-entry credit of tendered Securities to tender/remarketing agent's DTC account.

10. DTC may discontinue providing its services as depository with respect to the Securities at any time by giving reasonable notice to the Issuer or the Agent. Under such circumstances, in the event that a successor depository is not obtained, Security certificates are required to be printed and delivered.

11. The Issuer may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Security certificates will be printed and delivered to DTC.

APPENDIX H
THE APPRAISAL



COUNCIL COMMUNICATION

CC #: 8534

File #: 0200 & 0201-01

Title: Utility Billing Operations - Budget Adjustment

Contact: Andrea Blomquist 916-774-5317 ablomquist@roseville.ca.us

Meeting Date: 6/21/2017

Item #: 7.27.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt an ordinance approving a budget adjustment.

BACKGROUND

The city is in process of deploying a new Utility Billing Customer Information System (CIS). As a part of this project, there is a need to move a small portion of our Utility Billing Operations labor budget directly to the CIS project. The team works solely on the CIS project, and is currently budgeted in the Utility Billing Operations group. We are requesting to move \$260,000 from operations to the CIS Focus CIPs in an effort to reflect the current operation.

FISCAL IMPACT

This budget adjustment to move \$260,000 to our CIS Focus CIPs is included in Utility Billing Operations budgets for FY 2017 and will not require any additional funding.

ECONOMIC DEVELOPMENT / JOBS CREATED

Approval of this request will not create any new jobs.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Andrea Blomquist, Billing Services Manager

Jay Panzica, Chief Financial Officer



Rob Jensen, City Manager

ATTACHMENTS:

Description

Ordinance No. 5841

Budget Adjustment

ORDINANCE NO. 5841

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE 2016-17
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2016-17, is hereby amended by transferring appropriation to and from the activities indicated below:

Appropriate funds for the deployment of a new utility billing customer information system per the request of the Finance Department as listed on the attached Request for Budget Adjustment in the amount of \$260,000.00.

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

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR BUDGET ADJUSTMENT

FINANCE DEPARTMENT

Instructions: Complete all necessary fields. Fields marked with an asterisk (*) are mandatory and required for processing. Obtain required approvals and process according to the procedure outlined in:

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

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

[Miscellaneous Budget Training Information.](#)

REQUESTER*: Andrea Blomquist

DEPARTMENT/DIVISION*: Finance/Utility Billing

FISCAL YEAR/EFFECTIVE DATE*: 2017

PROPOSED COUNCIL DATE (if applicable): 06/21/2017

USE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL			JL		
	ORG KEY*	OBJECT*	FUND*	PROJECT	ACTIVITY	
130,000	30501	6130	470	093501	02	Labor Costs
130,000	40002	6130	491	174103	02	Labor Costs
130,000	00441	3902				transfer
130,000	00470	3902				transfer
\$ 260,000	TOTAL					

SOURCE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL			JL		
	ORG KEY	OBJECT	FUND*	PROJECT	ACTIVITY	
90,000	05042	4302	100			Salaries
70,000	05042	4005	100			Salaries
100,000	05043	4300	100			Salaries
260,000	00100	3902				transfer
\$ 260,000	TOTAL					

FINANCE USE	Approved:				
	<i>Nancy R. Flisberger</i>	5/10/17	<i>[Signature]</i>	5/10/17	
	BUDGET MANAGER/DESIGNEE	DATE	Finance Director:	DATE	

Justification for Budget Adjustment*

This request is to move funding from the Utility Billing Operations group to the CIS Focus Project for Utility Billing Staff and their labor costs. The team working on the Focus project is directly from Utility Billing operations and these funds will allow the team to complete project work. No additional dollars are being requested, just a move from operations to a CIP project.

Approved:			Approved:		
<i>Gay Lanzica</i>	5/11/17				
REQUESTING DEPARTMENT HEAD / DESIGNEE	DATE		CITY MANAGER	DATE	



COUNCIL COMMUNICATION

CC #: 8543

File #: 0214

Title: Library Grant Funds - Budget Adjustment

Contact: Rendi Hodge 916-774-5240 rhodge@roseville.ca.us

Meeting Date: 6/21/2017

Item #: 7.28.

RECOMMENDATION TO COUNCIL

Recommend Council approve an ordinance for a budget adjustment for \$15,000.00 for grant funds received from California Library Literacy Services (CLLS).

BACKGROUND

The Parks, Recreation & Libraries Department has received funds from CLLS to start and grow an Adult Literacy Program since 2010. The Library continues to maintain and develop a very active literacy program. Currently the program hosts twenty-two (22) pairs of tutors and learners working toward life-changing goals. Funds received from CLLS provide a portion of the staff costs to oversee the program and allow for purchasing materials and supplies used by tutors and learners during their sessions.

FISCAL IMPACT

This request is fully funded with offsetting grant revenue, so there is a net zero impact to the General Fund.(916)

ECONOMIC DEVELOPMENT / JOBS CREATED

Approval of this request will not create any new jobs.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Rendi Hodge, Library Supervisor

Dion Louthan, Parks, Recreation & Libraries Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Ordinance No. 5843

Library BA \$15000

ORDINANCE NO. 5843

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE 2016-17
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2016-17, is hereby amended by transferring appropriation to and from the activities indicated below:

Appropriate funds for grant funds received from California Library Literacy Services (CLLS) per request of the Parks, Recreation & Libraries Department, as listed on the attached Request for Budget Adjustment in the amount of \$15,000.00.

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

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR BUDGET ADJUSTMENT FINANCE DEPARTMENT

Instructions: Complete all necessary fields. Fields marked with an asterisk (*) are mandatory and required for processing. Obtain required approvals and process according to the procedure outlined in: [A.R. 6.01 Budget Adjustment Policy & Procedure](#).

For more detailed budget adjustment training information, including examples, please click on the following link: [Miscellaneous Budget Training Information](#).

REQUESTER*: Dion Louthan/Rendi Hodge/Genna Martin
DEPARTMENT/DIVISION*: Parks, Recreation & Libraries
FISCAL YEAR/EFFECTIVE DATE*: FY2016-17
PROPOSED COUNCIL DATE (if applicable): 06/21/2017

USE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL			JL		
	ORG KEY*	OBJECT*	FUND*	PROJECT	ACTIVITY	
15,000	06500	5030	100			Library-Books/Tapes
\$ 15,000	TOTAL					

SOURCE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL			JL		
	ORG KEY	OBJECT	FUND*	PROJECT	ACTIVITY	
15,000	06500	3750	100			State Grant--Adjustments for California Library
						Literacy Services grant funding
\$ 15,000	TOTAL					

FINANCE USE	Approved	Comments:
<i>[Signature]</i>	<i>Nancy Rothberger</i>	<i>Val ADRI 5/26/17</i>
BUDGET MANAGER/DISEGNEE	DATE	

Justification for Budget Adjustment*:

The PRL Department has performed year-to-date budget reviews and analysis and has revised its FY2016-17 year end budget estimate. Updated forecasting and higher than projected external funding contributions necessitate an increase to the General Fund materials, services, and supplies budget for Libraries (Org Key 06500) by \$15,000 to cover increased literacy costs for book purchases. This request is fully funded with offsetting grant revenue, so there is a net zero impact to the General Fund.

Approved:	Approved:
<i>[Signature]</i>	
REQUESTING DEPARTMENT HEAD / DESIGNEE	CITY MANAGER
DATE	DATE



COUNCIL COMMUNICATION

CC #: 8552
File #: 0600-01

Title: FY2017-18 Budgeted Positions
Contact: Linda Hampton 916-774-5215 lhampton@roseville.ca.us

Meeting Date: 6/21/2017
Item #: 7.29.

RECOMMENDATION TO COUNCIL

As part of the 2017-2018 budget process, departments requested staffing changes to meet their business needs. Staff recommends the City Council approve Management A & B salary schedules to reflect a salary realignment for Assistant Human Resources Director position and approve the addition of 4.25 allocations and the deletion of 8.5 allocation on the citywide allocation schedule. It is recommended that City Council take the following actions:

1. Adopt an ordinance to approve the attached Management A & B salary schedules (Appendix L) reflecting a salary schedule reduction for Assistant Human Resources Director 0484/B845) effective June 24, 2017; and
2. Motion to approve the attached city-wide allocation schedule effective June 24, 2017.

BACKGROUND

As part of the Municipal Code, the Human Resources Department is charged with maintaining the City's classification plan. The Human Resources staff is continually evaluating staffing levels necessary to provide high service levels to the community. As part of the 2017-2018 budget process, departments requested additional staffing. Staff looked at department workload and the allocation's impact on meeting the city's goals. Additionally, the level at which each of these positions would have to be staffed was analyzed. As part of the budget process, staff is requesting 7.25 new allocations and the defunding of 8.5 allocations for a total FTE decrease of 1.25. Funding is also included for 10 reclassifications of existing positions. Staff is currently conducting job analysis work on three of the new allocations and all the reclassifications and will be bringing those to council once the analysis and meet and confer obligations with the bargaining groups have been met. Staff is also recommending decreasing the Assistant Human Resources Director salary by approximately 5.7% to conform with internal salary relationships.

Budgeted Allocation Changes

New Allocations:

Department	Job Title	FTE
Finance	Finance Clerk II	1.0
Finance	Finance Technician	1.0
Parks, Recreation & Libraries	Child Care Site Coordinator	1.0
Parks, Recreation & Libraries	Park Development Analyst II	1.0
Public Works	Senior Engineer	.25

Total: 4.25 *

*Note does not include three allocations pending completion of job analysis work and bargaining group meet and confers.

Defunded Positions

Department	Job Title	FTE
Fire	Public Safety Outreach & Community Relations Coordinator	-.5
Parks, Recreation & Libraries	Assistant Child Care Site Coordinators	-2.0
Parks, Recreation & Libraries	Interpretive Services Specialist II	-1.0
Parks, Recreation & Libraries	Natural Resources Technician	-1.0
Parks, Recreation & Libraries	Sr Parks Maintenance Worker	-1.0
Police	Community Services Officer II	-1.0
Public Works	Assistant Engineer	-2.0

Total: -8.5**FISCAL IMPACT**

The net impact of the allocation changes are included in the 2017 - 2018 budget.

ECONOMIC DEVELOPMENT / JOBS CREATED

No new jobs are created by this action.

ENVIRONMENTAL REVIEW

Staffing changes are not considered a "project" as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines 15378). Consequently no CEQA action is required.

Respectfully Submitted,

Linda Hampton, Human Resources Manager

Gayle Satchwell, Human Resources Director

A handwritten signature in blue ink, appearing to be 'Rob Jensen', with a long horizontal stroke extending to the right.

Rob Jensen, City Manager

ATTACHMENTS:

Description

Ordinance No. 5846

2017-06-24 Management Salary Schedule A

2017-06-24 Management Salary Schedule B

2017-06-24 Allocation Schedule

ORDINANCE NO. 5846

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING
ORDINANCE NO. 5839, THE SALARY ORDINANCE FOR MANAGEMENT EMPLOYEES,
AS AMENDED BY APPENDIX "L" TO BE EFFECTIVE
JUNE 24, 2017, AS AN URGENCY MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Title and Purpose.

Ordinance No. 5839, the Salary Ordinance for Management Employees, is hereby amended as shown on Appendix "L" for salary schedules A and B attached hereto.

AMENDNG OF CLASSIFICATION:

<u>Classification No.</u>	<u>Position Title</u>	<u>Salary Range</u>
0484/B845	Assistant Human Resources Director	6730

SECTION 2. Salary Plan Effective Date.

This Ordinance shall be effective June 24, 2017 as an urgency measure.

SECTION 3. Urgency Ordinance.

This ordinance is hereby declared to be an urgency measure, immediately necessary for the public peace, health and safety and shall take effect June 24, 2017. A statement of urgency is as follows:

It is necessary to amend the Salary Ordinance to comply with recently approved changes for the orderly and necessary continuance of operations of the City.

SECTION 4. Posting.

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

ATTEST:

MAYOR

City Clerk

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
0043	ACCOUNTING SUPERVISOR					
		STEP A	41.0047	3,280.37	7,107.48	85,289.77
		STEP B	43.0549	3,444.39	7,462.84	89,554.19
		STEP C	45.2077	3,616.61	7,836.00	94,032.01
		STEP D	47.4680	3,797.44	8,227.78	98,733.44
		STEP E	49.8415	3,987.32	8,639.19	103,670.32
		STEP F	52.3335	4,186.68	9,071.14	108,853.68
		STEP G	54.9502	4,396.01	9,524.70	114,296.41
0045	ADMIN ANALYST I					
		STEP A	33.2609	2,660.87	5,765.22	69,182.67
		STEP B	34.9239	2,793.91	6,053.47	72,641.71
		STEP C	36.6700	2,933.60	6,356.13	76,273.60
		STEP D	38.5037	3,080.29	6,673.97	80,087.69
		STEP E	40.4288	3,234.30	7,007.65	84,091.90
		STEP F	42.4503	3,396.02	7,358.05	88,296.62
		STEP G	44.5728	3,565.82	7,725.95	92,711.42
0050	ADMIN ANALYST II					
		STEP A	36.5872	2,926.97	6,341.78	76,101.37
		STEP B	38.4165	3,073.32	6,658.86	79,906.32
		STEP C	40.3372	3,226.97	6,991.78	83,901.37
		STEP D	42.3541	3,388.32	7,341.37	88,096.52
		STEP E	44.4717	3,557.73	7,708.42	92,501.13
		STEP F	46.6954	3,735.63	8,093.86	97,126.43
		STEP G	49.0301	3,922.40	8,498.55	101,982.60
0086	ALTERNATIVE TRANSP ANALYST I					
		STEP A	33.7583	2,700.66	5,851.43	70,217.26
		STEP B	35.4464	2,835.71	6,144.04	73,728.51
		STEP C	37.2187	2,977.49	6,451.24	77,414.89
		STEP D	39.0796	3,126.36	6,773.79	81,285.56
		STEP E	41.0335	3,282.68	7,112.47	85,349.68
		STEP F	43.0852	3,446.81	7,468.10	89,617.21
		STEP G	45.2396	3,619.16	7,841.53	94,098.36
0088	ALTERNATIVE TRANSP ANALYST II					
		STEP A	36.5872	2,926.97	6,341.78	76,101.37
		STEP B	38.4165	3,073.32	6,658.86	79,906.32
		STEP C	40.3372	3,226.97	6,991.78	83,901.37
		STEP D	42.3541	3,388.32	7,341.37	88,096.52
		STEP E	44.4717	3,557.73	7,708.42	92,501.13
		STEP F	46.6954	3,735.63	8,093.86	97,126.43
		STEP G	49.0301	3,922.40	8,498.55	101,982.60

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
0090	ALTERNATIVE TRANSP MGR					
		STEP A	48.1545	3,852.36	8,346.78	100,161.36
		STEP B	50.5623	4,044.98	8,764.13	105,169.58
		STEP C	53.0904	4,247.23	9,202.33	110,428.03
		STEP D	55.7449	4,459.59	9,662.44	115,949.39
		STEP E	58.5322	4,682.57	10,145.58	121,746.97
		STEP F	61.4588	4,916.70	10,652.85	127,834.30
		STEP G	64.5317	5,162.53	11,185.49	134,225.93
0245	ASST CITY ATTORNEY					
		STEP A	71.0229	5,681.83	12,310.63	147,727.63
		STEP B	74.5741	5,965.92	12,926.17	155,114.12
		STEP C	78.3028	6,264.22	13,572.48	162,869.82
		STEP D	82.2179	6,577.43	14,251.10	171,013.23
		STEP E	86.3288	6,906.30	14,963.65	179,563.90
		STEP F	90.6452	7,251.61	15,711.83	188,542.01
		STEP G	95.1775	7,614.20	16,497.43	197,969.20
0250	ASST CITY CLERK					
		STEP A	35.6195	2,849.56	6,174.04	74,088.56
		STEP B	37.4005	2,992.04	6,482.75	77,793.04
		STEP C	39.2706	3,141.64	6,806.90	81,682.84
		STEP D	41.2341	3,298.72	7,147.24	85,766.92
		STEP E	43.2958	3,463.66	7,504.60	90,055.26
		STEP F	45.4606	3,636.84	7,879.83	94,558.04
		STEP G	47.7336	3,818.68	8,273.82	99,285.88
0325	ASST CITY MANAGER					
		STEP A	74.0814	5,926.51	12,840.77	154,089.31
		STEP B	77.7854	6,222.83	13,482.80	161,793.63
		STEP C	81.6747	6,533.97	14,156.94	169,883.37
		STEP D	85.7585	6,860.68	14,864.80	178,377.68
		STEP E	90.0464	7,203.71	15,608.04	187,296.51
		STEP F	94.5487	7,563.89	16,388.44	196,661.29
		STEP G	99.2762	7,942.09	17,207.87	206,494.49
5605	ASST ELEC UTIL DIR-FIN & ADMIN					
		STEP A	77.7298	6,218.38	13,473.16	161,677.98
		STEP B	81.6164	6,529.31	14,146.84	169,762.11
		STEP C	85.6972	6,855.77	14,854.18	178,250.17
		STEP D	89.9819	7,198.55	15,596.86	187,162.35
		STEP E	94.4811	7,558.48	16,376.72	196,520.68
		STEP F	99.2051	7,936.40	17,195.55	206,346.60
		STEP G	104.1655	8,333.24	18,055.35	216,664.24

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
8553	ASST ELEC UTIL DIR-RESOURCES					
		STEP A	77.7298	6,218.38	13,473.16	161,677.98
		STEP B	81.6164	6,529.31	14,146.84	169,762.11
		STEP C	85.6972	6,855.77	14,854.18	178,250.17
		STEP D	89.9819	7,198.55	15,596.86	187,162.35
		STEP E	94.4811	7,558.48	16,376.72	196,520.68
		STEP F	99.2051	7,936.40	17,195.55	206,346.60
		STEP G	104.1655	8,333.24	18,055.35	216,664.24
0395	ASST ELEC UTIL DIRECTOR					
		STEP A	70.9719	5,677.75	12,301.79	147,621.55
		STEP B	74.5206	5,961.64	12,916.90	155,002.84
		STEP C	78.2466	6,259.72	13,562.74	162,752.92
		STEP D	82.1588	6,572.70	14,240.85	170,890.30
		STEP E	86.2668	6,901.34	14,952.91	179,434.94
		STEP F	90.5802	7,246.41	15,700.56	188,406.81
		STEP G	95.1093	7,608.74	16,485.61	197,827.34
0411	ASST EU DIRECTOR					
		STEP A	62.1514	4,972.11	10,772.90	129,274.91
		STEP B	65.2588	5,220.70	11,311.52	135,738.30
		STEP C	68.5218	5,481.74	11,877.11	142,525.34
		STEP D	71.9478	5,755.82	12,470.95	149,651.42
		STEP E	75.5453	6,043.62	13,094.51	157,134.22
		STEP F	79.3225	6,345.80	13,749.23	164,990.80
		STEP G	83.2886	6,663.08	14,436.69	173,240.28
0480	ASST FIRE CHIEF					
		STEP A	61.2592	4,900.73	10,618.26	127,419.13
		STEP B	64.3221	5,145.76	11,149.16	133,789.96
		STEP C	67.5383	5,403.06	11,706.63	140,479.66
		STEP D	70.9152	5,673.21	12,291.96	147,503.61
		STEP E	74.4609	5,956.87	12,906.55	154,878.67
		STEP F	78.1839	6,254.71	13,551.87	162,622.51
		STEP G	82.0932	6,567.45	14,229.48	170,753.85
0484	ASST HUMAN RESOURCES DIRECTOR					
		STEP A	50.2260	4,018.08	8,705.84	104,470.08
		STEP B	52.7370	4,218.96	9,141.08	109,692.96
		STEP C	55.3742	4,429.93	9,598.19	115,178.33
		STEP D	58.1429	4,651.43	10,078.10	120,937.23
		STEP E	61.0501	4,884.00	10,582.01	126,984.20
		STEP F	64.1026	5,128.20	11,111.11	133,333.40
		STEP G	67.3077	5,384.61	11,666.66	140,000.01

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
0510	ASST POLICE CHIEF					
		STEP A	67.3324	5,386.59	11,670.94	140,051.39
		STEP B	70.6990	5,655.92	12,254.49	147,053.92
		STEP C	74.2339	5,938.71	12,867.20	154,406.51
		STEP D	77.9456	6,235.64	13,510.57	162,126.84
		STEP E	81.8429	6,547.43	14,186.10	170,233.23
		STEP F	85.9350	6,874.80	14,895.40	178,744.80
		STEP G	90.2318	7,218.54	15,640.17	187,682.14
0920	BILLING SERVICES MANAGER					
		STEP A	44.7525	3,580.20	7,757.10	93,085.20
		STEP B	46.9901	3,759.20	8,144.95	97,739.40
		STEP C	49.3396	3,947.16	8,552.19	102,626.36
		STEP D	51.8066	4,144.52	8,979.81	107,757.72
		STEP E	54.3969	4,351.75	9,428.79	113,145.55
		STEP F	57.1168	4,569.34	9,900.24	118,802.94
		STEP G	59.9726	4,797.80	10,395.25	124,743.00
1017	BLDG INSPECTION SUPERVISOR					
		STEP A	40.3307	3,226.45	6,990.65	83,887.85
		STEP B	42.3473	3,387.78	7,340.19	88,082.38
		STEP C	44.4646	3,557.16	7,707.19	92,486.36
		STEP D	46.6877	3,735.01	8,092.53	97,110.41
		STEP E	49.0223	3,921.78	8,497.19	101,966.38
		STEP F	51.4734	4,117.87	8,922.05	107,064.67
		STEP G	54.0470	4,323.76	9,368.14	112,417.76
1043	BLDG OFFICIAL					
		STEP A	50.1505	4,012.04	8,692.75	104,313.04
		STEP B	52.6581	4,212.64	9,127.40	109,528.84
		STEP C	55.2910	4,423.28	9,583.77	115,005.28
		STEP D	58.0555	4,644.44	10,062.95	120,755.44
		STEP E	60.9583	4,876.66	10,566.10	126,793.26
		STEP F	64.0062	5,120.49	11,094.40	133,132.89
		STEP G	67.2065	5,376.52	11,649.12	139,789.52
0910	BUDGET ANALYST I					
		STEP A	34.4334	2,754.67	5,968.45	71,621.47
		STEP B	36.1549	2,892.39	6,266.84	75,202.19
		STEP C	37.9628	3,037.02	6,580.21	78,962.62
		STEP D	39.8610	3,188.88	6,909.24	82,910.88
		STEP E	41.8541	3,348.32	7,254.71	87,056.52
		STEP F	43.9466	3,515.72	7,617.41	91,408.92
		STEP G	46.1440	3,691.52	7,998.29	95,979.52

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
0915	BUDGET ANALYST II					
		STEP A	37.3182	2,985.45	6,468.48	77,621.85
		STEP B	39.1840	3,134.72	6,791.89	81,502.72
		STEP C	41.1434	3,291.47	7,131.52	85,578.27
		STEP D	43.2005	3,456.04	7,488.08	89,857.04
		STEP E	45.3605	3,628.84	7,862.48	94,349.84
		STEP F	47.6286	3,810.28	8,255.62	99,067.48
		STEP G	50.0100	4,000.80	8,668.40	104,020.80
0930	BUDGET MANAGER					
		STEP A	44.7525	3,580.20	7,757.10	93,085.20
		STEP B	46.9901	3,759.20	8,144.95	97,739.40
		STEP C	49.3396	3,947.16	8,552.19	102,626.36
		STEP D	51.8066	4,144.52	8,979.81	107,757.72
		STEP E	54.3969	4,351.75	9,428.79	113,145.55
		STEP F	57.1168	4,569.34	9,900.24	118,802.94
		STEP G	59.9726	4,797.80	10,395.25	124,743.00
1125	CENTRAL SERVICES DIRECTOR					
		STEP A	60.9892	4,879.13	10,571.46	126,857.53
		STEP B	64.0388	5,123.10	11,100.05	133,200.70
		STEP C	67.2407	5,379.25	11,655.05	139,860.65
		STEP D	70.6027	5,648.21	12,237.80	146,853.61
		STEP E	74.1329	5,930.63	12,849.70	154,196.43
		STEP F	77.8396	6,227.16	13,492.19	161,906.36
		STEP G	81.7316	6,538.52	14,166.81	170,001.72
1245	CHIEF FINANCIAL OFFICER					
		STEP A	86.5875	6,927.00	15,008.50	180,102.00
		STEP B	90.9169	7,273.35	15,758.92	189,107.15
		STEP C	95.4628	7,637.02	16,546.88	198,562.62
		STEP D	100.2359	8,018.87	17,374.22	208,490.67
		STEP E	105.2477	8,419.81	18,242.93	218,915.21
		STEP F	110.5101	8,840.80	19,155.08	229,861.00
		STEP G	116.0356	9,282.84	20,112.83	241,354.04
1180	CHIEF INFORMATION OFFICER					
		STEP A	60.9892	4,879.13	10,571.46	126,857.53
		STEP B	64.0388	5,123.10	11,100.05	133,200.70
		STEP C	67.2407	5,379.25	11,655.05	139,860.65
		STEP D	70.6027	5,648.21	12,237.80	146,853.61
		STEP E	74.1329	5,930.63	12,849.70	154,196.43
		STEP F	77.8396	6,227.16	13,492.19	161,906.36
		STEP G	81.7316	6,538.52	14,166.81	170,001.72

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
1220	CITY CLERK					
		STEP A	55.5188	4,441.50	9,623.25	115,479.10
		STEP B	58.2948	4,663.58	10,104.43	121,253.18
		STEP C	61.2096	4,896.76	10,609.66	127,315.96
		STEP D	64.2701	5,141.60	11,140.15	133,681.80
		STEP E	67.4836	5,398.68	11,697.15	140,365.88
		STEP F	70.8579	5,668.63	12,282.03	147,384.43
		STEP G	74.4006	5,952.04	12,896.10	154,753.24
1224	CITY LIBRARIAN					
		STEP A	50.0106	4,000.84	8,668.50	104,022.04
		STEP B	52.5111	4,200.88	9,101.92	109,223.08
		STEP C	55.1365	4,410.92	9,556.99	114,683.92
		STEP D	57.8936	4,631.48	10,034.89	120,418.68
		STEP E	60.7880	4,863.04	10,536.58	126,439.04
		STEP F	63.8276	5,106.20	11,063.45	132,761.40
		STEP G	67.0190	5,361.52	11,616.62	139,399.52
1370	CONTROLLER					
		STEP A	46.9901	3,759.20	8,144.95	97,739.40
		STEP B	49.3396	3,947.16	8,552.19	102,626.36
		STEP C	51.8065	4,144.52	8,979.79	107,757.52
		STEP D	54.3969	4,351.75	9,428.79	113,145.55
		STEP E	57.1167	4,569.33	9,900.22	118,802.73
		STEP F	59.9726	4,797.80	10,395.25	124,743.00
		STEP G	62.9712	5,037.69	10,915.00	130,980.09
1645	DEPT PUBLIC INFO OFFICER					
		STEP A	38.3214	3,065.71	6,642.37	79,708.51
		STEP B	40.2376	3,219.00	6,974.51	83,694.20
		STEP C	42.2491	3,379.92	7,323.17	87,878.12
		STEP D	44.3617	3,548.93	7,689.36	92,272.33
		STEP E	46.5799	3,726.39	8,073.84	96,886.19
		STEP F	48.9088	3,912.70	8,477.52	101,730.30
		STEP G	51.3546	4,108.36	8,901.46	106,817.56
1655	DEPUTY CITY ATTORNEY I					
		STEP A	51.0406	4,083.24	8,847.03	106,164.44
		STEP B	53.5926	4,287.40	9,289.38	111,472.60
		STEP C	56.2723	4,501.78	9,753.86	117,046.38
		STEP D	59.0859	4,726.87	10,241.55	122,898.67
		STEP E	62.0402	4,963.21	10,753.63	129,043.61
		STEP F	65.1422	5,211.37	11,291.31	135,495.77
		STEP G	68.3993	5,471.94	11,855.87	142,270.54

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
1658	DEPUTY CITY ATTORNEY II					
		STEP A	56.1446	4,491.56	9,731.73	116,780.76
		STEP B	58.9519	4,716.15	10,218.32	122,619.95
		STEP C	61.8995	4,951.96	10,729.24	128,750.96
		STEP D	64.9944	5,199.55	11,265.69	135,188.35
		STEP E	68.2442	5,459.53	11,828.99	141,947.93
		STEP F	71.6564	5,732.51	12,420.44	149,045.31
		STEP G	75.2392	6,019.13	13,041.46	156,497.53
1659	DEPUTY CITY MANAGER					
		STEP A	55.5189	4,441.51	9,623.27	115,479.31
		STEP B	58.2948	4,663.58	10,104.43	121,253.18
		STEP C	61.2096	4,896.76	10,609.66	127,315.96
		STEP D	64.2701	5,141.60	11,140.15	133,681.80
		STEP E	67.4837	5,398.69	11,697.17	140,366.09
		STEP F	70.8579	5,668.63	12,282.03	147,384.43
		STEP G	74.4007	5,952.05	12,896.12	154,753.45
1674	DEVELOPMENT ANALYST I					
		STEP A	33.2609	2,660.87	5,765.22	69,182.67
		STEP B	34.9239	2,793.91	6,053.47	72,641.71
		STEP C	36.6700	2,933.60	6,356.13	76,273.60
		STEP D	38.5037	3,080.29	6,673.97	80,087.69
		STEP E	40.4288	3,234.30	7,007.65	84,091.90
		STEP F	42.4503	3,396.02	7,358.05	88,296.62
		STEP G	44.5728	3,565.82	7,725.95	92,711.42
1675	DEVELOPMENT ANALYST II					
		STEP A	36.5872	2,926.97	6,341.78	76,101.37
		STEP B	38.4165	3,073.32	6,658.86	79,906.32
		STEP C	40.3372	3,226.97	6,991.78	83,901.37
		STEP D	42.3541	3,388.32	7,341.37	88,096.52
		STEP E	44.4717	3,557.73	7,708.42	92,501.13
		STEP F	46.6954	3,735.63	8,093.86	97,126.43
		STEP G	49.0301	3,922.40	8,498.55	101,982.60
1676	DEVELOPMENT SERVICES DIRECTOR					
		STEP A	67.1903	5,375.22	11,646.31	139,755.82
		STEP B	70.5498	5,643.98	12,228.63	146,743.58
		STEP C	74.0772	5,926.17	12,840.04	154,080.57
		STEP D	77.7812	6,222.49	13,482.07	161,784.89
		STEP E	81.6702	6,533.61	14,156.16	169,874.01
		STEP F	85.7538	6,860.30	14,863.99	178,367.90
		STEP G	90.0416	7,203.32	15,607.21	187,286.52

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
1695	DEVELOPMENT SERVICES MANAGER					
		STEP A	55.5189	4,441.51	9,623.27	115,479.31
		STEP B	58.2948	4,663.58	10,104.43	121,253.18
		STEP C	61.2096	4,896.76	10,609.66	127,315.96
		STEP D	64.2701	5,141.60	11,140.15	133,681.80
		STEP E	67.4837	5,398.69	11,697.17	140,366.09
		STEP F	70.8579	5,668.63	12,282.03	147,384.43
		STEP G	74.4007	5,952.05	12,896.12	154,753.45
1710	ECONOMIC DEVELOPMENT DIRECTOR					
		STEP A	64.6607	5,172.85	11,207.85	134,494.25
		STEP B	67.8939	5,431.51	11,768.27	141,219.31
		STEP C	71.2886	5,703.08	12,356.69	148,280.28
		STEP D	74.8529	5,988.23	12,974.50	155,694.03
		STEP E	78.5957	6,287.65	13,623.25	163,479.05
		STEP F	82.5255	6,602.04	14,304.42	171,653.04
		STEP G	86.6518	6,932.14	15,019.64	180,235.74
1712	ECONOMIC DEVELOPMENT MANAGER					
		STEP A	50.1075	4,008.60	8,685.30	104,223.60
		STEP B	52.6130	4,209.04	9,119.58	109,435.04
		STEP C	55.2436	4,419.48	9,575.55	114,906.68
		STEP D	58.0058	4,640.46	10,054.33	120,652.06
		STEP E	60.9060	4,872.48	10,557.04	126,684.48
		STEP F	63.9516	5,116.12	11,084.94	133,019.32
		STEP G	67.1490	5,371.92	11,639.16	139,669.92
1310	ELECTRIC BUSINESS ANALYST I					
		STEP A	39.3071	3,144.56	6,813.23	81,758.76
		STEP B	41.2726	3,301.80	7,153.91	85,847.00
		STEP C	43.3361	3,466.88	7,511.59	90,139.08
		STEP D	45.5029	3,640.23	7,887.16	94,646.03
		STEP E	47.7780	3,822.24	8,281.52	99,378.24
		STEP F	50.1669	4,013.35	8,695.59	104,347.15
		STEP G	52.6752	4,214.01	9,130.36	109,564.41
1312	ELECTRIC BUSINESS ANALYST II					
		STEP A	43.2416	3,459.32	7,495.21	89,942.52
		STEP B	45.4038	3,632.30	7,869.99	94,439.90
		STEP C	47.6740	3,813.92	8,263.49	99,161.92
		STEP D	50.0576	4,004.60	8,676.65	104,119.80
		STEP E	52.5605	4,204.84	9,110.48	109,325.84
		STEP F	55.1886	4,415.08	9,566.02	114,792.28
		STEP G	57.9480	4,635.84	10,044.32	120,531.84

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
2335	ELECTRIC COMPLIANCE ANALYST					
		STEP A	45.0209	3,601.67	7,803.62	93,643.47
		STEP B	47.2719	3,781.75	8,193.79	98,325.55
		STEP C	49.6356	3,970.84	8,603.50	103,242.04
		STEP D	52.1174	4,169.39	9,033.68	108,404.19
		STEP E	54.7232	4,377.85	9,485.35	113,824.25
		STEP F	57.4593	4,596.74	9,959.61	119,515.34
		STEP G	60.3323	4,826.58	10,457.59	125,491.18
6285	ELECTRIC CUSTOMR PROGRAMS SUPV					
		STEP A	54.7676	4,381.40	9,493.05	113,916.60
		STEP B	57.5059	4,600.47	9,967.68	119,612.27
		STEP C	60.3812	4,830.49	10,466.07	125,592.89
		STEP D	63.4002	5,072.01	10,989.36	131,872.41
		STEP E	66.5703	5,325.62	11,538.85	138,466.22
		STEP F	69.8987	5,591.89	12,115.77	145,389.29
		STEP G	73.3937	5,871.49	12,721.57	152,658.89
2284	ELECTRIC ENGINEERING TECH SUPV					
		STEP A	47.8512	3,828.09	8,294.20	99,530.49
		STEP B	50.2436	4,019.48	8,708.89	104,506.68
		STEP C	52.7559	4,220.47	9,144.35	109,732.27
		STEP D	55.3937	4,431.49	9,601.57	115,218.89
		STEP E	58.1633	4,653.06	10,081.63	120,979.66
		STEP F	61.0715	4,885.72	10,585.72	127,028.72
		STEP G	64.1251	5,130.00	11,115.01	133,380.20
2280	ELECTRIC LINE CONST SUPERVISOR					
		STEP A	61.4415	4,915.32	10,649.86	127,798.32
		STEP B	64.5137	5,161.09	11,182.37	134,188.49
		STEP C	67.7392	5,419.13	11,741.46	140,897.53
		STEP D	71.1263	5,690.10	12,328.55	147,942.70
		STEP E	74.6826	5,974.60	12,944.98	155,339.80
		STEP F	78.4168	6,273.34	13,592.24	163,106.94
		STEP G	82.3374	6,586.99	14,271.81	171,261.79
2338	ELECTRIC OPERATIONS MANAGER					
		STEP A	67.5845	5,406.76	11,714.64	140,575.76
		STEP B	70.9637	5,677.09	12,300.37	147,604.49
		STEP C	74.5119	5,960.95	12,915.39	154,984.75
		STEP D	78.2374	6,258.99	13,561.14	162,733.79
		STEP E	82.1493	6,571.94	14,239.21	170,870.54
		STEP F	86.2569	6,900.55	14,951.19	179,414.35
		STEP G	90.5697	7,245.57	15,698.74	188,384.97

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
2339	ELECTRIC OPERATIONS SUPERVISOR					
		STEP A	61.4415	4,915.32	10,649.86	127,798.32
		STEP B	64.5137	5,161.09	11,182.37	134,188.49
		STEP C	67.7392	5,419.13	11,741.46	140,897.53
		STEP D	71.1263	5,690.10	12,328.55	147,942.70
		STEP E	74.6826	5,974.60	12,944.98	155,339.80
		STEP F	78.4168	6,273.34	13,592.24	163,106.94
		STEP G	82.3374	6,586.99	14,271.81	171,261.79
2346	ELECTRIC RATES & FINANCL ADMIN					
		STEP A	58.3337	4,666.69	10,111.17	121,334.09
		STEP B	61.2503	4,900.02	10,616.71	127,400.62
		STEP C	64.3128	5,145.02	11,147.55	133,770.62
		STEP D	67.5284	5,402.27	11,704.92	140,459.07
		STEP E	70.9049	5,672.39	12,290.18	147,482.19
		STEP F	74.4500	5,956.00	12,904.66	154,856.00
		STEP G	78.1726	6,253.80	13,549.91	162,599.00
2348	ELECTRIC REGU COMPLNCE ADMNSTR					
		STEP A	67.5845	5,406.76	11,714.64	140,575.76
		STEP B	70.9637	5,677.09	12,300.37	147,604.49
		STEP C	74.5119	5,960.95	12,915.39	154,984.75
		STEP D	78.2374	6,258.99	13,561.14	162,733.79
		STEP E	82.1493	6,571.94	14,239.21	170,870.54
		STEP F	86.2569	6,900.55	14,951.19	179,414.35
		STEP G	90.5697	7,245.57	15,698.74	188,384.97
2314	ELECTRIC RESOURCES ANALYST I					
		STEP A	47.9688	3,837.50	8,314.59	99,775.10
		STEP B	50.3673	4,029.38	8,730.33	104,763.98
		STEP C	52.8855	4,230.84	9,166.82	110,001.84
		STEP D	55.5300	4,442.40	9,625.20	115,502.40
		STEP E	58.3064	4,664.51	10,106.44	121,277.31
		STEP F	61.2217	4,897.73	10,611.76	127,341.13
		STEP G	64.2828	5,142.62	11,142.35	133,708.22
2316	ELECTRIC RESOURCES ANALYST II					
		STEP A	52.7703	4,221.62	9,146.85	109,762.22
		STEP B	55.4088	4,432.70	9,604.19	115,250.30
		STEP C	58.1792	4,654.33	10,084.39	121,012.73
		STEP D	61.0883	4,887.06	10,588.63	127,063.66
		STEP E	64.1427	5,131.41	11,118.06	133,416.81
		STEP F	67.3498	5,387.98	11,673.96	140,087.58
		STEP G	70.7172	5,657.37	12,257.64	147,091.77

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
2354	ELECTRIC RISK MGMT ADMNSTR					
		STEP A	64.1688	5,133.50	11,122.59	133,471.10
		STEP B	67.3774	5,390.19	11,678.74	140,144.99
		STEP C	70.7462	5,659.69	12,262.67	147,152.09
		STEP D	74.2836	5,942.68	12,875.82	154,509.88
		STEP E	77.9977	6,239.81	13,519.60	162,235.21
		STEP F	81.8976	6,551.80	14,195.58	170,347.00
		STEP G	85.9924	6,879.39	14,905.34	178,864.19
2352	ELECTRIC SAFETY COORDINATOR					
		STEP A	36.5871	2,926.96	6,341.76	76,101.16
		STEP B	38.4164	3,073.31	6,658.84	79,906.11
		STEP C	40.3371	3,226.96	6,991.76	83,901.16
		STEP D	42.3539	3,388.31	7,341.34	88,096.11
		STEP E	44.4716	3,557.72	7,708.41	92,500.92
		STEP F	46.6952	3,735.61	8,093.83	97,126.01
		STEP G	49.0301	3,922.40	8,498.55	101,982.60
2319	ELECTRIC SUBSTATION SUPERVISOR					
		STEP A	61.4415	4,915.32	10,649.86	127,798.32
		STEP B	64.5137	5,161.09	11,182.37	134,188.49
		STEP C	67.7392	5,419.13	11,741.46	140,897.53
		STEP D	71.1263	5,690.10	12,328.55	147,942.70
		STEP E	74.6826	5,974.60	12,944.98	155,339.80
		STEP F	78.4168	6,273.34	13,592.24	163,106.94
		STEP G	82.3374	6,586.99	14,271.81	171,261.79
2358	ELECTRIC TECHNOLOGY SYST SUPV					
		STEP A	50.0104	4,000.83	8,668.46	104,021.63
		STEP B	52.5110	4,200.88	9,101.90	109,222.88
		STEP C	55.1365	4,410.92	9,556.99	114,683.92
		STEP D	57.8934	4,631.47	10,034.85	120,418.27
		STEP E	60.7880	4,863.04	10,536.58	126,439.04
		STEP F	63.8273	5,106.18	11,063.39	132,760.78
		STEP G	67.0187	5,361.49	11,616.57	139,398.89
2320	ELECTRIC UTILITY DIRECTOR					
		STEP A	99.9138	7,993.10	17,318.39	207,820.70
		STEP B	104.9095	8,392.76	18,184.31	218,211.76
		STEP C	110.1549	8,812.39	19,093.51	229,122.19
		STEP D	115.6627	9,253.01	20,048.20	240,578.41
		STEP E	121.4458	9,715.66	21,050.60	252,607.26
		STEP F	127.5181	10,201.44	22,103.13	265,237.64
		STEP G	133.8940	10,711.52	23,208.29	278,499.52

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
2378	ELECTRONIC MAINT COORDINATOR					
		STEP A	39.2746	3,141.96	6,807.59	81,691.16
		STEP B	41.2384	3,299.07	7,147.98	85,775.87
		STEP C	43.3003	3,464.02	7,505.38	90,064.62
		STEP D	45.4653	3,637.22	7,880.65	94,567.82
		STEP E	47.7384	3,819.07	8,274.65	99,295.87
		STEP F	50.1254	4,010.03	8,688.40	104,260.83
		STEP G	52.6317	4,210.53	9,122.82	109,473.93
2415	EMS QUAL ASSURANCE COORDINATOR					
		STEP A	45.1917	3,615.33	7,833.22	93,998.73
		STEP B	47.4512	3,796.09	8,224.87	98,698.49
		STEP C	49.8239	3,985.91	8,636.14	103,633.71
		STEP D	52.3152	4,185.21	9,067.96	108,815.61
		STEP E	54.9309	4,394.47	9,521.35	114,256.27
		STEP F	57.6775	4,614.20	9,997.43	119,969.20
		STEP G	60.5613	4,844.90	10,497.29	125,967.50
2500	ENERGY SERVICES ACCOUNT REP I					
		STEP A	39.3599	3,148.79	6,822.38	81,868.59
		STEP B	41.3279	3,306.23	7,163.50	85,962.03
		STEP C	43.3942	3,471.53	7,521.66	90,259.93
		STEP D	45.5640	3,645.12	7,897.76	94,773.12
		STEP E	47.8421	3,827.36	8,292.63	99,511.56
		STEP F	50.2342	4,018.73	8,707.26	104,487.13
		STEP G	52.7459	4,219.67	9,142.62	109,711.47
2501	ENERGY SERVICES ACCOUNT REP II					
		STEP A	43.2959	3,463.67	7,504.62	90,055.47
		STEP B	45.4605	3,636.84	7,879.82	94,557.84
		STEP C	47.7337	3,818.69	8,273.84	99,286.09
		STEP D	50.1204	4,009.63	8,687.53	104,250.43
		STEP E	52.6264	4,210.11	9,121.90	109,462.91
		STEP F	55.2577	4,420.61	9,578.00	114,936.01
		STEP G	58.0206	4,641.64	10,056.90	120,682.84
1277	ENGINEERING MANAGER					
		STEP A	56.5013	4,520.10	9,793.55	117,522.70
		STEP B	59.3265	4,746.12	10,283.26	123,399.12
		STEP C	62.2925	4,983.40	10,797.36	129,568.40
		STEP D	65.4073	5,232.58	11,337.26	136,047.18
		STEP E	68.6775	5,494.20	11,904.10	142,849.20
		STEP F	72.1113	5,768.90	12,499.29	149,991.50
		STEP G	75.7169	6,057.35	13,124.26	157,491.15

CITY OF ROSEVILLE

SALARY SCHEDULE A

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MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
2540	ENVIRONMENTAL COORDINATOR					
		STEP A	42.0752	3,366.01	7,293.03	87,516.41
		STEP B	44.1791	3,534.32	7,657.71	91,892.52
		STEP C	46.3881	3,711.04	8,040.60	96,487.24
		STEP D	48.7074	3,896.59	8,442.61	101,311.39
		STEP E	51.1428	4,091.42	8,864.75	106,377.02
		STEP F	53.6998	4,295.98	9,307.96	111,695.58
		STEP G	56.3849	4,510.79	9,773.38	117,280.59
2541	ENVIRONMENTAL UTIL COMPL ADMIN					
		STEP A	42.0733	3,365.86	7,292.70	87,512.46
		STEP B	44.1769	3,534.15	7,657.32	91,887.95
		STEP C	46.3857	3,710.85	8,040.18	96,482.25
		STEP D	48.7050	3,896.40	8,442.20	101,306.40
		STEP E	51.1401	4,091.20	8,864.28	106,371.40
		STEP F	53.6972	4,295.77	9,307.51	111,690.17
		STEP G	56.3820	4,510.56	9,772.88	117,274.56
1684	ENVIRONMENTAL UTIL DIRECTOR					
		STEP A	74.5054	5,960.43	12,914.26	154,971.23
		STEP B	78.2306	6,258.44	13,559.97	162,719.64
		STEP C	82.1421	6,571.36	14,237.96	170,855.56
		STEP D	86.2493	6,899.94	14,949.87	179,398.54
		STEP E	90.5617	7,244.93	15,697.36	188,368.33
		STEP F	95.0898	7,607.18	16,482.23	197,786.78
		STEP G	99.8443	7,987.54	17,306.34	207,676.14
2565	EQUIPMENT MAINT SUPERVISOR					
		STEP A	31.4681	2,517.44	5,454.47	65,453.64
		STEP B	33.0415	2,643.32	5,727.19	68,726.32
		STEP C	34.6936	2,775.48	6,013.55	72,162.68
		STEP D	36.4283	2,914.26	6,314.23	75,770.86
		STEP E	38.2497	3,059.97	6,629.94	79,559.37
		STEP F	40.1622	3,212.97	6,961.44	83,537.37
		STEP G	42.1703	3,373.62	7,309.51	87,714.22
6520	ERP MANAGER					
		STEP A	48.3018	3,864.14	8,372.31	100,467.74
		STEP B	50.7170	4,057.36	8,790.94	105,491.36
		STEP C	53.2529	4,260.23	9,230.50	110,766.03
		STEP D	55.9154	4,473.23	9,692.00	116,304.03
		STEP E	58.7112	4,696.89	10,176.60	122,119.29
		STEP F	61.6468	4,931.74	10,685.44	128,225.34
		STEP G	64.7291	5,178.32	11,219.71	134,636.52

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
2548	EU BUSINESS SVCS ADMINISTRATOR					
		STEP A	42.9160	3,433.28	7,438.77	89,265.28
		STEP B	45.0618	3,604.94	7,810.71	93,728.54
		STEP C	47.3149	3,785.19	8,201.24	98,414.99
		STEP D	49.6806	3,974.44	8,611.30	103,335.64
		STEP E	52.1646	4,173.16	9,041.86	108,502.36
		STEP F	54.7729	4,381.83	9,493.96	113,927.63
		STEP G	57.5115	4,600.92	9,968.66	119,623.92
2546	EU RATE ANALYST I					
		STEP A	34.4334	2,754.67	5,968.45	71,621.47
		STEP B	36.1550	2,892.40	6,266.86	75,202.40
		STEP C	37.9628	3,037.02	6,580.21	78,962.62
		STEP D	39.8609	3,188.87	6,909.22	82,910.67
		STEP E	41.8540	3,348.32	7,254.69	87,056.32
		STEP F	43.9467	3,515.73	7,617.42	91,409.13
		STEP G	46.1440	3,691.52	7,998.29	95,979.52
2547	EU RATE ANALYST II					
		STEP A	37.3182	2,985.45	6,468.48	77,621.85
		STEP B	39.1841	3,134.72	6,791.91	81,502.92
		STEP C	41.1434	3,291.47	7,131.52	85,578.27
		STEP D	43.2005	3,456.04	7,488.08	89,857.04
		STEP E	45.3605	3,628.84	7,862.48	94,349.84
		STEP F	47.6286	3,810.28	8,255.62	99,067.48
		STEP G	50.0100	4,000.80	8,668.40	104,020.80
3395	FACILITIES MANAGER					
		STEP A	40.8297	3,266.37	7,077.14	84,925.77
		STEP B	42.8712	3,429.69	7,431.00	89,172.09
		STEP C	45.0147	3,601.17	7,802.54	93,630.57
		STEP D	47.2655	3,781.24	8,192.68	98,312.24
		STEP E	49.6288	3,970.30	8,602.32	103,227.90
		STEP F	52.1102	4,168.81	9,032.43	108,389.21
		STEP G	54.7157	4,377.25	9,484.05	113,808.65
3301	FINANCE DIRECTOR					
		STEP A	67.0881	5,367.04	11,628.60	139,543.24
		STEP B	70.4426	5,635.40	12,210.05	146,520.60
		STEP C	73.9648	5,917.18	12,820.56	153,846.78
		STEP D	77.6629	6,213.03	13,461.56	161,538.83
		STEP E	81.5462	6,523.69	14,134.67	169,616.09
		STEP F	85.6235	6,849.88	14,841.40	178,096.88
		STEP G	89.9047	7,192.37	15,583.48	187,001.77

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SALARY SCHEDULE A

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
2900	FINANCE MANAGER					
		STEP A	44.7525	3,580.20	7,757.10	93,085.20
		STEP B	46.9901	3,759.20	8,144.95	97,739.40
		STEP C	49.3396	3,947.16	8,552.19	102,626.36
		STEP D	51.8066	4,144.52	8,979.81	107,757.72
		STEP E	54.3969	4,351.75	9,428.79	113,145.55
		STEP F	57.1168	4,569.34	9,900.24	118,802.94
		STEP G	59.9726	4,797.80	10,395.25	124,743.00
3310	FINANCE SUPERVISOR					
		STEP A	36.3377	2,907.01	6,298.53	75,582.41
		STEP B	38.1543	3,052.34	6,613.41	79,360.94
		STEP C	40.0622	3,204.97	6,944.11	83,329.37
		STEP D	42.0654	3,365.23	7,291.33	87,496.03
		STEP E	44.1686	3,533.48	7,655.89	91,870.68
		STEP F	46.3770	3,710.16	8,038.68	96,464.16
		STEP G	48.6957	3,895.65	8,440.58	101,287.05
3391	FIRE BATALION CHIEF (8HR)					
		STEP A	51.1945	4,095.56	8,873.71	106,484.56
		STEP B	53.1586	4,252.68	9,214.15	110,569.88
		STEP C	55.8162	4,465.29	9,674.80	116,097.69
		STEP D	58.6075	4,688.60	10,158.63	121,903.60
		STEP E	61.5376	4,923.00	10,666.51	127,998.20
		STEP F	64.6146	5,169.16	11,199.86	134,398.36
		STEP G	67.8453	5,427.62	11,759.85	141,118.22
0905	FIRE BATTALION CHIEF (24HR)					
		STEP A	36.1622	4,050.16	8,775.36	105,304.32
		STEP B	37.9704	4,252.68	9,214.15	110,569.80
		STEP C	39.8687	4,465.29	9,674.80	116,097.65
		STEP D	41.8625	4,688.60	10,158.63	121,903.60
		STEP E	43.9555	4,923.01	10,666.53	127,998.41
		STEP F	46.1533	5,169.16	11,199.86	134,398.40
		STEP G	48.4609	5,427.62	11,759.84	141,118.14
3330	FIRE CHIEF					
		STEP A	72.7667	5,821.33	12,612.89	151,354.73
		STEP B	76.4051	6,112.40	13,243.55	158,922.60
		STEP C	80.2252	6,418.01	13,905.70	166,868.41
		STEP D	84.2366	6,738.92	14,601.01	175,212.12
		STEP E	88.4484	7,075.87	15,331.05	183,972.67
		STEP F	92.8706	7,429.64	16,097.57	193,170.84
		STEP G	97.5142	7,801.13	16,902.46	202,829.53

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
3332	FIRE DIVISION CHIEF					
		STEP A	55.6902	4,455.21	9,652.96	115,835.61
		STEP B	58.4747	4,677.97	10,135.61	121,627.37
		STEP C	61.3984	4,911.87	10,642.38	127,708.67
		STEP D	64.4683	5,157.46	11,174.50	134,094.06
		STEP E	67.6918	5,415.34	11,733.24	140,798.94
		STEP F	71.0764	5,686.11	12,319.90	147,838.91
		STEP G	74.6301	5,970.40	12,935.88	155,230.60
3392	FLEET MANAGER					
		STEP A	40.8297	3,266.37	7,077.14	84,925.77
		STEP B	42.8712	3,429.69	7,431.00	89,172.09
		STEP C	45.0147	3,601.17	7,802.54	93,630.57
		STEP D	47.2655	3,781.24	8,192.68	98,312.24
		STEP E	49.6288	3,970.30	8,602.32	103,227.90
		STEP F	52.1102	4,168.81	9,032.43	108,389.21
		STEP G	54.7157	4,377.25	9,484.05	113,808.65
3451	GOVERNMENT RELATIONS ADMINISTR					
		STEP A	43.9043	3,512.34	7,610.07	91,320.94
		STEP B	46.0995	3,687.96	7,990.58	95,886.96
		STEP C	48.4044	3,872.35	8,390.09	100,681.15
		STEP D	50.8248	4,065.98	8,809.63	105,715.58
		STEP E	53.3660	4,269.28	9,250.10	111,001.28
		STEP F	56.0343	4,482.74	9,712.61	116,551.34
		STEP G	58.8358	4,706.86	10,198.20	122,378.46
3589	HOUSING MANAGER					
		STEP A	43.4430	3,475.44	7,530.12	90,361.44
		STEP B	45.6170	3,649.36	7,906.94	94,883.36
		STEP C	47.8979	3,831.83	8,302.30	99,627.63
		STEP D	50.2928	4,023.42	8,717.41	104,609.02
		STEP E	52.8074	4,224.59	9,153.28	109,839.39
		STEP F	55.4478	4,435.82	9,610.95	115,331.42
		STEP G	58.2202	4,657.61	10,091.50	121,098.01
3590	HOUSING SUPERVISOR					
		STEP A	36.5872	2,926.97	6,341.78	76,101.37
		STEP B	38.4165	3,073.32	6,658.86	79,906.32
		STEP C	40.3372	3,226.97	6,991.78	83,901.37
		STEP D	42.3541	3,388.32	7,341.37	88,096.52
		STEP E	44.4717	3,557.73	7,708.42	92,501.13
		STEP F	46.6954	3,735.63	8,093.86	97,126.43
		STEP G	49.0301	3,922.40	8,498.55	101,982.60

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
3594	HUMAN RESOURCES ANALYST I					
		STEP A	32.3413	2,587.30	5,605.82	67,269.90
		STEP B	33.9584	2,716.67	5,886.12	70,633.47
		STEP C	35.6563	2,852.50	6,180.42	74,165.10
		STEP D	37.4392	2,995.13	6,489.46	77,873.53
		STEP E	39.3111	3,144.88	6,813.92	81,767.08
		STEP F	41.2767	3,302.13	7,154.62	85,855.53
		STEP G	43.3405	3,467.24	7,512.35	90,148.24
3596	HUMAN RESOURCES ANALYST II					
		STEP A	35.5826	2,846.60	6,167.65	74,011.80
		STEP B	37.3617	2,988.93	6,476.02	77,712.33
		STEP C	39.2298	3,138.38	6,799.83	81,597.98
		STEP D	41.1913	3,295.30	7,139.82	85,677.90
		STEP E	43.2509	3,460.07	7,496.82	89,961.87
		STEP F	45.4134	3,633.07	7,871.65	94,459.87
		STEP G	47.6841	3,814.72	8,265.24	99,182.92
3598	HUMAN RESOURCES DIRECTOR					
		STEP A	61.0708	4,885.66	10,585.60	127,027.26
		STEP B	64.1243	5,129.94	11,114.87	133,378.54
		STEP C	67.3305	5,386.44	11,670.62	140,047.44
		STEP D	70.6971	5,655.76	12,254.16	147,049.96
		STEP E	74.2321	5,938.56	12,866.89	154,402.76
		STEP F	77.9437	6,235.49	13,510.24	162,122.89
		STEP G	81.8408	6,547.26	14,185.73	170,228.86
3599	HUMAN RESOURCES MANAGER					
		STEP A	41.6683	3,333.46	7,222.50	86,670.06
		STEP B	43.7518	3,500.14	7,583.64	91,003.74
		STEP C	45.9395	3,675.16	7,962.84	95,554.16
		STEP D	48.2364	3,858.91	8,360.97	100,331.71
		STEP E	50.6482	4,051.85	8,779.02	105,348.25
		STEP F	53.1808	4,254.46	9,218.00	110,616.06
		STEP G	55.8398	4,467.18	9,678.89	116,146.78
3625	INFO SECURITY ADMINISTRATOR					
		STEP A	42.8581	3,428.64	7,428.73	89,144.84
		STEP B	45.0010	3,600.08	7,800.17	93,602.08
		STEP C	47.2510	3,780.08	8,190.17	98,282.08
		STEP D	49.6135	3,969.08	8,599.67	103,196.08
		STEP E	52.0942	4,167.53	9,029.66	108,355.93
		STEP F	54.6989	4,375.91	9,481.14	113,773.71
		STEP G	57.4339	4,594.71	9,955.20	119,462.51

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
3740	INTERPRETIVE SRVCS SUPERVISOR					
		STEP A	34.8445	2,787.56	6,039.71	72,476.56
		STEP B	36.5866	2,926.92	6,341.67	76,100.12
		STEP C	38.4161	3,073.28	6,658.79	79,905.48
		STEP D	40.3369	3,226.95	6,991.72	83,900.75
		STEP E	42.3537	3,388.29	7,341.30	88,095.69
		STEP F	44.4713	3,557.70	7,708.35	92,500.30
		STEP G	46.6949	3,735.59	8,093.78	97,125.39
3601	IT DIVISION MANAGER					
		STEP A	48.3018	3,864.14	8,372.31	100,467.74
		STEP B	50.7170	4,057.36	8,790.94	105,491.36
		STEP C	53.2529	4,260.23	9,230.50	110,766.03
		STEP D	55.9154	4,473.23	9,692.00	116,304.03
		STEP E	58.7112	4,696.89	10,176.60	122,119.29
		STEP F	61.6468	4,931.74	10,685.44	128,225.34
		STEP G	64.7291	5,178.32	11,219.71	134,636.52
3602	IT PROGRAM MANAGER					
		STEP A	43.9092	3,512.73	7,610.92	91,331.13
		STEP B	46.1046	3,688.36	7,991.46	95,897.56
		STEP C	48.4098	3,872.78	8,391.03	100,692.38
		STEP D	50.8304	4,066.43	8,810.60	105,727.23
		STEP E	53.3719	4,269.75	9,251.12	111,013.55
		STEP F	56.0403	4,483.22	9,713.65	116,563.82
		STEP G	58.8424	4,707.39	10,199.34	122,392.19
3810	KEY ACCOUNTS REPRESENTATIVE					
		STEP A	47.6233	3,809.86	8,254.70	99,056.46
		STEP B	50.0044	4,000.35	8,667.42	104,009.15
		STEP C	52.5047	4,200.37	9,100.81	109,209.77
		STEP D	55.1299	4,410.39	9,555.84	114,670.19
		STEP E	57.8863	4,630.90	10,033.62	120,403.50
		STEP F	60.7806	4,862.44	10,535.30	126,423.64
		STEP G	63.8196	5,105.56	11,062.06	132,744.76
4246	LIBRARY SUPERVISOR					
		STEP A	32.1157	2,569.25	5,566.72	66,800.65
		STEP B	33.7218	2,697.74	5,845.11	70,141.34
		STEP C	35.4077	2,832.61	6,137.33	73,648.01
		STEP D	37.1782	2,974.25	6,444.22	77,330.65
		STEP E	39.0370	3,122.96	6,766.41	81,196.96
		STEP F	40.9889	3,279.11	7,104.74	85,256.91
		STEP G	43.0383	3,443.06	7,459.97	89,519.66

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
4449	MANAGEMENT ANALYST					
		STEP A	38.4165	3,073.32	6,658.86	79,906.32
		STEP B	40.3372	3,226.97	6,991.78	83,901.37
		STEP C	42.3541	3,388.32	7,341.37	88,096.52
		STEP D	44.4717	3,557.73	7,708.42	92,501.13
		STEP E	46.6954	3,735.63	8,093.86	97,126.43
		STEP F	49.0301	3,922.40	8,498.55	101,982.60
		STEP G	51.4815	4,118.52	8,923.46	107,081.52
4509	MAPPING SUPERVISOR					
		STEP A	36.5871	2,926.96	6,341.76	76,101.16
		STEP B	38.4164	3,073.31	6,658.84	79,906.11
		STEP C	40.3371	3,226.96	6,991.76	83,901.16
		STEP D	42.3539	3,388.31	7,341.34	88,096.11
		STEP E	44.4716	3,557.72	7,708.41	92,500.92
		STEP F	46.6952	3,735.61	8,093.83	97,126.01
		STEP G	49.0301	3,922.40	8,498.55	101,982.60
4960	OPEN SPACE SUPERINTENDENT					
		STEP A	40.3361	3,226.88	6,991.59	83,899.08
		STEP B	42.3530	3,388.24	7,341.18	88,094.24
		STEP C	44.4707	3,557.65	7,708.25	92,499.05
		STEP D	46.6942	3,735.53	8,093.66	97,123.93
		STEP E	49.0292	3,922.33	8,498.39	101,980.73
		STEP F	51.4803	4,118.42	8,923.25	107,079.02
		STEP G	54.0543	4,324.34	9,369.41	112,432.94
5020	PARK DEVELOPMENT ANALYST I					
		STEP A	33.2609	2,660.87	5,765.22	69,182.67
		STEP B	34.9239	2,793.91	6,053.47	72,641.71
		STEP C	36.6700	2,933.60	6,356.13	76,273.60
		STEP D	38.5037	3,080.29	6,673.97	80,087.69
		STEP E	40.4288	3,234.30	7,007.65	84,091.90
		STEP F	42.4503	3,396.02	7,358.05	88,296.62
		STEP G	44.5728	3,565.82	7,725.95	92,711.42
5022	PARK DEVELOPMENT ANALYST II					
		STEP A	36.5872	2,926.97	6,341.78	76,101.37
		STEP B	38.4165	3,073.32	6,658.86	79,906.32
		STEP C	40.3372	3,226.97	6,991.78	83,901.37
		STEP D	42.3541	3,388.32	7,341.37	88,096.52
		STEP E	44.4717	3,557.73	7,708.42	92,501.13
		STEP F	46.6954	3,735.63	8,093.86	97,126.43
		STEP G	49.0301	3,922.40	8,498.55	101,982.60

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: L
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Effective Date: 06/24/2017

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
5024	PARK PLANNING & DEVELOPMT SUPT					
		STEP A	40.3363	3,226.90	6,991.62	83,899.50
		STEP B	42.3531	3,388.24	7,341.20	88,094.44
		STEP C	44.4708	3,557.66	7,708.27	92,499.26
		STEP D	46.6942	3,735.53	8,093.66	97,123.93
		STEP E	49.0293	3,922.34	8,498.41	101,980.94
		STEP F	51.4805	4,118.44	8,923.28	107,079.44
		STEP G	54.0543	4,324.34	9,369.41	112,432.94
5090	PARKS SUPERINTENDENT					
		STEP A	40.3363	3,226.90	6,991.62	83,899.50
		STEP B	42.3531	3,388.24	7,341.20	88,094.44
		STEP C	44.4708	3,557.66	7,708.27	92,499.26
		STEP D	46.6942	3,735.53	8,093.66	97,123.93
		STEP E	49.0293	3,922.34	8,498.41	101,980.94
		STEP F	51.4805	4,118.44	8,923.28	107,079.44
		STEP G	54.0543	4,324.34	9,369.41	112,432.94
5069	PARKS SUPERVISOR					
		STEP A	34.8445	2,787.56	6,039.71	72,476.56
		STEP B	36.5867	2,926.93	6,341.69	76,100.33
		STEP C	38.4162	3,073.29	6,658.80	79,905.69
		STEP D	40.3369	3,226.95	6,991.72	83,900.75
		STEP E	42.3537	3,388.29	7,341.30	88,095.69
		STEP F	44.4713	3,557.70	7,708.35	92,500.30
		STEP G	46.6949	3,735.59	8,093.78	97,125.39
5082	PARKS,REC & LIBRARIES DIRECTOR					
		STEP A	66.0802	5,286.41	11,453.90	137,446.81
		STEP B	69.3842	5,550.73	12,026.59	144,319.13
		STEP C	72.8533	5,828.26	12,627.90	151,534.86
		STEP D	76.4960	6,119.68	13,259.30	159,111.68
		STEP E	80.3208	6,425.66	13,922.27	167,067.26
		STEP F	84.3370	6,746.96	14,618.41	175,420.96
		STEP G	88.5538	7,084.30	15,349.32	184,191.90
5010	PARKS,REC & LIBRARY BUS ADMSTR					
		STEP A	40.2452	3,219.61	6,975.83	83,710.01
		STEP B	42.2576	3,380.60	7,324.65	87,895.80
		STEP C	44.3703	3,549.62	7,690.85	92,290.22
		STEP D	46.5888	3,727.10	8,075.39	96,904.70
		STEP E	48.9184	3,913.47	8,479.18	101,750.27
		STEP F	51.3641	4,109.12	8,903.11	106,837.32
		STEP G	53.9324	4,314.59	9,348.28	112,179.39

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
5309	PLANNING MANAGER	STEP A	55.5189	4,441.51	9,623.27	115,479.31
		STEP B	58.2948	4,663.58	10,104.43	121,253.18
		STEP C	61.2096	4,896.76	10,609.66	127,315.96
		STEP D	64.2701	5,141.60	11,140.15	133,681.80
		STEP E	67.4837	5,398.69	11,697.17	140,366.09
		STEP F	70.8579	5,668.63	12,282.03	147,384.43
		STEP G	74.4007	5,952.05	12,896.12	154,753.45
5400	POLICE CAPTAIN	STEP A	58.5500	4,684.00	10,148.66	121,784.00
		STEP B	61.4775	4,918.20	10,656.10	127,873.20
		STEP C	64.5514	5,164.11	11,188.90	134,266.91
		STEP D	67.7789	5,422.31	11,748.34	140,980.11
		STEP E	71.1679	5,693.43	12,335.76	148,029.23
		STEP F	74.7263	5,978.10	12,952.55	155,430.70
		STEP G	78.4626	6,277.00	13,600.18	163,202.20
5410	POLICE CHIEF	STEP A	83.8045	6,704.36	14,526.11	174,313.36
		STEP B	87.9947	7,039.57	15,252.41	183,028.97
		STEP C	92.3944	7,391.55	16,015.02	192,180.35
		STEP D	97.0141	7,761.12	16,815.77	201,789.32
		STEP E	101.8649	8,149.19	17,656.58	211,878.99
		STEP F	106.9581	8,556.64	18,539.40	222,472.84
		STEP G	112.3060	8,984.48	19,466.37	233,596.48
5420	POLICE LIEUTENANT	STEP A	53.1477	4,251.81	9,212.26	110,547.21
		STEP B	55.8051	4,464.40	9,672.88	116,074.60
		STEP C	58.5953	4,687.62	10,156.51	121,878.22
		STEP D	61.5251	4,922.00	10,664.35	127,972.20
		STEP E	64.6014	5,168.11	11,197.57	134,370.91
		STEP F	67.8314	5,426.51	11,757.44	141,089.31
		STEP G	71.2230	5,697.84	12,345.32	148,143.84
5489	POLICE SERVICES ADMINISTRATOR	STEP A	41.4691	3,317.52	7,187.97	86,255.72
		STEP B	43.5427	3,483.41	7,547.40	90,568.81
		STEP C	45.7198	3,657.58	7,924.76	95,097.18
		STEP D	48.0058	3,840.46	8,321.00	99,852.06
		STEP E	50.4061	4,032.48	8,737.05	104,844.68
		STEP F	52.9264	4,234.11	9,173.90	110,086.91
		STEP G	55.5728	4,445.82	9,632.61	115,591.42

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
5485	POLICE SOCIAL SVCS ADMINSTR					
		STEP A	43.9043	3,512.34	7,610.07	91,320.94
		STEP B	46.0995	3,687.96	7,990.58	95,886.96
		STEP C	48.4044	3,872.35	8,390.09	100,681.15
		STEP D	50.8248	4,065.98	8,809.63	105,715.58
		STEP E	53.3660	4,269.28	9,250.10	111,001.28
		STEP F	56.0343	4,482.74	9,712.61	116,551.34
		STEP G	58.8358	4,706.86	10,198.20	122,378.46
5505	POWER ENGINEERING MANAGER					
		STEP A	67.5845	5,406.76	11,714.64	140,575.76
		STEP B	70.9637	5,677.09	12,300.37	147,604.49
		STEP C	74.5119	5,960.95	12,915.39	154,984.75
		STEP D	78.2374	6,258.99	13,561.14	162,733.79
		STEP E	82.1493	6,571.94	14,239.21	170,870.54
		STEP F	86.2569	6,900.55	14,951.19	179,414.35
		STEP G	90.5697	7,245.57	15,698.74	188,384.97
5600	POWER GENERATION SUPERTINDENT					
		STEP A	62.0272	4,962.17	10,751.38	129,016.57
		STEP B	65.1286	5,210.28	11,288.95	135,467.48
		STEP C	68.3849	5,470.79	11,853.38	142,240.59
		STEP D	71.8041	5,744.32	12,446.04	149,352.52
		STEP E	75.3944	6,031.55	13,068.36	156,820.35
		STEP F	79.1642	6,333.13	13,721.79	164,661.53
		STEP G	83.1225	6,649.80	14,407.90	172,894.80
5530	POWER PLANT OPS & MAINT SUPV					
		STEP A	59.0692	4,725.53	10,238.66	122,863.93
		STEP B	62.0227	4,961.81	10,750.60	129,007.21
		STEP C	65.1239	5,209.91	11,288.14	135,457.71
		STEP D	68.3800	5,470.40	11,852.53	142,230.40
		STEP E	71.7990	5,743.92	12,445.16	149,341.92
		STEP F	75.3889	6,031.11	13,067.40	156,808.91
		STEP G	79.1584	6,332.67	13,720.78	164,649.47
5535	POWER SUPPLY & PORTFOLIO ADMST					
		STEP A	64.1688	5,133.50	11,122.59	133,471.10
		STEP B	67.3774	5,390.19	11,678.74	140,144.99
		STEP C	70.7462	5,659.69	12,262.67	147,152.09
		STEP D	74.2836	5,942.68	12,875.82	154,509.88
		STEP E	77.9977	6,239.81	13,519.60	162,235.21
		STEP F	81.8976	6,551.80	14,195.58	170,347.00
		STEP G	85.9924	6,879.39	14,905.34	178,864.19

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
5519	PREVENTATIVE MAINT SUPERVISOR					
		STEP A	42.7162	3,417.29	7,404.14	88,849.69
		STEP B	44.8518	3,588.14	7,774.31	93,291.74
		STEP C	47.0943	3,767.54	8,163.01	97,956.14
		STEP D	49.4492	3,955.93	8,571.19	102,854.33
		STEP E	51.9218	4,153.74	8,999.77	107,997.34
		STEP F	54.5179	4,361.43	9,449.76	113,397.23
		STEP G	57.2435	4,579.48	9,922.20	119,066.48
5514	PRINCIPAL ENGINEER					
		STEP A	50.2219	4,017.75	8,705.12	104,461.55
		STEP B	52.7328	4,218.62	9,140.35	109,684.22
		STEP C	55.3696	4,429.56	9,597.39	115,168.76
		STEP D	58.1381	4,651.04	10,077.27	120,927.24
		STEP E	61.0451	4,883.60	10,581.15	126,973.80
		STEP F	64.0975	5,127.80	11,110.23	133,322.80
		STEP G	67.3020	5,384.16	11,665.68	139,988.16
5513	PRINCIPAL PLANNER					
		STEP A	46.3792	3,710.33	8,039.06	96,468.73
		STEP B	48.6982	3,895.85	8,441.02	101,292.25
		STEP C	51.1330	4,090.64	8,863.05	106,356.64
		STEP D	53.6897	4,295.17	9,306.21	111,674.57
		STEP E	56.3742	4,509.93	9,771.52	117,258.33
		STEP F	59.1928	4,735.42	10,260.08	123,121.02
		STEP G	62.1526	4,972.20	10,773.11	129,277.40
5615	PUB AFFAIRS&COMMUNICAT ADMNSTR					
		STEP A	43.9043	3,512.34	7,610.07	91,320.94
		STEP B	46.0995	3,687.96	7,990.58	95,886.96
		STEP C	48.4044	3,872.35	8,390.09	100,681.15
		STEP D	50.8248	4,065.98	8,809.63	105,715.58
		STEP E	53.3660	4,269.28	9,250.10	111,001.28
		STEP F	56.0343	4,482.74	9,712.61	116,551.34
		STEP G	58.8358	4,706.86	10,198.20	122,378.46
5610	PUBLIC AFFAIRS&COMMNCT DIRCTOR					
		STEP A	55.5188	4,441.50	9,623.25	115,479.10
		STEP B	58.2948	4,663.58	10,104.43	121,253.18
		STEP C	61.2096	4,896.76	10,609.66	127,315.96
		STEP D	64.2701	5,141.60	11,140.15	133,681.80
		STEP E	67.4836	5,398.68	11,697.15	140,365.88
		STEP F	70.8579	5,668.63	12,282.03	147,384.43
		STEP G	74.4006	5,952.04	12,896.10	154,753.24

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
5565	PUBLIC INFORMATION OFFICER					
		STEP A	40.2377	3,219.01	6,974.53	83,694.41
		STEP B	42.2495	3,379.96	7,323.24	87,878.96
		STEP C	44.3620	3,548.96	7,689.41	92,272.96
		STEP D	46.5801	3,726.40	8,073.88	96,886.60
		STEP E	48.9091	3,912.72	8,477.57	101,730.92
		STEP F	51.3546	4,108.36	8,901.46	106,817.56
		STEP G	53.9223	4,313.78	9,346.53	112,158.38
5635	PUBLIC WORKS DIRECTOR					
		STEP A	60.9892	4,879.13	10,571.46	126,857.53
		STEP B	64.0388	5,123.10	11,100.05	133,200.70
		STEP C	67.2407	5,379.25	11,655.05	139,860.65
		STEP D	70.6027	5,648.21	12,237.80	146,853.61
		STEP E	74.1329	5,930.63	12,849.70	154,196.43
		STEP F	77.8396	6,227.16	13,492.19	161,906.36
		STEP G	81.7316	6,538.52	14,166.81	170,001.72
5652	PURCHASING & WAREHOUSE MANAGER					
		STEP A	41.1306	3,290.44	7,129.30	85,551.64
		STEP B	43.1871	3,454.96	7,485.76	89,829.16
		STEP C	45.3465	3,627.72	7,860.06	94,320.72
		STEP D	47.6138	3,809.10	8,253.05	99,036.70
		STEP E	49.9945	3,999.56	8,665.71	103,988.56
		STEP F	52.4942	4,199.53	9,098.99	109,187.93
		STEP G	55.1189	4,409.51	9,553.94	114,647.31
6125	RECREATION MANAGER					
		STEP A	46.0837	3,686.69	7,987.84	95,854.09
		STEP B	48.3880	3,871.04	8,387.25	100,647.04
		STEP C	50.8072	4,064.57	8,806.58	105,678.97
		STEP D	53.3476	4,267.80	9,246.91	110,963.00
		STEP E	56.0151	4,481.20	9,709.28	116,511.40
		STEP F	58.8160	4,705.28	10,194.77	122,337.28
		STEP G	61.7566	4,940.52	10,704.47	128,453.72
6145	RECREATION SUPERINTENDENT					
		STEP A	40.3363	3,226.90	6,991.62	83,899.50
		STEP B	42.3531	3,388.24	7,341.20	88,094.44
		STEP C	44.4708	3,557.66	7,708.27	92,499.26
		STEP D	46.6942	3,735.53	8,093.66	97,123.93
		STEP E	49.0293	3,922.34	8,498.41	101,980.94
		STEP F	51.4805	4,118.44	8,923.28	107,079.44
		STEP G	54.0543	4,324.34	9,369.41	112,432.94

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
6147	RECREATION SUPERVISOR					
		STEP A	34.8445	2,787.56	6,039.71	72,476.56
		STEP B	36.5867	2,926.93	6,341.69	76,100.33
		STEP C	38.4162	3,073.29	6,658.80	79,905.69
		STEP D	40.3369	3,226.95	6,991.72	83,900.75
		STEP E	42.3537	3,388.29	7,341.30	88,095.69
		STEP F	44.4713	3,557.70	7,708.35	92,500.30
		STEP G	46.6949	3,735.59	8,093.78	97,125.39
6244	REFUSE & STORMWATER MANAGER					
		STEP A	56.5013	4,520.10	9,793.55	117,522.70
		STEP B	59.3265	4,746.12	10,283.26	123,399.12
		STEP C	62.2925	4,983.40	10,797.36	129,568.40
		STEP D	65.4073	5,232.58	11,337.26	136,047.18
		STEP E	68.6775	5,494.20	11,904.10	142,849.20
		STEP F	72.1113	5,768.90	12,499.29	149,991.50
		STEP G	75.7169	6,057.35	13,124.26	157,491.15
6231	REFUSE SUPERINTENDENT					
		STEP A	40.0712	3,205.69	6,945.67	83,348.09
		STEP B	42.0747	3,365.97	7,292.94	87,515.37
		STEP C	44.1783	3,534.26	7,657.57	91,890.86
		STEP D	46.3875	3,711.00	8,040.50	96,486.00
		STEP E	48.7067	3,896.53	8,442.49	101,309.93
		STEP F	51.1420	4,091.36	8,864.61	106,375.36
		STEP G	53.6991	4,295.92	9,307.84	111,694.12
6235	REFUSE SUPERVISOR					
		STEP A	33.7592	2,700.73	5,851.59	70,219.13
		STEP B	35.4472	2,835.77	6,144.18	73,730.17
		STEP C	37.2197	2,977.57	6,451.41	77,416.97
		STEP D	39.0799	3,126.39	6,773.84	81,286.19
		STEP E	41.0339	3,282.71	7,112.54	85,350.51
		STEP F	43.0854	3,446.83	7,468.13	89,617.63
		STEP G	45.2399	3,619.19	7,841.58	94,098.99
6450	RISK MANAGER					
		STEP A	50.2260	4,018.08	8,705.84	104,470.08
		STEP B	52.7373	4,218.98	9,141.13	109,693.58
		STEP C	55.3742	4,429.93	9,598.19	115,178.33
		STEP D	58.1429	4,651.43	10,078.10	120,937.23
		STEP E	61.0501	4,884.00	10,582.01	126,984.20
		STEP F	64.1026	5,128.20	11,111.11	133,333.40
		STEP G	67.3077	5,384.61	11,666.66	140,000.01

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
6500	SAFETY COORDINATOR					
		STEP A	36.5871	2,926.96	6,341.76	76,101.16
		STEP B	38.4164	3,073.31	6,658.84	79,906.11
		STEP C	40.3371	3,226.96	6,991.76	83,901.16
		STEP D	42.3539	3,388.31	7,341.34	88,096.11
		STEP E	44.4716	3,557.72	7,708.41	92,500.92
		STEP F	46.6952	3,735.61	8,093.83	97,126.01
		STEP G	49.0301	3,922.40	8,498.55	101,982.60
7130	SR BUSINESS SYSTEMS ANALYST					
		STEP A	34.7663	2,781.30	6,026.15	72,313.90
		STEP B	36.5046	2,920.36	6,327.46	75,929.56
		STEP C	38.3298	3,066.38	6,643.83	79,725.98
		STEP D	40.2463	3,219.70	6,976.02	83,712.30
		STEP E	42.2586	3,380.68	7,324.82	87,897.88
		STEP F	44.3716	3,549.72	7,691.07	92,292.92
		STEP G	46.5900	3,727.20	8,075.60	96,907.20
7145	SR DATABASE ANALYST					
		STEP A	38.1818	3,054.54	6,618.17	79,418.14
		STEP B	40.0910	3,207.28	6,949.10	83,389.28
		STEP C	42.0955	3,367.64	7,296.55	87,558.64
		STEP D	44.2002	3,536.01	7,661.36	91,936.41
		STEP E	46.4103	3,712.82	8,044.45	96,533.42
		STEP F	48.7307	3,898.45	8,446.65	101,359.85
		STEP G	51.1673	4,093.38	8,869.00	106,427.98
7123	SR DEPUTY CITY ATTORNEY					
		STEP A	61.7590	4,940.72	10,704.89	128,458.72
		STEP B	64.8470	5,187.76	11,240.14	134,881.76
		STEP C	68.0893	5,447.14	11,802.14	141,625.74
		STEP D	71.4938	5,719.50	12,392.25	148,707.10
		STEP E	75.0685	6,005.48	13,011.87	156,142.48
		STEP F	78.8219	6,305.75	13,662.46	163,949.55
		STEP G	82.7630	6,621.04	14,345.58	172,147.04
7128	SR ELECTRIC BUSINESS ANALYST					
		STEP A	47.5668	3,805.34	8,244.91	98,938.94
		STEP B	49.9452	3,995.61	8,657.16	103,886.01
		STEP C	52.4425	4,195.40	9,090.03	109,080.40
		STEP D	55.0646	4,405.16	9,544.53	114,534.36
		STEP E	57.8179	4,625.43	10,021.76	120,261.23
		STEP F	60.7088	4,856.70	10,522.85	126,274.30
		STEP G	63.7442	5,099.53	11,048.99	132,587.93

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
7163	SR ENERGY SERVICES ACCOUNT REP					
		STEP A	47.6233	3,809.86	8,254.70	99,056.46
		STEP B	50.0044	4,000.35	8,667.42	104,009.15
		STEP C	52.5047	4,200.37	9,100.81	109,209.77
		STEP D	55.1299	4,410.39	9,555.84	114,670.19
		STEP E	57.8863	4,630.90	10,033.62	120,403.50
		STEP F	60.7806	4,862.44	10,535.30	126,423.64
		STEP G	63.8196	5,105.56	11,062.06	132,744.76
7142	SR ENGINEER					
		STEP A	42.7247	3,417.97	7,405.61	88,867.37
		STEP B	44.8610	3,588.88	7,775.90	93,310.88
		STEP C	47.1040	3,768.32	8,164.69	97,976.32
		STEP D	49.4593	3,956.74	8,572.94	102,875.34
		STEP E	51.9321	4,154.56	9,001.56	108,018.76
		STEP F	54.5288	4,362.30	9,451.65	113,419.90
		STEP G	57.2552	4,580.41	9,924.23	119,090.81
7150	SR HUMAN RESOURCES ANALYST					
		STEP A	38.4165	3,073.32	6,658.86	79,906.32
		STEP B	40.3372	3,226.97	6,991.78	83,901.37
		STEP C	42.3541	3,388.32	7,341.37	88,096.52
		STEP D	44.4717	3,557.73	7,708.42	92,501.13
		STEP E	46.6954	3,735.63	8,093.86	97,126.43
		STEP F	49.0301	3,922.40	8,498.55	101,982.60
		STEP G	51.4815	4,118.52	8,923.46	107,081.52
7194	SR IT ANALYST					
		STEP A	34.8115	2,784.92	6,033.99	72,407.92
		STEP B	36.5520	2,924.16	6,335.68	76,028.16
		STEP C	38.3796	3,070.36	6,652.46	79,829.56
		STEP D	40.2987	3,223.89	6,985.10	83,821.29
		STEP E	42.3135	3,385.08	7,334.34	88,012.08
		STEP F	44.4293	3,554.34	7,701.07	92,412.94
		STEP G	46.6506	3,732.04	8,086.10	97,033.24
7180	SR PLANNER					
		STEP A	40.3307	3,226.45	6,990.65	83,887.85
		STEP B	42.3473	3,387.78	7,340.19	88,082.38
		STEP C	44.4646	3,557.16	7,707.19	92,486.36
		STEP D	46.6877	3,735.01	8,092.53	97,110.41
		STEP E	49.0223	3,921.78	8,497.19	101,966.38
		STEP F	51.4734	4,117.87	8,922.05	107,064.67
		STEP G	54.0470	4,323.76	9,368.14	112,417.76

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
7151	SR POWER ENGINEER					
		STEP A	59.8134	4,785.07	10,367.65	124,411.87
		STEP B	62.8043	5,024.34	10,886.07	130,632.94
		STEP C	65.9443	5,275.54	11,430.34	137,164.14
		STEP D	69.2416	5,539.32	12,001.87	144,022.52
		STEP E	72.7036	5,816.28	12,601.95	151,223.48
		STEP F	76.3389	6,107.11	13,232.07	158,784.91
		STEP G	80.1558	6,412.46	13,893.67	166,724.06
5555	SR POWER PLANT ENGINEER					
		STEP A	59.8134	4,785.07	10,367.65	124,411.87
		STEP B	62.8043	5,024.34	10,886.07	130,632.94
		STEP C	65.9443	5,275.54	11,430.34	137,164.14
		STEP D	69.2416	5,539.32	12,001.87	144,022.52
		STEP E	72.7036	5,816.28	12,601.95	151,223.48
		STEP F	76.3389	6,107.11	13,232.07	158,784.91
		STEP G	80.1558	6,412.46	13,893.67	166,724.06
7520	STREET MAINT SUPERINTENDENT					
		STEP A	42.7162	3,417.29	7,404.14	88,849.69
		STEP B	44.8518	3,588.14	7,774.31	93,291.74
		STEP C	47.0943	3,767.54	8,163.01	97,956.14
		STEP D	49.4492	3,955.93	8,571.19	102,854.33
		STEP E	51.9218	4,153.74	8,999.77	107,997.34
		STEP F	54.5179	4,361.43	9,449.76	113,397.23
		STEP G	57.2435	4,579.48	9,922.20	119,066.48
7522	STREET MAINT SUPERVISOR					
		STEP A	32.5766	2,606.12	5,646.61	67,759.32
		STEP B	34.2054	2,736.43	5,928.93	71,147.23
		STEP C	35.9157	2,873.25	6,225.38	74,704.65
		STEP D	37.7114	3,016.91	6,536.64	78,439.71
		STEP E	39.5970	3,167.76	6,863.48	82,361.76
		STEP F	41.5769	3,326.15	7,206.66	86,479.95
		STEP G	43.6557	3,492.45	7,566.98	90,803.85
8762	URBAN FORESTER					
		STEP A	34.8445	2,787.56	6,039.71	72,476.56
		STEP B	36.5866	2,926.92	6,341.67	76,100.12
		STEP C	38.4161	3,073.28	6,658.79	79,905.48
		STEP D	40.3369	3,226.95	6,991.72	83,900.75
		STEP E	42.3537	3,388.29	7,341.30	88,095.69
		STEP F	44.4713	3,557.70	7,708.35	92,500.30
		STEP G	46.6949	3,735.59	8,093.78	97,125.39

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
9047	WATER CONSERVATION ADMINSTR					
		STEP A	38.4381	3,075.04	6,662.60	79,951.24
		STEP B	40.3601	3,228.80	6,995.75	83,949.00
		STEP C	42.3780	3,390.24	7,345.52	88,146.24
		STEP D	44.4970	3,559.76	7,712.81	92,553.76
		STEP E	46.7218	3,737.74	8,098.44	97,181.34
		STEP F	49.0582	3,924.65	8,503.42	102,041.05
		STEP G	51.5109	4,120.87	8,928.55	107,142.67
9084	WATER DISTRIBUTION SUPERVISOR					
		STEP A	34.8445	2,787.56	6,039.71	72,476.56
		STEP B	36.5867	2,926.93	6,341.69	76,100.33
		STEP C	38.4162	3,073.29	6,658.80	79,905.69
		STEP D	40.3369	3,226.95	6,991.72	83,900.75
		STEP E	42.3537	3,388.29	7,341.30	88,095.69
		STEP F	44.4713	3,557.70	7,708.35	92,500.30
		STEP G	46.6949	3,735.59	8,093.78	97,125.39
9085	WATER DISTRIBUTION SUPT					
		STEP A	42.0794	3,366.35	7,293.76	87,525.15
		STEP B	44.8448	3,587.58	7,773.09	93,277.18
		STEP C	47.0871	3,766.96	8,161.76	97,941.16
		STEP D	49.4415	3,955.32	8,569.86	102,838.32
		STEP E	51.9135	4,153.08	8,998.34	107,980.08
		STEP F	54.5093	4,360.74	9,448.27	113,379.34
		STEP G	57.2346	4,578.76	9,920.66	119,047.96
9101	WATER QUALITY LAB SUPERVISOR					
		STEP A	36.5854	2,926.83	6,341.46	76,097.63
		STEP B	38.4146	3,073.16	6,658.53	79,902.36
		STEP C	40.3354	3,226.83	6,991.46	83,897.63
		STEP D	42.3521	3,388.16	7,341.03	88,092.36
		STEP E	44.4698	3,557.58	7,708.09	92,497.18
		STEP F	46.6932	3,735.45	8,093.48	97,121.85
		STEP G	49.0277	3,922.21	8,498.13	101,977.61
9175	WATER TRMT PLT CHIEF OPERATOR					
		STEP A	41.8116	3,344.92	7,247.34	86,968.12
		STEP B	43.9023	3,512.18	7,609.73	91,316.78
		STEP C	46.0973	3,687.78	7,990.19	95,882.38
		STEP D	48.4023	3,872.18	8,389.73	100,676.78
		STEP E	50.8222	4,065.77	8,809.18	105,710.17
		STEP F	53.3634	4,269.07	9,249.65	110,995.87
		STEP G	56.0315	4,482.52	9,712.12	116,545.52

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
9244	WATER UTILITY MANAGER					
		STEP A	56.5013	4,520.10	9,793.55	117,522.70
		STEP B	59.3265	4,746.12	10,283.26	123,399.12
		STEP C	62.2925	4,983.40	10,797.36	129,568.40
		STEP D	65.4073	5,232.58	11,337.26	136,047.18
		STEP E	68.6775	5,494.20	11,904.10	142,849.20
		STEP F	72.1113	5,768.90	12,499.29	149,991.50
		STEP G	75.7169	6,057.35	13,124.26	157,491.15
8980	WSTWTR COLLECTION SUPT					
		STEP A	42.7094	3,416.75	7,402.96	88,835.55
		STEP B	44.8448	3,587.58	7,773.09	93,277.18
		STEP C	47.0871	3,766.96	8,161.76	97,941.16
		STEP D	49.4415	3,955.32	8,569.86	102,838.32
		STEP E	51.9135	4,153.08	8,998.34	107,980.08
		STEP F	54.5093	4,360.74	9,448.27	113,379.34
		STEP G	57.2346	4,578.76	9,920.66	119,047.96
8978	WSTWTR COLLECTION SUPV					
		STEP A	34.8446	2,787.56	6,039.73	72,476.76
		STEP B	36.5867	2,926.93	6,341.69	76,100.33
		STEP C	38.4162	3,073.29	6,658.80	79,905.69
		STEP D	40.3369	3,226.95	6,991.72	83,900.75
		STEP E	42.3538	3,388.30	7,341.32	88,095.90
		STEP F	44.4713	3,557.70	7,708.35	92,500.30
		STEP G	46.6949	3,735.59	8,093.78	97,125.39
9040	WSTWTR TRMT PLT CHIEF OPERATOR					
		STEP A	45.9928	3,679.42	7,972.08	95,665.02
		STEP B	48.2926	3,863.40	8,370.71	100,448.60
		STEP C	50.7070	4,056.56	8,789.21	105,470.56
		STEP D	53.2425	4,259.40	9,228.70	110,744.40
		STEP E	55.9044	4,472.35	9,690.09	116,281.15
		STEP F	58.6998	4,695.98	10,174.63	122,095.58
		STEP G	61.6346	4,930.76	10,683.33	128,199.96
9045	WSTWTR UTILITY MANAGER					
		STEP A	56.5013	4,520.10	9,793.55	117,522.70
		STEP B	59.3265	4,746.12	10,283.26	123,399.12
		STEP C	62.2925	4,983.40	10,797.36	129,568.40
		STEP D	65.4073	5,232.58	11,337.26	136,047.18
		STEP E	68.6775	5,494.20	11,904.10	142,849.20
		STEP F	72.1113	5,768.90	12,499.29	149,991.50
		STEP G	75.7169	6,057.35	13,124.26	157,491.15

CITY OF ROSEVILLE
SALARY SCHEDULE A

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
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CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B701	ACCOUNTING SUPERVISOR	STEP A	41.0047	3,280.37	7,107.48	85,289.77
		STEP B	42.0169	3,361.35	7,282.92	87,395.15
		STEP C	43.0545	3,444.36	7,462.78	89,553.36
		STEP D	44.1178	3,529.42	7,647.08	91,765.02
		STEP E	45.2073	3,616.58	7,835.93	94,031.18
		STEP F	46.3238	3,705.90	8,029.45	96,353.50
		STEP G	47.4678	3,797.42	8,227.75	98,733.02
		STEP H	48.6401	3,891.20	8,430.95	101,171.40
		STEP I	49.8413	3,987.30	8,639.15	103,669.90
		STEP J	51.0722	4,085.77	8,852.51	106,230.17
		STEP K	52.3334	4,186.67	9,071.12	108,853.47
		STEP L	53.6259	4,290.07	9,295.15	111,541.87
		STEP M	54.9502	4,396.01	9,524.70	114,296.41
B702	ADMIN ANALYST I	STEP A	33.2609	2,660.87	5,765.22	69,182.67
		STEP B	34.0820	2,726.56	5,907.54	70,890.56
		STEP C	34.9236	2,793.88	6,053.42	72,641.08
		STEP D	35.7861	2,862.88	6,202.92	74,435.08
		STEP E	36.6699	2,933.59	6,356.11	76,273.39
		STEP F	37.5755	3,006.04	6,513.08	78,157.04
		STEP G	38.5035	3,080.28	6,673.94	80,087.28
		STEP H	39.4543	3,156.34	6,838.74	82,064.94
		STEP I	40.4287	3,234.29	7,007.64	84,091.69
		STEP J	41.4271	3,314.16	7,180.69	86,168.36
		STEP K	42.4502	3,396.01	7,358.03	88,296.41
		STEP L	43.4986	3,479.88	7,539.75	90,477.08
		STEP M	44.5728	3,565.82	7,725.95	92,711.42
B703	ADMIN ANALYST II	STEP A	36.5872	2,926.97	6,341.78	76,101.37
		STEP B	37.4902	2,999.21	6,498.30	77,979.61
		STEP C	38.4160	3,073.28	6,658.77	79,905.28
		STEP D	39.3647	3,149.17	6,823.21	81,878.57
		STEP E	40.3369	3,226.95	6,991.72	83,900.75
		STEP F	41.3331	3,306.64	7,164.40	85,972.84
		STEP G	42.3538	3,388.30	7,341.32	88,095.90
		STEP H	43.3998	3,471.98	7,522.63	90,271.58
		STEP I	44.4716	3,557.72	7,708.41	92,500.92
		STEP J	45.5699	3,645.59	7,898.78	94,785.39
		STEP K	46.6952	3,735.61	8,093.83	97,126.01
		STEP L	47.8484	3,827.87	8,293.72	99,524.67
		STEP M	49.0301	3,922.40	8,498.55	101,982.60

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B704	ALTERNATIVE TRANSP ANALYST I					
		STEP A	33.7583	2,700.66	5,851.43	70,217.26
		STEP B	34.5918	2,767.34	5,995.91	71,950.94
		STEP C	35.4461	2,835.68	6,143.99	73,727.88
		STEP D	36.3215	2,905.72	6,295.72	75,548.72
		STEP E	37.2185	2,977.48	6,451.20	77,414.48
		STEP F	38.1376	3,051.00	6,610.51	79,326.20
		STEP G	39.0795	3,126.36	6,773.78	81,285.36
		STEP H	40.0446	3,203.56	6,941.06	83,292.76
		STEP I	41.0335	3,282.68	7,112.47	85,349.68
		STEP J	42.0469	3,363.75	7,288.12	87,457.55
		STEP K	43.0853	3,446.82	7,468.11	89,617.42
		STEP L	44.1493	3,531.94	7,652.54	91,830.54
		STEP M	45.2396	3,619.16	7,841.53	94,098.36
B705	ALTERNATIVE TRANSP ANALYST II					
		STEP A	36.5872	2,926.97	6,341.78	76,101.37
		STEP B	37.4902	2,999.21	6,498.30	77,979.61
		STEP C	38.4160	3,073.28	6,658.77	79,905.28
		STEP D	39.3647	3,149.17	6,823.21	81,878.57
		STEP E	40.3369	3,226.95	6,991.72	83,900.75
		STEP F	41.3331	3,306.64	7,164.40	85,972.84
		STEP G	42.3538	3,388.30	7,341.32	88,095.90
		STEP H	43.3998	3,471.98	7,522.63	90,271.58
		STEP I	44.4716	3,557.72	7,708.41	92,500.92
		STEP J	45.5699	3,645.59	7,898.78	94,785.39
		STEP K	46.6952	3,735.61	8,093.83	97,126.01
		STEP L	47.8484	3,827.87	8,293.72	99,524.67
		STEP M	49.0301	3,922.40	8,498.55	101,982.60
B706	ALTERNATIVE TRANSP MGR					
		STEP A	48.1545	3,852.36	8,346.78	100,161.36
		STEP B	49.3432	3,947.45	8,552.82	102,633.85
		STEP C	50.5618	4,044.94	8,764.04	105,168.54
		STEP D	51.8105	4,144.84	8,980.48	107,765.84
		STEP E	53.0900	4,247.20	9,202.26	110,427.20
		STEP F	54.4011	4,352.08	9,429.52	113,154.28
		STEP G	55.7446	4,459.56	9,662.39	115,948.76
		STEP H	57.1213	4,569.70	9,901.02	118,812.30
		STEP I	58.5319	4,682.55	10,145.52	121,746.35
		STEP J	59.9774	4,798.19	10,396.08	124,752.99
		STEP K	61.4587	4,916.69	10,652.84	127,834.09
		STEP L	62.9764	5,038.11	10,915.90	130,990.91
		STEP M	64.5317	5,162.53	11,185.49	134,225.93

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B711	ASST CITY ATTORNEY	STEP A	71.0229	5,681.83	12,310.63	147,727.63
		STEP B	72.7761	5,822.08	12,614.52	151,374.28
		STEP C	74.5734	5,965.87	12,926.05	155,112.67
		STEP D	76.4151	6,113.20	13,245.28	158,943.40
		STEP E	78.3022	6,264.17	13,572.38	162,868.57
		STEP F	80.2360	6,418.88	13,907.57	166,890.88
		STEP G	82.2175	6,577.40	14,251.03	171,012.40
		STEP H	84.2479	6,739.83	14,602.96	175,235.63
		STEP I	86.3285	6,906.28	14,963.60	179,563.28
		STEP J	88.4605	7,076.84	15,333.15	183,997.84
		STEP K	90.6451	7,251.60	15,711.81	188,541.80
		STEP L	92.8836	7,430.68	16,099.82	193,197.88
		STEP M	95.1775	7,614.20	16,497.43	197,969.20
B712	ASST CITY CLERK	STEP A	35.6195	2,849.56	6,174.04	74,088.56
		STEP B	36.4988	2,919.90	6,326.45	75,917.50
		STEP C	37.4002	2,992.01	6,482.70	77,792.41
		STEP D	38.3238	3,065.90	6,642.79	79,713.50
		STEP E	39.2703	3,141.62	6,806.85	81,682.22
		STEP F	40.2401	3,219.20	6,974.95	83,699.40
		STEP G	41.2339	3,298.71	7,147.20	85,766.51
		STEP H	42.2522	3,380.17	7,323.71	87,884.57
		STEP I	43.2956	3,463.64	7,504.57	90,054.84
		STEP J	44.3649	3,549.19	7,689.91	92,278.99
		STEP K	45.4605	3,636.84	7,879.82	94,557.84
		STEP L	46.5832	3,726.65	8,074.42	96,893.05
		STEP M	47.7336	3,818.68	8,273.82	99,285.88
B707	ASST CITY MANAGER	STEP A	74.0814	5,926.51	12,840.77	154,089.31
		STEP B	75.9101	6,072.80	13,157.75	157,893.00
		STEP C	77.7848	6,222.78	13,482.69	161,792.38
		STEP D	79.7058	6,376.46	13,815.67	165,788.06
		STEP E	81.6742	6,533.93	14,156.86	169,882.33
		STEP F	83.6912	6,695.29	14,506.47	174,077.69
		STEP G	85.7581	6,860.64	14,864.73	178,376.84
		STEP H	87.8759	7,030.07	15,231.82	182,781.87
		STEP I	90.0461	7,203.68	15,607.99	187,295.88
		STEP J	92.2699	7,381.59	15,993.44	191,921.39
		STEP K	94.5486	7,563.88	16,388.42	196,661.08
		STEP L	96.8836	7,750.68	16,793.15	201,517.88
		STEP M	99.2762	7,942.09	17,207.87	206,494.49

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B942	ASST ELEC UTIL DIR-FIN & ADMIN					
		STEP A	77.7298	6,218.38	13,473.16	161,677.98
		STEP B	79.6487	6,371.89	13,805.77	165,669.29
		STEP C	81.6157	6,529.25	14,146.72	169,760.65
		STEP D	83.6312	6,690.49	14,496.07	173,952.89
		STEP E	85.6966	6,855.72	14,854.07	178,248.92
		STEP F	87.8130	7,025.04	15,220.92	182,651.04
		STEP G	89.9816	7,198.52	15,596.81	187,161.72
		STEP H	92.2038	7,376.30	15,981.99	191,783.90
		STEP I	94.4808	7,558.46	16,376.67	196,520.06
		STEP J	96.8141	7,745.12	16,781.11	201,373.32
		STEP K	99.2051	7,936.40	17,195.55	206,346.60
		STEP L	101.6550	8,132.40	17,620.20	211,442.40
		STEP M	104.1655	8,333.24	18,055.35	216,664.24
B940	ASST ELEC UTIL DIR-RESOURCES					
		STEP A	77.7298	6,218.38	13,473.16	161,677.98
		STEP B	79.6487	6,371.89	13,805.77	165,669.29
		STEP C	81.6157	6,529.25	14,146.72	169,760.65
		STEP D	83.6312	6,690.49	14,496.07	173,952.89
		STEP E	85.6966	6,855.72	14,854.07	178,248.92
		STEP F	87.8130	7,025.04	15,220.92	182,651.04
		STEP G	89.9816	7,198.52	15,596.81	187,161.72
		STEP H	92.2038	7,376.30	15,981.99	191,783.90
		STEP I	94.4808	7,558.46	16,376.67	196,520.06
		STEP J	96.8141	7,745.12	16,781.11	201,373.32
		STEP K	99.2051	7,936.40	17,195.55	206,346.60
		STEP L	101.6550	8,132.40	17,620.20	211,442.40
		STEP M	104.1655	8,333.24	18,055.35	216,664.24
B708	ASST ELEC UTIL DIRECTOR					
		STEP A	70.9719	5,677.75	12,301.79	147,621.55
		STEP B	72.7240	5,817.92	12,605.49	151,265.92
		STEP C	74.5200	5,961.60	12,916.80	155,001.60
		STEP D	76.3603	6,108.82	13,235.78	158,829.42
		STEP E	78.2461	6,259.68	13,562.65	162,751.88
		STEP F	80.1785	6,414.28	13,897.60	166,771.28
		STEP G	82.1585	6,572.68	14,240.80	170,889.68
		STEP H	84.1875	6,735.00	14,592.50	175,110.00
		STEP I	86.2666	6,901.32	14,952.87	179,434.52
		STEP J	88.3971	7,071.76	15,322.16	183,865.96
		STEP K	90.5801	7,246.40	15,700.55	188,406.60
		STEP L	92.8171	7,425.36	16,088.29	193,059.56
		STEP M	95.1093	7,608.74	16,485.61	197,827.34

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B709	ASST EU DIRECTOR	STEP A	62.1514	4,972.11	10,772.90	129,274.91
		STEP B	63.6854	5,094.83	11,038.80	132,465.63
		STEP C	65.2582	5,220.65	11,311.42	135,737.05
		STEP D	66.8698	5,349.58	11,590.76	139,089.18
		STEP E	68.5212	5,481.69	11,877.00	142,524.09
		STEP F	70.2134	5,617.07	12,170.32	146,043.87
		STEP G	71.9474	5,755.79	12,470.88	149,650.59
		STEP H	73.7242	5,897.93	12,778.86	153,346.33
		STEP I	75.5449	6,043.59	13,094.44	157,133.39
		STEP J	77.4106	6,192.84	13,417.83	161,014.04
		STEP K	79.3223	6,345.78	13,749.19	164,990.38
		STEP L	81.2813	6,502.50	14,088.75	169,065.10
		STEP M	83.2886	6,663.08	14,436.69	173,240.28
B713	ASST FIRE CHIEF	STEP A	61.2592	4,900.73	10,618.26	127,419.13
		STEP B	62.7714	5,021.71	10,880.37	130,564.51
		STEP C	64.3216	5,145.72	11,149.07	133,788.92
		STEP D	65.9101	5,272.80	11,424.41	137,093.00
		STEP E	67.5378	5,403.02	11,706.55	140,478.62
		STEP F	69.2057	5,536.45	11,995.65	143,947.85
		STEP G	70.9148	5,673.18	12,291.89	147,502.78
		STEP H	72.6661	5,813.28	12,595.45	151,145.48
		STEP I	74.4607	5,956.85	12,906.52	154,878.25
		STEP J	76.2996	6,103.96	13,225.26	158,703.16
		STEP K	78.1839	6,254.71	13,551.87	162,622.51
		STEP L	80.1147	6,409.17	13,886.54	166,638.57
		STEP M	82.0932	6,567.45	14,229.48	170,753.85
B845	ASST HUMAN RESOURCES DIRECTOR	STEP A	50.2260	4,018.08	8,705.84	104,470.08
		STEP B	51.4659	4,117.27	8,920.75	107,049.07
		STEP C	52.7369	4,218.95	9,141.06	109,692.75
		STEP D	54.0393	4,323.14	9,366.81	112,401.74
		STEP E	55.3738	4,429.90	9,598.12	115,177.50
		STEP F	56.7413	4,539.30	9,835.15	118,021.90
		STEP G	58.1426	4,651.40	10,078.05	120,936.60
		STEP H	59.5785	4,766.28	10,326.94	123,923.28
		STEP I	61.0498	4,883.98	10,581.96	126,983.58
		STEP J	62.5575	5,004.60	10,843.30	130,119.60
		STEP K	64.1024	5,128.19	11,111.08	133,332.99
		STEP L	65.6855	5,254.84	11,385.48	136,625.84
		STEP M	67.3077	5,384.61	11,666.66	140,000.01

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B710	ASST POLICE CHIEF	STEP A	67.3324	5,386.59	11,670.94	140,051.39
		STEP B	68.9945	5,519.56	11,959.04	143,508.56
		STEP C	70.6983	5,655.86	12,254.37	147,052.46
		STEP D	72.4443	5,795.54	12,557.01	150,684.14
		STEP E	74.2334	5,938.67	12,867.12	154,405.47
		STEP F	76.0667	6,085.33	13,184.89	158,218.73
		STEP G	77.9452	6,235.61	13,510.50	162,126.01
		STEP H	79.8701	6,389.60	13,844.15	166,129.80
		STEP I	81.8426	6,547.40	14,186.05	170,232.60
		STEP J	83.8638	6,709.10	14,536.39	174,436.70
		STEP K	85.9349	6,874.79	14,895.38	178,744.59
		STEP L	88.0571	7,044.56	15,263.23	183,158.76
		STEP M	90.2318	7,218.54	15,640.17	187,682.14
B714	BILLING SERVICES MANAGER	STEP A	44.7525	3,580.20	7,757.10	93,085.20
		STEP B	45.8572	3,668.57	7,948.58	95,382.97
		STEP C	46.9897	3,759.17	8,144.88	97,738.57
		STEP D	48.1501	3,852.00	8,346.01	100,152.20
		STEP E	49.3393	3,947.14	8,552.14	102,625.74
		STEP F	50.5577	4,044.61	8,763.33	105,160.01
		STEP G	51.8063	4,144.50	8,979.75	107,757.10
		STEP H	53.0857	4,246.85	9,201.52	110,418.25
		STEP I	54.3967	4,351.73	9,428.76	113,145.13
		STEP J	55.7401	4,459.20	9,661.61	115,939.40
		STEP K	57.1167	4,569.33	9,900.22	118,802.73
		STEP L	58.5272	4,682.17	10,144.71	121,736.57
		STEP M	59.9726	4,797.80	10,395.25	124,743.00
B715	BLDG INSPECTION SUPERVISOR	STEP A	40.3307	3,226.45	6,990.65	83,887.85
		STEP B	41.3263	3,306.10	7,163.22	85,958.70
		STEP C	42.3469	3,387.75	7,340.12	88,081.55
		STEP D	43.3927	3,471.41	7,521.40	90,256.81
		STEP E	44.4643	3,557.14	7,707.14	92,485.74
		STEP F	45.5624	3,644.99	7,897.48	94,769.79
		STEP G	46.6876	3,735.00	8,092.51	97,110.20
		STEP H	47.8406	3,827.24	8,292.37	99,508.44
		STEP I	49.0220	3,921.76	8,497.14	101,965.76
		STEP J	50.2327	4,018.61	8,707.00	104,484.01
		STEP K	51.4732	4,117.85	8,922.02	107,064.25
		STEP L	52.7444	4,219.55	9,142.36	109,708.35
		STEP M	54.0470	4,323.76	9,368.14	112,417.76

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B717	BLDG OFFICIAL	STEP A	50.1505	4,012.04	8,692.75	104,313.04
		STEP B	51.3885	4,111.08	8,907.34	106,888.08
		STEP C	52.6576	4,212.60	9,127.31	109,527.80
		STEP D	53.9580	4,316.64	9,352.72	112,232.64
		STEP E	55.2906	4,423.24	9,583.70	115,004.44
		STEP F	56.6560	4,532.48	9,820.37	117,844.48
		STEP G	58.0552	4,644.41	10,062.90	120,754.81
		STEP H	59.4889	4,759.11	10,311.40	123,736.91
		STEP I	60.9581	4,876.64	10,566.07	126,792.84
		STEP J	62.4635	4,997.08	10,827.00	129,924.08
		STEP K	64.0061	5,120.48	11,094.39	133,132.68
		STEP L	65.5868	5,246.94	11,368.37	136,420.54
		STEP M	67.2065	5,376.52	11,649.12	139,789.52
B718	BUDGET ANALYST I	STEP A	34.4334	2,754.67	5,968.45	71,621.47
		STEP B	35.2833	2,822.66	6,115.77	73,389.26
		STEP C	36.1547	2,892.37	6,266.81	75,201.77
		STEP D	37.0476	2,963.80	6,421.58	77,059.00
		STEP E	37.9625	3,037.00	6,580.16	78,962.00
		STEP F	38.9000	3,112.00	6,742.66	80,912.00
		STEP G	39.8607	3,188.85	6,909.18	82,910.25
		STEP H	40.8451	3,267.60	7,079.81	84,957.80
		STEP I	41.8538	3,348.30	7,254.65	87,055.90
		STEP J	42.8874	3,430.99	7,433.81	89,205.79
		STEP K	43.9466	3,515.72	7,617.41	91,408.92
		STEP L	45.0319	3,602.55	7,805.52	93,666.35
		STEP M	46.1440	3,691.52	7,998.29	95,979.52
B719	BUDGET ANALYST II	STEP A	37.3182	2,985.45	6,468.48	77,621.85
		STEP B	38.2394	3,059.15	6,628.16	79,537.95
		STEP C	39.1838	3,134.70	6,791.85	81,502.30
		STEP D	40.1515	3,212.12	6,959.59	83,515.12
		STEP E	41.1431	3,291.44	7,131.47	85,577.64
		STEP F	42.1591	3,372.72	7,307.57	87,690.92
		STEP G	43.2003	3,456.02	7,488.05	89,856.62
		STEP H	44.2672	3,541.37	7,672.98	92,075.77
		STEP I	45.3604	3,628.83	7,862.46	94,349.63
		STEP J	46.4806	3,718.44	8,056.63	96,679.64
		STEP K	47.6285	3,810.28	8,255.60	99,067.28
		STEP L	48.8047	3,904.37	8,459.48	101,513.77
		STEP M	50.0100	4,000.80	8,668.40	104,020.80

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B720	BUDGET MANAGER					
		STEP A	44.7525	3,580.20	7,757.10	93,085.20
		STEP B	45.8572	3,668.57	7,948.58	95,382.97
		STEP C	46.9897	3,759.17	8,144.88	97,738.57
		STEP D	48.1501	3,852.00	8,346.01	100,152.20
		STEP E	49.3393	3,947.14	8,552.14	102,625.74
		STEP F	50.5577	4,044.61	8,763.33	105,160.01
		STEP G	51.8063	4,144.50	8,979.75	107,757.10
		STEP H	53.0857	4,246.85	9,201.52	110,418.25
		STEP I	54.3967	4,351.73	9,428.76	113,145.13
		STEP J	55.7401	4,459.20	9,661.61	115,939.40
		STEP K	57.1167	4,569.33	9,900.22	118,802.73
		STEP L	58.5272	4,682.17	10,144.71	121,736.57
		STEP M	59.9726	4,797.80	10,395.25	124,743.00
B722	CENTRAL SERVICES DIRECTOR					
		STEP A	60.9892	4,879.13	10,571.46	126,857.53
		STEP B	62.4949	4,999.59	10,832.44	129,989.39
		STEP C	64.0383	5,123.06	11,099.97	133,199.66
		STEP D	65.6198	5,249.58	11,374.09	136,489.18
		STEP E	67.2403	5,379.22	11,654.98	139,859.82
		STEP F	68.9009	5,512.07	11,942.82	143,313.87
		STEP G	70.6024	5,648.19	12,237.74	146,852.99
		STEP H	72.3460	5,787.68	12,539.97	150,479.68
		STEP I	74.1327	5,930.61	12,849.66	154,196.01
		STEP J	75.9635	6,077.08	13,167.00	158,004.08
		STEP K	77.8395	6,227.16	13,492.18	161,906.16
		STEP L	79.7618	6,380.94	13,825.37	165,904.54
		STEP M	81.7316	6,538.52	14,166.81	170,001.72
B723	CHIEF FINANCIAL OFFICER					
		STEP A	86.5875	6,927.00	15,008.50	180,102.00
		STEP B	88.7250	7,098.00	15,379.00	184,548.00
		STEP C	90.9161	7,273.28	15,758.79	189,105.48
		STEP D	93.1614	7,452.91	16,147.97	193,775.71
		STEP E	95.4621	7,636.96	16,546.76	198,561.16
		STEP F	97.8196	7,825.56	16,955.39	203,464.76
		STEP G	100.2354	8,018.83	17,374.13	208,489.63
		STEP H	102.7108	8,216.86	17,803.20	213,638.46
		STEP I	105.2473	8,419.78	18,242.86	218,914.38
		STEP J	107.8465	8,627.72	18,693.39	224,320.72
		STEP K	110.5099	8,840.79	19,155.04	229,860.59
		STEP L	113.2390	9,059.12	19,628.09	235,537.12
		STEP M	116.0356	9,282.84	20,112.83	241,354.04

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B724	CHIEF INFORMATION OFFICER					
		STEP A	60.9892	4,879.13	10,571.46	126,857.53
		STEP B	62.4949	4,999.59	10,832.44	129,989.39
		STEP C	64.0383	5,123.06	11,099.97	133,199.66
		STEP D	65.6198	5,249.58	11,374.09	136,489.18
		STEP E	67.2403	5,379.22	11,654.98	139,859.82
		STEP F	68.9009	5,512.07	11,942.82	143,313.87
		STEP G	70.6024	5,648.19	12,237.74	146,852.99
		STEP H	72.3460	5,787.68	12,539.97	150,479.68
		STEP I	74.1327	5,930.61	12,849.66	154,196.01
		STEP J	75.9635	6,077.08	13,167.00	158,004.08
		STEP K	77.8395	6,227.16	13,492.18	161,906.16
		STEP L	79.7618	6,380.94	13,825.37	165,904.54
		STEP M	81.7316	6,538.52	14,166.81	170,001.72
B725	CITY CLERK					
		STEP A	49.4890	3,959.12	8,578.09	102,937.12
		STEP B	50.7112	4,056.89	8,789.94	105,479.29
		STEP C	51.9636	4,157.08	9,007.02	108,084.28
		STEP D	53.2468	4,259.74	9,229.44	110,753.34
		STEP E	54.5618	4,364.94	9,457.37	113,488.54
		STEP F	55.9093	4,472.74	9,690.94	116,291.34
		STEP G	57.2900	4,583.20	9,930.26	119,163.20
		STEP H	58.7049	4,696.39	10,175.51	122,106.19
		STEP I	60.1546	4,812.36	10,426.79	125,121.56
		STEP J	61.6402	4,931.21	10,684.30	128,211.61
		STEP K	63.1625	5,053.00	10,948.16	131,378.00
		STEP L	64.7223	5,177.78	11,218.53	134,622.38
		STEP M	66.3207	5,305.65	11,495.58	137,947.05
B726	CITY LIBRARIAN					
		STEP A	43.4443	3,475.54	7,530.34	90,364.14
		STEP B	44.5172	3,561.37	7,716.31	92,595.77
		STEP C	45.6166	3,649.32	7,906.87	94,882.52
		STEP D	46.7432	3,739.45	8,102.15	97,225.85
		STEP E	47.8976	3,831.80	8,302.25	99,627.00
		STEP F	49.0804	3,926.43	8,507.26	102,087.23
		STEP G	50.2925	4,023.40	8,717.36	104,608.40
		STEP H	51.5345	4,122.76	8,932.64	107,191.76
		STEP I	52.8072	4,224.57	9,153.24	109,838.97
		STEP J	54.1114	4,328.91	9,379.30	112,551.71
		STEP K	55.4477	4,435.81	9,610.93	115,331.21
		STEP L	56.8170	4,545.36	9,848.28	118,179.36
		STEP M	58.2202	4,657.61	10,091.50	121,098.01

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L

Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B852	CONTROLLER	STEP A	46.9901	3,759.20	8,144.95	97,739.40
		STEP B	48.1500	3,852.00	8,346.00	100,152.00
		STEP C	49.3391	3,947.12	8,552.11	102,625.32
		STEP D	50.5576	4,044.60	8,763.31	105,159.80
		STEP E	51.8062	4,144.49	8,979.74	107,756.89
		STEP F	53.0856	4,246.84	9,201.50	110,418.04
		STEP G	54.3966	4,351.72	9,428.74	113,144.92
		STEP H	55.7400	4,459.20	9,661.60	115,939.20
		STEP I	57.1165	4,569.32	9,900.19	118,802.32
		STEP J	58.5271	4,682.16	10,144.69	121,736.36
		STEP K	59.9724	4,797.79	10,395.21	124,742.59
		STEP L	61.4535	4,916.28	10,651.94	127,823.28
		STEP M	62.9712	5,037.69	10,915.00	130,980.09
B728	DEPT PUBLIC INFO OFFICER	STEP A	38.3214	3,065.71	6,642.37	79,708.51
		STEP B	39.2676	3,141.40	6,806.38	81,676.60
		STEP C	40.2373	3,218.98	6,974.46	83,693.58
		STEP D	41.2310	3,298.48	7,146.70	85,760.48
		STEP E	42.2493	3,379.94	7,323.21	87,878.54
		STEP F	43.2926	3,463.40	7,504.05	90,048.60
		STEP G	44.3618	3,548.94	7,689.37	92,272.54
		STEP H	45.4574	3,636.59	7,879.28	94,551.39
		STEP I	46.5800	3,726.40	8,073.86	96,886.40
		STEP J	47.7303	3,818.42	8,273.25	99,279.02
		STEP K	48.9091	3,912.72	8,477.57	101,730.92
		STEP L	50.1169	4,009.35	8,686.92	104,243.15
		STEP M	51.3546	4,108.36	8,901.46	106,817.56
B729	DEPUTY CITY ATTORNEY I	STEP A	51.0406	4,083.24	8,847.03	106,164.44
		STEP B	52.3005	4,184.04	9,065.42	108,785.04
		STEP C	53.5922	4,287.37	9,289.31	111,471.77
		STEP D	54.9157	4,393.25	9,518.72	114,224.65
		STEP E	56.2719	4,501.75	9,753.79	117,045.55
		STEP F	57.6616	4,612.92	9,994.67	119,936.12
		STEP G	59.0856	4,726.84	10,241.50	122,898.04
		STEP H	60.5447	4,843.57	10,494.41	125,932.97
		STEP I	62.0400	4,963.20	10,753.60	129,043.20
		STEP J	63.5721	5,085.76	11,019.16	132,229.96
		STEP K	65.1421	5,211.36	11,291.29	135,495.56
		STEP L	66.7508	5,340.06	11,570.13	138,841.66
		STEP M	68.3993	5,471.94	11,855.87	142,270.54

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B730	DEPUTY CITY ATTORNEY II					
		STEP A	56.1446	4,491.56	9,731.73	116,780.76
		STEP B	57.5306	4,602.44	9,971.97	119,663.64
		STEP C	58.9514	4,716.11	10,218.24	122,618.91
		STEP D	60.4072	4,832.57	10,470.58	125,646.97
		STEP E	61.8990	4,951.92	10,729.16	128,749.92
		STEP F	63.4277	5,074.21	10,994.13	131,929.61
		STEP G	64.9941	5,199.52	11,265.64	135,187.72
		STEP H	66.5992	5,327.93	11,543.86	138,526.33
		STEP I	68.2439	5,459.51	11,828.94	141,947.31
		STEP J	69.9293	5,594.34	12,121.07	145,452.94
		STEP K	71.6563	5,732.50	12,420.42	149,045.10
		STEP L	73.4259	5,874.07	12,727.15	152,725.87
		STEP M	75.2392	6,019.13	13,041.46	156,497.53
B731	DEPUTY CITY MANAGER					
		STEP A	55.5189	4,441.51	9,623.27	115,479.31
		STEP B	56.8894	4,551.15	9,860.82	118,329.95
		STEP C	58.2944	4,663.55	10,104.36	121,252.35
		STEP D	59.7340	4,778.72	10,353.89	124,246.72
		STEP E	61.2092	4,896.73	10,609.59	127,315.13
		STEP F	62.7208	5,017.66	10,871.60	130,459.26
		STEP G	64.2698	5,141.58	11,140.09	133,681.18
		STEP H	65.8570	5,268.56	11,415.21	136,982.56
		STEP I	67.4834	5,398.67	11,697.12	140,365.47
		STEP J	69.1500	5,532.00	11,986.00	143,832.00
		STEP K	70.8577	5,668.61	12,282.00	147,384.01
		STEP L	72.6076	5,808.60	12,585.31	151,023.80
		STEP M	74.4007	5,952.05	12,896.12	154,753.45
B732	DEVELOPMENT ANALYST I					
		STEP A	33.2609	2,660.87	5,765.22	69,182.67
		STEP B	34.0820	2,726.56	5,907.54	70,890.56
		STEP C	34.9236	2,793.88	6,053.42	72,641.08
		STEP D	35.7861	2,862.88	6,202.92	74,435.08
		STEP E	36.6699	2,933.59	6,356.11	76,273.39
		STEP F	37.5755	3,006.04	6,513.08	78,157.04
		STEP G	38.5035	3,080.28	6,673.94	80,087.28
		STEP H	39.4543	3,156.34	6,838.74	82,064.94
		STEP I	40.4287	3,234.29	7,007.64	84,091.69
		STEP J	41.4271	3,314.16	7,180.69	86,168.36
		STEP K	42.4502	3,396.01	7,358.03	88,296.41
		STEP L	43.4986	3,479.88	7,539.75	90,477.08
		STEP M	44.5728	3,565.82	7,725.95	92,711.42

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B733	DEVELOPMENT ANALYST II					
		STEP A	36.5872	2,926.97	6,341.78	76,101.37
		STEP B	37.4902	2,999.21	6,498.30	77,979.61
		STEP C	38.4160	3,073.28	6,658.77	79,905.28
		STEP D	39.3647	3,149.17	6,823.21	81,878.57
		STEP E	40.3369	3,226.95	6,991.72	83,900.75
		STEP F	41.3331	3,306.64	7,164.40	85,972.84
		STEP G	42.3538	3,388.30	7,341.32	88,095.90
		STEP H	43.3998	3,471.98	7,522.63	90,271.58
		STEP I	44.4716	3,557.72	7,708.41	92,500.92
		STEP J	45.5699	3,645.59	7,898.78	94,785.39
		STEP K	46.6952	3,735.61	8,093.83	97,126.01
		STEP L	47.8484	3,827.87	8,293.72	99,524.67
		STEP M	49.0301	3,922.40	8,498.55	101,982.60
B734	DEVELOPMENT SERVICES DIRECTOR					
		STEP A	67.1903	5,375.22	11,646.31	139,755.82
		STEP B	68.8490	5,507.92	11,933.82	143,205.92
		STEP C	70.5493	5,643.94	12,228.54	146,742.54
		STEP D	72.2916	5,783.32	12,530.54	150,366.52
		STEP E	74.0769	5,926.15	12,840.00	154,079.95
		STEP F	75.9063	6,072.50	13,157.09	157,885.10
		STEP G	77.7809	6,222.47	13,482.02	161,784.27
		STEP H	79.7018	6,376.14	13,814.97	165,779.74
		STEP I	81.6701	6,533.60	14,156.15	169,873.80
		STEP J	83.6870	6,694.96	14,505.74	174,068.96
		STEP K	85.7538	6,860.30	14,863.99	178,367.90
		STEP L	87.8715	7,029.72	15,231.06	182,772.72
		STEP M	90.0416	7,203.32	15,607.21	187,286.52
B735	DEVELOPMENT SERVICES MANAGER					
		STEP A	55.5189	4,441.51	9,623.27	115,479.31
		STEP B	56.8894	4,551.15	9,860.82	118,329.95
		STEP C	58.2944	4,663.55	10,104.36	121,252.35
		STEP D	59.7340	4,778.72	10,353.89	124,246.72
		STEP E	61.2092	4,896.73	10,609.59	127,315.13
		STEP F	62.7208	5,017.66	10,871.60	130,459.26
		STEP G	64.2698	5,141.58	11,140.09	133,681.18
		STEP H	65.8570	5,268.56	11,415.21	136,982.56
		STEP I	67.4834	5,398.67	11,697.12	140,365.47
		STEP J	69.1500	5,532.00	11,986.00	143,832.00
		STEP K	70.8577	5,668.61	12,282.00	147,384.01
		STEP L	72.6076	5,808.60	12,585.31	151,023.80
		STEP M	74.4007	5,952.05	12,896.12	154,753.45

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B736	ECONOMIC DEVELOPMENT DIRECTOR					
		STEP A	64.6607	5,172.85	11,207.85	134,494.25
		STEP B	66.2571	5,300.56	11,484.56	137,814.76
		STEP C	67.8933	5,431.46	11,768.17	141,218.06
		STEP D	69.5700	5,565.60	12,058.80	144,705.60
		STEP E	71.2881	5,703.04	12,356.60	148,279.24
		STEP F	73.0487	5,843.89	12,661.77	151,941.29
		STEP G	74.8527	5,988.21	12,974.46	155,693.61
		STEP H	76.7012	6,136.09	13,294.87	159,538.49
		STEP I	78.5955	6,287.64	13,623.22	163,478.64
		STEP J	80.5364	6,442.91	13,959.64	167,515.71
		STEP K	82.5254	6,602.03	14,304.40	171,652.83
		STEP L	84.5634	6,765.07	14,657.65	175,891.87
		STEP M	86.6518	6,932.14	15,019.64	180,235.74
B737	ECONOMIC DEVELOPMENT MANAGER					
		STEP A	43.4443	3,475.54	7,530.34	90,364.14
		STEP B	44.5172	3,561.37	7,716.31	92,595.77
		STEP C	45.6166	3,649.32	7,906.87	94,882.52
		STEP D	46.7432	3,739.45	8,102.15	97,225.85
		STEP E	47.8976	3,831.80	8,302.25	99,627.00
		STEP F	49.0804	3,926.43	8,507.26	102,087.23
		STEP G	50.2925	4,023.40	8,717.36	104,608.40
		STEP H	51.5345	4,122.76	8,932.64	107,191.76
		STEP I	52.8072	4,224.57	9,153.24	109,838.97
		STEP J	54.1114	4,328.91	9,379.30	112,551.71
		STEP K	55.4477	4,435.81	9,610.93	115,331.21
		STEP L	56.8170	4,545.36	9,848.28	118,179.36
		STEP M	58.2202	4,657.61	10,091.50	121,098.01
B738	ELECTRIC BUSINESS ANALYST I					
		STEP A	39.3071	3,144.56	6,813.23	81,758.76
		STEP B	40.2773	3,222.18	6,981.39	83,776.78
		STEP C	41.2720	3,301.76	7,153.81	85,845.76
		STEP D	42.2913	3,383.30	7,330.49	87,965.90
		STEP E	43.3357	3,466.85	7,511.52	90,138.25
		STEP F	44.4059	3,552.47	7,697.02	92,364.27
		STEP G	45.5026	3,640.20	7,887.11	94,645.40
		STEP H	46.6263	3,730.10	8,081.89	96,982.70
		STEP I	47.7778	3,822.22	8,281.48	99,377.82
		STEP J	48.9577	3,916.61	8,486.00	101,832.01
		STEP K	50.1668	4,013.34	8,695.57	104,346.94
		STEP L	51.4057	4,112.45	8,910.32	106,923.85
		STEP M	52.6752	4,214.01	9,130.36	109,564.41

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B739	ELECTRIC BUSINESS ANALYST II					
		STEP A	43.2416	3,459.32	7,495.21	89,942.52
		STEP B	44.3091	3,544.72	7,680.24	92,162.92
		STEP C	45.4034	3,632.27	7,869.92	94,439.07
		STEP D	46.5246	3,721.96	8,064.26	96,771.16
		STEP E	47.6736	3,813.88	8,263.42	99,161.08
		STEP F	48.8510	3,908.08	8,467.50	101,610.08
		STEP G	50.0574	4,004.59	8,676.61	104,119.39
		STEP H	51.2936	4,103.48	8,890.89	106,690.68
		STEP I	52.5604	4,204.83	9,110.46	109,325.63
		STEP J	53.8584	4,308.67	9,335.45	112,025.47
		STEP K	55.1885	4,415.08	9,566.00	114,792.08
		STEP L	56.5514	4,524.11	9,802.24	117,626.91
		STEP M	57.9480	4,635.84	10,044.32	120,531.84
B740	ELECTRIC COMPLIANCE ANALYST					
		STEP A	45.0209	3,601.67	7,803.62	93,643.47
		STEP B	46.1322	3,690.57	7,996.24	95,954.97
		STEP C	47.2715	3,781.72	8,193.72	98,324.72
		STEP D	48.4389	3,875.11	8,396.07	100,752.91
		STEP E	49.6352	3,970.81	8,603.43	103,241.21
		STEP F	50.8610	4,068.88	8,815.90	105,790.88
		STEP G	52.1170	4,169.36	9,033.61	108,403.36
		STEP H	53.4041	4,272.32	9,256.71	111,080.52
		STEP I	54.7230	4,377.84	9,485.32	113,823.84
		STEP J	56.0744	4,485.95	9,719.56	116,634.75
		STEP K	57.4592	4,596.73	9,959.59	119,515.13
		STEP L	58.8782	4,710.25	10,205.55	122,466.65
		STEP M	60.3323	4,826.58	10,457.59	125,491.18
B941	ELECTRIC CUSTOMR PROGRAMS SUPV					
		STEP A	54.7676	4,381.40	9,493.05	113,916.60
		STEP B	56.1194	4,489.55	9,727.36	116,728.35
		STEP C	57.5054	4,600.43	9,967.60	119,611.23
		STEP D	58.9255	4,714.04	10,213.75	122,565.04
		STEP E	60.3807	4,830.45	10,465.98	125,591.85
		STEP F	61.8719	4,949.75	10,724.46	128,693.55
		STEP G	63.3999	5,071.99	10,989.31	131,871.79
		STEP H	64.9656	5,197.24	11,260.70	135,128.44
		STEP I	66.5700	5,325.60	11,538.80	138,465.60
		STEP J	68.2140	5,457.12	11,823.76	141,885.12
		STEP K	69.8986	5,591.88	12,115.75	145,389.08
		STEP L	71.6249	5,729.99	12,414.98	148,979.79
		STEP M	73.3937	5,871.49	12,721.57	152,658.89

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B741	ELECTRIC ENGINEERING TECH SUPV					
		STEP A	47.8512	3,828.09	8,294.20	99,530.49
		STEP B	49.0323	3,922.58	8,498.93	101,987.18
		STEP C	50.2432	4,019.45	8,708.82	104,505.85
		STEP D	51.4840	4,118.72	8,923.89	107,086.72
		STEP E	52.7555	4,220.44	9,144.28	109,731.44
		STEP F	54.0583	4,324.66	9,370.10	112,441.26
		STEP G	55.3934	4,431.47	9,601.52	115,218.27
		STEP H	56.7614	4,540.91	9,838.64	118,063.71
		STEP I	58.1631	4,653.04	10,081.60	120,979.24
		STEP J	59.5995	4,767.96	10,330.58	123,966.96
		STEP K	61.0714	4,885.71	10,585.70	127,028.51
		STEP L	62.5796	5,006.36	10,847.13	130,165.56
		STEP M	64.1251	5,130.00	11,115.01	133,380.20
B742	ELECTRIC LINE CONST SUPERVISOR					
		STEP A	61.4415	4,915.32	10,649.86	127,798.32
		STEP B	62.9581	5,036.64	10,912.73	130,952.84
		STEP C	64.5129	5,161.03	11,182.23	134,186.83
		STEP D	66.1061	5,288.48	11,458.39	137,500.68
		STEP E	67.7387	5,419.09	11,741.37	140,896.49
		STEP F	69.4116	5,552.92	12,031.34	144,376.12
		STEP G	71.1258	5,690.06	12,328.47	147,941.66
		STEP H	72.8823	5,830.58	12,632.93	151,595.18
		STEP I	74.6822	5,974.57	12,944.91	155,338.97
		STEP J	76.5265	6,122.12	13,264.59	159,175.12
		STEP K	78.4164	6,273.31	13,592.17	163,106.11
		STEP L	80.3530	6,428.24	13,927.85	167,134.24
		STEP M	82.3374	6,586.99	14,271.81	171,261.79
B743	ELECTRIC OPERATIONS MANAGER					
		STEP A	67.5845	5,406.76	11,714.64	140,575.76
		STEP B	69.2528	5,540.22	12,003.81	144,045.82
		STEP C	70.9631	5,677.04	12,300.27	147,603.24
		STEP D	72.7156	5,817.24	12,604.03	151,248.44
		STEP E	74.5114	5,960.91	12,915.30	154,983.71
		STEP F	76.3515	6,108.12	13,234.26	158,811.12
		STEP G	78.2371	6,258.96	13,561.09	162,733.16
		STEP H	80.1692	6,413.53	13,895.99	166,751.93
		STEP I	82.1491	6,571.92	14,239.17	170,870.12
		STEP J	84.1778	6,734.22	14,590.81	175,089.82
		STEP K	86.2567	6,900.53	14,951.16	179,413.93
		STEP L	88.3869	7,070.95	15,320.39	183,844.75
		STEP M	90.5697	7,245.57	15,698.74	188,384.97

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B945	ELECTRIC OPERATIONS SUPERVISOR					
		STEP A	61.4415	4,915.32	10,649.86	127,798.32
		STEP B	62.9581	5,036.64	10,912.73	130,952.84
		STEP C	64.5129	5,161.03	11,182.23	134,186.83
		STEP D	66.1061	5,288.48	11,458.39	137,500.68
		STEP E	67.7387	5,419.09	11,741.37	140,896.49
		STEP F	69.4116	5,552.92	12,031.34	144,376.12
		STEP G	71.1258	5,690.06	12,328.47	147,941.66
		STEP H	72.8823	5,830.58	12,632.93	151,595.18
		STEP I	74.6822	5,974.57	12,944.91	155,338.97
		STEP J	76.5265	6,122.12	13,264.59	159,175.12
		STEP K	78.4164	6,273.31	13,592.17	163,106.11
		STEP L	80.3530	6,428.24	13,927.85	167,134.24
		STEP M	82.3374	6,586.99	14,271.81	171,261.79
B744	ELECTRIC RATES & FINANCL ADMIN					
		STEP A	58.3337	4,666.69	10,111.17	121,334.09
		STEP B	59.7736	4,781.88	10,360.75	124,329.08
		STEP C	61.2497	4,899.97	10,616.61	127,399.37
		STEP D	62.7623	5,020.98	10,878.79	130,545.58
		STEP E	64.3123	5,144.98	11,147.46	133,769.58
		STEP F	65.9006	5,272.04	11,422.77	137,073.24
		STEP G	67.5281	5,402.24	11,704.87	140,458.44
		STEP H	69.1957	5,535.65	11,993.92	143,927.05
		STEP I	70.9046	5,672.36	12,290.13	147,481.56
		STEP J	72.6557	5,812.45	12,593.65	151,123.85
		STEP K	74.4500	5,956.00	12,904.66	154,856.00
		STEP L	76.2886	6,103.08	13,223.35	158,680.28
		STEP M	78.1726	6,253.80	13,549.91	162,599.00
B745	ELECTRIC REGU COMPLNCE ADMNSTR					
		STEP A	67.5845	5,406.76	11,714.64	140,575.76
		STEP B	69.2528	5,540.22	12,003.81	144,045.82
		STEP C	70.9631	5,677.04	12,300.27	147,603.24
		STEP D	72.7156	5,817.24	12,604.03	151,248.44
		STEP E	74.5114	5,960.91	12,915.30	154,983.71
		STEP F	76.3515	6,108.12	13,234.26	158,811.12
		STEP G	78.2371	6,258.96	13,561.09	162,733.16
		STEP H	80.1692	6,413.53	13,895.99	166,751.93
		STEP I	82.1491	6,571.92	14,239.17	170,870.12
		STEP J	84.1778	6,734.22	14,590.81	175,089.82
		STEP K	85.2567	6,820.53	14,777.82	177,333.93
		STEP L	88.3869	7,070.95	15,320.39	183,844.75
		STEP M	90.5697	7,245.57	15,698.74	188,384.97

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B746	ELECTRIC RESOURCES ANALYST I					
		STEP A	47.9688	3,837.50	8,314.59	99,775.10
		STEP B	49.1529	3,932.23	8,519.83	102,238.03
		STEP C	50.3668	4,029.34	8,730.24	104,762.94
		STEP D	51.6107	4,128.85	8,945.85	107,350.25
		STEP E	52.8852	4,230.81	9,166.76	110,001.21
		STEP F	54.1913	4,335.30	9,393.15	112,717.90
		STEP G	55.5296	4,442.36	9,625.13	115,501.56
		STEP H	56.9010	4,552.08	9,862.84	118,354.08
		STEP I	58.3062	4,664.49	10,106.40	121,276.89
		STEP J	59.7461	4,779.68	10,355.99	124,271.88
		STEP K	61.2216	4,897.72	10,611.74	127,340.92
		STEP L	62.7335	5,018.68	10,873.80	130,485.68
		STEP M	64.2828	5,142.62	11,142.35	133,708.22
B747	ELECTRIC RESOURCES ANALYST II					
		STEP A	52.7703	4,221.62	9,146.85	109,762.22
		STEP B	54.0729	4,325.83	9,372.63	112,471.63
		STEP C	55.4083	4,432.66	9,604.10	115,249.26
		STEP D	56.7766	4,542.12	9,841.27	118,095.32
		STEP E	58.1788	4,654.30	10,084.32	121,011.90
		STEP F	59.6156	4,769.24	10,333.37	124,000.44
		STEP G	61.0878	4,887.02	10,588.55	127,062.62
		STEP H	62.5965	5,007.72	10,850.06	130,200.72
		STEP I	64.1424	5,131.39	11,118.01	133,416.19
		STEP J	65.7264	5,258.11	11,392.57	136,710.91
		STEP K	67.3496	5,387.96	11,673.93	140,087.16
		STEP L	69.0129	5,521.03	11,962.23	143,546.83
		STEP M	70.7172	5,657.37	12,257.64	147,091.77
B749	ELECTRIC RISK MGMT ADMNSTR					
		STEP A	64.1688	5,133.50	11,122.59	133,471.10
		STEP B	65.7529	5,260.23	11,397.16	136,766.03
		STEP C	67.3767	5,390.13	11,678.62	140,143.53
		STEP D	69.0406	5,523.24	11,967.03	143,604.44
		STEP E	70.7457	5,659.65	12,262.58	147,151.05
		STEP F	72.4928	5,799.42	12,565.41	150,785.02
		STEP G	74.2831	5,942.64	12,875.73	154,508.84
		STEP H	76.1176	6,089.40	13,193.71	158,324.60
		STEP I	77.9974	6,239.79	13,519.54	162,234.59
		STEP J	79.9236	6,393.88	13,853.42	166,241.08
		STEP K	81.8974	6,551.79	14,195.54	170,346.59
		STEP L	83.9199	6,713.59	14,546.11	174,553.39
		STEP M	85.9924	6,879.39	14,905.34	178,864.19

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L

Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B750	ELECTRIC SAFETY COORDINATOR					
		STEP A	36.5871	2,926.96	6,341.76	76,101.16
		STEP B	37.4902	2,999.21	6,498.30	77,979.61
		STEP C	38.4160	3,073.28	6,658.77	79,905.28
		STEP D	39.3647	3,149.17	6,823.21	81,878.57
		STEP E	40.3369	3,226.95	6,991.72	83,900.75
		STEP F	41.3331	3,306.64	7,164.40	85,972.84
		STEP G	42.3538	3,388.30	7,341.32	88,095.90
		STEP H	43.3998	3,471.98	7,522.63	90,271.58
		STEP I	44.4716	3,557.72	7,708.41	92,500.92
		STEP J	45.5699	3,645.59	7,898.78	94,785.39
		STEP K	46.6952	3,735.61	8,093.83	97,126.01
		STEP L	47.8484	3,827.87	8,293.72	99,524.67
		STEP M	49.0301	3,922.40	8,498.55	101,982.60
B751	ELECTRIC SUBSTATION SUPERVISOR					
		STEP A	61.4415	4,915.32	10,649.86	127,798.32
		STEP B	62.9581	5,036.64	10,912.73	130,952.84
		STEP C	64.5129	5,161.03	11,182.23	134,186.83
		STEP D	66.1061	5,288.48	11,458.39	137,500.68
		STEP E	67.7387	5,419.09	11,741.37	140,896.49
		STEP F	69.4116	5,552.92	12,031.34	144,376.12
		STEP G	71.1258	5,690.06	12,328.47	147,941.66
		STEP H	72.8823	5,830.58	12,632.93	151,595.18
		STEP I	74.6822	5,974.57	12,944.91	155,338.97
		STEP J	76.5265	6,122.12	13,264.59	159,175.12
		STEP K	78.4164	6,273.31	13,592.17	163,106.11
		STEP L	80.3530	6,428.24	13,927.85	167,134.24
		STEP M	82.3374	6,586.99	14,271.81	171,261.79
B752	ELECTRIC TECHNOLOGY SYST SUPV					
		STEP A	50.0104	4,000.83	8,668.46	104,021.63
		STEP B	51.2449	4,099.59	8,882.44	106,589.39
		STEP C	52.5104	4,200.83	9,101.80	109,221.63
		STEP D	53.8072	4,304.57	9,326.58	111,918.97
		STEP E	55.1361	4,410.88	9,556.92	114,683.08
		STEP F	56.4977	4,519.81	9,792.93	117,515.21
		STEP G	57.8930	4,631.44	10,034.78	120,417.44
		STEP H	59.3227	4,745.81	10,282.60	123,391.21
		STEP I	60.7877	4,863.01	10,536.53	126,438.41
		STEP J	62.2889	4,983.11	10,796.74	129,560.91
		STEP K	63.8272	5,106.17	11,063.38	132,760.57
		STEP L	65.4035	5,232.28	11,336.60	136,039.28
		STEP M	67.0187	5,361.49	11,616.57	139,398.89

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B753	ELECTRIC UTILITY DIRECTOR					
		STEO E	110.1541	8,812.32	19,093.37	229,120.52
		STEP A	99.9138	7,993.10	17,318.39	207,820.70
		STEP B	102.3801	8,190.40	17,745.88	212,950.60
		STEP C	104.9085	8,392.68	18,184.14	218,209.68
		STEP D	107.4993	8,599.94	18,633.21	223,598.54
		STEP F	112.8745	9,029.96	19,564.91	234,778.96
		STEP G	115.6620	9,252.96	20,048.08	240,576.96
		STEP H	118.5184	9,481.47	20,543.18	246,518.27
		STEP I	121.4454	9,715.63	21,050.53	252,606.43
		STEP J	124.4446	9,955.56	21,570.39	258,844.76
		STEP K	127.5179	10,201.43	22,103.10	265,237.23
		STEP L	130.6670	10,453.36	22,648.94	271,787.36
		STEP M	133.8940	10,711.52	23,208.29	278,499.52
B754	ELECTRONIC MAINT COORDINATOR					
		STEP A	35.2965	2,823.72	6,118.06	73,416.72
		STEP B	36.1682	2,893.45	6,269.15	75,229.85
		STEP C	37.0614	2,964.91	6,423.97	77,087.71
		STEP D	37.9766	3,038.12	6,582.61	78,991.32
		STEP E	38.9145	3,113.16	6,745.18	80,942.16
		STEP F	39.8755	3,190.04	6,911.75	82,941.04
		STEP G	40.8603	3,268.82	7,082.45	84,989.42
		STEP H	41.8694	3,349.55	7,257.36	87,088.35
		STEP I	42.9034	3,432.27	7,436.58	89,239.07
		STEP J	43.9629	3,517.03	7,620.23	91,442.83
		STEP K	45.0486	3,603.88	7,808.42	93,701.08
		STEP L	46.1612	3,692.89	8,001.27	96,015.29
		STEP M	47.3012	3,784.09	8,198.87	98,386.49
B755	EMS QUAL ASSURANCE COORDINATOR					
		STEP A	45.1917	3,615.33	7,833.22	93,998.73
		STEP B	46.3073	3,704.58	8,026.59	96,319.18
		STEP C	47.4509	3,796.07	8,224.82	98,697.87
		STEP D	48.6228	3,889.82	8,427.95	101,135.42
		STEP E	49.8236	3,985.88	8,636.09	103,633.08
		STEP F	51.0540	4,084.32	8,849.36	106,192.32
		STEP G	52.3148	4,185.18	9,067.89	108,814.78
		STEP H	53.6068	4,288.54	9,291.84	111,502.14
		STEP I	54.9307	4,394.45	9,521.32	114,255.85
		STEP J	56.2873	4,502.98	9,756.46	117,077.58
		STEP K	57.6773	4,614.18	9,997.39	119,968.78
		STEP L	59.1017	4,728.13	10,244.29	122,931.53
		STEP M	60.5613	4,844.90	10,497.29	125,967.50

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L

Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B939	ENERGY SERVICES ACCOUNT REP I					
		STEP A	39.3599	3,148.79	6,822.38	81,868.59
		STEP B	40.3314	3,226.51	6,990.77	83,889.31
		STEP C	41.3274	3,306.19	7,163.41	85,960.99
		STEP D	42.3480	3,387.84	7,340.32	88,083.84
		STEP E	43.3939	3,471.51	7,521.60	90,259.31
		STEP F	44.4655	3,557.24	7,707.35	92,488.24
		STEP G	45.5636	3,645.08	7,897.69	94,772.28
		STEP H	46.6889	3,735.11	8,092.74	97,112.91
		STEP I	47.8419	3,827.35	8,292.59	99,511.15
		STEP J	49.0234	3,921.87	8,497.38	101,968.67
		STEP K	50.2341	4,018.72	8,707.24	104,486.92
		STEP L	51.4747	4,117.97	8,922.28	107,067.37
		STEP M	52.7459	4,219.67	9,142.62	109,711.47
B756	ENERGY SERVICES ACCOUNT REP II					
		STEP A	43.2959	3,463.67	7,504.62	90,055.47
		STEP B	44.3646	3,549.16	7,689.86	92,278.36
		STEP C	45.4602	3,636.81	7,879.76	94,557.21
		STEP D	46.5829	3,726.63	8,074.36	96,892.43
		STEP E	47.7333	3,818.66	8,273.77	99,285.26
		STEP F	48.9122	3,912.97	8,478.11	101,737.37
		STEP G	50.1201	4,009.60	8,687.48	104,249.80
		STEP H	51.3579	4,108.63	8,902.03	106,824.43
		STEP I	52.6262	4,210.09	9,121.87	109,462.49
		STEP J	53.9259	4,314.07	9,347.15	112,165.87
		STEP K	55.2576	4,420.60	9,577.98	114,935.80
		STEP L	56.6223	4,529.78	9,814.53	117,774.38
		STEP M	58.0206	4,641.64	10,056.90	120,682.84
B757	ENGINEERING MANAGER					
		STEP A	56.5013	4,520.10	9,793.55	117,522.70
		STEP B	57.8958	4,631.66	10,035.27	120,423.26
		STEP C	59.3256	4,746.04	10,283.10	123,397.24
		STEP D	60.7907	4,863.25	10,537.05	126,444.65
		STEP E	62.2920	4,983.36	10,797.28	129,567.36
		STEP F	63.8304	5,106.43	11,063.93	132,767.23
		STEP G	65.4068	5,232.54	11,337.17	136,046.14
		STEP H	67.0220	5,361.76	11,617.14	139,405.76
		STEP I	68.6772	5,494.17	11,904.04	142,848.57
		STEP J	70.3733	5,629.86	12,198.03	146,376.46
		STEP K	72.1112	5,768.89	12,499.27	149,991.29
		STEP L	73.8921	5,911.36	12,807.96	153,695.56
		STEP M	75.7169	6,057.35	13,124.26	157,491.15

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B758	ENVIRONMENTAL COORDINATOR					
		STEP A	42.0752	3,366.01	7,293.03	87,516.41
		STEP B	43.1139	3,449.11	7,473.07	89,676.91
		STEP C	44.1786	3,534.28	7,657.62	91,891.48
		STEP D	45.2697	3,621.57	7,846.74	94,160.97
		STEP E	46.3877	3,711.01	8,040.53	96,486.41
		STEP F	47.5333	3,802.66	8,239.10	98,869.26
		STEP G	48.7071	3,896.56	8,442.56	101,310.76
		STEP H	49.9100	3,992.80	8,651.06	103,812.80
		STEP I	51.1426	4,091.40	8,864.71	106,376.60
		STEP J	52.4056	4,192.44	9,083.63	109,003.64
		STEP K	53.6998	4,295.98	9,307.96	111,695.58
		STEP L	55.0260	4,402.08	9,537.84	114,454.08
		STEP M	56.3849	4,510.79	9,773.38	117,280.59
B761	ENVIRONMENTAL UTIL COMPL ADMIN					
		STEP A	42.0733	3,365.86	7,292.70	87,512.46
		STEP B	43.1117	3,448.93	7,472.69	89,672.33
		STEP C	44.1764	3,534.11	7,657.24	91,886.91
		STEP D	45.2674	3,621.39	7,846.34	94,156.19
		STEP E	46.3853	3,710.82	8,040.11	96,481.42
		STEP F	47.5308	3,802.46	8,238.67	98,864.06
		STEP G	48.7046	3,896.36	8,442.13	101,305.56
		STEP H	49.9074	3,992.59	8,650.61	103,807.39
		STEP I	51.1400	4,091.20	8,864.26	106,371.20
		STEP J	52.4029	4,192.23	9,083.16	108,998.03
		STEP K	53.6970	4,295.76	9,307.48	111,689.76
		STEP L	55.0231	4,401.84	9,537.33	114,448.04
		STEP M	56.3820	4,510.56	9,772.88	117,274.56
B759	ENVIRONMENTAL UTIL DIRECTOR					
		STEP A	74.5054	5,960.43	12,914.26	154,971.23
		STEP B	76.3445	6,107.56	13,233.04	158,796.56
		STEP C	78.2299	6,258.39	13,559.84	162,718.19
		STEP D	80.1619	6,412.95	13,894.72	166,736.75
		STEP E	82.1416	6,571.32	14,237.87	170,854.52
		STEP F	84.1701	6,733.60	14,589.48	175,073.80
		STEP G	86.2488	6,899.90	14,949.79	179,397.50
		STEP H	88.3788	7,070.30	15,318.99	183,827.90
		STEP I	90.5614	7,244.91	15,697.30	188,367.71
		STEP J	92.7979	7,423.83	16,084.96	193,019.63
		STEP K	95.0896	7,607.16	16,482.19	197,786.36
		STEP L	97.4380	7,795.04	16,889.25	202,671.04
		STEP M	99.8443	7,987.54	17,306.34	207,676.14

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B760	EQUIPMENT MAINT SUPERVISOR					
		STEP A	31.4681	2,517.44	5,454.47	65,453.64
		STEP B	32.2449	2,579.59	5,589.11	67,069.39
		STEP C	33.0412	2,643.29	5,727.14	68,725.69
		STEP D	33.8572	2,708.57	5,868.58	70,422.97
		STEP E	34.6934	2,775.47	6,013.52	72,162.27
		STEP F	35.5501	2,844.00	6,162.01	73,944.20
		STEP G	36.4281	2,914.24	6,314.20	75,770.44
		STEP H	37.3277	2,986.21	6,470.13	77,641.61
		STEP I	38.2496	3,059.96	6,629.93	79,559.16
		STEP J	39.1942	3,135.53	6,793.66	81,523.93
		STEP K	40.1621	3,212.96	6,961.43	83,537.16
		STEP L	41.1540	3,292.32	7,133.36	85,600.32
		STEP M	42.1703	3,373.62	7,309.51	87,714.22
B851	ERP MANAGER					
		STEP A	48.3018	3,864.14	8,372.31	100,467.74
		STEP B	49.4942	3,959.53	8,578.99	102,947.93
		STEP C	50.7165	4,057.32	8,790.86	105,490.32
		STEP D	51.9690	4,157.52	9,007.96	108,095.52
		STEP E	53.2524	4,260.19	9,230.41	110,764.99
		STEP F	54.5675	4,365.40	9,458.36	113,500.40
		STEP G	55.9151	4,473.20	9,691.95	116,303.40
		STEP H	57.2960	4,583.68	9,931.30	119,175.68
		STEP I	58.7110	4,696.88	10,176.57	122,118.88
		STEP J	60.1609	4,812.87	10,427.88	125,134.67
		STEP K	61.6467	4,931.73	10,685.42	128,225.13
		STEP L	63.1691	5,053.52	10,949.31	131,391.72
		STEP M	64.7291	5,178.32	11,219.71	134,636.52
B847	EU BUSINESS SVCS ADMINISTRATOR					
		STEP A	42.9160	3,433.28	7,438.77	89,265.28
		STEP B	43.9753	3,518.02	7,622.38	91,468.62
		STEP C	45.0614	3,604.91	7,810.64	93,727.71
		STEP D	46.1742	3,693.93	8,003.52	96,042.33
		STEP E	47.3145	3,785.16	8,201.18	98,414.16
		STEP F	48.4830	3,878.64	8,403.72	100,844.64
		STEP G	49.6803	3,974.42	8,611.25	103,335.02
		STEP H	50.9072	4,072.57	8,823.91	105,886.97
		STEP I	52.1644	4,173.15	9,041.82	108,501.95
		STEP J	53.4527	4,276.21	9,265.13	111,181.61
		STEP K	54.7728	4,381.82	9,493.95	113,927.42
		STEP L	56.1254	4,490.03	9,728.40	116,740.83
		STEP M	57.5115	4,600.92	9,968.66	119,623.92

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B848	EU RATE ANALYST I	STEP A	34.4334	2,754.67	5,968.45	71,621.47
		STEP B	35.2833	2,822.66	6,115.77	73,389.26
		STEP C	36.1547	2,892.37	6,266.81	75,201.77
		STEP D	37.0476	2,963.80	6,421.58	77,059.00
		STEP E	37.9625	3,037.00	6,580.16	78,962.00
		STEP F	38.9000	3,112.00	6,742.66	80,912.00
		STEP G	39.8607	3,188.85	6,909.18	82,910.25
		STEP H	40.8451	3,267.60	7,079.81	84,957.80
		STEP I	41.8538	3,348.30	7,254.65	87,055.90
		STEP J	42.8874	3,430.99	7,433.81	89,205.79
		STEP K	43.9466	3,515.72	7,617.41	91,408.92
		STEP L	45.0319	3,602.55	7,805.52	93,666.35
		STEP M	46.1440	3,691.52	7,998.29	95,979.52
B849	EU RATE ANALYST II	STEP A	37.3182	2,985.45	6,468.48	77,621.85
		STEP B	38.2394	3,059.15	6,628.16	79,537.95
		STEP C	39.1838	3,134.70	6,791.85	81,502.30
		STEP D	40.1515	3,212.12	6,959.59	83,515.12
		STEP E	41.1431	3,291.44	7,131.47	85,577.64
		STEP F	42.1591	3,372.72	7,307.57	87,690.92
		STEP G	43.2003	3,456.02	7,488.05	89,856.62
		STEP H	44.2672	3,541.37	7,672.98	92,075.77
		STEP I	45.3604	3,628.83	7,862.46	94,349.63
		STEP J	46.4806	3,718.44	8,056.63	96,679.64
		STEP K	47.6285	3,810.28	8,255.60	99,067.28
		STEP L	48.8047	3,904.37	8,459.48	101,513.77
		STEP M	50.0100	4,000.80	8,668.40	104,020.80
B762	FACILITIES MANAGER	STEP A	40.8297	3,266.37	7,077.14	84,925.77
		STEP B	41.8376	3,347.00	7,251.85	87,022.20
		STEP C	42.8708	3,429.66	7,430.93	89,171.26
		STEP D	43.9295	3,514.36	7,614.44	91,373.36
		STEP E	45.0144	3,601.15	7,802.49	93,629.95
		STEP F	46.1261	3,690.08	7,995.19	95,942.28
		STEP G	47.2652	3,781.21	8,192.63	98,311.61
		STEP H	48.4325	3,874.60	8,394.96	100,739.60
		STEP I	49.6286	3,970.28	8,602.29	103,227.48
		STEP J	50.8542	4,068.33	8,814.72	105,776.73
		STEP K	52.1101	4,168.80	9,032.41	108,389.00
		STEP L	53.3970	4,271.76	9,255.48	111,065.76
		STEP M	54.7157	4,377.25	9,484.05	113,808.65

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B763	FINANCE DIRECTOR	STEP A	67.0881	5,367.04	11,628.60	139,543.24
		STEP B	68.7443	5,499.54	11,915.67	142,988.14
		STEP C	70.4421	5,635.36	12,209.96	146,519.56
		STEP D	72.1817	5,774.53	12,511.49	150,137.93
		STEP E	73.9643	5,917.14	12,820.47	153,845.74
		STEP F	75.7909	6,063.27	13,137.08	157,645.07
		STEP G	77.6626	6,213.00	13,461.51	161,538.20
		STEP H	79.5806	6,366.44	13,793.97	165,527.64
		STEP I	81.5459	6,523.67	14,134.62	169,615.47
		STEP J	83.5598	6,684.78	14,483.69	173,804.38
		STEP K	85.6234	6,849.87	14,841.38	178,096.67
		STEP L	87.7379	7,019.03	15,207.90	182,494.83
		STEP M	89.9047	7,192.37	15,583.48	187,001.77
B764	FINANCE MANAGER	STEP A	44.7525	3,580.20	7,757.10	93,085.20
		STEP B	45.8572	3,668.57	7,948.58	95,382.97
		STEP C	46.9897	3,759.17	8,144.88	97,738.57
		STEP D	48.1501	3,852.00	8,346.01	100,152.20
		STEP E	49.3393	3,947.14	8,552.14	102,625.74
		STEP F	50.5577	4,044.61	8,763.33	105,160.01
		STEP G	51.8063	4,144.50	8,979.75	107,757.10
		STEP H	53.0857	4,246.85	9,201.52	110,418.25
		STEP I	54.3967	4,351.73	9,428.76	113,145.13
		STEP J	55.7401	4,459.20	9,661.61	115,939.40
		STEP K	57.1167	4,569.33	9,900.22	118,802.73
		STEP L	58.5272	4,682.17	10,144.71	121,736.57
		STEP M	59.9726	4,797.80	10,395.25	124,743.00
B765	FINANCE SUPERVISOR	STEP A	36.3377	2,907.01	6,298.53	75,582.41
		STEP B	37.2345	2,978.76	6,453.98	77,447.76
		STEP C	38.1540	3,052.32	6,613.36	79,360.32
		STEP D	39.0963	3,127.70	6,776.69	81,320.30
		STEP E	40.0618	3,204.94	6,944.04	83,328.54
		STEP F	41.0511	3,284.08	7,115.52	85,386.28
		STEP G	42.0649	3,365.19	7,291.24	87,494.99
		STEP H	43.1038	3,448.30	7,471.32	89,655.90
		STEP I	44.1683	3,533.46	7,655.83	91,870.06
		STEP J	45.2591	3,620.72	7,844.91	94,138.92
		STEP K	46.3768	3,710.14	8,038.64	96,463.74
		STEP L	47.5221	3,801.76	8,237.16	98,845.96
		STEP M	48.6957	3,895.65	8,440.58	101,287.05

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B766	FIRE BATALLION CHIEF (8HR)					
		STEP A	51.1945	4,095.56	8,873.71	106,484.56
		STEP B	51.8769	4,150.15	8,992.00	107,903.95
		STEP C	53.1581	4,252.64	9,214.07	110,568.84
		STEP D	54.4709	4,357.67	9,441.62	113,299.47
		STEP E	55.8161	4,465.28	9,674.79	116,097.48
		STEP F	57.1945	4,575.56	9,913.71	118,964.56
		STEP G	58.6070	4,688.56	10,158.54	121,902.56
		STEP H	60.0544	4,804.35	10,409.42	124,913.15
		STEP I	61.5375	4,923.00	10,666.50	127,998.00
		STEP J	63.0572	5,044.57	10,929.91	131,158.97
		STEP K	64.6145	5,169.16	11,199.84	134,398.16
		STEP L	66.2102	5,296.81	11,476.43	137,717.21
		STEP M	67.8453	5,427.62	11,759.85	141,118.22
B767	FIRE BATTALION CHIEF (24HR)					
		STEP A	36.1622	4,050.16	8,775.36	105,304.32
		STEP B	37.0549	4,150.14	8,991.98	107,903.86
		STEP C	37.9700	4,252.64	9,214.05	110,568.64
		STEP D	38.9077	4,357.66	9,441.60	113,299.22
		STEP E	39.8686	4,465.28	9,674.78	116,097.36
		STEP F	40.8532	4,575.55	9,913.70	118,964.51
		STEP G	41.8621	4,688.55	10,158.53	121,902.43
		STEP H	42.8959	4,804.34	10,409.40	124,912.86
		STEP I	43.9553	4,922.99	10,666.48	127,997.83
		STEP J	45.0408	5,044.56	10,929.90	131,158.80
		STEP K	46.1532	5,169.15	11,199.84	134,398.11
		STEP L	47.2930	5,296.81	11,476.43	137,717.21
		STEP M	48.4609	5,427.62	11,759.84	141,118.14
B768	FIRE CHIEF					
		STEP A	72.7667	5,821.33	12,612.89	151,354.73
		STEP B	74.5628	5,965.02	12,924.21	155,090.62
		STEP C	76.4042	6,112.33	13,243.39	158,920.73
		STEP D	78.2911	6,263.28	13,570.45	162,845.48
		STEP E	80.2246	6,417.96	13,905.59	166,867.16
		STEP F	82.2058	6,576.46	14,249.00	170,988.06
		STEP G	84.2360	6,738.88	14,600.90	175,210.88
		STEP H	86.3163	6,905.30	14,961.49	179,537.90
		STEP I	88.4479	7,075.83	15,330.96	183,971.63
		STEP J	90.6322	7,250.57	15,709.58	188,514.97
		STEP K	92.8705	7,429.64	16,097.55	193,170.64
		STEP L	95.1640	7,613.12	16,495.09	197,941.12
		STEP M	97.5142	7,801.13	16,902.46	202,829.53

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B769	FIRE DIVISION CHIEF	STEP A	55.6902	4,455.21	9,652.96	115,835.61
		STEP B	57.0648	4,565.18	9,891.23	118,694.78
		STEP C	58.4741	4,677.92	10,135.51	121,626.12
		STEP D	59.9182	4,793.45	10,385.82	124,629.85
		STEP E	61.3979	4,911.83	10,642.30	127,707.63
		STEP F	62.9142	5,033.13	10,905.12	130,861.53
		STEP G	64.4679	5,157.43	11,174.43	134,093.23
		STEP H	66.0600	5,284.80	11,450.40	137,404.80
		STEP I	67.6915	5,415.32	11,733.19	140,798.32
		STEP J	69.3632	5,549.05	12,022.95	144,275.45
		STEP K	71.0762	5,686.09	12,319.87	147,838.49
		STEP L	72.8315	5,826.52	12,624.12	151,489.52
		STEP M	74.6301	5,970.40	12,935.88	155,230.60
B770	FLEET MANAGER	STEP A	40.8297	3,266.37	7,077.14	84,925.77
		STEP B	41.8376	3,347.00	7,251.85	87,022.20
		STEP C	42.8708	3,429.66	7,430.93	89,171.26
		STEP D	43.9295	3,514.36	7,614.44	91,373.36
		STEP E	45.0144	3,601.15	7,802.49	93,629.95
		STEP F	46.1261	3,690.08	7,995.19	95,942.28
		STEP G	47.2652	3,781.21	8,192.63	98,311.61
		STEP H	48.4325	3,874.60	8,394.96	100,739.60
		STEP I	49.6286	3,970.28	8,602.29	103,227.48
		STEP J	50.8542	4,068.33	8,814.72	105,776.73
		STEP K	52.1101	4,168.80	9,032.41	108,389.00
		STEP L	53.3970	4,271.76	9,255.48	111,065.76
		STEP M	54.7157	4,377.25	9,484.05	113,808.65
B771	GOVERNMENT RELATIONS ADMINISTR	STEP A	43.9043	3,512.34	7,610.07	91,320.94
		STEP B	44.9880	3,599.04	7,797.92	93,575.04
		STEP C	46.0990	3,687.92	7,990.49	95,885.92
		STEP D	47.2374	3,778.99	8,187.81	98,253.79
		STEP E	48.4040	3,872.32	8,390.02	100,680.32
		STEP F	49.5994	3,967.95	8,597.22	103,166.75
		STEP G	50.8243	4,065.94	8,809.54	105,714.54
		STEP H	52.0795	4,166.36	9,027.11	108,325.36
		STEP I	53.3656	4,269.24	9,250.03	111,000.44
		STEP J	54.6835	4,374.68	9,478.47	113,741.68
		STEP K	56.0340	4,482.72	9,712.56	116,550.72
		STEP L	57.4178	4,593.42	9,952.41	119,429.02
		STEP M	58.8358	4,706.86	10,198.20	122,378.46

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B844	HOUSING MANAGER	STEP A	43.4430	3,475.44	7,530.12	90,361.44
		STEP B	44.5172	3,561.37	7,716.31	92,595.77
		STEP C	45.6166	3,649.32	7,906.87	94,882.52
		STEP D	46.7432	3,739.45	8,102.15	97,225.85
		STEP E	47.8976	3,831.80	8,302.25	99,627.00
		STEP F	49.0804	3,926.43	8,507.26	102,087.23
		STEP G	50.2925	4,023.40	8,717.36	104,608.40
		STEP H	51.5345	4,122.76	8,932.64	107,191.76
		STEP I	52.8072	4,224.57	9,153.24	109,838.97
		STEP J	54.1114	4,328.91	9,379.30	112,551.71
		STEP K	55.4477	4,435.81	9,610.93	115,331.21
		STEP L	56.8170	4,545.36	9,848.28	118,179.36
		STEP M	58.2202	4,657.61	10,091.50	121,098.01
B772	HOUSING SUPERVISOR	STEP A	36.5872	2,926.97	6,341.78	76,101.37
		STEP B	37.4902	2,999.21	6,498.30	77,979.61
		STEP C	38.4160	3,073.28	6,658.77	79,905.28
		STEP D	39.3647	3,149.17	6,823.21	81,878.57
		STEP E	40.3369	3,226.95	6,991.72	83,900.75
		STEP F	41.3331	3,306.64	7,164.40	85,972.84
		STEP G	42.3538	3,388.30	7,341.32	88,095.90
		STEP H	43.3998	3,471.98	7,522.63	90,271.58
		STEP I	44.4716	3,557.72	7,708.41	92,500.92
		STEP J	45.5699	3,645.59	7,898.78	94,785.39
		STEP K	46.6952	3,735.61	8,093.83	97,126.01
		STEP L	47.8484	3,827.87	8,293.72	99,524.67
		STEP M	49.0301	3,922.40	8,498.55	101,982.60
B773	HUMAN RESOURCES ANALYST I	STEP A	32.3413	2,587.30	5,605.82	67,269.90
		STEP B	33.1397	2,651.17	5,744.21	68,930.57
		STEP C	33.9581	2,716.64	5,886.07	70,632.84
		STEP D	34.7967	2,783.73	6,031.42	72,377.13
		STEP E	35.6561	2,852.48	6,180.39	74,164.68
		STEP F	36.5366	2,922.92	6,333.01	75,996.12
		STEP G	37.4390	2,995.12	6,489.42	77,873.12
		STEP H	38.3635	3,069.08	6,649.67	79,796.08
		STEP I	39.3110	3,144.88	6,813.90	81,766.88
		STEP J	40.2818	3,222.54	6,982.17	83,786.14
		STEP K	41.2766	3,302.12	7,154.61	85,855.32
		STEP L	42.2960	3,383.68	7,331.30	87,975.68
		STEP M	43.3405	3,467.24	7,512.35	90,148.24

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B774	HUMAN RESOURCES ANALYST II					
		STEP A	35.5826	2,846.60	6,167.65	74,011.80
		STEP B	36.4610	2,916.88	6,319.90	75,838.88
		STEP C	37.3614	2,988.91	6,475.97	77,711.71
		STEP D	38.2841	3,062.72	6,635.91	79,630.92
		STEP E	39.2295	3,138.36	6,799.78	81,597.36
		STEP F	40.1984	3,215.87	6,967.72	83,612.67
		STEP G	41.1911	3,295.28	7,139.79	85,677.48
		STEP H	42.2084	3,376.67	7,316.12	87,793.47
		STEP I	43.2507	3,460.05	7,496.78	89,961.45
		STEP J	44.3188	3,545.50	7,681.92	92,183.10
		STEP K	45.4133	3,633.06	7,871.63	94,459.66
		STEP L	46.5349	3,722.79	8,066.04	96,792.59
		STEP M	47.6841	3,814.72	8,265.24	99,182.92
B775	HUMAN RESOURCES DIRECTOR					
		STEP A	61.0708	4,885.66	10,585.60	127,027.26
		STEP B	62.5784	5,006.27	10,846.92	130,163.07
		STEP C	64.1238	5,129.90	11,114.79	133,377.50
		STEP D	65.7074	5,256.59	11,389.28	136,671.39
		STEP E	67.3301	5,386.40	11,670.55	140,046.60
		STEP F	68.9929	5,519.43	11,958.76	143,505.23
		STEP G	70.6968	5,655.74	12,254.11	147,049.34
		STEP H	72.4427	5,795.41	12,556.73	150,680.81
		STEP I	74.2318	5,938.54	12,866.84	154,402.14
		STEP J	76.0650	6,085.20	13,184.60	158,215.20
		STEP K	77.9435	6,235.48	13,510.20	162,122.48
		STEP L	79.8684	6,389.47	13,843.85	166,126.27
		STEP M	81.8408	6,547.26	14,185.73	170,228.86
B776	HUMAN RESOURCES MANAGER					
		STEP A	41.6683	3,333.46	7,222.50	86,670.06
		STEP B	42.6971	3,415.76	7,400.83	88,809.96
		STEP C	43.7516	3,500.12	7,583.61	91,003.32
		STEP D	44.8320	3,586.56	7,770.88	93,250.56
		STEP E	45.9392	3,675.13	7,962.79	95,553.53
		STEP F	47.0737	3,765.89	8,159.44	97,913.29
		STEP G	48.2363	3,858.90	8,360.95	100,331.50
		STEP H	49.4275	3,954.20	8,567.43	102,809.20
		STEP I	50.6482	4,051.85	8,779.02	105,348.25
		STEP J	51.8990	4,151.92	8,995.82	107,949.92
		STEP K	53.1807	4,254.45	9,217.98	110,615.85
		STEP L	54.4940	4,359.52	9,445.62	113,347.52
		STEP M	55.8398	4,467.18	9,678.89	116,146.78

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B777	INFO SECURITY ADMINISTRATOR					
		STEP A	42.8581	3,428.64	7,428.73	89,144.84
		STEP B	43.9160	3,513.28	7,612.10	91,345.28
		STEP C	45.0006	3,600.04	7,800.10	93,601.24
		STEP D	46.1119	3,688.95	7,992.72	95,912.75
		STEP E	47.2507	3,780.05	8,190.12	98,281.45
		STEP F	48.4176	3,873.40	8,392.38	100,708.60
		STEP G	49.6133	3,969.06	8,599.63	103,195.66
		STEP H	50.8385	4,067.08	8,812.00	105,744.08
		STEP I	52.0941	4,167.52	9,029.64	108,355.72
		STEP J	53.3806	4,270.44	9,252.63	111,031.64
		STEP K	54.6989	4,375.91	9,481.14	113,773.71
		STEP L	56.0497	4,483.97	9,715.28	116,583.37
		STEP M	57.4339	4,594.71	9,955.20	119,462.51
B778	INTERPRETIVE SRVCS SUPERVISOR					
		STEP A	31.2307	2,498.45	5,413.32	64,959.85
		STEP B	32.0020	2,560.16	5,547.01	66,564.16
		STEP C	32.7923	2,623.38	5,684.00	68,207.98
		STEP D	33.6022	2,688.17	5,824.38	69,892.57
		STEP E	34.4320	2,754.56	5,968.21	71,618.56
		STEP F	35.2823	2,822.58	6,115.59	73,387.18
		STEP G	36.1537	2,892.29	6,266.64	75,199.69
		STEP H	37.0465	2,963.72	6,421.39	77,056.72
		STEP I	37.9614	3,036.91	6,579.97	78,959.71
		STEP J	38.8989	3,111.91	6,742.47	80,909.71
		STEP K	39.8596	3,188.76	6,909.00	82,907.96
		STEP L	40.8439	3,267.51	7,079.60	84,955.31
		STEP M	41.8526	3,348.20	7,254.45	87,053.40
B779	IT DIVISION MANAGER					
		STEP A	44.7165	3,577.32	7,750.86	93,010.32
		STEP B	45.8208	3,665.66	7,942.27	95,307.26
		STEP C	46.9524	3,756.19	8,138.41	97,660.99
		STEP D	48.1119	3,848.95	8,339.39	100,072.75
		STEP E	49.3001	3,944.00	8,545.35	102,544.20
		STEP F	50.5176	4,041.40	8,756.38	105,076.60
		STEP G	51.7652	4,141.21	8,972.63	107,671.61
		STEP H	53.0436	4,243.48	9,194.22	110,330.68
		STEP I	54.3535	4,348.28	9,421.27	113,055.28
		STEP J	55.6958	4,455.66	9,653.93	115,847.26
		STEP K	57.0713	4,565.70	9,892.35	118,708.30
		STEP L	58.4807	4,678.45	10,136.65	121,639.85
		STEP M	59.9250	4,794.00	10,387.00	124,644.00

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L

Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B781	IT PROGRAM MANAGER					
		STEP A	40.6545	3,252.36	7,046.78	84,561.36
		STEP B	41.6585	3,332.68	7,220.80	86,649.68
		STEP C	42.6873	3,414.98	7,399.13	88,789.58
		STEP D	43.7415	3,499.32	7,581.86	90,982.32
		STEP E	44.8217	3,585.73	7,769.09	93,229.13
		STEP F	45.9286	3,674.28	7,960.95	95,531.48
		STEP G	47.0629	3,765.03	8,157.56	97,890.83
		STEP H	48.2252	3,858.01	8,359.03	100,308.41
		STEP I	49.4161	3,953.28	8,565.45	102,785.48
		STEP J	50.6365	4,050.92	8,776.99	105,323.92
		STEP K	51.8870	4,150.96	8,993.74	107,924.96
		STEP L	53.1684	4,253.47	9,215.85	110,590.27
		STEP M	54.4815	4,358.52	9,443.46	113,321.52
B782	KEY ACCOUNTS REPRESENTATIVE					
		STEP A	47.6233	3,809.86	8,254.70	99,056.46
		STEP B	48.7987	3,903.89	8,458.44	101,501.29
		STEP C	50.0039	4,000.31	8,667.34	104,008.11
		STEP D	51.2388	4,099.10	8,881.39	106,576.70
		STEP E	52.5042	4,200.33	9,100.72	109,208.73
		STEP F	53.8008	4,304.06	9,325.47	111,905.66
		STEP G	55.1295	4,410.36	9,555.78	114,669.36
		STEP H	56.4909	4,519.27	9,791.75	117,501.07
		STEP I	57.8860	4,630.88	10,033.57	120,402.88
		STEP J	59.3156	4,745.24	10,281.37	123,376.44
		STEP K	60.7805	4,862.44	10,535.28	126,423.44
		STEP L	62.2815	4,982.52	10,795.46	129,545.52
		STEP M	63.8196	5,105.56	11,062.06	132,744.76
B783	LIBRARY SUPERVISOR					
		STEP A	32.1157	2,569.25	5,566.72	66,800.65
		STEP B	32.9086	2,632.68	5,704.15	68,449.88
		STEP C	33.7213	2,697.70	5,845.02	70,140.30
		STEP D	34.5541	2,764.32	5,989.37	71,872.52
		STEP E	35.4075	2,832.60	6,137.30	73,647.60
		STEP F	36.2819	2,902.55	6,288.86	75,466.35
		STEP G	37.1779	2,974.23	6,444.16	77,330.03
		STEP H	38.0960	3,047.68	6,603.30	79,239.68
		STEP I	39.0369	3,122.95	6,766.39	81,196.75
		STEP J	40.0009	3,200.07	6,933.48	83,201.87
		STEP K	40.9888	3,279.10	7,104.72	85,256.70
		STEP L	42.0010	3,360.08	7,280.17	87,362.08
		STEP M	43.0383	3,443.06	7,459.97	89,519.66

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B784	MANAGEMENT ANALYST					
		STEP A	38.4165	3,073.32	6,658.86	79,906.32
		STEP B	39.3646	3,149.16	6,823.19	81,878.36
		STEP C	40.3367	3,226.93	6,991.69	83,900.33
		STEP D	41.3329	3,306.63	7,164.36	85,972.43
		STEP E	42.3537	3,388.29	7,341.30	88,095.69
		STEP F	43.3996	3,471.96	7,522.59	90,271.16
		STEP G	44.4714	3,557.71	7,708.37	92,500.51
		STEP H	45.5697	3,645.57	7,898.74	94,784.97
		STEP I	46.6951	3,735.60	8,093.81	97,125.80
		STEP J	47.8483	3,827.86	8,293.70	99,524.46
		STEP K	49.0299	3,922.39	8,498.51	101,982.19
		STEP L	50.2408	4,019.26	8,708.40	104,500.86
		STEP M	51.4815	4,118.52	8,923.46	107,081.52
B785	MAPPING SUPERVISOR					
		STEP A	36.5871	2,926.96	6,341.76	76,101.16
		STEP B	37.4902	2,999.21	6,498.30	77,979.61
		STEP C	38.4160	3,073.28	6,658.77	79,905.28
		STEP D	39.3647	3,149.17	6,823.21	81,878.57
		STEP E	40.3369	3,226.95	6,991.72	83,900.75
		STEP F	41.3331	3,306.64	7,164.40	85,972.84
		STEP G	42.3538	3,388.30	7,341.32	88,095.90
		STEP H	43.3998	3,471.98	7,522.63	90,271.58
		STEP I	44.4716	3,557.72	7,708.41	92,500.92
		STEP J	45.5699	3,645.59	7,898.78	94,785.39
		STEP K	46.6952	3,735.61	8,093.83	97,126.01
		STEP L	47.8484	3,827.87	8,293.72	99,524.67
		STEP M	49.0301	3,922.40	8,498.55	101,982.60
B787	OPEN SPACE SUPERINTENDENT					
		STEP A	37.0282	2,962.25	6,418.22	77,018.65
		STEP B	37.9426	3,035.40	6,576.71	78,920.60
		STEP C	38.8797	3,110.37	6,739.14	80,869.77
		STEP D	39.8398	3,187.18	6,905.56	82,866.78
		STEP E	40.8237	3,265.89	7,076.10	84,913.29
		STEP F	41.8319	3,346.55	7,250.86	87,010.35
		STEP G	42.8650	3,429.20	7,429.93	89,159.20
		STEP H	43.9236	3,513.88	7,613.42	91,361.08
		STEP I	45.0083	3,600.66	7,801.43	93,617.26
		STEP J	46.1198	3,689.58	7,994.09	95,929.18
		STEP K	47.2588	3,780.70	8,191.52	98,298.30
		STEP L	48.4259	3,874.07	8,393.82	100,725.87
		STEP M	49.6218	3,969.74	8,601.11	103,213.34

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B788	PARK DEVELOPMENT ANALYST I					
		STEP A	33.2609	2,660.87	5,765.22	69,182.67
		STEP B	34.0820	2,726.56	5,907.54	70,890.56
		STEP C	34.9236	2,793.88	6,053.42	72,641.08
		STEP D	35.7861	2,862.88	6,202.92	74,435.08
		STEP E	36.6699	2,933.59	6,356.11	76,273.39
		STEP F	37.5755	3,006.04	6,513.08	78,157.04
		STEP G	38.5035	3,080.28	6,673.94	80,087.28
		STEP H	39.4543	3,156.34	6,838.74	82,064.94
		STEP I	40.4287	3,234.29	7,007.64	84,091.69
		STEP J	41.4271	3,314.16	7,180.69	86,168.36
		STEP K	42.4502	3,396.01	7,358.03	88,296.41
		STEP L	43.4986	3,479.88	7,539.75	90,477.08
		STEP M	44.5728	3,565.82	7,725.95	92,711.42
B789	PARK DEVELOPMENT ANALYST II					
		STEP A	36.5872	2,926.97	6,341.78	76,101.37
		STEP B	37.4902	2,999.21	6,498.30	77,979.61
		STEP C	38.4160	3,073.28	6,658.77	79,905.28
		STEP D	39.3647	3,149.17	6,823.21	81,878.57
		STEP E	40.3369	3,226.95	6,991.72	83,900.75
		STEP F	41.3331	3,306.64	7,164.40	85,972.84
		STEP G	42.3538	3,388.30	7,341.32	88,095.90
		STEP H	43.3998	3,471.98	7,522.63	90,271.58
		STEP I	44.4716	3,557.72	7,708.41	92,500.92
		STEP J	45.5699	3,645.59	7,898.78	94,785.39
		STEP K	46.6952	3,735.61	8,093.83	97,126.01
		STEP L	47.8484	3,827.87	8,293.72	99,524.67
		STEP M	49.0301	3,922.40	8,498.55	101,982.60
B790	PARK PLANNING & DEVELOPMT SUPT					
		STEP A	37.0282	2,962.25	6,418.22	77,018.65
		STEP B	37.9426	3,035.40	6,576.71	78,920.60
		STEP C	38.8797	3,110.37	6,739.14	80,869.77
		STEP D	39.8398	3,187.18	6,905.56	82,866.78
		STEP E	40.8237	3,265.89	7,076.10	84,913.29
		STEP F	41.8319	3,346.55	7,250.86	87,010.35
		STEP G	42.8650	3,429.20	7,429.93	89,159.20
		STEP H	43.9236	3,513.88	7,613.42	91,361.08
		STEP I	45.0083	3,600.66	7,801.43	93,617.26
		STEP J	46.1198	3,689.58	7,994.09	95,929.18
		STEP K	47.2588	3,780.70	8,191.52	98,298.30
		STEP L	48.4259	3,874.07	8,393.82	100,725.87
		STEP M	49.6218	3,969.74	8,601.11	103,213.34

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B791	PARKS SUPERINTENDENT					
		STEP A	37.0282	2,962.25	6,418.22	77,018.65
		STEP B	37.9426	3,035.40	6,576.71	78,920.60
		STEP C	38.8797	3,110.37	6,739.14	80,869.77
		STEP D	39.8398	3,187.18	6,905.56	82,866.78
		STEP E	40.8237	3,265.89	7,076.10	84,913.29
		STEP F	41.8319	3,346.55	7,250.86	87,010.35
		STEP G	42.8650	3,429.20	7,429.93	89,159.20
		STEP H	43.9236	3,513.88	7,613.42	91,361.08
		STEP I	45.0083	3,600.66	7,801.43	93,617.26
		STEP J	46.1198	3,689.58	7,994.09	95,929.18
		STEP K	47.2588	3,780.70	8,191.52	98,298.30
		STEP L	48.4259	3,874.07	8,393.82	100,725.87
		STEP M	49.6218	3,969.74	8,601.11	103,213.34
B792	PARKS SUPERVISOR					
		STEP A	29.9659	2,397.27	5,194.08	62,329.07
		STEP B	30.7059	2,456.47	5,322.35	63,868.27
		STEP C	31.4642	2,517.13	5,453.79	65,445.53
		STEP D	32.2413	2,579.30	5,588.49	67,061.90
		STEP E	33.0375	2,643.00	5,726.50	68,718.00
		STEP F	33.8534	2,708.27	5,867.92	70,415.07
		STEP G	34.6895	2,775.16	6,012.84	72,154.16
		STEP H	35.5461	2,843.68	6,161.32	73,935.88
		STEP I	36.4240	2,913.92	6,313.49	75,761.92
		STEP J	37.3235	2,985.88	6,469.40	77,632.88
		STEP K	38.2453	3,059.62	6,629.18	79,550.22
		STEP L	39.1898	3,135.18	6,792.89	81,514.78
		STEP M	40.1576	3,212.60	6,960.65	83,527.80
B794	PARKS,REC & LIBRARIES DIRECTOR					
		STEP A	66.0802	5,286.41	11,453.90	137,446.81
		STEP B	67.7114	5,416.91	11,736.64	140,839.71
		STEP C	69.3836	5,550.68	12,026.49	144,317.88
		STEP D	71.0971	5,687.76	12,323.49	147,881.96
		STEP E	72.8529	5,828.23	12,627.83	151,534.03
		STEP F	74.6521	5,972.16	12,939.69	155,276.36
		STEP G	76.4957	6,119.65	13,259.25	159,111.05
		STEP H	78.3848	6,270.78	13,586.69	163,040.38
		STEP I	80.3206	6,425.64	13,922.23	167,066.84
		STEP J	82.3042	6,584.33	14,266.06	171,192.73
		STEP K	84.3368	6,746.94	14,618.37	175,420.54
		STEP L	86.4196	6,913.56	14,979.39	179,752.76
		STEP M	88.5538	7,084.30	15,349.32	184,191.90

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B793	PARKS,REC & LIBRARY BUS ADMSTR					
		STEP A	37.0442	2,963.53	6,420.99	77,051.93
		STEP B	37.9591	3,036.72	6,579.57	78,954.92
		STEP C	38.8965	3,111.72	6,742.06	80,904.72
		STEP D	39.8571	3,188.56	6,908.56	82,902.76
		STEP E	40.8414	3,267.31	7,079.17	84,950.11
		STEP F	41.8500	3,348.00	7,254.00	87,048.00
		STEP G	42.8836	3,430.68	7,433.15	89,197.88
		STEP H	43.9426	3,515.40	7,616.71	91,400.60
		STEP I	45.0278	3,602.22	7,804.81	93,657.82
		STEP J	46.1398	3,691.18	7,997.56	95,970.78
		STEP K	47.2793	3,782.34	8,195.07	98,340.94
		STEP L	48.4469	3,875.75	8,397.46	100,769.55
		STEP M	49.6433	3,971.46	8,604.83	103,258.06
B795	PLANNING MANAGER					
		STEP A	55.5189	4,441.51	9,623.27	115,479.31
		STEP B	56.8894	4,551.15	9,860.82	118,329.95
		STEP C	58.2944	4,663.55	10,104.36	121,252.35
		STEP D	59.7340	4,778.72	10,353.89	124,246.72
		STEP E	61.2092	4,896.73	10,609.59	127,315.13
		STEP F	62.7208	5,017.66	10,871.60	130,459.26
		STEP G	64.2698	5,141.58	11,140.09	133,681.18
		STEP H	65.8570	5,268.56	11,415.21	136,982.56
		STEP I	67.4834	5,398.67	11,697.12	140,365.47
		STEP J	69.1500	5,532.00	11,986.00	143,832.00
		STEP K	70.8577	5,668.61	12,282.00	147,384.01
		STEP L	72.6076	5,808.60	12,585.31	151,023.80
		STEP M	74.4007	5,952.05	12,896.12	154,753.45
B796	POLICE CAPTAIN					
		STEP A	58.5500	4,684.00	10,148.66	121,784.00
		STEP B	59.9953	4,799.62	10,399.18	124,790.22
		STEP C	61.4769	4,918.15	10,656.00	127,871.95
		STEP D	62.9952	5,039.61	10,919.16	131,030.01
		STEP E	64.5509	5,164.07	11,188.82	134,265.87
		STEP F	66.1451	5,291.60	11,465.15	137,581.80
		STEP G	67.7786	5,422.28	11,748.29	140,979.48
		STEP H	69.4524	5,556.19	12,038.41	144,460.99
		STEP I	71.1676	5,693.40	12,335.71	148,028.60
		STEP J	72.9252	5,834.01	12,640.36	151,684.41
		STEP K	74.7262	5,978.09	12,952.54	155,430.49
		STEP L	76.5716	6,125.72	13,272.41	159,268.92
		STEP M	78.4626	6,277.00	13,600.18	163,202.20

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B797	POLICE CHIEF	STEP A	83.8045	6,704.36	14,526.11	174,313.36
		STEP B	85.8732	6,869.85	14,884.68	178,616.25
		STEP C	87.9939	7,039.51	15,252.27	183,027.31
		STEP D	90.1670	7,213.36	15,628.94	187,547.36
		STEP E	92.3938	7,391.50	16,014.92	192,179.10
		STEP F	94.6755	7,574.04	16,410.42	196,925.04
		STEP G	97.0136	7,761.08	16,815.69	201,788.28
		STEP H	99.4095	7,952.76	17,230.98	206,771.76
		STEP I	101.8645	8,149.16	17,656.51	211,878.16
		STEP J	104.3801	8,350.40	18,092.55	217,110.60
		STEP K	106.9579	8,556.63	18,539.36	222,472.43
		STEP L	109.5993	8,767.94	18,997.21	227,966.54
		STEP M	112.3060	8,984.48	19,466.37	233,596.48
B798	POLICE LIEUTENANT	STEP A	53.1477	4,251.81	9,212.26	110,547.21
		STEP B	54.4596	4,356.76	9,439.66	113,275.96
		STEP C	55.8046	4,464.36	9,672.79	116,073.56
		STEP D	57.1827	4,574.61	9,911.66	118,940.01
		STEP E	58.5949	4,687.59	10,156.44	121,877.39
		STEP F	60.0420	4,803.36	10,407.28	124,887.36
		STEP G	61.5248	4,921.98	10,664.29	127,971.58
		STEP H	63.0442	5,043.53	10,927.66	131,131.93
		STEP I	64.6011	5,168.08	11,197.52	134,370.28
		STEP J	66.1965	5,295.72	11,474.06	137,688.72
		STEP K	67.8313	5,426.50	11,757.42	141,089.10
		STEP L	69.5065	5,560.52	12,047.79	144,573.52
		STEP M	71.2230	5,697.84	12,345.32	148,143.84
B799	POLICE SERVICES ADMINISTRATOR	STEP A	41.4691	3,317.52	7,187.97	86,255.72
		STEP B	42.4929	3,399.43	7,365.43	88,385.23
		STEP C	43.5424	3,483.39	7,547.34	90,568.19
		STEP D	44.6177	3,569.41	7,733.73	92,804.81
		STEP E	45.7196	3,657.56	7,924.73	95,096.76
		STEP F	46.8486	3,747.88	8,120.42	97,445.08
		STEP G	48.0056	3,840.44	8,320.97	99,851.64
		STEP H	49.1912	3,935.29	8,526.47	102,317.69
		STEP I	50.4060	4,032.48	8,737.04	104,844.48
		STEP J	51.6508	4,132.06	8,952.80	107,433.66
		STEP K	52.9264	4,234.11	9,173.90	110,086.91
		STEP L	54.2335	4,338.68	9,400.47	112,805.68
		STEP M	55.5728	4,445.82	9,632.61	115,591.42

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B800	POLICE SOCIAL SVCS ADMINSTR					
		STEP A	43.9043	3,512.34	7,610.07	91,320.94
		STEP B	44.9880	3,599.04	7,797.92	93,575.04
		STEP C	46.0990	3,687.92	7,990.49	95,885.92
		STEP D	47.2374	3,778.99	8,187.81	98,253.79
		STEP E	48.4040	3,872.32	8,390.02	100,680.32
		STEP F	49.5994	3,967.95	8,597.22	103,166.75
		STEP G	50.8243	4,065.94	8,809.54	105,714.54
		STEP H	52.0795	4,166.36	9,027.11	108,325.36
		STEP I	53.3656	4,269.24	9,250.03	111,000.44
		STEP J	54.6835	4,374.68	9,478.47	113,741.68
		STEP K	56.0340	4,482.72	9,712.56	116,550.72
		STEP L	57.4178	4,593.42	9,952.41	119,429.02
		STEP M	58.8358	4,706.86	10,198.20	122,378.46
B801	POWER ENGINEERING MANAGER					
		STEP A	67.5845	5,406.76	11,714.64	140,575.76
		STEP B	69.2528	5,540.22	12,003.81	144,045.82
		STEP C	70.9631	5,677.04	12,300.27	147,603.24
		STEP D	72.7156	5,817.24	12,604.03	151,248.44
		STEP E	74.5114	5,960.91	12,915.30	154,983.71
		STEP F	76.3515	6,108.12	13,234.26	158,811.12
		STEP G	78.2371	6,258.96	13,561.09	162,733.16
		STEP H	80.1692	6,413.53	13,895.99	166,751.93
		STEP I	82.1491	6,571.92	14,239.17	170,870.12
		STEP J	84.1778	6,734.22	14,590.81	175,089.82
		STEP K	86.2567	6,900.53	14,951.16	179,413.93
		STEP L	88.3869	7,070.95	15,320.39	183,844.75
		STEP M	90.5697	7,245.57	15,698.74	188,384.97
B802	POWER GENERATION SUPERTINDENT					
		STEP A	62.0272	4,962.17	10,751.38	129,016.57
		STEP B	63.5584	5,084.67	11,016.78	132,201.47
		STEP C	65.1281	5,210.24	11,288.87	135,466.44
		STEP D	66.7365	5,338.92	11,567.66	138,811.92
		STEP E	68.3846	5,470.76	11,853.33	142,239.96
		STEP F	70.0734	5,605.87	12,146.05	145,752.67
		STEP G	71.8040	5,744.32	12,446.02	149,352.32
		STEP H	73.5772	5,886.17	12,753.38	153,040.57
		STEP I	75.3943	6,031.54	13,068.34	156,820.14
		STEP J	77.2562	6,180.49	13,391.07	160,692.89
		STEP K	79.1641	6,333.12	13,721.77	164,661.32
		STEP L	81.1192	6,489.53	14,060.66	168,727.93
		STEP M	83.1225	6,649.80	14,407.90	172,894.80

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B803	POWER PLANT OPS & MAINT SUPV					
		STEP A	59.0692	4,725.53	10,238.66	122,863.93
		STEP B	60.5273	4,842.18	10,491.39	125,896.78
		STEP C	62.0221	4,961.76	10,750.49	129,005.96
		STEP D	63.5538	5,084.30	11,015.99	132,191.90
		STEP E	65.1233	5,209.86	11,288.03	135,456.46
		STEP F	66.7316	5,338.52	11,566.81	138,801.72
		STEP G	68.3796	5,470.36	11,852.46	142,229.56
		STEP H	70.0683	5,605.46	12,145.17	145,742.06
		STEP I	71.7987	5,743.89	12,445.10	149,341.29
		STEP J	73.5719	5,885.75	12,752.46	153,029.55
		STEP K	75.3888	6,031.10	13,067.39	156,808.70
		STEP L	77.2506	6,180.04	13,390.10	160,681.24
		STEP M	79.1584	6,332.67	13,720.78	164,649.47
B804	POWER SUPPLY & PORTFOLIO ADMST					
		STEP A	64.1688	5,133.50	11,122.59	133,471.10
		STEP B	65.7529	5,260.23	11,397.16	136,766.03
		STEP C	67.3767	5,390.13	11,678.62	140,143.53
		STEP D	69.0406	5,523.24	11,967.03	143,604.44
		STEP E	70.7457	5,659.65	12,262.58	147,151.05
		STEP F	72.4928	5,799.42	12,565.41	150,785.02
		STEP G	74.2831	5,942.64	12,875.73	154,508.84
		STEP H	76.1176	6,089.40	13,193.71	158,324.60
		STEP I	77.9974	6,239.79	13,519.54	162,234.59
		STEP J	79.9236	6,393.88	13,853.42	166,241.08
		STEP K	81.8974	6,551.79	14,195.54	170,346.59
		STEP L	83.9199	6,713.59	14,546.11	174,553.39
		STEP M	85.9924	6,879.39	14,905.34	178,864.19
B805	PREVENTATIVE MAINT SUPERVISOR					
		STEP A	42.7162	3,417.29	7,404.14	88,849.69
		STEP B	43.7704	3,501.63	7,586.86	91,042.43
		STEP C	44.8514	3,588.11	7,774.24	93,290.91
		STEP D	45.9590	3,676.72	7,966.22	95,594.72
		STEP E	47.0940	3,767.52	8,162.96	97,955.52
		STEP F	48.2571	3,860.56	8,364.56	100,374.76
		STEP G	49.4488	3,955.90	8,571.12	102,853.50
		STEP H	50.6700	4,053.60	8,782.80	105,393.60
		STEP I	51.9214	4,153.71	8,999.70	107,996.51
		STEP J	53.2036	4,256.28	9,221.95	110,663.48
		STEP K	54.5175	4,361.40	9,449.70	113,396.40
		STEP L	55.8639	4,469.11	9,683.07	116,196.91
		STEP M	57.2435	4,579.48	9,922.20	119,066.48

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B806	PRINCIPAL ENGINEER	STEP A	50.2219	4,017.75	8,705.12	104,461.55
		STEP B	51.4615	4,116.92	8,919.99	107,039.92
		STEP C	52.7324	4,218.59	9,140.28	109,683.39
		STEP D	54.0347	4,322.77	9,366.01	112,392.17
		STEP E	55.3691	4,429.52	9,597.31	115,167.72
		STEP F	56.7365	4,538.92	9,834.32	118,011.92
		STEP G	58.1377	4,651.01	10,077.20	120,926.41
		STEP H	59.5735	4,765.88	10,326.07	123,912.88
		STEP I	61.0447	4,883.57	10,581.08	126,972.97
		STEP J	62.5522	5,004.17	10,842.38	130,108.57
		STEP K	64.0970	5,127.76	11,110.14	133,321.76
		STEP L	65.6800	5,254.40	11,384.53	136,614.40
		STEP M	67.3020	5,384.16	11,665.68	139,988.16
B807	PRINCIPAL PLANNER	STEP A	46.3792	3,710.33	8,039.06	96,468.73
		STEP B	47.5241	3,801.92	8,237.51	98,850.12
		STEP C	48.6977	3,895.81	8,440.93	101,291.21
		STEP D	49.9004	3,992.03	8,649.40	103,792.83
		STEP E	51.1327	4,090.61	8,863.00	106,356.01
		STEP F	52.3955	4,191.64	9,081.88	108,982.64
		STEP G	53.6895	4,295.16	9,306.18	111,674.16
		STEP H	55.0154	4,401.23	9,536.00	114,432.03
		STEP I	56.3740	4,509.92	9,771.49	117,257.92
		STEP J	57.7663	4,621.30	10,012.82	120,153.90
		STEP K	59.1928	4,735.42	10,260.08	123,121.02
		STEP L	60.6547	4,852.37	10,513.48	126,161.77
		STEP M	62.1526	4,972.20	10,773.11	129,277.40
B808	PUB AFFAIRS&COMMUNICAT ADMNSTR	STEP A	43.9043	3,512.34	7,610.07	91,320.94
		STEP B	44.9880	3,599.04	7,797.92	93,575.04
		STEP C	46.0990	3,687.92	7,990.49	95,885.92
		STEP D	47.2374	3,778.99	8,187.81	98,253.79
		STEP E	48.4040	3,872.32	8,390.02	100,680.32
		STEP F	49.5994	3,967.95	8,597.22	103,166.75
		STEP G	50.8243	4,065.94	8,809.54	105,714.54
		STEP H	52.0795	4,166.36	9,027.11	108,325.36
		STEP I	53.3656	4,269.24	9,250.03	111,000.44
		STEP J	54.6835	4,374.68	9,478.47	113,741.68
		STEP K	56.0340	4,482.72	9,712.56	116,550.72
		STEP L	57.4178	4,593.42	9,952.41	119,429.02
		STEP M	58.8358	4,706.86	10,198.20	122,378.46

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B809	PUBLIC AFFAIRS&COMMNCT DIRCTOR					
		STEP A	55.5188	4,441.50	9,623.25	115,479.10
		STEP B	56.8894	4,551.15	9,860.82	118,329.95
		STEP C	58.2943	4,663.54	10,104.34	121,252.14
		STEP D	59.7339	4,778.71	10,353.87	124,246.51
		STEP E	61.2091	4,896.72	10,609.57	127,314.92
		STEP F	62.7207	5,017.65	10,871.58	130,459.05
		STEP G	64.2697	5,141.57	11,140.08	133,680.97
		STEP H	65.8569	5,268.55	11,415.19	136,982.35
		STEP I	67.4833	5,398.66	11,697.10	140,365.26
		STEP J	69.1499	5,531.99	11,985.98	143,831.79
		STEP K	70.8576	5,668.60	12,281.98	147,383.80
		STEP L	72.6075	5,808.60	12,585.30	151,023.60
		STEP M	74.4006	5,952.04	12,896.10	154,753.24
B810	PUBLIC INFORMATION OFFICER					
		STEP A	40.2377	3,219.01	6,974.53	83,694.41
		STEP B	41.2309	3,298.47	7,146.68	85,760.27
		STEP C	42.2492	3,379.93	7,323.19	87,878.33
		STEP D	43.2925	3,463.40	7,504.03	90,048.40
		STEP E	44.3617	3,548.93	7,689.36	92,272.33
		STEP F	45.4572	3,636.57	7,879.24	94,550.97
		STEP G	46.5799	3,726.39	8,073.84	96,886.19
		STEP H	47.7302	3,818.41	8,273.23	99,278.81
		STEP I	48.9089	3,912.71	8,477.54	101,730.51
		STEP J	50.1168	4,009.34	8,686.91	104,242.94
		STEP K	51.3545	4,108.36	8,901.44	106,817.36
		STEP L	52.6227	4,209.81	9,121.26	109,455.21
		STEP M	53.9223	4,313.78	9,346.53	112,158.38
B811	PUBLIC WORKS DIRECTOR					
		STEP A	60.9892	4,879.13	10,571.46	126,857.53
		STEP B	62.4949	4,999.59	10,832.44	129,989.39
		STEP C	64.0383	5,123.06	11,099.97	133,199.66
		STEP D	65.6198	5,249.58	11,374.09	136,489.18
		STEP E	67.2403	5,379.22	11,654.98	139,859.82
		STEP F	68.9009	5,512.07	11,942.82	143,313.87
		STEP G	70.6024	5,648.19	12,237.74	146,852.99
		STEP H	72.3460	5,787.68	12,539.97	150,479.68
		STEP I	74.1327	5,930.61	12,849.66	154,196.01
		STEP J	75.9635	6,077.08	13,167.00	158,004.08
		STEP K	77.8395	6,227.16	13,492.18	161,906.16
		STEP L	79.7618	6,380.94	13,825.37	165,904.54
		STEP M	81.7316	6,538.52	14,166.81	170,001.72

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B812	PURCHASING & WAREHOUSE MANAGER					
		STEP A	41.1306	3,290.44	7,129.30	85,551.64
		STEP B	42.1459	3,371.67	7,305.28	87,663.47
		STEP C	43.1867	3,454.93	7,485.69	89,828.33
		STEP D	44.2533	3,540.26	7,670.57	92,046.86
		STEP E	45.3461	3,627.68	7,859.99	94,319.88
		STEP F	46.4660	3,717.28	8,054.10	96,649.28
		STEP G	47.6135	3,809.08	8,253.00	99,036.08
		STEP H	48.7894	3,903.15	8,456.82	101,481.95
		STEP I	49.9943	3,999.54	8,665.67	103,988.14
		STEP J	51.2289	4,098.31	8,879.67	106,556.11
		STEP K	52.4941	4,199.52	9,098.97	109,187.72
		STEP L	53.7905	4,303.24	9,323.68	111,884.24
		STEP M	55.1189	4,409.51	9,553.94	114,647.31
B813	RECREATION MANAGER					
		STEP A	41.2998	3,303.98	7,158.63	85,903.58
		STEP B	42.3197	3,385.57	7,335.41	88,024.97
		STEP C	43.3649	3,469.19	7,516.58	90,198.99
		STEP D	44.4358	3,554.86	7,702.20	92,426.46
		STEP E	45.5332	3,642.65	7,892.42	94,709.05
		STEP F	46.6577	3,732.61	8,087.33	97,048.01
		STEP G	47.8099	3,824.79	8,287.04	99,444.59
		STEP H	48.9907	3,919.25	8,491.72	101,900.65
		STEP I	50.2005	4,016.04	8,701.42	104,417.04
		STEP J	51.4403	4,115.22	8,916.31	106,995.82
		STEP K	52.7106	4,216.84	9,136.50	109,638.04
		STEP L	54.0124	4,320.99	9,362.14	112,345.79
		STEP M	55.3463	4,427.70	9,593.35	115,120.30
B814	RECREATION SUPERINTENDENT					
		STEP A	35.8423	2,867.38	6,212.66	74,551.98
		STEP B	36.7275	2,938.20	6,366.10	76,393.20
		STEP C	37.6345	3,010.76	6,523.31	78,279.76
		STEP D	38.5639	3,085.11	6,684.40	80,212.91
		STEP E	39.5163	3,161.30	6,849.49	82,193.90
		STEP F	40.4922	3,239.37	7,018.64	84,223.77
		STEP G	41.4922	3,319.37	7,191.98	86,303.77
		STEP H	42.5169	3,401.35	7,369.59	88,435.15
		STEP I	43.5669	3,485.35	7,551.59	90,619.15
		STEP J	44.6428	3,571.42	7,738.08	92,857.02
		STEP K	45.7453	3,659.62	7,929.18	95,150.22
		STEP L	46.8750	3,750.00	8,125.00	97,500.00
		STEP M	48.0326	3,842.60	8,325.65	99,907.80

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B815	RECREATION SUPERVISOR					
		STEP A	31.2307	2,498.45	5,413.32	64,959.85
		STEP B	32.0020	2,560.16	5,547.01	66,564.16
		STEP C	32.7923	2,623.38	5,684.00	68,207.98
		STEP D	33.6022	2,688.17	5,824.38	69,892.57
		STEP E	34.4320	2,754.56	5,968.21	71,618.56
		STEP F	35.2823	2,822.58	6,115.59	73,387.18
		STEP G	36.1537	2,892.29	6,266.64	75,199.69
		STEP H	37.0465	2,963.72	6,421.39	77,056.72
		STEP I	37.9614	3,036.91	6,579.97	78,959.71
		STEP J	38.8989	3,111.91	6,742.47	80,909.71
		STEP K	39.8596	3,188.76	6,909.00	82,907.96
		STEP L	40.8439	3,267.51	7,079.60	84,955.31
		STEP M	41.8526	3,348.20	7,254.45	87,053.40
B846	REFUSE & STORMWATER MANAGER					
		STEP A	56.5013	4,520.10	9,793.55	117,522.70
		STEP B	57.8958	4,631.66	10,035.27	120,423.26
		STEP C	59.3256	4,746.04	10,283.10	123,397.24
		STEP D	60.7907	4,863.25	10,537.05	126,444.65
		STEP E	62.2920	4,983.36	10,797.28	129,567.36
		STEP F	63.8304	5,106.43	11,063.93	132,767.23
		STEP G	65.4068	5,232.54	11,337.17	136,046.14
		STEP H	67.0220	5,361.76	11,617.14	139,405.76
		STEP I	68.6772	5,494.17	11,904.04	142,848.57
		STEP J	70.3733	5,629.86	12,198.03	146,376.46
		STEP K	72.1112	5,768.89	12,499.27	149,991.29
		STEP L	73.8921	5,911.36	12,807.96	153,695.56
		STEP M	75.7169	6,057.35	13,124.26	157,491.15
B816	REFUSE SUPERINTENDENT					
		STEP A	40.0712	3,205.69	6,945.67	83,348.09
		STEP B	41.0602	3,284.81	7,117.10	85,405.21
		STEP C	42.0743	3,365.94	7,292.87	87,514.54
		STEP D	43.1133	3,449.06	7,472.97	89,675.66
		STEP E	44.1781	3,534.24	7,657.53	91,890.44
		STEP F	45.2691	3,621.52	7,846.64	94,159.72
		STEP G	46.3871	3,710.96	8,040.43	96,485.16
		STEP H	47.5326	3,802.60	8,238.98	98,867.80
		STEP I	48.7065	3,896.52	8,442.46	101,309.52
		STEP J	49.9093	3,992.74	8,650.94	103,811.34
		STEP K	51.1419	4,091.35	8,864.59	106,375.15
		STEP L	52.4049	4,192.39	9,083.51	109,002.19
		STEP M	53.6991	4,295.92	9,307.84	111,694.12

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B817	REFUSE SUPERVISOR	STEP A	33.7592	2,700.73	5,851.59	70,219.13
		STEP B	34.5920	2,767.36	5,995.94	71,951.36
		STEP C	35.4463	2,835.70	6,144.02	73,728.30
		STEP D	36.3217	2,905.73	6,295.76	75,549.13
		STEP E	37.2187	2,977.49	6,451.24	77,414.89
		STEP F	38.1379	3,051.03	6,610.56	79,326.83
		STEP G	39.0797	3,126.37	6,773.81	81,285.77
		STEP H	40.0448	3,203.58	6,941.09	83,293.18
		STEP I	41.0338	3,282.70	7,112.52	85,350.30
		STEP J	42.0471	3,363.76	7,288.16	87,457.96
		STEP K	43.0855	3,446.84	7,468.15	89,617.84
		STEP L	44.1496	3,531.96	7,652.59	91,831.16
		STEP M	45.2399	3,619.19	7,841.58	94,098.99
B819	RISK MANAGER	STEP A	50.2260	4,018.08	8,705.84	104,470.08
		STEP B	51.4659	4,117.27	8,920.75	107,049.07
		STEP C	52.7369	4,218.95	9,141.06	109,692.75
		STEP D	54.0393	4,323.14	9,366.81	112,401.74
		STEP E	55.3738	4,429.90	9,598.12	115,177.50
		STEP F	56.7413	4,539.30	9,835.15	118,021.90
		STEP G	58.1426	4,651.40	10,078.05	120,936.60
		STEP H	59.5785	4,766.28	10,326.94	123,923.28
		STEP I	61.0498	4,883.98	10,581.96	126,983.58
		STEP J	62.5575	5,004.60	10,843.30	130,119.60
		STEP K	64.1024	5,128.19	11,111.08	133,332.99
		STEP L	65.6855	5,254.84	11,385.48	136,625.84
		STEP M	67.3077	5,384.61	11,666.66	140,000.01
B820	SAFETY COORDINATOR	STEP A	36.5871	2,926.96	6,341.76	76,101.16
		STEP B	37.4902	2,999.21	6,498.30	77,979.61
		STEP C	38.4160	3,073.28	6,658.77	79,905.28
		STEP D	39.3647	3,149.17	6,823.21	81,878.57
		STEP E	40.3369	3,226.95	6,991.72	83,900.75
		STEP F	41.3331	3,306.64	7,164.40	85,972.84
		STEP G	42.3538	3,388.30	7,341.32	88,095.90
		STEP H	43.3998	3,471.98	7,522.63	90,271.58
		STEP I	44.4716	3,557.72	7,708.41	92,500.92
		STEP J	45.5699	3,645.59	7,898.78	94,785.39
		STEP K	46.6952	3,735.61	8,093.83	97,126.01
		STEP L	47.8484	3,827.87	8,293.72	99,524.67
		STEP M	49.0301	3,922.40	8,498.55	101,982.60

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B821	SR BUSINESS SYSTEMS ANALYST					
		STEP A	34.7663	2,781.30	6,026.15	72,313.90
		STEP B	35.6244	2,849.95	6,174.89	74,098.75
		STEP C	36.5042	2,920.33	6,327.39	75,928.73
		STEP D	37.4057	2,992.45	6,483.65	77,803.85
		STEP E	38.3294	3,066.35	6,643.76	79,725.15
		STEP F	39.2760	3,142.08	6,807.84	81,694.08
		STEP G	40.2460	3,219.68	6,975.97	83,711.68
		STEP H	41.2399	3,299.19	7,148.24	85,778.99
		STEP I	42.2584	3,380.67	7,324.78	87,897.47
		STEP J	43.3020	3,464.16	7,505.68	90,068.16
		STEP K	44.3713	3,549.70	7,691.02	92,292.30
		STEP L	45.4671	3,637.36	7,880.96	94,571.56
		STEP M	46.5900	3,727.20	8,075.60	96,907.20
B822	SR DATABASE ANALYST					
		STEP A	35.3507	2,828.05	6,127.45	73,529.45
		STEP B	36.2237	2,897.89	6,278.77	75,345.29
		STEP C	37.1183	2,969.46	6,433.83	77,206.06
		STEP D	38.0350	3,042.80	6,592.73	79,112.80
		STEP E	38.9743	3,117.94	6,755.54	81,066.54
		STEP F	39.9368	3,194.94	6,922.37	83,068.54
		STEP G	40.9231	3,273.84	7,093.33	85,120.04
		STEP H	41.9337	3,354.69	7,268.50	87,222.09
		STEP I	42.9693	3,437.54	7,448.01	89,376.14
		STEP J	44.0305	3,522.44	7,631.95	91,583.44
		STEP K	45.1179	3,609.43	7,820.43	93,845.23
		STEP L	46.2321	3,698.56	8,013.56	96,162.76
		STEP M	47.3738	3,789.90	8,211.45	98,537.50
B823	SR DEPUTY CITY ATTORNEY					
		STEP A	61.7590	4,940.72	10,704.89	128,458.72
		STEP B	63.2835	5,062.68	10,969.14	131,629.68
		STEP C	64.8464	5,187.71	11,240.04	134,880.51
		STEP D	66.4478	5,315.82	11,517.61	138,211.42
		STEP E	68.0888	5,447.10	11,802.05	141,624.70
		STEP F	69.7704	5,581.63	12,093.53	145,122.43
		STEP G	71.4934	5,719.47	12,392.18	148,706.27
		STEP H	73.2590	5,860.72	12,698.22	152,378.72
		STEP I	75.0682	6,005.45	13,011.82	156,141.85
		STEP J	76.9221	6,153.76	13,333.16	159,997.96
		STEP K	78.8218	6,305.74	13,662.44	163,949.34
		STEP L	80.7683	6,461.46	13,999.83	167,998.06
		STEP M	82.7630	6,621.04	14,345.58	172,147.04

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B824	SR ELECTRIC BUSINESS ANALYST					
		STEP A	47.5668	3,805.34	8,244.91	98,938.94
		STEP B	48.7411	3,899.28	8,448.45	101,381.48
		STEP C	49.9448	3,995.58	8,657.09	103,885.18
		STEP D	51.1782	4,094.25	8,870.88	106,450.65
		STEP E	52.4421	4,195.36	9,089.96	109,079.56
		STEP F	53.7372	4,298.97	9,314.44	111,773.37
		STEP G	55.0643	4,405.14	9,544.47	114,533.74
		STEP H	56.4242	4,513.93	9,780.19	117,362.33
		STEP I	57.8177	4,625.41	10,021.73	120,260.81
		STEP J	59.2455	4,739.64	10,269.22	123,230.64
		STEP K	60.7087	4,856.69	10,522.84	126,274.09
		STEP L	62.2079	4,976.63	10,782.70	129,392.43
		STEP M	63.7442	5,099.53	11,048.99	132,587.93
B825	SR ENERGY SERVICES ACCOUNT REP					
		STEP A	47.6233	3,809.86	8,254.70	99,056.46
		STEP B	48.7987	3,903.89	8,458.44	101,501.29
		STEP C	50.0039	4,000.31	8,667.34	104,008.11
		STEP D	51.2388	4,099.10	8,881.39	106,576.70
		STEP E	52.5042	4,200.33	9,100.72	109,208.73
		STEP F	53.8008	4,304.06	9,325.47	111,905.66
		STEP G	55.1295	4,410.36	9,555.78	114,669.36
		STEP H	56.4909	4,519.27	9,791.75	117,501.07
		STEP I	57.8860	4,630.88	10,033.57	120,402.88
		STEP J	59.3156	4,745.24	10,281.37	123,376.44
		STEP K	60.7805	4,862.44	10,535.28	126,423.44
		STEP L	62.2815	4,982.52	10,795.46	129,545.52
		STEP M	63.8196	5,105.56	11,062.06	132,744.76
B826	SR ENGINEER					
		STEP A	42.7247	3,417.97	7,405.61	88,867.37
		STEP B	43.7794	3,502.35	7,588.42	91,061.15
		STEP C	44.8605	3,588.84	7,775.82	93,309.84
		STEP D	45.9684	3,677.47	7,967.85	95,614.27
		STEP E	47.1037	3,768.29	8,164.64	97,975.69
		STEP F	48.2669	3,861.35	8,366.26	100,395.15
		STEP G	49.4589	3,956.71	8,572.87	102,874.51
		STEP H	50.6804	4,054.43	8,784.60	105,415.23
		STEP I	51.9320	4,154.56	9,001.54	108,018.56
		STEP J	53.2145	4,257.16	9,223.84	110,686.16
		STEP K	54.5287	4,362.29	9,451.64	113,419.69
		STEP L	55.8753	4,470.02	9,685.05	116,220.62
		STEP M	57.2552	4,580.41	9,924.23	119,090.81

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B827	SR HUMAN RESOURCES ANALYST	STEP A	38.4165	3,073.32	6,658.86	79,906.32
		STEP B	39.3646	3,149.16	6,823.19	81,878.36
		STEP C	40.3367	3,226.93	6,991.69	83,900.33
		STEP D	41.3329	3,306.63	7,164.36	85,972.43
		STEP E	42.3537	3,388.29	7,341.30	88,095.69
		STEP F	43.3996	3,471.96	7,522.59	90,271.16
		STEP G	44.4714	3,557.71	7,708.37	92,500.51
		STEP H	45.5697	3,645.57	7,898.74	94,784.97
		STEP I	46.6951	3,735.60	8,093.81	97,125.80
		STEP J	47.8483	3,827.86	8,293.70	99,524.46
		STEP K	49.0299	3,922.39	8,498.51	101,982.19
		STEP L	50.2408	4,019.26	8,708.40	104,500.86
		STEP M	51.4815	4,118.52	8,923.46	107,081.52
B828	SR IT ANALYST	STEP A	34.8115	2,784.92	6,033.99	72,407.92
		STEP B	35.6707	2,853.65	6,182.92	74,195.05
		STEP C	36.5516	2,924.12	6,335.61	76,027.32
		STEP D	37.4543	2,996.34	6,492.07	77,904.94
		STEP E	38.3793	3,070.34	6,652.41	79,828.94
		STEP F	39.3271	3,146.16	6,816.69	81,800.36
		STEP G	40.2983	3,223.86	6,985.03	83,820.46
		STEP H	41.2935	3,303.48	7,157.54	85,890.48
		STEP I	42.3133	3,385.06	7,334.30	88,011.66
		STEP J	43.3583	3,468.66	7,515.43	90,185.26
		STEP K	44.4291	3,554.32	7,701.04	92,412.52
		STEP L	45.5263	3,642.10	7,891.22	94,694.70
		STEP M	46.6506	3,732.04	8,086.10	97,033.24
B829	SR PLANNER	STEP A	40.3307	3,226.45	6,990.65	83,887.85
		STEP B	41.3263	3,306.10	7,163.22	85,958.70
		STEP C	42.3469	3,387.75	7,340.12	88,081.55
		STEP D	43.3927	3,471.41	7,521.40	90,256.81
		STEP E	44.4643	3,557.14	7,707.14	92,485.74
		STEP F	45.5624	3,644.99	7,897.48	94,769.79
		STEP G	46.6876	3,735.00	8,092.51	97,110.20
		STEP H	47.8406	3,827.24	8,292.37	99,508.44
		STEP I	49.0220	3,921.76	8,497.14	101,965.76
		STEP J	50.2327	4,018.61	8,707.00	104,484.01
		STEP K	51.4732	4,117.85	8,922.02	107,064.25
		STEP L	52.7444	4,219.55	9,142.36	109,708.35
		STEP M	54.0470	4,323.76	9,368.14	112,417.76

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B830	SR POWER ENGINEER					
		STEP A	59.8134	4,785.07	10,367.65	124,411.87
		STEP B	61.2900	4,903.20	10,623.60	127,483.20
		STEP C	62.8036	5,024.28	10,885.95	130,631.48
		STEP D	64.3546	5,148.36	11,154.79	133,857.56
		STEP E	65.9439	5,275.51	11,430.27	137,163.31
		STEP F	67.5725	5,405.80	11,712.56	140,550.80
		STEP G	69.2412	5,539.29	12,001.80	144,021.69
		STEP H	70.9512	5,676.09	12,298.20	147,578.49
		STEP I	72.7034	5,816.27	12,601.92	151,223.07
		STEP J	74.4989	5,959.91	12,913.14	154,957.71
		STEP K	76.3387	6,107.09	13,232.04	158,784.49
		STEP L	78.2240	6,257.92	13,558.82	162,705.92
		STEP M	80.1558	6,412.46	13,893.67	166,724.06
B831	SR POWER PLANT ENGINEER					
		STEP A	59.8134	4,785.07	10,367.65	124,411.87
		STEP B	61.2900	4,903.20	10,623.60	127,483.20
		STEP C	62.8036	5,024.28	10,885.95	130,631.48
		STEP D	64.3546	5,148.36	11,154.79	133,857.56
		STEP E	65.9439	5,275.51	11,430.27	137,163.31
		STEP F	67.5725	5,405.80	11,712.56	140,550.80
		STEP G	69.2412	5,539.29	12,001.80	144,021.69
		STEP H	70.9512	5,676.09	12,298.20	147,578.49
		STEP I	72.7034	5,816.27	12,601.92	151,223.07
		STEP J	74.4989	5,959.91	12,913.14	154,957.71
		STEP K	76.3387	6,107.09	13,232.04	158,784.49
		STEP L	78.2240	6,257.92	13,558.82	162,705.92
		STEP M	80.1558	6,412.46	13,893.67	166,724.06
B833	STREET MAINT SUPERINTENDENT					
		STEP A	42.7162	3,417.29	7,404.14	88,849.69
		STEP B	43.7704	3,501.63	7,586.86	91,042.43
		STEP C	44.8514	3,588.11	7,774.24	93,290.91
		STEP D	45.9590	3,676.72	7,966.22	95,594.72
		STEP E	47.0940	3,767.52	8,162.96	97,955.52
		STEP F	48.2571	3,860.56	8,364.56	100,374.76
		STEP G	49.4488	3,955.90	8,571.12	102,853.50
		STEP H	50.6700	4,053.60	8,782.80	105,393.60
		STEP I	51.9214	4,153.71	8,999.70	107,996.51
		STEP J	53.2036	4,256.28	9,221.95	110,663.48
		STEP K	54.5175	4,361.40	9,449.70	113,396.40
		STEP L	55.8639	4,469.11	9,683.07	116,196.91
		STEP M	57.2435	4,579.48	9,922.20	119,066.48

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B832	STREET MAINT SUPERVISOR					
		STEP A	32.5766	2,606.12	5,646.61	67,759.32
		STEP B	33.3807	2,670.45	5,785.98	69,431.85
		STEP C	34.2051	2,736.40	5,928.88	71,146.60
		STEP D	35.0498	2,803.98	6,075.29	72,903.58
		STEP E	35.9154	2,873.23	6,225.33	74,704.03
		STEP F	36.8024	2,944.19	6,379.08	76,548.99
		STEP G	37.7112	3,016.89	6,536.60	78,439.29
		STEP H	38.6425	3,091.40	6,698.03	80,376.40
		STEP I	39.5969	3,167.75	6,863.46	82,361.55
		STEP J	40.5747	3,245.97	7,032.94	84,395.37
		STEP K	41.5768	3,326.14	7,206.64	86,479.74
		STEP L	42.6036	3,408.28	7,384.62	88,615.48
		STEP M	43.6557	3,492.45	7,566.98	90,803.85
B834	URBAN FORESTER					
		STEP A	34.8445	2,787.56	6,039.71	72,476.56
		STEP B	35.7046	2,856.36	6,188.79	74,265.56
		STEP C	36.5863	2,926.90	6,341.62	76,099.50
		STEP D	37.4899	2,999.19	6,498.24	77,978.99
		STEP E	38.4157	3,073.25	6,658.72	79,904.65
		STEP F	39.3644	3,149.15	6,823.16	81,877.95
		STEP G	40.3366	3,226.92	6,991.67	83,900.12
		STEP H	41.3327	3,306.61	7,164.33	85,972.01
		STEP I	42.3535	3,388.28	7,341.27	88,095.28
		STEP J	43.3995	3,471.96	7,522.58	90,270.96
		STEP K	44.4713	3,557.70	7,708.35	92,500.30
		STEP L	45.5695	3,645.56	7,898.71	94,784.56
		STEP M	46.6949	3,735.59	8,093.78	97,125.39
B835	WATER CONSERVATION ADMINSTR					
		STEP A	38.4381	3,075.04	6,662.60	79,951.24
		STEP B	39.3871	3,150.96	6,827.09	81,925.16
		STEP C	40.3598	3,228.78	6,995.69	83,948.38
		STEP D	41.3565	3,308.52	7,168.46	86,021.52
		STEP E	42.3778	3,390.22	7,345.48	88,145.82
		STEP F	43.4244	3,473.95	7,526.89	90,322.75
		STEP G	44.4968	3,559.74	7,712.77	92,553.34
		STEP H	45.5957	3,647.65	7,903.25	94,839.05
		STEP I	46.7217	3,737.73	8,098.42	97,181.13
		STEP J	47.8756	3,830.04	8,298.43	99,581.24
		STEP K	49.0579	3,924.63	8,503.36	102,040.43
		STEP L	50.2694	4,021.55	8,713.36	104,560.35
		STEP M	51.5109	4,120.87	8,928.55	107,142.67

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B836	WATER DISTRIBUTION SUPERVISOR					
		STEP A	34.8445	2,787.56	6,039.71	72,476.56
		STEP B	35.7046	2,856.36	6,188.79	74,265.56
		STEP C	36.5863	2,926.90	6,341.62	76,099.50
		STEP D	37.4899	2,999.19	6,498.24	77,978.99
		STEP E	38.4157	3,073.25	6,658.72	79,904.65
		STEP F	39.3644	3,149.15	6,823.16	81,877.95
		STEP G	40.3366	3,226.92	6,991.67	83,900.12
		STEP H	41.3327	3,306.61	7,164.33	85,972.01
		STEP I	42.3535	3,388.28	7,341.27	88,095.28
		STEP J	43.3995	3,471.96	7,522.58	90,270.96
		STEP K	44.4713	3,557.70	7,708.35	92,500.30
		STEP L	45.5695	3,645.56	7,898.71	94,784.56
		STEP M	46.6949	3,735.59	8,093.78	97,125.39
B850	WATER DISTRIBUTION SUPT					
		STEP A	42.0794	3,366.35	7,293.76	87,525.15
		STEP B	43.7636	3,501.08	7,585.69	91,028.28
		STEP C	44.8444	3,587.55	7,773.02	93,276.35
		STEP D	45.9519	3,676.15	7,965.00	95,579.95
		STEP E	47.0867	3,766.93	8,161.69	97,940.33
		STEP F	48.2495	3,859.96	8,363.24	100,358.96
		STEP G	49.4411	3,955.28	8,569.79	102,837.48
		STEP H	50.6621	4,052.96	8,781.43	105,377.16
		STEP I	51.9133	4,153.06	8,998.30	107,979.66
		STEP J	53.1953	4,255.62	9,220.51	110,646.22
		STEP K	54.5090	4,360.72	9,448.22	113,378.72
		STEP L	55.8552	4,468.41	9,681.56	116,178.81
		STEP M	57.2346	4,578.76	9,920.66	119,047.96
B837	WATER QUALITY LAB SUPERVISOR					
		STEP A	36.5854	2,926.83	6,341.46	76,097.63
		STEP B	37.4883	2,999.06	6,497.97	77,975.66
		STEP C	38.4141	3,073.12	6,658.44	79,901.32
		STEP D	39.3628	3,149.02	6,822.88	81,874.62
		STEP E	40.3349	3,226.79	6,991.38	83,896.59
		STEP F	41.3310	3,306.48	7,164.04	85,968.48
		STEP G	42.3517	3,388.13	7,340.96	88,091.53
		STEP H	43.3977	3,471.81	7,522.26	90,267.21
		STEP I	44.4694	3,557.55	7,708.02	92,496.35
		STEP J	45.5676	3,645.40	7,898.38	94,780.60
		STEP K	46.6930	3,735.44	8,093.45	97,121.44
		STEP L	47.8461	3,827.68	8,293.32	99,519.88
		STEP M	49.0277	3,922.21	8,498.13	101,977.61

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L

Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B838	WATER TRMT PLT CHIEF OPERATOR					
		STEP A	41.8116	3,344.92	7,247.34	86,968.12
		STEP B	42.8437	3,427.49	7,426.24	89,114.89
		STEP C	43.9018	3,512.14	7,609.64	91,315.74
		STEP D	44.9859	3,598.87	7,797.55	93,570.67
		STEP E	46.0969	3,687.75	7,990.12	95,881.55
		STEP F	47.2353	3,778.82	8,187.45	98,249.42
		STEP G	48.4019	3,872.15	8,389.66	100,675.95
		STEP H	49.5972	3,967.77	8,596.84	103,162.17
		STEP I	50.8220	4,065.76	8,809.14	105,709.76
		STEP J	52.0771	4,166.16	9,026.69	108,320.36
		STEP K	53.3632	4,269.05	9,249.62	110,995.45
		STEP L	54.6811	4,374.48	9,478.05	113,736.68
		STEP M	56.0315	4,482.52	9,712.12	116,545.52
B839	WATER UTILITY MANAGER					
		STEP A	56.5013	4,520.10	9,793.55	117,522.70
		STEP B	57.8958	4,631.66	10,035.27	120,423.26
		STEP C	59.3256	4,746.04	10,283.10	123,397.24
		STEP D	60.7907	4,863.25	10,537.05	126,444.65
		STEP E	62.2920	4,983.36	10,797.28	129,567.36
		STEP F	63.8304	5,106.43	11,063.93	132,767.23
		STEP G	65.4068	5,232.54	11,337.17	136,046.14
		STEP H	67.0220	5,361.76	11,617.14	139,405.76
		STEP I	68.6772	5,494.17	11,904.04	142,848.57
		STEP J	70.3733	5,629.86	12,198.03	146,376.46
		STEP K	72.1112	5,768.89	12,499.27	149,991.29
		STEP L	73.8921	5,911.36	12,807.96	153,695.56
		STEP M	75.7169	6,057.35	13,124.26	157,491.15
B840	WSTWTR COLLECTION SUPT					
		STEP A	42.7094	3,416.75	7,402.96	88,835.55
		STEP B	43.7636	3,501.08	7,585.69	91,028.28
		STEP C	44.8444	3,587.55	7,773.02	93,276.35
		STEP D	45.9519	3,676.15	7,965.00	95,579.95
		STEP E	47.0867	3,766.93	8,161.69	97,940.33
		STEP F	48.2496	3,859.96	8,363.26	100,359.16
		STEP G	49.4411	3,955.28	8,569.79	102,837.48
		STEP H	50.6621	4,052.96	8,781.43	105,377.16
		STEP I	51.9133	4,153.06	8,998.30	107,979.66
		STEP J	53.1953	4,255.62	9,220.51	110,646.22
		STEP K	54.5090	4,360.72	9,448.22	113,378.72
		STEP L	55.8552	4,468.41	9,681.56	116,178.81
		STEP M	57.2346	4,578.76	9,920.66	119,047.96

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: L
Percentage:1.000

Effective Date: 06/24/2017

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B841	WSTWTR COLLECTION SUPV					
		STEP A	34.8446	2,787.56	6,039.73	72,476.76
		STEP B	35.7046	2,856.36	6,188.79	74,265.56
		STEP C	36.5863	2,926.90	6,341.62	76,099.50
		STEP D	37.4899	2,999.19	6,498.24	77,978.99
		STEP E	38.4157	3,073.25	6,658.72	79,904.65
		STEP F	39.3644	3,149.15	6,823.16	81,877.95
		STEP G	40.3366	3,226.92	6,991.67	83,900.12
		STEP H	41.3327	3,306.61	7,164.33	85,972.01
		STEP I	42.3535	3,388.28	7,341.27	88,095.28
		STEP J	43.3995	3,471.96	7,522.58	90,270.96
		STEP K	44.4713	3,557.70	7,708.35	92,500.30
		STEP L	45.5695	3,645.56	7,898.71	94,784.56
		STEP M	46.6949	3,735.59	8,093.78	97,125.39
B842	WSTWTR TRMT PLT CHIEF OPERATOR					
		STEP A	45.9928	3,679.42	7,972.08	95,665.02
		STEP B	47.1280	3,770.24	8,168.85	98,026.24
		STEP C	48.2919	3,863.35	8,370.59	100,447.15
		STEP D	49.4845	3,958.76	8,577.31	102,927.76
		STEP E	50.7066	4,056.52	8,789.14	105,469.72
		STEP F	51.9588	4,156.70	9,006.19	108,074.30
		STEP G	53.2420	4,259.36	9,228.61	110,743.36
		STEP H	54.5569	4,364.55	9,456.52	113,478.35
		STEP I	55.9042	4,472.33	9,690.06	116,280.73
		STEP J	57.2848	4,582.78	9,929.36	119,152.38
		STEP K	58.6995	4,695.96	10,174.58	122,094.96
		STEP L	60.1492	4,811.93	10,425.86	125,110.33
		STEP M	61.6346	4,930.76	10,683.33	128,199.96
B843	WSTWTR UTILITY MANAGER					
		STEP A	56.5013	4,520.10	9,793.55	117,522.70
		STEP B	57.8958	4,631.66	10,035.27	120,423.26
		STEP C	59.3256	4,746.04	10,283.10	123,397.24
		STEP D	60.7907	4,863.25	10,537.05	126,444.65
		STEP E	62.2920	4,983.36	10,797.28	129,567.36
		STEP F	63.8304	5,106.43	11,063.93	132,767.23
		STEP G	65.4068	5,232.54	11,337.17	136,046.14
		STEP H	67.0220	5,361.76	11,617.14	139,405.76
		STEP I	68.6772	5,494.17	11,904.04	142,848.57
		STEP J	70.3733	5,629.86	12,198.03	146,376.46
		STEP K	72.1112	5,768.89	12,499.27	149,991.29
		STEP L	73.8921	5,911.36	12,807.96	153,695.56
		STEP M	75.7169	6,057.35	13,124.26	157,491.15

Position Allocation/Staffing Report
by Department and Location ("Division")

		by Department and Location ("Division")		(Over)/
(1.	Position Title	Allocated FTE	Staffed FTE	Under Staffed
Variance				
Department: 20 CITY ATTORNEY				
Div/Loc: 02000 - CITY ATTORNEY				
020000245	ASSISTANT CITY ATTORNEY	1.000	1.000	
020001200	CITY ATTORNEY	1.000	1.000	
020001658	DEPUTY CITY ATTORNEY II	3.000	3.000	
020004094	LEGAL CLERK I (C)	0.000	0.750	(.750)
020004096	LEGAL CLERK II (C)	2.000	1.000	1.000
020005015	PARALEGAL (C)	1.000	1.000	
020007123	SR DEPUTY CITY ATTORNEY	1.000	1.000	
TOTAL FOR LOC/DIV 02000 - CITY ATTORNEY:		9.000	8.750	.250
TOTAL FOR DEPARTMENT 20 - CITY ATTORNEY:		9.000	8.750	.250
Department: 30 CITY MANAGER				
Div/Loc: 01500 - CITY MANAGER - ADMINISTRATION				
015001245	CHIEF FINANCIAL OFFICER	1.000	1.000	
015001240	CITY MANAGER	1.000	1.000	
015002551	EXECUTIVE ASSISTANT	1.000	1.000	
015004457	MANAGEMENT ASSISTANT II	1.000	1.000	
TOTAL FOR LOC/DIV 01500 - CITY MANAGER - ADMINISTRATION:		4.000	4.000	
Div/Loc: 01520 - PUBLIC AFFAIRS & COMMUNICATION				
015203451	GOVERNMENT RELATIONS ADMISTRAT	1.000	1.000	
015205615	PUB AFFAIRS&COMMUNICATN ADMNST	1.000	1.000	
015205610	PUBLIC AFFAIRS-COMMUNIC DIRECT	1.000	1.000	
015205565	PUBLIC INFORMATION OFFICER	1.000	1.000	
TOTAL FOR LOC/DIV 01520 - PUBLIC AFFAIRS & COMMUNICATION:		4.000	4.000	
Div/Loc: 08100 - DEVELOPMENT AND OPS-ADMIN				
081000325	ASSISTANT CITY MANAGER	1.000	1.000	
081002540	ENVIRONMENTAL COORDINATOR	1.000	1.000	
081002551	EXECUTIVE ASSISTANT	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08100 - DEVELOPMENT AND OPS-ADMIN:		2.000	3.000	(1.000)
TOTAL FOR DEPARTMENT 30 - CITY MANAGER:		10.000	11.000	(1.000)
Department: 31 ECONOMIC DEVELOPMENT				
Div/Loc: 08110 - HOUSING ADMIN				
081100050	ADMIN ANALYST II	1.000	1.000	
081103402	HOUSING ANALYST II	3.000	2.000	1.000
081103589	HOUSING MANAGER	1.000	0.000	1.000
081103592	HOUSING TECHNICIAN II	3.000	3.000	
081104957	OFFICE ASSISTANT II	1.000	0.000	1.000
081107148	SR HOUSING TECHNICIAN	1.000	1.000	
08110B489	OFFICE ASSISTANT I	0.000	1.000	(1.000)
08110B844	HOUSING MANAGER	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08110 - HOUSING ADMIN:		10.000	9.000	1.000
Div/Loc: 08123 - ECONOMIC DEVELOPMENT				
081231675	DEVELOPMENT ANALYST II	1.000	1.000	
081231710	ECONOMIC DEVELOPMENT DIRECTOR	1.000	1.000	
081231712	ECONOMIC DEVELOPMENT MANAGER	1.000	1.000	
081232551	EXECUTIVE ASSISTANT	1.000	0.000	1.000
Page:		1	Date: 06/24/2017	
Report: HR_ALLOC_STAFF_DEPT_LOC_ROSEV - HR: Allocation by Department, DivLoc - No Names		Time: 18:01:52		

Position Allocation/Staffing Report
by Department and Location ("Division")

PCN	Position Title	Allocated FTE	Staffed FTE	(Over)/ Under Staffed Variance
TOTAL FOR LOC/DIV 08123 - ECONOMIC DEVELOPMENT:		4.000	3.000	1.000
TOTAL FOR DEPARTMENT 31 - ECONOMIC DEVELOPMENT:		14.000	12.000	2.000
Department: 41 FINANCE				
Div/Loc: 05000 - FINANCE ADMINISTRATION				
050000050	ADMIN ANALYST II	1.000	1.000	
050000071	ADMINISTRATIVE ASSISTANT (C)	1.000	1.000	
050006520	ERP MANAGER	1.000	0.000	1.000
050003301	FINANCE DIRECTOR	1.000	0.000	1.000
05000B851	ERP MANAGER	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 05000 - FINANCE ADMINISTRATION:		4.000	3.000	1.000
Div/Loc: 05010 - BUDGET				
050100915	BUDGET ANALYST II	2.750	2.500	.250
050100930	BUDGET MANAGER	1.000	1.000	
TOTAL FOR LOC/DIV 05010 - BUDGET:		3.750	3.500	.250
Div/Loc: 05011 - PAYROLL				
050112900	FINANCE MANAGER	1.000	1.000	
050115103	PAYROLL CLERK II (C)	1.600	0.600	1.000
050115101	PAYROLL TECHNICIAN II	2.000	0.000	2.000
050117141	SR PAYROLL TECHNICIAN	1.000	1.000	
05011B111	PAYROLL CLERK I	0.000	2.000	(2.000)
05011B114	PAYROLL TECHNICIAN II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 05011 - PAYROLL:		5.600	5.600	
Div/Loc: 05012 - ACCOUNTS PAYABLE				
050123335	FINANCE CLERK II	2.000	3.000	(1.000)
050124957	OFFICE ASSISTANT II	0.625	0.625	
050127146	SR FINANCE CLERK	1.000	0.000	1.000
050127147	SR FINANCE TECHNICIAN	1.000	1.000	
TOTAL FOR LOC/DIV 05012 - ACCOUNTS PAYABLE:		4.625	4.625	
Div/Loc: 05030 - CASH MANAGEMENT				
050303335	FINANCE CLERK II	0.500	0.000	.500
050303326	FINANCE TECHNICIAN II	1.000	1.000	
050303318	FINANCIAL ANALYST II	1.000	1.000	
TOTAL FOR LOC/DIV 05030 - CASH MANAGEMENT:		2.500	2.000	.500
Div/Loc: 05040 - UTIL BILLING & SERV - ADMIN				
050400920	BILLING SERVICES MANAGER	1.000	1.000	
050403316	FINANCIAL ANALYST I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 05040 - UTIL BILLING & SERV - ADMIN:		1.000	2.000	(1.000)
Div/Loc: 05041 - UTIL BILLING & SRV-FIELD SRV				
050413310	FINANCE SUPERVISOR	1.000	1.000	
050414540	METER READER	4.500	3.500	1.000
050414534	METER SERVICE WORKER	2.000	1.000	1.000
050417200	SR METER SERVICE WORKER	1.000	1.000	
05041B484	METER READER	0.000	0.750	(.750)
TOTAL FOR LOC/DIV 05041 - UTIL BILLING & SRV-FIELD SRV:		8.500	7.250	1.250
Div/Loc: 05042 - UTIL BILLING & SRV - BILLING				
050423326	FINANCE TECHNICIAN II	4.000	3.000	1.000

Position Allocation/Staffing Report
by Department and Location ("Division")

PCN	Position Title	Allocated FTE	Staffed FTE	(Over)/ Under Staffed Variance
050423318	FINANCIAL ANALYST II	1.000	0.000	1.000
050427147	SR FINANCE TECHNICIAN	2.000	2.000	
TOTAL FOR LOC/DIV 05042 - UTIL BILLING & SRV - BILLING:		7.000	5.000	2.000
Div/Loc: 05043 - UTIL BILLING & SRV-SERVICES				
050433335	FINANCE CLERK II	12.750	9.750	3.000
050433310	FINANCE SUPERVISOR	1.000	1.000	
050433326	FINANCE TECHNICIAN II	1.000	1.000	
050437146	SR FINANCE CLERK	1.000	0.000	1.000
050433334	FINANCE CLERK I	0.000	1.500	(1.500)
05043B446	FINANCE CLERK II	0.000	2.500	(2.500)
TOTAL FOR LOC/DIV 05043 - UTIL BILLING & SRV-SERVICES:		15.750	15.750	
Div/Loc: 05050 - GEN ACCT - ADMINISTRATION				
050500040	ACCOUNTANT II	2.000	1.000	1.000
050500043	ACCOUNTING SUPERVISOR	1.000	0.000	1.000
050501370	CONTROLLER	1.000	1.000	
050503318	FINANCIAL ANALYST II	2.000	0.000	2.000
05050B701	ACCOUNTING SUPERVISOR	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 05050 - GEN ACCT - ADMINISTRATION:		6.000	3.000	3.000
TOTAL FOR DEPARTMENT 41 - FINANCE:		58.725	51.725	7.000

Department: 42 HUMAN RESOURCES

Div/Loc: 03100 - HUMAN RESOURCES

031000071	ADMINISTRATIVE ASSISTANT (C)	1.000	0.000	1.000
031000484	ASST HUMAN RESOURCES DIRECTOR	1.000	1.000	
031003594	HUMAN RESOURCES ANALYST I	0.000	2.000	(2.000)
031003596	HUMAN RESOURCES ANALYST II	2.000	0.000	2.000
031003598	HUMAN RESOURCES DIRECTOR	1.000	1.000	
031003599	HUMAN RESOURCES MANAGER	1.000	1.000	
031005235	HUMAN RESOURCES TECH (C)	5.000	2.000	3.000
031007178	SR HUMAN RESOURCES TECH (C)	1.000	1.000	
03100B102	HUMAN RESOURCES TECH (C)	0.000	2.000	(2.000)
TOTAL FOR LOC/DIV 03100 - HUMAN RESOURCES:		12.000	10.000	2.000

Div/Loc: 03110 - RISK MGMT - ADMINISTRATION

031105235	HUMAN RESOURCES TECH (C)	1.000	0.000	1.000
031106450	RISK MANAGER	1.000	1.000	
031107178	SR HUMAN RESOURCES TECH (C)	1.000	1.000	
03110B102	HUMAN RESOURCES TECH (C)	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 03110 - RISK MGMT - ADMINISTRATION:		3.000	3.000	

TOTAL FOR DEPARTMENT 42 - HUMAN RESOURCES: **15.000** **13.000** **2.000**

Department: 43 INFORMATION TECHNOLOGY

Div/Loc: 03130 - IT-STRATEGIC PLAN/DIGITAL COM

031301362	BUSINESS SYSTEMS ANALYST II	2.000	0.000	2.000
031301180	CHIEF INFORMATION OFFICER	1.000	0.000	1.000
031303625	INFO SECURITY ADMINISTRATOR	1.000	0.000	1.000
031303616	IT PLANNING & POLICY TECH	1.000	0.000	1.000
031303602	IT PROGRAM MANAGER	1.000	0.000	1.000
031307130	SR BUSINESS SYSTEMS ANALYST	1.000	0.000	1.000

Position Allocation/Staffing Report
by Department and Location ("Division")

PCN	Position Title	Allocated FTE	Staffed FTE	(Over)/ Under Staffed Variance
TOTAL FOR LOC/DIV 03130 - IT-STRATEGIC PLAN/DIGITAL COM:		7.000	0.000	7.000
Div/Loc: 03131 - IT-DATABASE AND CLOUD				
031313794	IT ANALYST II	1.000	0.000	1.000
031313601	IT DIVISION MANAGER	1.000	0.000	1.000
031317145	SR DATABASE ANALYST	1.000	0.000	1.000
TOTAL FOR LOC/DIV 03131 - IT-DATABASE AND CLOUD:		3.000	0.000	3.000
Div/Loc: 03132 - IT-NETWORK INFRASTRUCTURE				
031323794	IT ANALYST II	6.000	0.000	6.000
031323602	IT PROGRAM MANAGER	1.000	0.000	1.000
031327149	SR IT TECHNICIAN	1.000	0.000	1.000
TOTAL FOR LOC/DIV 03132 - IT-NETWORK INFRASTRUCTURE:		8.000	0.000	8.000
Div/Loc: 03133 - IT-BUSINESS SOLUTIONS				
031331362	BUSINESS SYSTEMS ANALYST II	4.000	0.000	4.000
031333602	IT PROGRAM MANAGER	1.000	0.000	1.000
031337130	SR BUSINESS SYSTEMS ANALYST	1.000	0.000	1.000
TOTAL FOR LOC/DIV 03133 - IT-BUSINESS SOLUTIONS:		6.000	0.000	6.000
Div/Loc: 03134 - IT-GIS ANALYTICS				
031343794	IT ANALYST II	2.000	0.000	2.000
031343602	IT PROGRAM MANAGER	1.000	0.000	1.000
031347130	SR BUSINESS SYSTEMS ANALYST	1.000	0.000	1.000
TOTAL FOR LOC/DIV 03134 - IT-GIS ANALYTICS:		4.000	0.000	4.000
Div/Loc: 03135 - IT-CLIENT SERVICES				
031353601	IT DIVISION MANAGER	1.000	0.000	1.000
031353618	IT TECHNICIAN II	3.000	0.000	3.000
031357194	SR IT ANALYST	1.000	0.000	1.000
031357149	SR IT TECHNICIAN	2.000	0.000	2.000
TOTAL FOR LOC/DIV 03135 - IT-CLIENT SERVICES:		7.000	0.000	7.000
Div/Loc: 03136 - IT-ENTERPRISE SOLUTIONS				
031361362	BUSINESS SYSTEMS ANALYST II	3.000	0.000	3.000
031363602	IT PROGRAM MANAGER	1.000	0.000	1.000
031367130	SR BUSINESS SYSTEMS ANALYST	1.000	0.000	1.000
TOTAL FOR LOC/DIV 03136 - IT-ENTERPRISE SOLUTIONS:		5.000	0.000	5.000
TOTAL FOR DEPARTMENT 43 - INFORMATION TECHNOLOGY:		40.000	0.000	40.000

Department: 44 CITY CLERK

Div/Loc: 03200 - CITY CLERK - ADMINISTRATION

032000250	ASST CITY CLERK	1.000	1.000	
032001220	CITY CLERK	1.000	1.000	
032001227	CITY CLERK TECHNICIAN II	2.000	2.000	
032001665	DEPUTY CITY CLERK II	3.500	2.000	1.500
03200B432	DEPUTY CITY CLERK I	0.000	1.500	(1.500)
TOTAL FOR LOC/DIV 03200 - CITY CLERK - ADMINISTRATION:		7.500	7.500	
TOTAL FOR DEPARTMENT 44 - CITY CLERK:		7.500	7.500	

Department: 45 CENTRAL SERVICES

Div/Loc: 03300 - CENTRAL SERV - ADMINISTRATION

Position Allocation/Staffing Report
by Department and Location ("Division")

PCN	Position Title	Allocated FTE	Staffed FTE	(Over)/ Under Staffed Variance
033000050	ADMIN ANALYST II	1.000	1.000	
033000071	ADMINISTRATIVE ASSISTANT (C)	1.000	1.000	
033001125	CENTRAL SERVICES DIRECTOR	1.000	1.000	
TOTAL FOR LOC/DIV 03300 - CENTRAL SERV - ADMINISTRATION:		3.000	3.000	
Div/Loc: 03311 - PURCHASING				
033110084	ADMIN TECHNICIAN	1.000	1.000	
033111060	BUYER II	3.000	1.000	2.000
033115652	PURCHASING & WAREHOUSE MANAGER	1.000	1.000	
033117139	SENIOR BUYER	1.000	1.000	
03311B416	BUYER I	0.000	2.000	(2.000)
TOTAL FOR LOC/DIV 03311 - PURCHASING:		6.000	6.000	
Div/Loc: 03312 - CENTRAL STORES				
033121450	COURIER	1.000	1.000	
033127203	SR WAREHOUSE WORKER	1.000	1.000	
033128952	WAREHOUSE WORKER II	1.000	1.000	
TOTAL FOR LOC/DIV 03312 - CENTRAL STORES:		3.000	3.000	
Div/Loc: 03321 - AUTOMOTIVE SERVICES				
033212565	EQUIPMENT MAINT. SUPERVISOR	1.000	1.000	
033212560	EQUIPMENT SERVICEWORKER	4.000	3.000	1.000
033213392	FLEET MANAGER	1.000	1.000	
033214501	MECHANIC II	8.000	6.000	2.000
033214957	OFFICE ASSISTANT II	1.000	1.000	
033217189	SR MECHANIC	2.000	2.000	
033218938	VEHICLE MAINT PARTS BUYER	1.000	0.000	1.000
033218940	VEHICLE MAINT SERVICEWRITER	1.000	1.000	
033218952	WAREHOUSE WORKER II	1.000	1.000	
033214500	MECHANIC I	0.000	1.000	(1.000)
03321B444	EQUIPMENT SERVICEWORKER	0.000	1.000	(1.000)
03321B482	MECHANIC I	0.000	1.000	(1.000)
03321B530	VEHICLE MAINT PARTS BUYER	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 03321 - AUTOMOTIVE SERVICES:		20.000	20.000	
Div/Loc: 03322 - AUTO REPLACEMENT				
033223319	FLEET MANAGEMENT TECHNICIAN	1.000	1.000	
TOTAL FOR LOC/DIV 03322 - AUTO REPLACEMENT:		1.000	1.000	
Div/Loc: 03340 - BUILDING MAINTENANCE				
033409425	BLDG MAINTENANCE AIDE	1.000	0.000	1.000
033401032	BLDG MAINTENANCE WORKER II	4.000	0.000	4.000
033403395	FACILITIES MANAGER	1.000	0.000	1.000
033404957	OFFICE ASSISTANT II	0.750	0.000	.750
033407119	SR BUILDING MAINTENANCE WORKER	2.000	0.000	2.000
TOTAL FOR LOC/DIV 03340 - BUILDING MAINTENANCE:		8.750	0.000	8.750
Div/Loc: 03341 - CUSTODIAL SERVICES				
033411485	CUSTODIAN	5.000	0.000	5.000
033417144	SR CUSTODIAN	1.000	0.000	1.000
TOTAL FOR LOC/DIV 03341 - CUSTODIAL SERVICES:		6.000	0.000	6.000
Div/Loc: 03350 - FACILITY REHAB OPERATIONS				
033505560	PROJECT COORDINATOR	1.000	0.000	1.000
TOTAL FOR LOC/DIV 03350 - FACILITY REHAB OPERATIONS:		1.000	0.000	1.000

Position Allocation/Staffing Report
by Department and Location ("Division")

PCN	Position Title	Allocated FTE	Staffed FTE	(Over)/ Under Staffed Variance
TOTAL FOR DEPARTMENT 45 - CENTRAL SERVICES:		48.750	33.000	15.750
Department: 50 POLICE				
Div/Loc: 05500 - POLICE - ADMINISTRATION				
055000050	ADMIN ANALYST II	1.000	1.000	
055000071	ADMINISTRATIVE ASSISTANT (C)	1.000	1.000	
055000510	ASSISTANT POLICE CHIEF	1.000	1.000	
055005400	POLICE CAPTAIN	2.000	2.000	
055005410	POLICE CHIEF	1.000	1.000	
055005420	POLICE LIEUTENANT	1.000	1.000	
055005430	POLICE OFFICER	1.000	1.000	
055005440	POLICE RECORDS CLERK II	1.000	1.000	
055005470	POLICE SERGEANT	1.000	1.000	
TOTAL FOR LOC/DIV 05500 - POLICE - ADMINISTRATION:		10.000	10.000	
Div/Loc: 05511 - RECORDS-PROPERTY				
055115434	POLICE PROP & EVIDENCE CLRK II	3.000	2.000	1.000
055115429	POLICE PROPERTY & EVIDENCE SUP	1.000	1.000	
055115435	POLICE RECORDS CLERK I	0.000	2.000	(2.000)
055115440	POLICE RECORDS CLERK II	8.000	6.000	2.000
055115494	POLICE SCENE TECHNICIAN II	4.000	2.000	2.000
055115489	POLICE SERVICES ADMINISTRATOR	1.000	1.000	
055115748	RECORDS SUPERVISOR	1.000	1.000	
055115492	POLICE SCENE TECHNICIAN I	0.000	1.000	(1.000)
05511B926	POLICE PROP & EVIDENCE CLRK I	0.000	1.000	(1.000)
05511B929	POLICE RECORDS CLERK I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 05511 - RECORDS-PROPERTY:		18.000	18.000	
Div/Loc: 05513 - POLICE COMMUNICATIONS				
055131430	COMMUNICATIONS SUPERVISOR	3.000	3.000	
055131700	DISPATCHER II	19.500	15.500	4.000
055135489	POLICE SERVICES ADMINISTRATOR	1.000	1.000	
05513B924	DISPATCHER II	0.000	2.000	(2.000)
TOTAL FOR LOC/DIV 05513 - POLICE COMMUNICATIONS:		23.500	21.500	2.000
Div/Loc: 05514 - COMMUNITY SERVICES				
055141645	DEPT PUBLIC INFO OFFICER	1.000	1.000	
055145430	POLICE OFFICER	4.000	9.000	(5.000)
055145470	POLICE SERGEANT	1.000	2.000	(1.000)
055145654	PUB SAFETY OUTREACH & COMM REL	1.000	1.000	
055145657	PUBLIC SAFETY PROGRAM COORD	1.000	1.000	
055145485	POLICE SOCIAL SVCS ADMINSTR	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 05514 - COMMUNITY SERVICES:		8.000	15.000	(7.000)
Div/Loc: 05515 - SOCIAL SERVICES UNIT				
055155430	POLICE OFFICER	6.000	0.000	6.000
055155470	POLICE SERGEANT	1.000	0.000	1.000
055155485	POLICE SOCIAL SVCS ADMINSTR	1.000	0.000	1.000
TOTAL FOR LOC/DIV 05515 - SOCIAL SERVICES UNIT:		8.000	0.000	8.000
Div/Loc: 05531 - PATROL				
055311380	COMMUNITY SVCS OFFICER II	6.000	3.000	3.000
055315420	POLICE LIEUTENANT	4.000	4.000	
055315430	POLICE OFFICER	71.000	62.000	9.000
055315470	POLICE SERGEANT	8.000	8.000	

Position Allocation/Staffing Report
by Department and Location ("Division")

PCN	Position Title	Allocated FTE	Staffed FTE	(Over)/ Under Staffed Variance
055315710	RANGEMASTER	1.000	1.000	
05531B917	COMMUNITY SVCS OFFICER I	0.000	2.000	(2.000)
05531B918	COMMUNITY SVCS OFFICER II	0.000	1.000	(1.000)
05531B925	POLICE OFFICER TRAINEE	0.000	4.000	(4.000)
05531B938	POLICE OFFICER	0.000	2.000	(2.000)
TOTAL FOR LOC/DIV 05531 - PATROL:		90.000	87.000	3.000
Div/Loc: 05532 - INVESTIGATIONS				
055321380	COMMUNITY SVCS OFFICER II	2.000	2.000	
055321475	CRIME ANALYST	2.000	2.000	
055325420	POLICE LIEUTENANT	1.000	1.000	
055325430	POLICE OFFICER	17.000	15.000	2.000
055325440	POLICE RECORDS CLERK II	2.000	0.000	2.000
055325470	POLICE SERGEANT	2.000	2.000	
05532B929	POLICE RECORDS CLERK I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 05532 - INVESTIGATIONS:		26.000	23.000	3.000
Div/Loc: 05533 - ANIMAL CONTROL				
055330100	ANIMAL CONTROL OFFICER	2.000	2.000	
055330110	ANIMAL CONTROL SUPERVISOR	1.000	1.000	
TOTAL FOR LOC/DIV 05533 - ANIMAL CONTROL:		3.000	3.000	
Div/Loc: 05535 - POLICE TRAFFIC				
055351380	COMMUNITY SVCS OFFICER II	2.000	1.000	1.000
055355420	POLICE LIEUTENANT	1.000	1.000	
055355430	POLICE OFFICER	6.000	6.000	
055355470	POLICE SERGEANT	1.000	1.000	
TOTAL FOR LOC/DIV 05535 - POLICE TRAFFIC:		10.000	9.000	1.000
TOTAL FOR DEPARTMENT 50 - POLICE:		196.500	186.500	10.000
Department: 60 FIRE				
Div/Loc: 06000 - FIRE - ADMINISTRATION				
060000050	ADMIN ANALYST II	1.000	0.000	1.000
060000071	ADMINISTRATIVE ASSISTANT (C)	1.000	1.000	
060003330	FIRE CHIEF	1.000	1.000	
060000084	ADMINISTRATIVE TECHNICIAN	0.000	1.000	(1.000)
06000B490	OFFICE ASSISTANT II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 06000 - FIRE - ADMINISTRATION:		3.000	4.000	(1.000)
Div/Loc: 06011 - FIRE PREVENTION				
060110084	ADMINISTRATIVE TECHNICIAN	1.000	0.000	1.000
060111645	DEPT PUBLIC INFO OFFICER	1.000	1.000	
060113377	FIRE & ENVIR SAFETY INSPEC II	2.000	2.000	
060113332	FIRE DIVISION CHIEF	1.000	1.000	
060113382	FIRE INSPECTION SUPERVISOR	2.000	2.000	
060113385	FIRE INSPECTOR II	1.000	1.000	
060113454	HAZARDOUS MATERIALS INSPECTOR	1.000	0.000	1.000
060114957	OFFICE ASSISTANT II	1.000	0.000	1.000
TOTAL FOR LOC/DIV 06011 - FIRE PREVENTION:		10.000	7.000	3.000
Div/Loc: 06021 - FIRE OPERATIONS				
060210480	ASST FIRE CHIEF	1.000	1.000	
060213391	FIRE BATALLION CHIEF (8HR)	1.000	1.000	
060210905	FIRE BATTALION CHIEF	3.000	3.000	

Position Allocation/Staffing Report
by Department and Location ("Division")

PCN	Position Title	Allocated FTE	Staffed FTE	(Over)/ Under Staffed Variance
060213320	FIRE CAPTAIN	30.000	29.000	1.000
060213340	FIRE ENGINEER	30.000	30.000	
060213355	FIREFIGHTER PARAMEDIC II	36.000	21.000	15.000
060213353	FIREFIGHTER PARAMEDIC I	0.000	5.000	(5.000)
06021F320	FIRE CAPTAIN 8 HOUR	0.000	1.000	(1.000)
06021F355	FIREFIGHTER PARAMEDIC	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 06021 - FIRE OPERATIONS:		101.000	92.000	9.000
Div/Loc: 06022 - FIRE TRAINING				
060222415	EMS QUAL ASSURANCE COORDINATOR	1.000	0.000	1.000
060223391	FIRE BATALLION CHIEF (8HR)	1.000	1.000	
060223332	FIRE DIVISION CHIEF	1.000	0.000	1.000
06022B755	EMS QUAL ASSURANCE COORDINATOR	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 06022 - FIRE TRAINING:		3.000	2.000	1.000
Div/Loc: 06025 - FIRE LOGISTICS				
060250480	ASST FIRE CHIEF	1.000	1.000	
060253412	GIS ANALYST II	1.000	1.000	
060250050	ADMINISTRATIVE ANALYST II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 06025 - FIRE LOGISTICS:		2.000	3.000	(1.000)
TOTAL FOR DEPARTMENT 60 - FIRE:		119.000	108.000	11.000
Department: 71 PARKS AND RECREATION				
Div/Loc: 08500 - PARKS & REC - ADMINISTRATION				
085000084	ADMIN TECHNICIAN	1.000	0.000	1.000
085000050	ADMINISTRATIVE ANALYST II	1.000	1.000	
085000071	ADMINISTRATIVE ASSISTANT (C)	1.000	1.000	
085004517	MARKET & COMMUNICATIONS ANA II	1.000	1.000	
085005010	PARKS,REC & LIB BUS ADMINISTR	1.000	1.000	
085005082	PARKS,REC & LIBRARIES DIRECTOR	1.000	1.000	
08500B402	ADMINISTRATIVE TECHNICIAN	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08500 - PARKS & REC - ADMINISTRATION:		6.000	6.000	
Div/Loc: 08501 - PARK DEVELOPMENT				
085015022	PARK DEVELOPMENT ANALYST II	2.000	1.000	1.000
085015024	PARK PLANNING & DEV SUPERINTEN	1.000	1.000	
085017192	SR PARKS MAINTENANCE WORKER	1.000	1.000	
TOTAL FOR LOC/DIV 08501 - PARK DEVELOPMENT:		4.000	3.000	1.000
Div/Loc: 08505 - RECREATION STAFFING				
085051401	COMMUNITY RELATIONS ANALYST	1.000	1.000	
085054957	OFFICE ASSISTANT II	4.000	1.000	3.000
085056122	RECREATION COORDINATOR II	6.000	5.000	1.000
085056125	RECREATION MANAGER	1.000	1.000	
085056145	RECREATION SUPERINTENDENT	3.000	3.000	
085056147	RECREATION SUPERVISOR	3.000	3.000	
085054956	OFFICE ASSISTANT I	0.000	1.000	(1.000)
08505B490	OFFICE ASSISTANT II	0.000	2.000	(2.000)
08505B502	RECREATION COORDINATOR II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08505 - RECREATION STAFFING:		18.000	18.000	
Div/Loc: 08521 - MAIDU MUSEUM & HISTORIC SITE				
085213740	INTERPRETIVE SRVCS SUPERVISOR	1.000	1.000	
085218304	RECREATION LEADER	1.000	0.000	1.000

Position Allocation/Staffing Report
by Department and Location ("Division")

PCN	Position Title	Allocated FTE	Staffed FTE	(Over)/ Under Staffed Variance
08521B462	INTERPRETIVE SRVCS SPECIAL II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08521 - MAIDU MUSEUM & HISTORIC SITE:		2.000	2.000	
Div/Loc: 08530 - AQUATICS				
085305080	PARKS MAINTENANCE WORKER II	1.000	1.000	
085308304	RECREATION LEADER	1.000	0.000	1.000
08530B552	RECREATION LEADER	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08530 - AQUATICS:		2.000	2.000	
Div/Loc: 08541 - ADVENTURE CLUBS				
085410084	ADMIN TECHNICIAN	1.000	1.000	
085410376	ASSISTANT CHILD CARE SITE COOR	2.000	2.000	
085411225	CHILD CARE SITE COORDINATOR	14.000	12.000	2.000
085414957	OFFICE ASSISTANT II	1.000	1.000	
085416147	RECREATION SUPERVISOR	3.000	1.000	2.000
08541B418	CHILD CARE SITE COORDINATOR	0.000	1.000	(1.000)
08541B815	RECREATION SUPERVISOR	0.000	2.000	(2.000)
TOTAL FOR LOC/DIV 08541 - ADVENTURE CLUBS:		21.000	20.000	1.000
Div/Loc: 08546 - CDE-CHILD DEVELOPMENT				
085461225	CHILD CARE SITE COORDINATOR	4.000	2.000	2.000
TOTAL FOR LOC/DIV 08546 - CDE-CHILD DEVELOPMENT:		4.000	2.000	2.000
Div/Loc: 08550 - PARK OPERATIONS - ADMIN				
085504957	OFFICE ASSISTANT II	1.000	1.000	
085505090	PARKS SUPERINTENDENT	1.000	1.000	
085505069	PARKS SUPERVISOR	3.000	3.000	
085505045	PARKS, REC, & LIBRARIES TECH	1.000	1.000	
TOTAL FOR LOC/DIV 08550 - PARK OPERATIONS - ADMIN:		6.000	6.000	
Div/Loc: 08551 - OPEN SPACE/TREE MAINTENANCE				
085518300	ARBORIST TECHNICIAN	1.000	0.000	1.000
085514872	NATURAL RESOURCES WORKER II	1.000	0.000	1.000
085514960	OPEN SPACE SUPERINTENDENT	1.000	1.000	
085517154	SR NATURAL RESOURCES WORKER	1.000	1.000	
085518310	TREE TRIMMER	1.000	1.000	
085518762	URBAN FORESTER	1.000	1.000	
TOTAL FOR LOC/DIV 08551 - OPEN SPACE/TREE MAINTENANCE:		6.000	4.000	2.000
Div/Loc: 08555 - PARKS - MAINTENANCE				
085558302	AQUATICS MAINTENANCE TECH	1.000	1.000	
085555075	IRRIGATION TECHNICIAN	1.000	1.000	
085555070	PARKS MAINTENANCE WORKER I	0.000	1.000	(1.000)
085555080	PARKS MAINTENANCE WORKER II	17.000	15.000	2.000
085557192	SR PARKS MAINTENANCE WORKER	9.000	9.000	
08555B491	PARKS MAINTENANCE WORKER I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08555 - PARKS - MAINTENANCE:		28.000	28.000	
TOTAL FOR DEPARTMENT 71 - PARKS AND RECREATION:		97.000	91.000	6.000
Department: 72 LIBRARY				
Div/Loc: 06500 - LIBRARY - ADMIN/TECH SERVICES				
065000084	ADMINISTRATIVE TECHNICIAN	1.000	0.000	1.000
065001224	CITY LIBRARIAN	1.000	1.000	
065004152	LIBRARIAN II	6.500	5.500	1.000

Position Allocation/Staffing Report
by Department and Location ("Division")

PCN	Position Title	Allocated FTE	Staffed FTE	(Over)/ Under Staffed Variance
065004210	LIBRARY ASSISTANT II	7.000	5.000	2.000
065004246	LIBRARY SUPERVISOR	4.000	4.000	
065004250	LIBRARY TECHNICIAN	5.000	5.000	
065004151	LIBRARIAN I	0.000	1.000	(1.000)
06500B478	LIBRARY ASSISTANT II	0.000	2.000	(2.000)
TOTAL FOR LOC/DIV 06500 - LIBRARY - ADMIN/TECH SERVICES:		24.500	23.500	1.000
TOTAL FOR DEPARTMENT 72 - LIBRARY:		24.500	23.500	1.000
081002551	EXECUTIVE ASSISTANT	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08100 - DEVELOPMENT AND OPS-ADMIN:		0.000	1.000	(1.000)
TOTAL FOR DEPARTMENT 80 - DEVELOPMENT AND OPERATIONS:		0.000	1.000	(1.000)
TOTAL FOR DEPARTMENT 82 - PLANNING,REDEVELOPMENT,HOUSING:		0.000	0.000	
Department: 83 PUBLIC WORKS				
Div/Loc: 08300 - PUBLIC WORKS - ADMINISTRATION				
083000071	ADMINISTRATIVE ASSISTANT (C)	1.000	1.000	
083005635	PUBLIC WORKS DIRECTOR	1.000	1.000	
TOTAL FOR LOC/DIV 08300 - PUBLIC WORKS - ADMINISTRATION:		2.000	2.000	
Div/Loc: 08320 - ENGINEERING				
083200084	ADMIN TECHNICIAN	1.000	1.000	
083200820	ASSOC ENGINEER	3.000	3.000	
083200338	ASST ENGINEER	7.000	8.000	(1.000)
083205514	PRINCIPAL ENGINEER	1.000	1.000	
083207142	SR ENGINEER	3.000	1.750	1.250
TOTAL FOR LOC/DIV 08320 - ENGINEERING:		15.000	14.750	.250
Div/Loc: 08335 - TRAFFIC SIGNALS				
083352380	ELECTRONICS TECHNICIAN I	0.000	2.000	(2.000)
083352385	ELECTRONICS TECHNICIAN II	5.000	2.000	3.000
083355519	PREVENTATIVE MAINT SUPERVISOR	1.000	1.000	
083357170	SR ELECTRONIC TECH	1.000	1.000	
083352376	TRAFFIC SIGNAL MAINT WKR II	1.000	0.000	1.000
083352375	TRAFFIC SIGNAL MAINT WKR I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08335 - TRAFFIC SIGNALS:		8.000	7.000	1.000
Div/Loc: 08340 - STREETS - ADMINISTRATION				
083400084	ADMINISTRATIVE TECHNICIAN	1.000	1.000	
083404957	OFFICE ASSISTANT II	1.000	1.000	
083407522	STREET MAINTENANCE SUPERVISOR	3.000	3.000	
083407520	STREET MAINTENANCE SUPT	1.000	1.000	
TOTAL FOR LOC/DIV 08340 - STREETS - ADMINISTRATION:		6.000	6.000	
Div/Loc: 08342 - STREET DRAINAGE				
083427187	SR STREET MAINTENANCE WORKER	1.000	1.000	
083427530	STREET MAINTENANCE WORKER II	2.000	1.000	1.000
08342B526	STREET MAINTENANCE WORKER I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08342 - STREET DRAINAGE:		3.000	3.000	
Div/Loc: 08343 - PAVING				
083431350	ENGINEERING TECHNICIAN II	1.000	1.000	
083437187	SR STREET MAINTENANCE WORKER	2.000	2.000	

Position Allocation/Staffing Report
by Department and Location ("Division")

PCN	Position Title	Allocated FTE	Staffed FTE	(Over)/ Under Staffed Variance
083437530	STREET MAINTENANCE WORKER II	11.000	9.000	2.000
08343B526	STREET MAINTENANCE WORKER I	0.000	3.000	(3.000)
TOTAL FOR LOC/DIV 08343 - PAVING:		14.000	15.000	(1.000)
Div/Loc: 08344 - STREET SIGNS				
083447187	SR STREET MAINTENANCE WORKER	1.000	1.000	
083447530	STREET MAINTENANCE WORKER II	1.000	1.000	
TOTAL FOR LOC/DIV 08344 - STREET SIGNS:		2.000	2.000	
Div/Loc: 08345 - STREET PAINT				
083457187	SR STREET MAINTENANCE WORKER	1.000	1.000	
083457530	STREET MAINTENANCE WORKER II	1.000	0.000	1.000
TOTAL FOR LOC/DIV 08345 - STREET PAINT:		2.000	1.000	1.000
Div/Loc: 08348 - STREET SWEEPING				
083487187	SR STREET MAINTENANCE WORKER	1.000	0.000	1.000
083487530	STREET MAINTENANCE WORKER II	2.000	0.000	2.000
083487540	STREET SWEEPER OPERATOR	4.000	3.000	1.000
08348B526	STREET MAINTENANCE WORKER I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08348 - STREET SWEEPING:		7.000	4.000	3.000
Div/Loc: 08350 - TRANSPORTATION-ADMIN				
083500084	ADMIN TECHNICIAN	1.000	1.000	
083500088	ALTERNATIVE TRANSP ANALYST II	1.000	1.000	
083500090	ALTERNATIVE TRANSP MGR	1.000	1.000	
083503318	FINANCIAL ANALYST II	1.000	0.000	1.000
083504957	OFFICE ASSISTANT II	1.750	0.000	1.750
083503316	FINANCIAL ANALYST I	0.000	1.000	(1.000)
083504956	OFFICE ASSISTANT I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08350 - TRANSPORTATION-ADMIN:		5.750	5.000	.750
Div/Loc: 08352 - TRANSPORTATION				
083520088	ALTERNATIVE TRANSP ANALYST II	1.750	1.750	
083520338	ASST ENGINEER	1.000	0.000	1.000
083524517	MARKET & COMMUNICATIONS ANA II	1.000	1.000	
083524957	OFFICE ASSISTANT II	0.750	0.750	
TOTAL FOR LOC/DIV 08352 - TRANSPORTATION:		4.500	3.500	1.000
Div/Loc: 08354 - CTSA				
083541401	COMMUNITY RELATIONS ANALYST	0.500	0.000	.500
TOTAL FOR LOC/DIV 08354 - CTSA:		0.500	0.000	.500
TOTAL FOR DEPARTMENT 83 - PUBLIC WORKS:		69.750	63.250	6.500

Department: 84 ENVIRONMENTAL UTILITIES

Div/Loc: 08400 - ENV UTIL - ADMINISTRATION

084000071	ADMINISTRATIVE ASSISTANT (C)	1.000	1.000	
084001548	DATA MANAGEMENT SPECIALIST II	1.000	0.000	1.000
084001645	DEPT PUBLIC INFO OFFICER	1.000	1.000	
084001684	ENVIRONMENTAL UTIL. DIRECTOR	1.000	1.000	
084002548	EU BUSINESS ADMINISTRATOR	1.000	0.000	1.000
084002547	EU RATE ANALYST II	3.000	3.000	
084004517	MARKETING & COMMUNIC ANALYST II	1.000	0.000	1.000
08400B428	DATA MANAGEMENT SPECIALIST I	0.000	1.000	(1.000)
08400B481	MARKETING & COMMUNIC ANALYST I	0.000	1.000	(1.000)

Position Allocation/Staffing Report
by Department and Location ("Division")

PCN	Position Title	Allocated FTE	Staffed FTE	(Over)/ Under Staffed Variance
TOTAL FOR LOC/DIV 08400 - ENV UTIL - ADMINISTRATION:		9.000	8.000	1.000
Div/Loc: 08402 - EU ASSET MANAGEMENT				
084020084	ADMIN TECHNICIAN	1.000	1.000	
084025533	PREVENTATIVE MAINTENANCE COORD	1.000	1.000	
084025514	PRINCIPAL ENGINEER	1.000	0.000	1.000
TOTAL FOR LOC/DIV 08402 - EU ASSET MANAGEMENT:		3.000	2.000	1.000
Div/Loc: 08405 - ENV UTIL-ENGINEERING				
084050411	ASSISTANT EU DIRECTOR	1.000	1.000	
084050820	ASSOC ENGINEER	2.000	2.000	
084050338	ASST ENGINEER	2.000	2.000	
084051434	CONSTRUCTION INSPECTOR II	2.000	1.000	1.000
084051672	DEVELOPMENT TECHNICIAN II	1.000	1.000	
084051350	ENGINEERING TECHNICIAN II	1.000	0.000	1.000
084053412	GIS ANALYST II	3.000	1.000	2.000
084054509	MAPPING SUPERVISOR	1.000	1.000	
084054957	OFFICE ASSISTANT II	1.000	0.000	1.000
084055514	PRINCIPAL ENGINEER	1.000	1.000	
084056500	SAFETY COORDINATOR	1.000	1.000	
084057121	SR CONSTRUCTION INSPECTOR	1.000	1.000	
084057142	SR ENGINEER	3.000	3.000	
084053410	GIS ANALYST I	0.000	1.000	(1.000)
08405B425	CONSTRUCTION INSPECTOR II	0.000	1.000	(1.000)
08405B440	ENGINEERING TECHNICIAN I	0.000	1.000	(1.000)
08405B455	GIS ANALYST II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08405 - ENV UTIL-ENGINEERING:		20.000	19.000	1.000
Div/Loc: 08410 - SOLID WASTE - ADMINISTRATION				
084103335	FINANCE CLERK II	2.000	1.000	1.000
084104957	OFFICE ASSISTANT II	1.000	0.000	1.000
084106244	REFUSE & STORMWATER MANAGER	1.000	1.000	
084106231	REFUSE SUPERINTENDENT	1.000	1.000	
084107324	SOLID WASTE BILLING TECHNICIAN	1.000	1.000	
084103334	FINANCE CLERK I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08410 - SOLID WASTE - ADMINISTRATION:		6.000	5.000	1.000
Div/Loc: 08411 - RESIDENTIAL SOLID WASTE PICKUP				
084116235	REFUSE SUPERVISOR	1.000	1.000	
084116304	REFUSE TRUCK DRIVER II	11.000	10.000	1.000
084117129	SR REFUSE TRUCK DRIVER	2.000	2.000	
08411B505	REFUSE TRUCK DRIVER I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08411 - RESIDENTIAL SOLID WASTE PICKUP:		14.000	14.000	
Div/Loc: 08412 - COMMERCIAL SOLID WASTE PICKUP				
084126235	REFUSE SUPERVISOR	1.000	1.000	
084126302	REFUSE TRUCK DRIVER I	0.000	1.000	(1.000)
084126304	REFUSE TRUCK DRIVER II	15.000	8.000	7.000
084127129	SR REFUSE TRUCK DRIVER	2.000	2.000	
08412B505	REFUSE TRUCK DRIVER I	0.000	1.000	(1.000)
08412B506	REFUSE TRUCK DRIVER II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08412 - COMMERCIAL SOLID WASTE PICKUP:		18.000	14.000	4.000
Div/Loc: 08413 - SOLID WASTE MAINTENANCE				
084136226	REFUSE MAINT. WORKER II	4.000	2.000	2.000
084137129	SR REFUSE TRUCK DRIVER	1.000	1.000	

Position Allocation/Staffing Report
by Department and Location ("Division")

PCN	Position Title	Allocated FTE	Staffed FTE	(Over)/ Under Staffed Variance
08413B503	REFUSE MAINT. WORKER I	0.000	2.000	(2.000)
TOTAL FOR LOC/DIV 08413 - SOLID WASTE MAINTENANCE:		5.000	5.000	
Div/Loc: 08415 - RECYCLING				
084156304	REFUSE TRUCK DRIVER II	3.000	3.000	
TOTAL FOR LOC/DIV 08415 - RECYCLING:		3.000	3.000	
Div/Loc: 08416 - GREEN WASTE PROGRAM				
084166304	REFUSE TRUCK DRIVER II	4.000	4.000	
084167129	SR REFUSE TRUCK DRIVER	1.000	1.000	
TOTAL FOR LOC/DIV 08416 - GREEN WASTE PROGRAM:		5.000	5.000	
Div/Loc: 08419 - ORGANIC WASTE PROGRAM				
084196150	RECYCLING & ORGANICS COORDNTR	1.000	1.000	
084196304	REFUSE TRUCK DRIVER II	1.000	1.000	
TOTAL FOR LOC/DIV 08419 - ORGANIC WASTE PROGRAM:		2.000	2.000	
Div/Loc: 08420 - WASTEWATER - ADMINISTRATION				
084205514	PRINCIPAL ENGINEER	1.000	1.000	
084207142	SR ENGINEER	1.000	1.000	
084209045	WSTWTR UTILITY MANAGER	1.000	1.000	
TOTAL FOR LOC/DIV 08420 - WASTEWATER - ADMINISTRATION:		3.000	3.000	
Div/Loc: 08421 - WATER TREATMENT/STORAGE				
084219175	WATER TRMT PLT CHIEF OPERATOR	1.000	1.000	
084219232	WATER TRMT PLT OPR GD I 8HR	1.000	0.000	1.000
084219230	WATER TRMT PLT OPR GRD III 24	4.000	4.000	
08421B537	WATER TRMT PLT OPR GD II 8HR	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08421 - WATER TREATMENT/STORAGE:		6.000	6.000	
Div/Loc: 08422 - DRY CREEK WWTP				
084224957	OFFICE ASSISTANT II	1.000	1.000	
084229000	WSTWTR TRMT PLT OPR GD I	1.000	0.000	1.000
084229010	WSTWTR TRMT PLT OPR GD II	1.000	1.000	
084229020	WSTWTR TRMT PLT OPR GD III 24H	4.000	4.000	
084229030	WSTWTR TRMT PLT OPR IV	1.000	1.000	
08422B540	WSTWTR TRMT PLT OPR GD I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08422 - DRY CREEK WWTP:		8.000	8.000	
Div/Loc: 08424 - ENVIRONMENTAL UTIL-MAINTENANCE				
084242378	ELECTRONIC MAINT COORDINATOR	1.000	1.000	
084242385	ELECTRONICS TECHNICIAN II	4.000	4.000	
084244520	MATERIALS TECHNICIAN	1.000	1.000	
084245319	PLANT & EQUIPMENT MAINT WOR II	2.000	1.000	1.000
084245328	PLANT & EQUIPMENT MECHANIC II	5.000	4.000	1.000
084245402	PREDICTIVE MAINTENANCE TECH II	1.000	1.000	
084245519	PREVENTATIVE MAINT SUPERVISOR	1.000	1.000	
084245502	PREVENTATIVE MAINT TECH II	4.000	3.000	1.000
084245533	PREVENTATIVE MAINTENANCE COORD	2.000	2.000	
084247020	SCADA SYSTEM TECHNICIAN	2.000	2.000	
084247205	SR PLANT & EQUIPMENT MECHANIC	1.000	1.000	
084247284	SR PREVENTATIVE MAINT TECH	2.000	2.000	
084245327	PLANT & EQUIPMENT MECHANIC I	0.000	1.000	(1.000)
08424B226	PREVENTATIVE MAINT TECH II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08424 - ENVIRONMENTAL UTIL-MAINTENANCE:		26.000	25.000	1.000

Position Allocation/Staffing Report
by Department and Location ("Division")

PCN	Position Title	Allocated FTE	Staffed FTE	(Over)/ Under Staffed Variance
Div/Loc: 08425 - INDUSTRIAL TREATMENT				
084253604	INDUSTRIAL WASTE SPECIALIST	1.000	0.000	1.000
084253610	INDUSTRIAL WASTE TECHNICIAN	1.000	1.000	
TOTAL FOR LOC/DIV 08425 - INDUSTRIAL TREATMENT:		2.000	1.000	1.000
Div/Loc: 08426 - ENVIRONMENTAL TREATMENT LAB				
084261548	DATA MANAGEMENT SPECIALIST II	1.000	1.000	
084262541	EU COMPLIANCE ADMINISTRATOR	1.000	1.000	
084264020	LABORATORY TECHNICIAN II	4.000	4.000	
084269101	WATER QUALITY LAB SUPERVISOR	1.000	0.000	1.000
TOTAL FOR LOC/DIV 08426 - ENVIRONMENTAL TREATMENT LAB:		7.000	6.000	1.000
Div/Loc: 08427 - PLEASANT GROVE WWTP				
084274957	OFFICE ASSISTANT II	1.000	1.000	
084279040	WSTWTR TRMT PLT CHIEF OPERATOR	1.000	1.000	
084279025	WSTWTR TRMT PLT OPR GD III	4.000	4.000	
TOTAL FOR LOC/DIV 08427 - PLEASANT GROVE WWTP:		6.000	6.000	
Div/Loc: 08430 - WATER - ADMINISTRATION				
084309244	WATER UTILITY MANAGER	1.000	1.000	
TOTAL FOR LOC/DIV 08430 - WATER - ADMINISTRATION:		1.000	1.000	
Div/Loc: 08431 - WATER DISTRIBUTION				
084314957	OFFICE ASSISTANT II	3.000	3.000	
084317204	SR WATER DISTRIBUTION WORKER	4.000	4.000	
084319084	WATER DISTRIBUTION SUPERVISOR	2.000	2.000	
084319085	WATER DISTRIBUTION SUPT	1.000	1.000	
084319248	WATER DISTRIBUTION WORKER II	22.000	16.000	6.000
08431B252	WATER DISTRIBUTION WORKER I	0.000	2.000	(2.000)
08431B253	WATER DISTRIBUTION WORKER II	0.000	2.000	(2.000)
TOTAL FOR LOC/DIV 08431 - WATER DISTRIBUTION:		32.000	30.000	2.000
Div/Loc: 08432 - WASTEWATER COLLECTION				
084323610	INDUSTRIAL WASTE TECHNICIAN	1.000	1.000	
084324957	OFFICE ASSISTANT II	1.000	0.000	1.000
084327202	SR WSTWTR UTILITY MAINT WKR	4.000	4.000	
084328980	WSTWTR COLLECTION SUPT	1.000	1.000	
084328978	WSTWTR COLLECTION SUPV	1.000	1.000	
084329027	WSTWTR UTILITY MAINT WKR I	0.000	2.000	(2.000)
084329029	WSTWTR UTILITY MAINT WKR II	22.000	17.000	5.000
084324956	OFFICE ASSISTANT I	0.000	1.000	(1.000)
08432B254	WSTWTR UTILITY MAINT WKR I	0.000	3.000	(3.000)
TOTAL FOR LOC/DIV 08432 - WASTEWATER COLLECTION:		30.000	30.000	
Div/Loc: 08433 - WATER EFFICIENCY				
084330084	ADMIN TECHNICIAN	1.000	0.775	.225
084334957	OFFICE ASSISTANT II	1.750	1.750	
084339047	WATER CONSERVATION ADMINSTR	1.000	1.000	
084339078	WATER CONSERVATION SPECIALIST	1.000	1.000	
084339049	WATER CONSERVATION WORKER I	0.000	3.000	(3.000)
084339051	WATER CONSERVATION WORKER II	4.000	1.000	3.000
TOTAL FOR LOC/DIV 08433 - WATER EFFICIENCY:		8.750	8.525	.225
Div/Loc: 08441 - RECYCLED WATER				
084417162	SR ENGINEERING TECHNICIAN	1.000	0.000	1.000

Position Allocation/Staffing Report
by Department and Location ("Division")

PCN	Position Title	Allocated FTE	Staffed FTE	(Over)/ Under Staffed Variance
TOTAL FOR LOC/DIV 08441 - RECYCLED WATER:		1.000	0.000	1.000
Div/Loc: 08450 - STORM WATER MANAGEMENT PROGRAM				
084501350	ENGINEERING TECHNICIAN II	1.000	1.000	
084502544	ENVIRONMENTAL COMPL SPEC II	2.000	1.000	1.000
084507142	SR ENGINEER	1.000	1.000	
TOTAL FOR LOC/DIV 08450 - STORM WATER MANAGEMENT PROGRAM:		4.000	3.000	1.000
Div/Loc: 08527 - UTILITY EXPLORATION CENTER				
085273732	INTERPRETIVE SRVCS SPECIAL II	2.000	2.000	
085273740	INTERPRETIVE SRVCS SUPERVISOR	1.000	1.000	
085274517	MARKET & COMMUNICATIONS ANA II	1.000	1.000	
TOTAL FOR LOC/DIV 08527 - UTILITY EXPLORATION CENTER:		4.000	4.000	
TOTAL FOR DEPARTMENT 84 - ENVIRONMENTAL UTILITIES:		223.750	208.525	15.225

Department: 86 ROSEVILLE ELECTRIC

Div/Loc: 08600 - ELECTRIC - ADMINISTRATION

086000084	ADMIN TECHNICIAN	1.000	1.000	
086000071	ADMINISTRATIVE ASSISTANT (C)	1.000	1.000	
086005605	ASST ELEC UTIL DIR-FIN & ADMIN	1.000	0.000	1.000
086001548	DATA MANAGEMENT SPECIALIST II	1.000	1.000	
086001645	DEPT PUBLIC INFO OFFICER	1.000	1.000	
086001312	ELECTRIC BUSINESS ANALYST II	3.000	2.000	1.000
086002346	ELECTRIC RATES & FINANCIAL ADM	1.000	1.000	
086002358	ELECTRIC TECHNOLOGY SYST SUPV	1.000	1.000	
086002359	ELECTRIC TECHNOLOGY SYSTS TECH	3.000	2.000	1.000
086002320	ELECTRIC UTILITY DIRECTOR	1.000	1.000	
086004517	MARKET & COMMUNICATIONS ANA II	1.000	1.000	
086007128	SR ELECTRIC BUSINESS ANALYST	2.000	2.000	
08600B739	ELECTRIC BUSINESS ANALYST II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08600 - ELECTRIC - ADMINISTRATION:		17.000	15.000	2.000

Div/Loc: 08605 - ELEC REGULATORY-LEGISLATIVE SV

086050084	ADMIN TECHNICIAN	1.000	0.000	1.000
086050050	ADMINISTRATIVE ANALYST II	1.000	1.000	
086052335	ELECTRIC COMPLIANCE ANALYST	2.000	2.000	
086052348	ELECTRIC REG COMPL ADMINSTR	1.000	0.000	1.000
TOTAL FOR LOC/DIV 08605 - ELEC REGULATORY-LEGISLATIVE SV:		5.000	3.000	2.000

Div/Loc: 08611 - ELECTRIC ENGINEERING

086110084	ADMIN TECHNICIAN	2.000	1.000	1.000
086110395	ASSISTANT ELECTRIC UTILITY DIR	1.000	1.000	
086112330	ELECTRIC DRAFTING TECH II	2.000	2.000	
086112345	ELECTRIC ENGINEERING TECH II	4.000	2.000	2.000
086112284	ELECTRIC ENGINEERING TECH SUPV	1.000	1.000	
086113412	GIS ANALYST II	1.000	0.000	1.000
086114957	OFFICE ASSISTANT II	1.000	1.000	
086115596	POWER ENGINEER II	4.000	3.000	1.000
086115505	POWER ENGINEERING MANAGER	1.000	1.000	
086117151	SR POWER ENGINEER	2.000	2.000	
086112340	ELECTRIC ENGINEERING TECH I	0.000	1.000	(1.000)
08611B454	GIS ANALYST I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08611 - ELECTRIC ENGINEERING:		19.000	16.000	3.000

Position Allocation/Staffing Report
by Department and Location ("Division")

PCN	Position Title	Allocated FTE	Staffed FTE	(Over)/ Under Staffed Variance
Div/Loc: 08614 - ELECT CONST & MAINTENANCE				
086149250	ELEC UTILITY INSPECTION TECH	2.000	0.000	2.000
086140150	ELECTRIC APPRENTICE LINE TECH	0.000	1.000	(1.000)
086142280	ELECTRIC LINE CONST SUPERVISOR	2.000	1.000	1.000
086142285	ELECTRIC LINE TECH	15.000	9.000	6.000
086142286	ELECTRIC LINE TROUBLESHOOTER	3.000	3.000	
086142212	ELECTRIC MATERIALS TECH II	3.000	3.000	
086142338	ELECTRIC OPERATIONS MANAGER	1.000	1.000	
086142339	ELECTRIC OPERATIONS SUPERVISOR	2.000	0.000	2.000
086142254	ELECTRIC PREV DATA SYSTEM TECH	2.000	1.000	1.000
086142352	ELECTRIC SAFETY COORDINATOR	1.000	1.000	
086142319	ELECTRIC SUBSTATION SUPERVISOR	1.000	1.000	
086142350	ELECTRIC SYSTEM DISPATCHER	3.000	3.000	
086142360	ELECTRIC UTILITY TECHNICIAN I	0.000	3.000	(3.000)
086142362	ELECTRIC UTILITY TECHNICIAN II	17.000	11.000	6.000
086144957	OFFICE ASSISTANT II	1.000	1.000	
086147118	SR ELECTRIC LINE TECHNICIAN	5.000	5.000	
086147169	SR ELECTRIC MATERIALS TECH	1.000	1.000	
086147124	SR ELECTRIC METERING TECH	1.000	1.000	
086147126	SR ELECTRIC SUBSTATION TECH	3.000	3.000	
086147168	SR ELECTRIC SYSTEM DISPATCHER	1.000	1.000	
086142421	ELECTRIC PRE-APPRENTICE	0.000	1.000	(1.000)
08614B200	ELECTRIC APPRENTICE LINE TECH	0.000	3.000	(3.000)
08614B213	ELECTRIC UTILITY TECHNICIAN I	0.000	1.000	(1.000)
08614B214	ELECTRIC UTILITY TECHNICIAN II	0.000	2.000	(2.000)
TOTAL FOR LOC/DIV 08614 - ELECT CONST & MAINTENANCE:		64.000	57.000	7.000
Div/Loc: 08616 - ELECTRIC POWER PLANT				
086162210	ELECTRIC MATERIALS TECH I	0.000	1.000	(1.000)
086162212	ELECTRIC MATERIALS TECH II	1.000	0.000	1.000
086162362	ELECTRIC UTILITY TECHNICIAN II	1.000	1.000	
086163608	INSTRUMENT & CONTROL TECH	2.000	2.000	
086164957	OFFICE ASSISTANT II	1.000	0.000	1.000
086165600	POWER GENERATION SUPERINTENDEN	1.000	1.000	
086165591	POWER PLANT ENGINEER II	1.000	1.000	
086165530	POWER PLANT OPS & MAINT SUPVS	2.000	2.000	
086165526	PWR PLNT MECHANIC	3.000	1.000	2.000
086165523	PWR PLNT OPERATOR/TECH II	8.000	8.000	
086165555	SR POWER PLANT ENGINEER	1.000	1.000	
086167152	SR POWER PLANT OPERATOR/TECH	4.000	4.000	
08616B232	POWER PLANT MECHANIC	0.000	2.000	(2.000)
TOTAL FOR LOC/DIV 08616 - ELECTRIC POWER PLANT:		25.000	24.000	1.000
Div/Loc: 08621 - POWER SUPPLY				
086210084	ADMIN TECHNICIAN	1.000	1.000	
086218553	ASST ELEC UTIL DIR-RESOURCES	1.000	1.000	
086211312	ELECTRIC BUSINESS ANALYST II	1.000	1.000	
086212314	ELECTRIC RESOURCES ANALYST I	0.000	1.000	(1.000)
086212316	ELECTRIC RESOURCES ANALYST II	6.000	3.000	3.000
086212354	ELECTRIC RISK MGMT ADMINISTRAT	1.000	0.000	1.000
086215535	POWER SUPPLY & PORTFOLIO ADMST	1.000	1.000	
TOTAL FOR LOC/DIV 08621 - POWER SUPPLY:		11.000	8.000	3.000
Div/Loc: 08623 - RETAIL SRVCS-PUBLIC BENEFITS				
086231312	ELECTRIC BUSINESS ANALYST II	1.000	1.000	

Position Allocation/Staffing Report
by Department and Location ("Division")

PCN	Position Title	Allocated FTE	Staffed FTE	(Over)/ Under Staffed Variance
086236285	ELECTRIC CUSTOMR PROGRAMS SUPV	1.000	1.000	
086232466	ENERGY PROGRAM TECHNICIAN	4.000	4.000	
086232501	ENERGY SERVICES ACCOUNT REP II	2.000	1.000	1.000
086233810	KEY ACCOUNTS REPRESENTATIVE	1.000	0.000	1.000
086234957	OFFICE ASSISTANT II	1.000	0.000	1.000
086237163	SR ENERGY SERVICES ACCOUNT REP	1.000	1.000	
TOTAL FOR LOC/DIV 08623 - RETAIL SRVCS-PUBLIC BENEFITS:		11.000	8.000	3.000
TOTAL FOR DEPARTMENT 86 - ROSEVILLE ELECTRIC:		152.000	131.000	21.000

Department: 88 DEVELOPMENT SERVICES

Div/Loc: 08200 - PLANNING

082000900	ASSOC PLANNER	5.000	3.800	1.200
082004957	OFFICE ASSISTANT II	2.000	2.000	
082005309	PLANNING MANAGER	2.000	2.000	
082005513	PRINCIPAL PLANNER	1.000	0.000	1.000
082007180	SR PLANNER	1.000	1.750	(.750)
082003410	GIS ANALYST I	0.000	1.000	(1.000)
08200B407	ASST PLANNER	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08200 - PLANNING:		11.000	11.550	(.550)

Div/Loc: 08800 - DEV SVCS- ADMINISTRATION

088000050	ADMINISTRATIVE ANALYST II	1.000	0.000	1.000
088000071	ADMINISTRATIVE ASSISTANT (C)	1.000	1.000	
088001676	DEVELOPMENT SERVICES DIRECTOR	1.000	1.000	
088001695	DEVELOPMENT SERVICES MANAGER	1.000	1.000	
088000045	ADMINISTRATIVE ANALYST I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08800 - DEV SVCS- ADMINISTRATION:		4.000	4.000	

Div/Loc: 08801 - DEV SVCS- PERMIT CENTER

088013412	GIS ANALYST II	1.000	0.000	1.000
088014509	MAPPING SUPERVISOR	1.000	1.000	
088015245	PERMIT ANALYST	1.000	0.000	1.000
088015279	PERMIT TECHNICIAN II	4.000	3.000	1.000
088015311	PLANNING SYSTEMS ANALYST	1.000	1.000	
088015315	PLANNING SYSTEMS TECHNICIAN II	1.000	1.000	
088015562	PROJECT PLANNER	1.000	1.000	
088015277	PERMIT TECHNICIAN I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08801 - DEV SVCS- PERMIT CENTER:		10.000	8.000	2.000

Div/Loc: 08810 - DEV SVCS- BUILDING INSPECTION

088101017	BLDG INSPECTION SUPERVISOR	1.000	1.000	
088101019	BLDG INSPECTOR II	4.000	3.000	1.000
088101043	BLDG OFFICIAL	1.000	1.000	
088101047	BLDG PLANS EXAMINER II	4.000	2.000	2.000
088101672	DEVELOPMENT TECHNICIAN II	2.000	2.000	
088104957	OFFICE ASSISTANT II	1.000	0.000	1.000
088107117	SR BUILDING INSPECTOR	1.000	1.000	
088107195	SR BUILDING PLANS EXAMINER	1.000	1.000	
088101018	BLDG INSPECTOR I	0.000	1.000	(1.000)
088105245	PERMIT ANALYST	0.000	1.000	(1.000)
08810B408	BLDG INSPECTOR I	0.000	1.000	(1.000)
08810B412	BLDG PLANS EXAMINER I	0.000	2.000	(2.000)
08810B490	OFFICE ASSISTANT II	0.000	1.000	(1.000)

Position Allocation/Staffing Report
by Department and Location ("Division")

PCN	Position Title	Allocated FTE	Staffed FTE	(Over)/ Under Staffed Variance
TOTAL FOR LOC/DIV 08810 - DEV SVCS- BUILDING INSPECTION:		15.000	17.000	(2.000)
Div/Loc: 08815 - DEV SVCS- CODE ENFORCEMENT				
088151019	BLDG INSPECTOR II	2.000	0.000	2.000
088151366	CODE ENFORCEMENT INSPECTOR	2.000	1.000	1.000
088157134	SR CODE ENFORCEMENT INSPECTOR	1.000	1.000	
088151018	BLDG INSPECTOR I	0.000	1.000	(1.000)
08815B421	CODE ENFORCEMENT INSPECTOR	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08815 - DEV SVCS- CODE ENFORCEMENT:		5.000	4.000	1.000
Div/Loc: 08820 - DEV SVCS- ENGINEERING				
088200820	ASSOC ENGINEER	1.000	1.000	
088200338	ASST ENGINEER	3.000	3.000	
088201248	CONSTRUCTION INSPECTION SUPV	1.000	1.000	
088201434	CONSTRUCTION INSPECTOR II	3.000	2.000	1.000
088201277	ENGINEERING MANAGER	1.000	1.000	
088201350	ENGINEERING TECHNICIAN II	1.000	0.000	1.000
088203326	FINANCE TECHNICIAN II	1.000	1.000	
088205514	PRINCIPAL ENGINEER	1.000	1.000	
088207121	SR CONSTRUCTION INSPECTOR	2.000	2.000	
088207142	SR ENGINEER	2.000	2.000	
088201300	ENGINEERING TECHNICIAN I	0.000	1.000	(1.000)
08820B425	CONSTRUCTION INSPECTOR II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08820 - DEV SVCS- ENGINEERING:		16.000	16.000	
TOTAL FOR DEPARTMENT 88 - DEVELOPMENT SERVICES:		61.000	60.550	.450
Grand Totals:				
		1,146.475	1,010.300	136.175



COUNCIL COMMUNICATION

CC #: 8573
File #: 0600-01

Title: Second Reading - Municipal Code Amendment - Personnel Rule Change
Contact: Linda Hampton 916-774-5215 lhampton@roseville.ca.us

Meeting Date: 6/21/2017
Item #: 7.30.

RECOMMENDATION TO COUNCIL

ORDINANCE NO. 5847 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTION 3.02.040 OF CHAPTER 3.02 OF TITLE 3 OF THE ROSEVILLE MUNICIPAL CODE REGARDING PERSONNEL RULES AND REGULATIONS, for second reading and adoption.

BACKGROUND

Over the next three years, the City is anticipating the retirement of a number of long-term managers who provide key critical services for the City. A review of the demographics of the current City workforce overall indicates that approximately 36% of the workforce is eligible to retire. This staggering statistic mandates that the City focus on succession planning efforts and ensuring that departments are equipped to provide seamless transition of duties to newly hired or promoted employees. The current language in the municipal code does not allow for hiring/promoting new staff into the same position or to create short-term regular positions. The proposed change will provide the departments with the ability to hire/promote a manager's replacement before the manager departs allowing both training and knowledge transfer opportunities.

FISCAL IMPACT

The fiscal impact is based upon the job classification and salary of the newly hired/promoted manager and the additional cost is for no more than a six month period of time. The expectation is that the requesting department will absorb the additional cost and if this is not possible then it will be taken from general fund contingency funds.

ECONOMIC DEVELOPMENT / JOBS CREATED

No new jobs may be created by this action.

ENVIRONMENTAL REVIEW

Personnel Rules and Regulations are not considered a “project” as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines 15378). Consequently no CEQA action is required.

Respectfully Submitted,

Linda Hampton, Human Resources Manager

Gayle Satchwell, Human Resources Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Ordinance No. 5847

ORDINANCE NO. 5847

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTION
3.02.040 OF CHAPTER 3.02 OF TITLE 3 OF THE ROSEVILLE MUNICIPAL CODE
REGARDING PERSONNEL RULES AND REGULATIONS

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 3.02.040 of Chapter 3.02 of Title 3 of the Roseville Municipal Code is hereby amended to read as follows:

3.02.040 New positions.

A. New positions may be authorized by the city council and added to the classification plan. However, no new position may be filled without the authorization of the city manager who, in so doing, shall determine that sufficient funds are available. When a new position is created, the department head must obtain the city manager's approval to fill the position via the director. The director shall then notify the department head as to the approval and method of filling said position. Except as provided by these rules, or otherwise, no person shall be appointed or employed to fill any new position until the classification plan has been amended by the city council.

B. For management positions only, upon written receipt of a management employee's irrevocable resignation and/or retirement notice, which shall include a final date of employment with the city, and after written acceptance from the director, a new position may be administratively created by the city manager for purposes of receiving transitional training from the existing resigning and/or retiring incumbent to the respective newly hired or promoted management employee. The limited use and purpose of the subsection is to provide for transitional training for specialized, highly skilled, and/or experienced management-level employee transitions where, based on the nature of the position, it is in the city's best interest for the incumbent to provide institutional and operational position-specific knowledge to the incoming employee to ensure the most efficient and effective transition between the two.

The limited authority herein described is delegated to the city manager from the city council and no change to the classification plan will be required in the creation of the type of position described in this subsection. Prior to approval of the position by the city manager, the requesting department head must identify the source of funding for the transitional training position. The department head must obtain the city manager's approval to fill the position, which shall require approval from the director. The director shall notify the department head as to the approval and method of filling said position.

In no event shall both the incumbent position and the new position – which shall be identical positions, including all job duties, specifications, terms, benefits, pay and probationary period (subject to applicable salary range, e.g. new employee Salary Range B) – be filled for a period exceeding six (6) months. Accordingly, the new position shall not be filled unless and until the incumbent position, based on the written notice and acceptance of the irrevocable resignation and/or retirement, has six (6) or fewer months of remaining employment.

Upon separation from city service by the incumbent, the incumbent's position shall, consistent with the authority herein delegated from the city council to the city manager, cease to exist, leaving only the number of positions allocated to the subject classification pursuant to the classification plan. Nothing herein shall cause the ultimate number of positions allocated to a classification to change.

SECTION 2. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 3. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



COUNCIL COMMUNICATION

CC #: 8536
File #: 0600-02

Title: Out of State Travel Request - Fire Department
Contact: Chris Baker 916-774-5833 cbaker@roseville.ca.us

Meeting Date: 6/21/2017
Item #: 7.31.

RECOMMENDATION TO COUNCIL

Staff recommends Council approval of out-of-state travel for Fire Battalion Chief Chris Baker to attend quarterly TIA/P25 Committee meetings and training sessions as the public safety responder representative to the Association of Public Communications Officials (APCO) between June 2017 and June 2018. All travel costs including airfare, lodging and per diem, will be reimbursed directly by APCO.

BACKGROUND

The TIA/P25 Committee is made up of local, state, federal, and industry officials who determine standards and direction of the newest public radio systems used by government agencies. This committee recommends standards and changes for systems that will be used in the City of Roseville beginning in 2018. The Association of Public Communications Officials (APCO) is made up of local, state, and federal agency members who have both expertise in public safety and technical / operational duties.

APCO has diligently searched for public safety responders to represent one of its seats on the TIA/P25 Committee, and has requested Battalion Chief Chris Baker to fill this spot based on his technical and operational background, along with his longstanding work as an APCO member. APCO provides full reimbursement to its committee members for travel and related expenses to attend these meetings.

The TIA/P25 meetings take place approximately four times per year for three days each, and rotate locations throughout the United States. The first meeting is scheduled in Chicago, IL.

FISCAL IMPACT

All travel, per diem and lodging expenses for the APCO TIA P25 Subcommittee meetings and/or training attended by Battalion Chief Chris Baker are directly covered by the Association of Public Communications Officials and there is no additional fiscal impact to the Roseville Fire

Department.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

The out-of-state travel requests related to the TIA/P25 Committee are not considered a "project" as defined by the California Environmental Quality Act (CEQA). Consequently, no CEQA action is required.

Respectfully Submitted,

Chris Baker, Fire Captain

Rick Bartee, Fire Chief

A handwritten signature in blue ink, appearing to read 'Rob Jensen', with a long horizontal stroke extending to the right.

Rob Jensen, City Manager



COUNCIL COMMUNICATION

CC #: 8570
File #: 0102-10

Title: Resolution of Commendation and Appreciation to Roy David Van Ness
Contact: Ryan Carroll 916-774-5265 rcarroll@roseville.ca.us

Meeting Date: 6/21/2017
Item #: 7.32.

RECOMMENDATION TO COUNCIL

Recommend Roy David Van Ness be commended for his outstanding service and dedication to the City of Roseville, congratulated on his many accomplishments, and wished a long, healthy, and enjoyable retirement.

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

Not applicable.

Respectfully Submitted,

Ryan Carroll, Deputy City Clerk

Sonia Orozco, City Clerk



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution of Commendation and Appreciation to Roy David Van Ness

City of Roseville RESOLUTION

COMMENDATION AND APPRECIATION

WHEREAS, Roy David Van Ness began his distinguished career with the City of Roseville on April 8, 1985 as a temporary Engineering Aide I in the Public Works Engineering Department, hired as a permanent employee on September 30, 1986, promoted to Engineering Aide II November 21, 1987, and promoted to Civil Engineering Technician I July 23, 1988; and

WHEREAS, Roy was transferred to the Environmental Utilities Department as a Civil Engineering Assistant on July 1, 1991, reclassified to Senior Civil Engineering Assistant July 2, 1994, reclassified to Senior Engineering Specialist July 4, 1998, reclassified to Mapping Manager June 29, 2002, reclassified to Mapping Supervisor April 15, 2006 and appointed as the team lead for the Environmental Utilities Engineering Division Data Management Section; and

WHEREAS, Roy has been a dedicated and influential member of the City of Roseville and the Environmental Utilities Department making significant contributions that include creation and maintenance of the highly accurate electronic parcel base, water system, wastewater system, recycled water system, and storm water system infrastructure maps, the co-creation of the solid waste residential and green waste routes, the creation of the solid waste commercial bins map, the creation of the water, wastewater, recycled water and storm water computer maintenance management system, the departmental document management system, the utility construction standard details and the digital submission standards; and

WHEREAS, Roy has been an outstanding manager and leader and the deserving recipient of numerous accolades including the 1994 Pride of Roseville Outstanding Service Award, the 2011 Pride of Roseville Outstanding Work Performance Top Team Award, and the June 2005 and April 2008 Environmental Utilities Department Honoring Excellence and Rewarding Outstanding Employees (HEROEs) Awards; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, that ROY DAVID VAN NESS be commended for his outstanding service and dedication to the City of Roseville, congratulated for his many accomplishments, and wished a long, healthy, and enjoyable retirement.

SIGNED AND APPROVED this 21st day of June, 2017.

SUSAN ROHAN, MAYOR

ATTEST:

SONIA OROZCO, CITY CLERK
CITY OF ROSEVILLE, CALIFORNIA





COUNCIL COMMUNICATION

CC #: 8574
File #: 0102-10

Title: Resolution of Commendation and Appreciation to Isabella Zaia
Contact: Ryan Carroll 916-774-5265 rcarroll@roseville.ca.us

Meeting Date: 6/21/2017
Item #: 7.33.

RECOMMENDATION TO COUNCIL

Recommend Isabella Zaia be commended for her outstanding service and dedication to the City of Roseville, congratulated on her many accomplishments, and wished a long, healthy, and enjoyable retirement.

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

Not applicable.

Respectfully Submitted,

Ryan Carroll, Deputy City Clerk I

Sonia Orozco, City Clerk



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution of Commendation and Appreciation to Isabella Zaia

City of Roseville RESOLUTION

COMMENDATION AND APPRECIATION

WHEREAS, Isabella Zaia began her distinguished career with the City of Roseville in the City Clerk's Department on August 18, 2002 as a Deputy Clerk II; and

WHEREAS, Isabella was promoted to Customer Service Representative II on January 29, 2011 at the Maidu Museum & Historic Site, and her position was reclassified to Office Assistant II on August 25, 2012; and

WHEREAS, Isabella was recognized along with her City Clerk team members with a 2006 Pride of Roseville Certificate of Commendation for Excellence in the Outstanding Work Performance Team category; and

WHEREAS, Isabella completed Docent Training in 2011; and

WHEREAS, Isabella was a graduate of the 2011-2012 Leadership Roseville Program through the Roseville Chamber of Commerce and was presented a letter of appreciation from Adelante High School for her outstanding effort and participation in the 11th Annual Career Education Project, Career Fair, and Workshops on June 21, 2012; and

WHEREAS, Isabella provided excellent customer service to the public in the City Clerk's Department processing public bid openings, U.S. passport applications and providing notary services, and scheduled hundreds of school/organizational tours and programs at the Maidu Museum & Historic Site; and

WHEREAS, Isabella retired on December 16, 2016 after more than 14 years of dedicated service to the City and its citizens; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, that **ISABELLA ZAIA** be commended for her outstanding service and dedication to the City of Roseville, congratulated for her many accomplishments, and wished a long, healthy, and enjoyable retirement.

SIGNED AND APPROVED this 21st day of June, 2017.

SUSAN ROHAN, MAYOR

ATTEST:

SONIA OROZCO, CITY CLERK
CITY OF ROSEVILLE, CALIFORNIA





COUNCIL COMMUNICATION

CC #: 8575
File #: 0102-10

Title: Resolution of Commendation and Appreciation to Carl Walker
Contact: Ryan Carroll 916-774-5265 rcarroll@roseville.ca.us

Meeting Date: 6/21/2017
Item #: 7.34.

RECOMMENDATION TO COUNCIL

Recommend Carl Walker be commended for his outstanding service and dedication to the City of Roseville, congratulated on his many accomplishments, and wished a long, healthy, and enjoyable retirement.

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

Not applicable.

Respectfully Submitted,

Ryan Carroll, Deputy City Clerk I

Sonia Orozco, City Clerk



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution of Commendation and Appreciation to Carl Walker

City of Roseville RESOLUTION

COMMENDATION AND APPRECIATION

WHEREAS, Carl Walker began his distinguished career with the City of Roseville in October 1989 as a Civil Engineering Technician I in the Public Works Department-Engineering Division; and

WHEREAS, Carl was promoted to Civil Engineering Assistant in September 1990, Assistant Engineer I in May 1996, Acting Assistant Engineer II in October 1996, Associate Engineer in July 2006, Acting Senior Engineer in August 2009, and Senior Engineer in September 2011; and

WHEREAS, Carl worked on many projects during his career including Sunrise Avenue/Cirby Way Intersection Expansion, Old Auburn Road Realignment, Westfield Galleria, Del Webb Specific Plan, Cirby-Linda-Dry Creek Flood Control Project, City resurfacing projects including the City's first slurry and cape seal projects, and as Floodplain Manager Carl was instrumental in maintaining the City's Community Rating System Class 1 rating; and

WHEREAS, Carl became a registered professional engineer through the State of California Board of Professional Engineers and Land Surveyors in June 2003, he became the City of Roseville's second Certified Floodplain Manager, accredited by the Association of State Floodplain Managers; and

WHEREAS, Carl was awarded the City's "Pride of Roseville" Commendation for Excellence within the "Outstanding Work Performance Team" category for work on the Historic Old Town Streetscape Project in 2007, the "Outstanding Work Performance" category in June 2008, the "Outstanding Work Performance Team" category for work on the Riverside Avenue Streetscape Project in 2009, and the "Outstanding Work Performance Individual Award" for maintaining the City's Community Rating System Class I rating and updating the City's Multi-Hazard Mitigation Plan in 2014.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, that **CARL WALKER** be commended for his outstanding service and dedication to the City of Roseville, congratulated for his many accomplishments, and wished a long, healthy, and enjoyable retirement.

SIGNED AND APPROVED this 21st day of June, 2017.

SUSAN ROHAN, MAYOR

ATTEST:

**SONIA OROZCO, CITY CLERK
CITY OF ROSEVILLE, CALIFORNIA**





COUNCIL COMMUNICATION

CC#: 8571

File#: 0103-34-02

Title: Roseville Grants Advisory Commission - FY2017-18 Funding Recommendations

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

Meeting Date: 6/21/2017

Item #: 8.1.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council:

1. Approve the Grants Advisory Commission recommendations to fund 49 grants in the amount of \$407,500 (\$400,000 from the Citizens' Benefit Fund and \$7,500 from the REACH Fund).
2. Approve the inclusion of \$400,000 in the fiscal year 2017-18 City of Roseville budget along with the attached list of grant recipients, see Attachment 1.
3. Adopt a Resolution approving revisions to the City's Citizens Benefit Fund Policy Manual, as identified in Attachment 3.

BACKGROUND

The City has two funding sources from which to award grants to non-profit organizations, the Citizens' Benefit Fund (CBF) and the Roseville Employees Annual Charitable Hearts (REACH) Fund. The majority of the available funds are funded through the CBF and as such must be used by non-profits for programs and services benefitting Roseville citizens. Funds through REACH may be used for programs and services outside of Roseville in surrounding communities. Therefore some programs that only serve areas outside of Roseville are restricted to funding through REACH Funds.

2017-18 FUNDING CYCLE

For the FY2017-18 fiscal year, \$407,500 is available for distribution:

- \$400,000 from the Citizens' Benefit Fund (CBF)
- \$7,500 from the REACH Fund

Non-profit 501(c)(3) or (c)(4) organizations, public agencies and schools were eligible to apply. Given the available funding, the Grants Advisory Commission set the maximum limit on the CBF grant requests at \$10,000 and the employee REACH Committee recommended a \$2,500 maximum limit on REACH grants.

The FY2017-18 funding cycle began on December 12, 2016 when applications were made

available to the public. The Grants Advisory Commission (GAC) conducted a televised voluntary applicant workshop on January 10, 2017. Grant applications were due on February 9, 2017.

A total of 62 Grant applications were submitted requesting funding support totaling \$525,752.27 from the combined funding sources. Of these requests, the Commission, at the March 14, 2017 meeting, deemed 22 Grant applications "at risk" and 3 Grant applications "disqualified". Notifications were sent on March 15, 2017. On April 11, 2017 and May 9, 2017, the Commission reviewed the "at risk" and "disqualified" application appeals. After further review, the Commission disqualified two Grant applications.

The Roseville Grants Advisory Commission met on May 9, 2017 to discuss the merits of each Grant application and make funding recommendations. The Commission recommended full or partial funding for 49 eligible Grant requests, or 81% of all eligible requests (with 73% being fully funded). A total of 11 eligible Grant requests were not recommended for funding.

Grant application funding is as follows:

- The Grants Advisory Commission recommends that 48 grant applications be funded with \$400,000 of Citizens' Benefit Funds, see Attachment 1.
- The Grants Advisory Commission recommends that 3 grant applications be funded with \$7,500 of REACH Funds, see Attachment 2.

Please note that of the 49 grant applications that are recommended for funding that two of the Grant applications (the Life Skills Training & Education Programs and Lighthouse Counseling & Family Resource Center) have been co-funded with Citizens' Benefit Funds and Reach Funds, Attachments 1 and 2.

Attachment 1 provides a comprehensive list of Citizens Benefit Fund Grant applicants that requested funding; the amount of each request and the Grants Advisory Commission's funding recommendations. NOTE: A separate motion is needed for those grants with a Council member(s) abstaining due to service within the organization recommended for funding.

With the 2017-2018 Grant awards proposed tonight, the awards for community projects/benefits from the CBF will total \$14,860,697 million. REACH Fund awards have added another \$510,007 in grant funding. The total Grant funds are \$15,370,704 from the CBF and REACH Funds together.

Annually, the Grants Liaison reviews policies and procedures in a continued effort to improve efficiencies and streamline processes. In recent years, these changes included the use of the online Zoomgrants for submittal system of grant applications and annual reports and changes to the City's investment strategy to increase annual interest earnings for greater community giving. This year, staff recommends Policy revisions to improve efficiencies and reduce Commission and City staff time relating to program policy and management, as follows:

Efficiency Recommendations

- Grants Staff Liaison will review Grant applications to verify completeness and required documents
- Eliminate Appeal process

These recommendations eliminate two Commission meetings and staff time associated with the preparation of staff reports and minutes and attendance (of three City staff members) at those meetings.

Program Policy and Management:

Additionally, staff recommends the following revisions to Grants giving program to enable the Commission to focus Grant giving and allocations to create larger community impact, as follows:

- Deleted maximum funding limits
- Deleted Public School and City of Roseville and departments therein, from applying

These recommendations focus these limited resources on non-profit agencies within the community where the greatest needs can be addressed and allows for larger grants with a greater community impact and increased efficiency in program delivery.

Attachment 3 for a complete redline/strikeout version of the Citizens Benefit Fund Policy Manual and Attachment 4 for a clean version of the document.

Similarly, staff received approval from the REACH Committee amending their policy relating to program policy and management specifically relating to limiting awards of grants to private schools and non-profit 501(c)(3) or 501(c)(4) organizations (including: Parent Teacher Clubs and Booster clubs).

FISCAL IMPACT

The fiscal impact to the General Fund is nominal. Grant money of \$407,500 is allocated from the Citizens Benefit and REACH Funds investment revenue proceeds. These monies will be included in the FY 2017-18 City of Roseville budget and approved for grant purposes. The administration of the grants program has a nominal cost associated with staff resources. Estimated annual cost of administration is approximately \$30,000 annually.

ECONOMIC DEVELOPMENT / JOBS CREATED

The funding granted to local non-profits is invested directly into the Roseville community and is used to support a variety of programs and services that benefit Roseville and Placer County citizens. The funds granted through the CBF help to improve the quality of life in Roseville and is one of the key factors to attracting and keeping businesses in Roseville. Many of the dollars granted also directly create jobs by funding staff or contract workers for the non-profits.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Laura Matteoli, Economic Development Manager

Chris Robles, Economic Development Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

CFB 2017-2018 Recipients

REACH Fund 2017-2018 Recipients

Citizens' Benefit Fund Policy Manual revisions redline

Resolution No. 17-281

Citizens Benefit Fund Policy Manual clean

2017-2018 FUNDING RECOMMENDATIONS

Organization Name Application Title	CBF Funding	REACH Funding	Funding Source
A Touch of Understanding, Inc. Disability Awareness Workshops in Roseville schools	\$ 10,000.00		CBF
Advocates for Mentally Ill Housing, Inc. Housing Support Services	\$ 10,000.00		CBF
Barbara Chilton Middle School Musical Instrument Project Marimba	\$ 2,500.00		CBF
Blue Line Arts Arts Vibrancy for Downtown Roseville- Hawaiian Style	\$0		
Buljan Middle School Buljan Middle School Robotics Academy	\$ 2,500.00		CBF
California Capital Financial Development Corporation Women Veterans Art Project	\$0		
Child Advocates of Placer County CASA/Mentor Project for Roseville Foster and At-Risk Youth	\$ 10,000.00		CBF
City of Roseville Fire Department Roseville Fire Department Firefighters in Safety Education Community Outreach & Volunteers in Prevention	\$ 4,938.00		CBF
City of Roseville Police Department Police Department Community Outreach and Crime Prevention Programs	\$ 2,960.73		CBF
City of Roseville Department of Parks, Recreation & Libraries Operation Swim & Sparks Summer Playground Program	\$ 10,000.00		CBF
Dry Creek Conservancy Naturalist Program Training	\$ 5,874.00		CBF
Eskaton Foundation Transportation Plus and Well-Check Calls	\$ 10,000.00		CBF
Friends of the Roseville Public Library Free SAT Preparatory Courses at the Roseville Public Libraries	\$ 6,720.00		CBF
Health Education Council Roseville Invest Health Neighborhood Cleanup & Engagement	\$0		
Homeless Resource Council of the Sierras Homeless Coordination Activities	\$ 10,000.00		CBF
Keaton Raphael Memorial Road to Survival	\$ 10,000.00		CBF
KidsFirst Family Mental Wellness	\$ 10,000.00		CBF
Life Skills Training & Educational Programs/Life STEPS Life STEPS Enhanced Senior & Youth Services	\$ 2,500.00	\$ 2,500.00	CBF \$2,500 REACH \$2,500
Lighthouse Counseling & Family Resource Center Family Wellness Initiative	\$ 7,500.00	\$ 2,500.00	CBF \$7,500 REACH \$2,500
My Mother's Voice A Book of My Own and Covering the Basics	\$ 10,000.00		CBF
Orangevale Huskies Youth Athletic Association DBA Oakmont Jr. Vikings Safety Grant	\$0		

2017-2018 FUNDING RECOMMENDATIONS

Organization Name	CBF Funding	REACH Funding	Funding Source
Application Title			
Performing Arts of Roseville	\$ 10,000.00		CBF
Roseville Music in the Park - 25th Anniversary			
Placer ARC	\$ 10,000.00		CBF
On the Go - Operating Support			
Placer Breast Cancer Foundation	\$ 5,000.00		CBF
Placer Breast Cancer Foundation Education Initiative			
Placer Community Foundation on behalf of Placer Collaborative Network	\$ 1,875.00		CBF
Placer Collaborative Network			
Placer County Law Enforcement Chaplaincy	\$ 10,000.00		CBF
Placer County Law Enforcement Chaplaincy			
Placer Food Bank	\$ 10,000.00		CBF
Feed Our Future (Expansion)			
Placer Independent Resource Services		\$ 2,500.00	REACH
PIRS Assistive Technology Assistance Program			
Placer Multi -Disciplinary Interview Center (MDIC)	\$ 10,000.00		CBF
Roseville Adult School Flag Pole Project			
Placer Veterans Stand Down	\$ 10,000.00		CBF
Placer Veterans Stand Down			
ReCreate	\$ 10,000.00		CBF
ReCreate's Genius/Mobile - Steam Learning			
Robert C. Cooley Middle School	\$ 2,500.00		CBF
Band Instrument Project: Double Bass			
Roseville Alano Club	\$ 7,032.27		CBF
Roseville Alano Club, building and site improvements			
Roseville City School District	\$ 10,000.00		CBF
Cooley Middle School "Geared Up: Bicycle Tech" Community Expansion & Safety Initiative			
Roseville Coalition of Neighborhood Associations - RCONA	\$0		
Revitalizing Roseville Neighborhoods			
Roseville Community Concert Band	\$ 10,000.00		CBF
Music Camp, Sheet Music, Concert Production			
Roseville Community Crime Stoppers	\$0		
Roseville Crime Stoppers Crime Forum			
Roseville Historical Society	\$ 9,500.00		CBF
Roseville Historical Society Operations and Programs			
Roseville Home Start, Inc.	\$ 10,000.00		CBF
Roseville Home Start's Comprehensive Therapy Program for Homeless Families			
Roseville Joint Union High School District- Roseville Adult School	\$ 10,000.00		CBF
Adult Basic Education (ABE) Instructional Materials			
Roseville Police Activities League, Inc.	\$ 10,000.00		CBF
Roseville Police Activities League Summer			
Roseville Theatre Arts Academy	\$ 10,000.00		CBF
Roseville Youth Playwrights Festival and Roseville Title 1 Schools Theatre Experience			
Roseville Utility Exploration Center	\$ 3,000.00		CBF
School Program Access for Roseville Students			

2017-2018 FUNDING RECOMMENDATIONS

Organization Name	CBF Funding	REACH Funding	Funding Source
Application Title			
Rotary Club of Roseville Foundation	\$ 10,000.00		CBF
Miles of Smiles			
Royal Stage Christian Performing Arts	\$0		
Royal Stage Princess Project			
Sacramento Philharmonic & Opera	\$0		
Sacramento Philharmonic & Opera Roseville Cre8tive Concert Initiative			
Saint Vincent de Paul Society, Roseville Area Conference, Inc.	\$ 10,000.00		CBF
Food Locker Program			
Seniors First	\$ 10,000.00		CBF
Senior Nutrition and Senior Link			
Sierra College Foundation	\$ 10,000.00		
Emancipated Youth Care Packs			
Sierra Forever Families	\$ 10,000.00		
Finding Forever Families for Kids in Foster Care			
Sierra Pregnancy & Health	\$0		
Family Health & Wellness Initiative			
Society for the Blind	\$ 7,500.00		CBF
Roseville Low Vision Clinic and Blindness Skills Training for Older Adults			
Stand Up Placer, Inc.	\$ 10,000.00		CBF
Roseville Victims Services Program			
The Gathering Inn	\$ 10,000.00		CBF
Emergency Overnight Homeless Shelter			
The Lazarus Project, Inc.	\$ 8,100.00		CBF
Lazarus Project			
The Me-One Foundation, Inc.	\$ 10,000.00		CBF
The Me-One Foundation Camp Challenge			
Tommy Apostolos Fund	\$ 10,000.00		CBF
Tommy Apostolos Shopping Spree			
Wellness Within	\$ 10,000.00		CBF
Mindfulness for Cancer Patients and Caregivers			
Youth for Christ	\$0		
Parent Life Roseville			
Yur Circle	\$0		
Yur Circle's Female Empowerment Programs			
Total Funding	\$400,000	\$ 7,500.00	

REACH 2017-18 GRANT RECIPIENTS

Life Skills Training & Educational Program	LifeSTEPS Senior & Youth Services	\$ 2,500
Lighthouse Counseling & Family Resource Center	Family Wellness Initiative	\$ 2,500
Placer Independent Resource Services	Assistive Technology Project	\$ 2,500

**City of Roseville
Citizens' Benefit Fund**

Policy Manual



**adopted by the
Roseville Grants Advisory Commission**

September 12, 2000

amended

November 12, 2002

December 3, 2003

November 9, 2004

November 8, 2005

November 18, 2008

December 19, 2012

October 8, 2013

February 17, 2016

[June 21, 2017](#)

City of Roseville

Citizens' Benefit Fund

Policy Manual

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2004 regarding AB 2690 and the Citizens' Benefit Fund
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**City of Roseville
Citizens' Benefit Fund
Policy Manual**

Purpose

The purpose of the Citizens' Benefit Fund Policy Manual is to:

- ◆ Document the policy decisions of the Grants Advisory Commission and Roseville City Council regarding the Citizens' Benefit Fund by year and by topic;
- ◆ Serve as a reference for new Grants Advisory Commissioners and Roseville City Councilmembers as to program implementation; and
- ◆ Answer questions from the public regarding the grants process, [including questions from](#) potential grant applicants, and current grant recipients.

Chronology of Citizens' Benefit Fund

Jun 1, 1994	Grants Advisory Commission established by Ordinance 2774. Hospital Proceeds Fund Established by Ordinance number 2788. Chapter 4.06 is added to the Roseville Municipal Code to establish the Hospital Proceeds Fund.
Jul 12, 1994	City Council approves criteria and first grant application.
Jan 25, 1995	Joint City Council/Grants Advisory Commission Workshop to discuss Grant application process, including estimated timeframe for processing grant applications and restricting grant funds to benefit Roseville residents only for specific project, rather than general funding; no funding for administrative costs, audit procedures following Grant awards; procedures to notice Commission meetings and interviews with applicants.
Sep 10, 1997	Joint City Council/Grants Advisory Commission Workshop to discuss grant consideration process, appeal opportunities, award process, stewardship of funds, application form changes, multiple year funding, auditing, collaboration of organizations, grant requests for capital projects, city projects or from agencies outside the city.
Dec 16, 1998	City Council approves formal process to consider modifications to approved grants and adoption of marketing program for the Citizens' Benefit Fund.
Aug 18, 1999	Ordinance 3388 adopted by the Roseville City Council amending Chapter 4.06 of the Roseville Municipal Code. Amendments include: 1. Name change from Hospital Proceeds Fund to Citizens' Benefit Fund to reflect opportunity for donations to the fund from the community rather than limited principal amount from sale of municipal hospital. 2. Amendment to Section 4.04.040, Expenditures of Money, to indicate unappropriated amounts may be carried forward to subsequent fiscal years, or at the discretion of the City, may be added to the principal.
Jul 10, 1999	Joint City Council/Grants Advisory Commission Workshop to discuss policies related to requirement for matching funds, grant funding for leased vs. owned property, perpetual funding, monitoring/annual reports, and Ad Hoc Committee.
Nov 3, 1999	City Council adopts policies related to issues from joint Commission/Council workshop.
Dec 3, 2003	City Council approves Grants Advisory Commission recommendations for funding criteria and process improvements following three workshops by the Commission and the first REACH/Enron funding cycle.

Dec 15, 2004	City Council approved Grants Advisory Commission recommendations for revisions as a result of AB 2690 – repealing the requirement that volunteers be paid prevailing wages and eliminating the mandatory workshop.
December 19, 2012	The City Council approved a financial report on the Citizens' Benefit Fund (CBF) and a work plan for a comprehensive grants policy review.
May 29, 2014	GIM to the City Council regarding completion of phase 1 in the Comprehensive Grants Review Process – Historical Assessment Report of the Roseville Grants program.
April 20, 2015	Joint City Council/Grants Advisory Commission Workshop to discuss policies relating to administration of the fund and fund investment and program options.
December 16, 2015	City Council considered and reaffirmed: 1. Retention of the Citizens' Benefit Fund (CBF) with the City to be invested and administered by the City. 2. Retention of the Grants Program and Commission with administration by the City. 3. Revision of the Citizens' Benefit Fund (CBF) Policy Manual and Guidelines, as follows: a) Accept investment strategy revisions expanding strategy consistent with Government Codes. b) Reaffirm smoothing strategy to hold back proceeds in excess of \$500K and establish new policy for annually utilizing proceeds in excess of \$500K for smoothing or special projects or community benefits. c) Reaffirm the nine (9) funding program categories. d) Retain limits on school districts and schools, as approved by the Grants Commission. e) Continue policy that the City Manager, or his designee, approve grants submitted for City requests. f) Confirm no giving priorities with each funding request to be evaluated on its own merits. g) Establish a policy for an annual needs assessment for Council to consider and establish priorities for the coming funding cycle.
<u>June 17, 2017</u>	<u>City Council approved revisions to Grants Policy Documents to streamline program procedures relating to administration of Grants program. Additionally, Grants have been focused and aligned to solely private schools and non-profits entities.</u>

Adopted Policies of the Grants Advisory Commission and Roseville City Council
1994-~~2016~~[2017](#)

Criteria for Grant Applicants

Original Criteria and Application Submittal Requirements (6/94, 2/16)
Americans with Disabilities Act Compliance (1/99)
Bids Required for Capital Items to be Included (1/96, 10/99)
Funding for Religious or Sectarian Activities Prohibited (1/99)
Grant recipients located in Roseville (9/97)
Ownership or Long-term Lease of Property Improved by Grant Funds (11/99)
Compliance with State of California Prevailing Wage Law – SB 975 (11/02) & AB 2690 (12/04)
Tax Status (12/03)

Process-Related Policies

Annual Review (10/13, [6/17](#))
Recipient Reporting (11/99)
Appeal of Grant Advisory Commission Decision (9/97, [6/17](#))
~~Audit Form (3/96)~~
Funds Expended within One Year (8/97)
Line Item Review (11/99)
Applicant Workshop (9/97)
Process to Amend or Extend Timeframe of Approved Grants (12/98)
Site Visits (12/03)
Application Review and Process (12/03, 2/16, [6/17](#))

Funding Policies

~~City Projects (9/97)~~
Categories and Target Maximum Amount (9/97, 12/03, 2/16, [6/17](#))
Matching Funds Not Required (11/99)
Multiple Applications from One Agency (12/03, [6/17](#))
Multiple Year Grants (9/97, 12/03)
Perpetual Funding (11/99)
Fund Investing and Funding Source (11/05, 2/16)
Funding for Schools (11/08, [6/17](#))

Criteria for Grant Applicants

Original Criteria and Application Submittal Requirements

Adopted July 6, 1994
Revised February 17, 2016

The original criteria and application form were established by the Grant Evaluation Criteria Subcommittee in 1994. The subcommittee conducted public meetings on May 24, June 14, and June 27 to discuss and revise the guidelines and presented their draft, adopted by the Commission on June 27th to the City Council on July 6, 1994.

The criteria included a points/rating system that was not adopted by the Commission. A majority of the questions in the current application were as originally drafted. New policies that have amended the application over time are discussed in this manual.

In January 2014, the Grants Advisory Commission approved, and made a requirement that all, Grant Applications be submitted via an online ~~web~~-~~web~~-based program.

Americans with Disabilities Act Compliance

Adopted January 1999

The Commission added a question to the application form requesting specific information regarding compliance with the Americans with Disabilities Act. The City is not allowed to fund programs or services by agencies that do not comply with ADA. Applicants are also required to comply with state disability laws, which in many cases are more stringent than the federal ADA law.

Bids Required for Capital Items

Adopted January 1996
Revised October 1999
Revised February 17, 2016

In January 1996, the Commission adopted a requirement for applicants to submit bids for capital expenditures. Capital projects costing \$2,499 and under must have 3 documented telephone bids. Capital items costing \$2,500 and above must have 3 written bids included. Bids do not have to be awarded to the lowest bidder; bids should be awarded to the most responsible bidder.

This language was modified in October 1999 by the Commission and approved by the City Council based on input from grant applicants. In some instances, three bids are not available for specialized equipment that may be manufactured by only one or two companies. Also, in most cases, telephone, online and written bids are only valid for 30 to 60 days or less; the grant application process runs from February to June (120 days) for final approval, which extends beyond the expiration date for the bids. The bids are still to be included in the packet, but with notations if less than three bids are included.

Bid Requirements: Individual items costing \$250 - \$2,499 require 3 documented telephone, online or written cost estimates. Individual items \$2,500 or greater require 3 written cost estimates. Individual items less than \$250 do not require an estimate.

Funding for Religious or Sectarian Activities Prohibited

Adopted January 1999

In January 1999, the Commission added a question to the application form asking if funding would be used to support any religious or sectarian activities. The City is allowed to fund religious organizations, but the activity, project or program cannot include the promotion a particular religious belief. The City is prohibited from funding religious activities based on laws governing the separation of church and state.

Grant Recipients Located in Roseville

Adopted September 1997

The Commission and Council specified that grant recipients are to be located in Roseville rather than previous wording stating that grant recipients are to be “local.” In practice, this has been interpreted by the Commission to mean that grant recipients that provide service in Roseville, but may have headquarters or offices in other locations, are eligible for funding.

**Ownership or Long-Term Lease for Properties
Improved by Grant Funds**Adopted November 1999
Revised February 17, 2016

Concerns were raised during the 1999-2000 grant funding cycle regarding the investment in properties by grant applicants who do not own the property. The public funds are therefore making the property of a private citizen more valuable. Grant applicants are required to submit ownership documents and/or copies of lease agreements that reveal how long the property will be leased by the applicant. With long-term leases, the value of any capital improvements will depreciate over time and benefit the grant recipients directly. The Commission recommended and the Council adopted a policy to review the applicants with long-term leases on a case-by-case basis. Staff is to look at the amount of grant funding requested and the use of the funds in particular.

Compliance with California Prevailing Wage Law – SB 975Adopted November 2002
Revised December 2004
Revised February 17, 2016

The California Labor Code as amended by SB 975 in 2000 affects applicants to the Citizens' Benefit Fund in two ways: the requirement to pay prevailing wages for public or private works of improvement that receive public funds and the use of volunteer labor.

By Interoffice Memorandum from the City Attorney's Office to the City Manager's Office dated September 20, 2002, the attorney clearly states applicants must comply with the SB 975. The memo details the policy for the State Prevailing Wage Laws and the Applicability to Volunteer Labor. The memorandum is attached as Appendix G to the Policy Manual.

By Interoffice Memorandum from the City Attorney's office to the City Manager's office dated August 31, 2004, the requirement that prevailing wages be paid to volunteers on public works projects was repealed by urgency legislation signed by the Governor.

Under the new law, AB 2690, the requirement to pay prevailing wages does not apply to volunteers, volunteer coordinators, or members of the California Conservation Corps or Community Conservation Corps. Although a volunteer cannot be paid, the volunteer may receive reasonable meals, lodging, transportation, and incidental expenses or nominal non-monetary awards without losing volunteer status if those benefits and payments are not a substitute form of compensation for work performed. The Memorandum is attached as Appendix H to the Policy Manual.

State Prevailing Wage Laws. Any grant applicant receiving \$1,000 or greater in public monies, in this case, Citizens' Benefit Funds, must pay prevailing wages to all workers employed on public works. Public works actually includes any public or private work of improvement, and is defined as "construction, alteration, demolition, installation, or repair work done under contract and paid for in whole or in part out of public funds." (Labor Code Section 1720 (a)(1)).

Exceptions to the law include public utility improvements, carpet installation, transportation projects, and certain residential and low-income housing projects. (Labor Code Section 1720(a)).

An applicant or their advisor may request the Director of Industrial Relations to provide an opinion as to the applicability of SB 975 to their project. Previous opinions and current prevailing wages can be found at the state agency's web-site: www.dir.ca.gov.

Tax Status

Adopted December 2003
[June 21, 2017](#)

The Grants Advisory Commission is recommending that only agencies with the following tax status be eligible for funding.

- 501(C) 3
- 501(C) 4
- ~~government agencies~~
- [Private](#) schools

Applications from agencies that are not within one of these categories will be ineligible. For example, 501 (C) (6) are not eligible because 1) by definition they exist primarily to serve their members rather than the community at large and 2) they can lobby and take political positions on issues, thus creating potential for conflict of interest.

Process-Related Policies

Annual Review

Adopted October 2013
Revised February 17, 2016
[Revised June 21, 2017](#)

The [Grants Staff Liaison Commission](#) will annually review the Grant Application and Guidelines, and make revisions to improve efficiencies. - The Grant Application and Guidelines shall reflect, but is not limited to: 1) current funds available; ~~2) targeted maximum awards~~, and ~~2~~3) Council priorities, if identified.

Recipient Reporting

Adopted November 1999
Revised November 2005, 2008
Revised February 17, ~~2017~~[2016](#)

Beginning with the 2009-10 funding cycle, applicants who fail to submit a Final Report for a grant received from the preceding funding year are not eligible to apply during the subsequent funding year, or any future funding cycle until at least one year after the Final Report has been submitted.-

Beginning with the 2006-2007 funding cycle, each recipient is required to submit a report describing the expenditures and accomplishments achieved with the grant funds. The report is due within 30 days of the end of the grant period. In addition, the Commission at its discretion may also require a grant recipient to submit a “mid-year” report due six months from the grantee’s initial receipt of funds.

Appeal of Grant Advisory Commission Decision

Adopted September 1997
[Deleted June 21, 2017](#)

~~There is no appeal of Grant eligibility made by the Grants Staff Liaison or allocation recommendation made by the Commission or designated Grant Staff liaison. All Final allocation decisions are made by the City Council. final City Council formally confirmed that if a grant recipient would like to appeal a recommendation of the Grants Advisory Commission, they may appeal to the City Council when the recommendations are presented. There is no appeal process beyond the City Council and its decision is final.~~

Audit Form

Adopted March 1996

~~An Audit Form, or financial form was created by the Finance Director and approved by the Grants Advisory Commission in March 1996. The form is signed as part of the Citizens’ Benefit Fund Agreement submittal with a summary accounting to be submitted with the final report at the end of the fiscal year. The current form is included as Appendix D.~~

Funds Expended within One Year

Adopted August 1997

Based upon several requests from agencies that funds be carried over to another fiscal year, or be used for additional purposes, the Commission voted to revise all forms stating that funds must be expended during the fiscal year for which the grant was included in the City budget. The Citizens' Benefit Fund contract was also amended to state that all funds must be spent with one year.

Line Item Review

Adopted November 1999

The City Council reaffirmed a standing practice that individual grant applications may be reviewed by the City Council following the recommendations being forwarded by the Grants Advisory Commission. The City Council reviews the recommendations as part of the annual budget adoption in June of each year. Councilmembers may "pull" individual grant applications for discussion, questions, and separate action.

Applicant WorkshopAdopted September 1997
Revised November 2004
Revised February 17, 2016

The Grants Advisory Commission strongly encourages that a representative from each applying agency attend the applicant workshop, held on the 2nd Tuesday of January.

Process to Amend or Extend Timeframe of Approved Grants

Adopted December 1998

In September 1998, the Commission determined that a formal process should be established to clearly define the requirements in the event a change to an approved grant was requested by a grant recipient. Through the work of Policy Subcommittee members, Sylvia Besana, Carol Garcia, and Susan Rohan, guidelines and a standard form were drafted for use by future applicants. Appendix F includes the Guidelines and Form approved by the City Council on December 16, 1998. As stated in the Guidelines, the City does not encourage amendments to approved grants. Circumstances may warrant flexibility by the Grants Commission and the City Council; however, only if the criteria established by the Policy Subcommittee are met and the amendment process is followed.

Site VisitsAdopted December 2003
Revised February 17, 2016

The Commission reached consensus to NOT conduct site visits during the application period (January through May) and to limit visits to other times during the year.

If individual Grants Commissioners visit applicants during the process of reviewing grants, they may receive information in addition to that contained in the written application that is not received by the other Commissioners. The City's criteria specifically states the grant will be awarded based upon the written materials provided to the Commission for its consideration.

Application Review and Process

Adopted December 2003

Modified October 2013

Revised February 17, 2016

Revised June 21, 2017

The Grants Commission Staff Liaison ~~Advisory Commission~~ shall review and either approve or disqualify each grant application. Staff will ~~The Grants Advisory Commission~~ makes their decisions based upon the ~~written~~ materials submitted by ~~your~~ the agency and/or organization. Grant applications submitted without required and/or complete documents will be disqualified. Grant applicants do not have the right to appeal disqualifications s. ~~to the Commission, in writing with justification and/or documents.~~ ~~The Commissioners shall review each appeal and make their final decision on each Grant application. This decision is not appealable.~~

The Grants Advisory Commission will meet in the Council Chambers on the second Tuesday of April ~~May for informal discussion of each grant application. Following discussion and review of each grant application the Commissioners will make individual funding recommendations and to review and recommend final funding for reach agreement on~~ each grant application ~~before voting on the final funding recommendations.~~

Funding Policies

City Projects

Adopted September 1997

Reaffirmed October 1999

Revised February 2016

~~City projects may be submitted, upon approval of application by the City Manager, or his designee, and will be considered on a case-by-case basis by the Commission and Council. After considerable discussion during the 1999-2000 funding cycle, this policy was reaffirmed by the Ad Hoc Commission-Council subcommittee, Grants Advisory Commission and City Council. Due to the limited amount of funding in the community and the high level of local need for qualifying projects, City projects and programs will no longer qualify for funding.~~

Categories and Target Maximum Amount

Adopted September 1997

Revised December 2003

Revised February 17, 2016

June 21, 2017

The City Council approved nine (9) CBF Categories, as follows (listed in alphabetical order, not level of emphasis):

- Animals – This category benefits animals (shelters and rescue).
- Arts & Humanities – This category benefits modern languages, literature, philosophy, visual and performing arts.
- Environmental – This category benefits the natural world and/or promotes education and protection of the natural world.
- Health – This category includes all services performed, provided or ~~arranges~~ arranged to promote, improve, conserve or restore mental or physical well-being.
- Human Services – This category focuses on human needs ~~focusing~~ focused on prevention and remediation of problems and improving the overall quality of life of service population.
- Public Society Benefit – This category includes organizations for larger public benefit and not directed to one defined class of beneficiaries (rotary clubs, learning centers, Chamber of Commerce, ~~fourth~~ 4th of July community celebration).
- Recreation & Sports – This category benefits activities ~~does~~ done for enjoyment or competition. The City of Roseville and departments therein, shall not be eligible to apply.
- Schools – This category benefits private educational institutions and ~~school~~ school- based associations that seek to enrich the education experience. Public Schools- and Districts ~~entities may~~ shall not be eligible to apply.
- Youth – This ~~categories~~ category benefits minors in challenging circumstances that have faced ~~challenges~~ obstacles.

For a more detailed definition of approved CBF Categories, please refer to the 2013 Historical Assessment of the Roseville Grant Program (Appendix I). At its discretion, the Grants Advisory Commission, with action by the City Council, may wish to prioritize the above-stated categories for CBF funding for a given application year.

In an effort to ensure efficient use of time staff and city resources, the Grants Advisory Commission and City Council may establish a minimum grant amount for this process. There shall not be any maximum funding level established within a grant cycle and each application shall be reviewed and funded based on the value and benefit to the community. The establishment of a minimum funding level and no maximum will result in funding fewer applications at greater funding levels. Collaborative applications and reductions in services duplication will be considered favorably, as well as applications that address existing gaps in community services. ~~The maximum grant amount will be determined by the Grants Advisory Commission each funding cycle based upon the available funds. The purpose of the target amount is to benefit as many citizens as possible and to give grant applicants a realistic idea of the amount that most likely will be funded. The Commissioners also stated during their discussion that with smaller amounts, the funding would be more likely to make a difference to many citizens of Roseville, thus meeting the mission of the Fund — “to improve the quality of life of Roseville’s citizens.”~~

~~The Commission will review every application and consider larger grants, especially for unique capital projects and programs/projects identified by an annual needs assessment, as directed and/or approved by the City Council. The target amount is a recommendation. Applicants are encouraged to limit their requests to no more than that amount and exceptions would be considered.~~

~~The Commission will review the target amount each year based upon the projected funds available and recommend a target amount to be adopted by the Council prior to each funding cycle. The City Council agreed that a target amount would be set annually.~~

Matching Funds Not Required

Adopted November 1999

The City Council approved the Grants Advisory Commission recommendation that matching funds not be required of grant applicants. Mandating that matching funds be required would limit the application numbers and the flexibility of the Commission and Council to award grants to worthy applicants. Matching funds will be a component of the evaluation by Commissioners and Council in determining which applicants have demonstrated their commitment to a project, but will not be mandatory.

Multiple Applications from One Agency

Affirmed December 2003

Revised November 2004

[June 21, 2017](#)

The Commission agreed that the practice of allowing multiple grant applications from a single agency should be continued. The Commission did not want to limit agencies with worthy programs from applying. ~~However, agencies submitting multiple applications are encouraged to limit their requests to no more than the Target Maximum Amount adopted by the Council for the funding year.~~ Applications are judged on their individual merit.

Multiple Year Grants

Adopted September 1997

The Grants Advisory Commission and City Council discussed, but voted against allowing grant applicants to apply for funding beyond one fiscal year. Funding is only available for the fiscal year in which the grant is approved.

Perpetual Funding

Adopted November 1999

Reaffirmed December 2003

The City Council approved the Grants Advisory Commission recommendation that no limit be set on the number of years a grant applicant may receive funding. Grant applicants will be judged on their individual merit each year.

The Commission and Council affirmed this policy after discussion in 2003. There are several agencies that receive repetitive funding from the Citizens' Benefit Fund. In fact, five organizations have received funding in all of the past ten funding cycles, and six organizations have received funding in eight of the last ten funding cycles. The Commission agreed that because the agencies provide worthy services to the community and Commissioners do an independent evaluation each year, there should not be a limit on repetitive funding.

Fund Investing & Funding Source

Adopted November 2005

Grant Funds shall be invested in accordance with the Government Code §53601, as determined by the City's Chief Financial Officer or his designee.

Grant Fund proceeds in excess of \$500,000 shall be retained for smoothing during lean years and/or special project or community benefits, as approved by the City Council.

The Grants Advisory Commission may award grants from multiple funding sources. In the event that an applicant meets funding criteria for more than one funding source, the Commission has the discretion to make awards from any or all funds for which any individual applicant is eligible.

Grant Requests from Schools

Adopted November 2008
[June 21, 2017](#)

~~Effective with the 2009-10 grant funding cycle, individual schools may compete for a maximum of \$2,500 per school. Each Private School and non-profits School (including its Parent-Teacher Clubs, Boosters Clubs and non-profit school-based programs are eligible to apply and other groups are) is limited to one grant request per site. School districts and school district foundations remain eligible to compete for the Target Maximum Amount adopted for the funding year.~~

~~The Grants Advisory Commission (GAC) and the City Council strongly support education and have funded requests from individual schools, PTC's, Booster Clubs, school districts, school district foundations and non-profit school-based programs. Grants have funded a wide variety of projects; as a result it is difficult to determine the overall impact of the grants.~~

~~In recent years, the percentage of grants requesting support for schools or school-based programs has steadily increased. In addition, the size of requests has increased. The Commission adopted this policy in order to serve many segments of the community and to support significant district-wide projects while still allowing individual schools to compete for smaller amounts.~~

Appendices

Related Ordinances - Appendix A

Funding Guidelines for Current Year - Appendix B

Grant Application for Current Year - Appendix C

Request for Funds & Report of Expenditures - Appendix D

Grant Agreement - Appendix E

Request for Amendment to CBF Grant - Appendix F

Memorandum re: SB975 and Citizens' Benefit Fund - Appendix G

Memorandum re: AB 2690 and Citizens' Benefit Fund - Appendix H

2013 Historical Assessment of the Roseville Grant Program – Appendix I

RESOLUTION NO. 17-281

APPROVING REVISIONS TO THE CITIZENS BENEFIT FUND POLICY MANUAL

WHEREAS, the Grants Liaison reviews policies and procedures annually in an effort to improve efficiencies and streamline processes; and

WHEREAS, this year, staff recommends policy revisions to improve efficiencies and reduce Commission and City staff time relating to program policy management, as follows:

Efficiency Recommendations

- Grants Staff Liaison will review Grant applications to verify completeness and required documents
- Eliminate Appeal process

Program Policy and Management:

- Deleted maximum funding limits
- Deleted Public School and City of Roseville and departments therein, from applying

WHEREAS, these recommendations eliminate two Commission meetings and staff time associated with the preparation of staff reports and minutes and attendance of City staff members at those meetings; and

WHEREAS, these recommendations also focus these limited resources on non-profit agencies within the community where the greatest needs can be addressed and allows for larger grants with a greater community impact and increased efficiency in program delivery; and

WHEREAS, City Council has reviewed staff recommendations; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said recommendations are hereby approved.

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

AYES – COUNCILMEMBERS:

NOES – COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

**City of Roseville
Citizens' Benefit Fund**

Policy Manual



**adopted by the
Roseville Grants Advisory Commission**

September 12, 2000

amended

November 12, 2002

December 3, 2003

November 9, 2004

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City of Roseville

Citizens' Benefit Fund

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**City of Roseville
Citizens' Benefit Fund
Policy Manual**

Purpose

The purpose of the Citizens' Benefit Fund Policy Manual is to:

- ◆ Document the policy decisions of the Grants Advisory Commission and Roseville City Council regarding the Citizens' Benefit Fund by year and by topic;
- ◆ Serve as a reference for new Grants Advisory Commissioners and Roseville City Councilmembers as to program implementation; and
- ◆ Answer questions from the public regarding the grants process, including questions from potential grant applicants, and current grant recipients.

Chronology of Citizens' Benefit Fund

Jun 1, 1994	Grants Advisory Commission established by Ordinance 2774. Hospital Proceeds Fund Established by Ordinance number 2788. Chapter 4.06 is added to the Roseville Municipal Code to establish the Hospital Proceeds Fund.
Jul 12, 1994	City Council approves criteria and first grant application.
Jan 25, 1995	Joint City Council/Grants Advisory Commission Workshop to discuss Grant application process, including estimated timeframe for processing grant applications and restricting grant funds to benefit Roseville residents only for specific project, rather than general funding; no funding for administrative costs, audit procedures following Grant awards; procedures to notice Commission meetings and interviews with applicants.
Sep 10, 1997	Joint City Council/Grants Advisory Commission Workshop to discuss grant consideration process, appeal opportunities, award process, stewardship of funds, application form changes, multiple year funding, auditing, collaboration of organizations, grant requests for capital projects, city projects or from agencies outside the city.
Dec 16, 1998	City Council approves formal process to consider modifications to approved grants and adoption of marketing program for the Citizens' Benefit Fund.
Aug 18, 1999	Ordinance 3388 adopted by the Roseville City Council amending Chapter 4.06 of the Roseville Municipal Code. Amendments include: 1. Name change from Hospital Proceeds Fund to Citizens' Benefit Fund to reflect opportunity for donations to the fund from the community rather than limited principal amount from sale of municipal hospital. 2. Amendment to Section 4.04.040, Expenditures of Money, to indicate unappropriated amounts may be carried forward to subsequent fiscal years, or at the discretion of the City, may be added to the principal.
Jul 10, 1999	Joint City Council/Grants Advisory Commission Workshop to discuss policies related to requirement for matching funds, grant funding for leased vs. owned property, perpetual funding, monitoring/annual reports, and Ad Hoc Committee.
Nov 3, 1999	City Council adopts policies related to issues from joint Commission/Council workshop.
Dec 3, 2003	City Council approves Grants Advisory Commission recommendations for funding criteria and process improvements following three workshops by the Commission and the first REACH/Enron funding cycle.

Dec 15, 2004	City Council approved Grants Advisory Commission recommendations for revisions as a result of AB 2690 – repealing the requirement that volunteers be paid prevailing wages and eliminating the mandatory workshop.
December 19, 2012	The City Council approved a financial report on the Citizens' Benefit Fund (CBF) and a work plan for a comprehensive grants policy review.
May 29, 2014	GIM to the City Council regarding completion of phase 1 in the Comprehensive Grants Review Process – Historical Assessment Report of the Roseville Grants program.
April 20, 2015	Joint City Council/Grants Advisory Commission Workshop to discuss policies relating to administration of the fund and fund investment and program options.
December 16, 2015	City Council considered and reaffirmed: 1. Retention of the Citizens' Benefit Fund (CBF) with the City to be invested and administered by the City. 2. Retention of the Grants Program and Commission with administration by the City. 3. Revision of the Citizens' Benefit Fund (CBF) Policy Manual and Guidelines, as follows: a) Accept investment strategy revisions expanding strategy consistent with Government Codes. b) Reaffirm smoothing strategy to hold back proceeds in excess of \$500K and establish new policy for annually utilizing proceeds in excess of \$500K for smoothing or special projects or community benefits. c) Reaffirm the nine (9) funding program categories. d) Retain limits on school districts and schools, as approved by the Grants Commission. e) Continue policy that the City Manager, or his designee, approve grants submitted for City requests. f) Confirm no giving priorities with each funding request to be evaluated on its own merits. g) Establish a policy for an annual needs assessment for Council to consider and establish priorities for the coming funding cycle.
June 17, 2017	City Council approved revisions to Grants Policy Documents to streamline program procedures relating to administration of Grants program. Additionally, Grants have been focused and aligned to solely private schools and non-profits entities.

Adopted Policies of the Grants Advisory Commission and Roseville City Council 1994-2017
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Criteria for Grant Applicants

Original Criteria and Application Submittal Requirements (6/94, 2/16)
Americans with Disabilities Act Compliance (1/99)
Bids Required for Capital Items to be Included (1/96, 10/99)
Funding for Religious or Sectarian Activities Prohibited (1/99)
Grant recipients located in Roseville (9/97)
Ownership or Long-term Lease of Property Improved by Grant Funds (11/99)
Compliance with State of California Prevailing Wage Law – SB 975 (11/02) & AB 2690 (12/04)
Tax Status (12/03)

Process-Related Policies

Annual Review (10/13, 6/17)
Recipient Reporting (11/99)
Appeal of Grant Advisory Commission Decision (9/97, 6/17)

Funds Expended within One Year (8/97)
Line Item Review (11/99)
Applicant Workshop (9/97)
Process to Amend or Extend Timeframe of Approved Grants (12/98)
Site Visits (12/03)
Application Review and Process (12/03, 2/16, 6/17)

Funding Policies

Categories and Target Maximum Amount (9/97, 12/03, 2/16, 6/17)
Matching Funds Not Required (11/99)
Multiple Applications from One Agency (12/03, 6/17)
Multiple Year Grants (9/97, 12/03)
Perpetual Funding (11/99)
Fund Investing and Funding Source (11/05, 2/16)
Funding for Schools (11/08, 6/17)

Criteria for Grant Applicants

Original Criteria and Application Submittal Requirements

Adopted July 6, 1994
Revised February 17, 2016

The original criteria and application form were established by the Grant Evaluation Criteria Subcommittee in 1994. The subcommittee conducted public meetings on May 24, June 14, and June 27 to discuss and revise the guidelines and presented their draft, adopted by the Commission on June 27th to the City Council on July 6, 1994.

The criteria included a points/rating system that was not adopted by the Commission. A majority of the questions in the current application were as originally drafted. New policies that have amended the application over time are discussed in this manual.

In January 2014, the Grants Advisory Commission approved, and made a requirement that all, Grant Applications be submitted via an online web-based program.

Americans with Disabilities Act Compliance

Adopted January 1999

The Commission added a question to the application form requesting specific information regarding compliance with the Americans with Disabilities Act. The City is not allowed to fund programs or services by agencies that do not comply with ADA. Applicants are also required to comply with state disability laws, which in many cases are more stringent than the federal ADA law.

Bids Required for Capital Items

Adopted January 1996
Revised October 1999
Revised February 17, 2016

In January 1996, the Commission adopted a requirement for applicants to submit bids for capital expenditures. Capital projects costing \$2,499 and under must have 3 documented telephone bids. Capital items costing \$2,500 and above must have 3 written bids included. Bids do not have to be awarded to the lowest bidder; bids should be awarded to the most responsible bidder.

This language was modified in October 1999 by the Commission and approved by the City Council based on input from grant applicants. In some instances, three bids are not available for specialized equipment that may be manufactured by only one or two companies. Also, in most cases, telephone, online and written bids are only valid for 30 to 60 days or less; the grant application process runs from February to June (120 days) for final approval, which extends beyond the expiration date for the bids. The bids are still to be included in the packet, but with notations if less than three bids are included.

Bid Requirements: Individual items costing \$250 - \$2,499 require 3 documented telephone, online or written cost estimates. Individual items \$2,500 or greater require 3 written cost estimates. Individual items less than \$250 do not require an estimate.

Funding for Religious or Sectarian Activities Prohibited

Adopted January 1999

In January 1999, the Commission added a question to the application form asking if funding would be used to support any religious or sectarian activities. The City is allowed to fund religious organizations, but the activity, project or program cannot include the promotion a particular religious belief. The City is prohibited from funding religious activities based on laws governing the separation of church and state.

Grant Recipients Located in Roseville

Adopted September 1997

The Commission and Council specified that grant recipients are to be located in Roseville rather than previous wording stating that grant recipients are to be “local.” In practice, this has been interpreted by the Commission to mean that grant recipients that provide service in Roseville, but may have headquarters or offices in other locations, are eligible for funding.

**Ownership or Long-Term Lease for Properties
Improved by Grant Funds**

Adopted November 1999
Revised February 17, 2016

Concerns were raised during the 1999-2000 grant funding cycle regarding the investment in properties by grant applicants who do not own the property. The public funds are therefore making the property of a private citizen more valuable. Grant applicants are required to submit ownership documents and/or copies of lease agreements that reveal how long the property will be leased by the applicant. With long-term leases, the value of any capital improvements will depreciate over time and benefit the grant recipients directly. The Commission recommended and the Council adopted a policy to review the applicants with long-term leases on a case-by-case basis. Staff is to look at the amount of grant funding requested and the use of the funds in particular.

Compliance with California Prevailing Wage Law – SB 975

Adopted November 2002
Revised December 2004
Revised February 17, 2016

The California Labor Code as amended by SB 975 in 2000 affects applicants to the Citizens’ Benefit Fund in two ways: the requirement to pay prevailing wages for public or private works of improvement that receive public funds and the use of volunteer labor.

By Interoffice Memorandum from the City Attorney’s Office to the City Manager’s Office dated September 20, 2002, the attorney clearly states applicants must comply with the SB 975. The memo details the policy for the State Prevailing Wage Laws and the Applicability to Volunteer Labor. The memorandum is attached as Appendix G to the Policy Manual.

By Interoffice Memorandum from the City Attorney’s office to the City Manager’s office dated August 31, 2004, the requirement that prevailing wages be paid to volunteers on public works projects was repealed by urgency legislation signed by the Governor.

Under the new law, AB 2690, the requirement to pay prevailing wages does not apply to volunteers, volunteer coordinators, or members of the California Conservation Corps or Community Conservation Corps. Although a volunteer cannot be paid, the volunteer may receive reasonable meals, lodging, transportation, and incidental expenses or nominal non-monetary awards without losing volunteer status if those benefits and payments are not a substitute form of compensation for work performed. The Memorandum is attached as Appendix H to the Policy Manual.

State Prevailing Wage Laws. Any grant applicant receiving \$1,000 or greater in public monies, in this case, Citizens' Benefit Funds, must pay prevailing wages to all workers employed on public works. Public works actually includes any public or private work of improvement, and is defined as "construction, alteration, demolition, installation, or repair work done under contract and paid for in whole or in part out of public funds." (Labor Code Section 1720 (a)(1)).

Exceptions to the law include public utility improvements, carpet installation, transportation projects, and certain residential and low-income housing projects. (Labor Code Section 1720(a)).

An applicant or their advisor may request the Director of Industrial Relations to provide an opinion as to the applicability of SB 975 to their project. Previous opinions and current prevailing wages can be found at the state agency's web-site: www.dir.ca.gov.

Tax Status

Adopted December 2003
June 21, 2017

The Grants Advisory Commission is recommending that only agencies with the following tax status be eligible for funding.

- 501(C) 3
- 501(C) 4
- Private schools

Applications from agencies that are not within one of these categories will be ineligible. For example, 501 (C) (6) are not eligible because 1) by definition they exist primarily to serve their members rather than the community at large and 2) they can lobby and take political positions on issues, thus creating potential for conflict of interest.

Process-Related Policies

Annual Review

Adopted October 2013
Revised February 17, 2016
Revised June 21, 2017

The Grants Staff Liaison will annually review the Grant Application and Guidelines, and make revisions to improve efficiencies. The Grant Application and Guidelines shall reflect, but is not limited to: 1) current funds available; and 2) Council priorities, if identified.

Recipient Reporting

Adopted November 1999
Revised November 2005, 2008
Revised February 17, 2016

Beginning with the 2009-10 funding cycle, applicants who fail to submit a Final Report for a grant received from the preceding funding year are not eligible to apply during the subsequent funding year, or any future funding cycle until at least one year after the Final Report has been submitted.

Beginning with the 2006-2007 funding cycle, each recipient is required to submit a report describing the expenditures and accomplishments achieved with the grant funds. The report is due within 30 days of the end of the grant period. In addition, the Commission at its discretion may also require a grant recipient to submit a “mid-year” report due six months from the grantee’s initial receipt of funds.

Appeal of Grant Advisory Commission Decision

Adopted September 1997
Revised June 21, 2017

There is no appeal of Grant eligibility made by the Grants Staff Liaison or allocation recommendation made by the Commission. Final allocation decisions are made by the City Council.

Funds Expended within One Year

Adopted August 1997

Based upon several requests from agencies that funds be carried over to another fiscal year, or be used for additional purposes, the Commission voted to revise all forms stating that funds must be expended during the fiscal year for which the grant was included in the City budget. The Citizens' Benefit Fund contract was also amended to state that all funds must be spent within one year.

Line Item Review

Adopted November 1999

The City Council reaffirmed a standing practice that individual grant applications may be reviewed by the City Council following the recommendations being forwarded by the Grants Advisory Commission. The City Council reviews the recommendations as part of the annual budget adoption in June of each year. Councilmembers may "pull" individual grant applications for discussion, questions, and separate action.

Applicant Workshop

Adopted September 1997
Revised November 2004
Revised February 17, 2016

The Grants Advisory Commission strongly encourages that a representative from each applying agency attend the applicant workshop, held on the 2nd Tuesday of January.

Process to Amend or Extend Timeframe of Approved Grants

Adopted December 1998

In September 1998, the Commission determined that a formal process should be established to clearly define the requirements in the event a change to an approved grant was requested by a grant recipient. Through the work of Policy Subcommittee members, Sylvia Besana, Carol Garcia, and Susan Rohan, guidelines and a standard form were drafted for use by future applicants. Appendix F includes the Guidelines and Form approved by the City Council on December 16, 1998. As stated in the Guidelines, the City does not encourage amendments to approved grants. Circumstances may warrant flexibility by the Grants Commission and the City Council; however, only if the criteria established by the Policy Subcommittee are met and the amendment process is followed.

Site Visits

Adopted December 2003
Revised February 17, 2016

The Commission reached consensus to NOT conduct site visits during the application period (January through May) and to limit visits to other times during the year.

If individual Grants Commissioners visit applicants during the process of reviewing grants, they may receive information in addition to that contained in the written application that is not

received by the other Commissioners. The City's criteria specifically states the grant will be awarded based upon the written materials provided to the Commission for its consideration.

Application Review and Process

Adopted December 2003

Modified October 2013
Revised February 17, 2016
Revised June 21, 2017

The Grants Commission Staff Liaison shall review and either approve or disqualify each grant application. Staff will make their decisions based upon the materials submitted by the agency and/or organization. Grant applications submitted without required and/or complete documents will be disqualified. Grant applicants do not have the right to appeal disqualifications.

The Grants Advisory Commission will meet in the Council Chambers on the second Tuesday of April to review and recommend final funding for each grant application.

Funding Policies

City Projects

Adopted September 1997
Reaffirmed October 1999
Revised February 2016

Due to the limited amount of funding in the community and the high level of local need for qualifying projects, City projects and programs will no longer qualify for funding.

Categories and Target Maximum Amount

Adopted September 1997
Revised December 2003
Revised February 17, 2016
Revised June 21, 2017

The City Council approved nine (9) CBF Categories, as follows (listed in alphabetical order, not level of emphasis):

- Animals – This category benefits animals (shelters and rescue).
- Arts & Humanities – This category benefits modern languages, literature, philosophy, visual and performing arts.
- Environmental – This category benefits the natural world and/or promotes education and protection of the natural world.
- Health – This category includes all services performed, provided or arranged to promote, improve, conserve or restore mental or physical well-being.
- Human Services – This category focuses on human needs focused on prevention and remediation of problems and improving the overall quality of life of service population.
- Public Society Benefit – This category includes organizations for larger public benefit and not directed to one defined class of beneficiaries (rotary clubs, learning centers, Chamber of Commerce, 4th of July community celebration).

- Recreation & Sports – This category benefits activities done for enjoyment or competition. The City of Roseville and departments therein, shall not be eligible to apply.
- Schools – This category benefits private educational institutions and school-based associations that seek to enrich the education experience. Public Schools and Districts may not be eligible to apply.
- Youth – This category benefits minors in challenging circumstances that have faced obstacles.

For a more detailed definition of approved CBF Categories, please refer to the 2013 Historical Assessment of the Roseville Grant Program (Appendix I). At its discretion, the Grants Advisory Commission, with action by the City Council, may wish to prioritize the above-stated categories for CBF funding for a given application year.

In an effort to ensure efficient use of time staff and city resources, the Grants Advisory Commission and City Council may establish a minimum grant amount for this process. There shall not be any maximum funding level established within a grant cycle and each application shall be reviewed and funded based on the value and benefit to the community. The establishment of a minimum funding level and no maximum will result in funding fewer applications at greater funding levels. Collaborative applications and reductions in service duplication will be considered favorably, as well as applications that address existing gaps in community services.

Matching Funds Not Required

Adopted November 1999

The City Council approved the Grants Advisory Commission recommendation that matching funds not be required of grant applicants. Mandating that matching funds be required would limit the application numbers and the flexibility of the Commission and Council to award grants to worthy applicants. Matching funds will be a component of the evaluation by Commissioners and Council in determining which applicants have demonstrated their commitment to a project, but will not be mandatory.

Multiple Applications from One Agency

Affirmed December 2003
Revised November 2004
Revised June 21, 2017

The Commission agreed that the practice of allowing multiple grant applications from a single agency should be continued. The Commission did not want to limit agencies with worthy programs from applying. Applications are judged on their individual merit.

Multiple Year Grants

Adopted September 1997

The Grants Advisory Commission and City Council discussed, but voted against allowing grant applicants to apply for funding beyond one fiscal year. Funding is only available for the fiscal year in which the grant is approved.

Perpetual Funding

Adopted November 1999
Reaffirmed December 2003

The City Council approved the Grants Advisory Commission recommendation that no limit be set on the number of years a grant applicant may receive funding. Grant applicants will be judged on their individual merit each year.

The Commission and Council affirmed this policy after discussion in 2003. There are several agencies that receive repetitive funding from the Citizens' Benefit Fund. In fact, five organizations have received funding in all of the past ten funding cycles, and six organizations have received funding in eight of the last ten funding cycles. The Commission agreed that because the agencies provide worthy services to the community and Commissioners do an independent evaluation each year, there should not be a limit on repetitive funding.

Fund Investing & Funding Source

Adopted November 2005
Revised February 17, 2016

Grant Funds shall be invested in accordance with the Government Code §53601, as determined by the City's Chief Financial Officer or his designee.

Grant Fund proceeds in excess of \$500,000 shall be retained for smoothing during lean years and/or special project or community benefits, as approved by the City Council.

The Grants Advisory Commission may award grants from multiple funding sources. In the event that an applicant meets funding criteria for more than one funding source, the Commission has the discretion to make awards from any or all funds for which any individual applicant is eligible.

Grant Requests from Schools

Adopted November 2008
Revised June 21, 2017

Private School and non-profit Parent-Teacher Clubs, Booster Clubs and non-profit school-based programs are eligible to apply and are limited to one grant request per site.

Appendices

Related Ordinances - Appendix A

Funding Guidelines for Current Year - Appendix B

Grant Application for Current Year - Appendix C

Request for Funds & Report of Expenditures - Appendix D

Grant Agreement - Appendix E

Request for Amendment to CBF Grant - Appendix F

Memorandum re: SB975 and Citizens' Benefit Fund - Appendix G

Memorandum re: AB 2690 and Citizens' Benefit Fund - Appendix H

2013 Historical Assessment of the Roseville Grant Program – Appendix I



COUNCIL COMMUNICATION

CC#: 8541

File#: 0201

Title: City of Roseville FY2017-18 Budget
Contact: Kathy Cullen 916-746-1306 kcullen@roseville.ca.us

Meeting Date: 6/21/2017

Item #: 9.1.

RECOMMENDATION TO COUNCIL

Adopt the proposed FY2017-18 budget ordinance and approve the changes to the position allocations, out-of-state travel requests, and new vehicle requests.

BACKGROUND

Fiscal Summary: The proposed citywide FY2017-18 budget is \$507.1 million. The proposed FY2017-18 budget for the General Fund is \$146.61 million, which includes operating expenditures and transfers out (\$137.03 million) as well as capital projects, debt, and non-recurring expenditures and transfers out (\$9.58 million). Operating and non-operating revenues and transfers in also total \$146.61 million led by increases in sales and property taxes. The net result is a balanced General Fund where revenue is equal to expenses without the use of one-time funds in FY2017-18.

Public Hearing Summary: Two public hearings for the FY2017-18 proposed budget were held on June 6 and June 7, 2017. The following is a summary of the outcome:

During the public comment section of the hearings, a few questions were asked and staff was requested to provide answers. They were as follows:

Questions Regarding the Parks Departments Budget

1. What is the attendance at Town Square Concerts?

The average attendance at concerts is 1,400.

2. What is the Maidu Museum & Historic Site annual attendance?

Approximately 54,000 visitors annually, which includes school tours, daily museum visits, programs and events.

3. What is the frequency of non-routine tree maintenance and how much did we spend?

We had 448 tree inspection calls during the last fiscal year. Costs in FY 2016 were \$168,000 and are broken down as follows:

- \$70,000 Hazards
- \$90,000 Encroachment
- \$ 8,000 Nuisance

An example of a nuisance call may be a tree that is impacted by secondary pests (aphids) which excretes sticky residue and can drip on cars and sidewalks which could be treated. Historically from this call, the tree could receive the prescribed treatment. Our ability to respond moving forward will be limited as the available dollars will be focused on hazards and safety.

An example of an encroachment issues may include tree branches over a homeowner's yard dropping leaves and needles onto patios or pools. In the past through our site visit tree inspection, we would determine the level of encroachment. We will now focus on those that have a safety or hazardous element.

4. What are the Impacts of proposed reductions:

The budget dollars will focus on hazards and safety. Certain non-routine tree maintenance varies from year to year depending on factors such as storms, drought, heavy winds, etc. Inspections will occur but corrective action will be limited on nuisance and encroachment issues. If the budget is depleted, we may seek additional funding through the contingency fund on an as needed basis.

Questions Regarding the Fire Departments Budget

1. City management stated they would not make any cuts prior to the CPAC committee. Is this still true or has the plan changed?

No. The purpose for the Council workshop in April was to identify specific cuts to balance the budget this year. The efforts of the CPAC committee will guide budget decisions in FY 18-19.

2. Is it true that the fire department staffing currently has nine vacancies?

Yes. The fire department is currently testing for the positions of Firefighter 1 and Firefighter 2. The testing and selection process will be completed by June 23rd. Fire will then begin the background checks and pre hire physicals. Academy and on boarding of the new hires is scheduled to begin late July early August.

3. Do you believe the fire at Dick's sporting goods was positively impacted by having a fourth person on the trucks?

The goal of the department is to ensure that appropriate resources are available for all incidents, either through City resources or through mutual aid. The Fire incident at Dick's was a greater alarm assignment which required numerous units be dispatched from Roseville and Rocklin. The fire was positively impacted by speed and placement of all of the units that responded to the fire. The use of the ladder pipes from the two trucks contained the fire to the area of origin preventing spread to the businesses to the west and east of the Dick's building under construction. Each member on the truck has a different task to perform that has to happen at the same time to get the ladder into operation. The setting up of the Trucks to flow water could have been done effectively with a crew of three but it would take longer to set it up. Firefighting is manual labor. When firefighters arrive at the scene of a fire, a number of firefighting tasks need to happen at the same time to effectively control a fire, rescue those in danger, and minimize damage. The faster that a force of firefighters can be on the scene and working, the better the expected outcome.

4. If the city goes ahead with the planned cuts will it put the lives of the public and fire department members at risk?

No. The proposed changes would require modifications of our operational policies to ensure the safety of both. Fire stations are located strategically throughout the community in order to place resources within acceptable response distance to the areas that the assigned resources are

expected to serve. Response time is one of the most important measurements of fire department performance. Time is critical – two commonly referred to criteria used to quantify the importance of fire department response include (1) time of flashover in a structure fire (where a fire goes beyond the control capability of a single alarm) and (2) the time where irreversible brain damage and chances for successful resuscitation are greatly reduced on an EMS call for patients that are pulseless and non-breathing. The sooner firefighters are on the scene; the sooner the fire can be controlled. Likewise, if a person has a heart attack and becomes unconscious, time is of the essence. The longer someone goes without medical assistance, the lesser the chances of survival.

The Roseville Fire Department has established six response performance measures based on its current capabilities and resources, along with a benchmark time (goal to reach) and our baseline, or current times.

RFD Overall Priority Call Baseline Response Times:

All Incidents - Department-Wide							
90% Baseline Performance	Overall	2010	2011	2012	2013	2014	2015Q1Q2
Call Processing	01:49 (53,526)	02:03 (9,317)	01:56 (9,281)	01:42 (9,941)	01:41 (10,178)	01:44 (10,225)	01:48 (4,584)
Turnout	01:56 (50,986)	01:56 (8,756)	01:56 (8,637)	01:54 (9,265)	01:55 (9,479)	01:55 (9,629)	02:01 (5,220)
Travel-Distribution	05:11 (53,286)	05:11 (9,131)	05:05 (9,124)	05:11 (9,706)	05:08 (9,864)	05:15 (10,024)	05:18 (5,437)
Call to Arrival-Distribution	07:39 (54,153)	07:51 (9,262)	07:41 (9,232)	07:36 (9,882)	07:30 (10,074)	07:38 (10,191)	07:38 (5,512)

The number in parentheses is the number of calls assessed for that statistic. The smaller the number, the chance for error is increased. These categories are further broken down by call and station in the SOC.

Overall, Roseville Fire's baseline response goals are within reasonable time standards for a community of our size and risk. The benchmark goals are not necessarily goals we will ever reach, but are used as best case scenarios and as a measurement to identify how we can strive to improve in each area of response. The five year trend shows our EMS response improved so much that the benchmark was lowered from 08:12 to 07:12. (Reference 2015 Roseville Fire Standards of Cover (SOC).

5. How will you provide for the safety of fire department members/crews?

Instead of business as usual, the department is currently evaluating modifications to its Standard Operational Guidelines that reflect both Strategically and Tactically how we operate on all incidents to accomplish the same goals whether the Truck is at 3/0 or 4/0 staffing. The safety of the citizens served by the Roseville Fire Department and the safety of firefighters as they do their work is of the utmost importance.

6. Do you think service to the community will be decreased?

Roseville Fire department will remain appropriately staffed and equipped to respond to fire incidents in the City as well as providing automatic and mutual aid to neighboring agencies throughout the State of California. Current response assignments for some call types such as these: "Low Level first alarm structure response for a smoke odor or possible fire response consists of two (2) engines, one (1) truck, and one (1) Battalion Chief; or a working fire incident, either residential or commercial, sends a High Level response for working structure consisting of four (4) engines, two (2) trucks, two (2) Battalion Chiefs and one (1) ambulance." All of these incidents are being analyzed to determine whether the needed effective response force number can be met without adding units after decreasing the Truck staffing. All Roseville Firefighters are

certified by the State of California to the "Firefighter I or II" level and each holds current Emergency Medical Technician I certification or Paramedic licensure.

Fire will continue to assess response assignments and make changes as needed that maintain low initial response times. In addition, the department will

- Use Technological advances in CAD, station, and unit Alerting, and Routing when available.
- Adjust training schedules based on data and peak call times.
- Take advantage of remote training through Target Solutions where possible.
- Evaluate Move-up and cover assignment needs continually throughout the day.
- Use pre-alerting mobile technology methods such as Active 911 and Data Analysis and GIS advances.
- Continually work with partner agencies to refined Auto Aid and Mutual Aid Agreements.

7. Emergency Preparedness had a significant decrease in funding as shown on page B-62. Why?

In FY2016/17 the Emergency Preparedness amended budget was \$303,417 which continued the funding for city-wide Emergency Preparedness continue education for all city departments. In the FY2016/17 the bulk of the Emergency Preparedness funds completed technological upgrades to the Emergency Operation Center (EOC) at Martha Riley Library. FY2017/18 proposed budget funds are to continue providing continuing education on disaster management to City employees and EOC exercises.

8. The city has stated they calculate a 4% vacancy rate for all departments in the city. Does the fire department have to meet the vacancy factor? What is the fire department vacancy factor?

Vacancy factors are not mandated for any department. Ideally, all departments are fully staffed. However, this simply is not the case as retirements and employees leaving the organization create vacancies that occur until the positions are filled.

Other items:

City Council has established a policy of maintaining ten percent (10%) of operating expenditures for economic uncertainties in the General Fund and utility operating funds. The FY2017-18 budget meets this policy and includes a General Fund Emergency Reserve Fund, which contains 10.3% of the FY2017-18 operating expenses.

The City Charter (Section 7.21) provides for an annual adjustment to the bid amount. The change in the Consumer Price Index adjusts the bid amount from \$21,745.00 to \$22,265.00

Two additional appropriations are requested to be added to the budget. The first is to add \$250,000 in appropriations for the Litigation Reserve Fund. These funds are available in the Litigation Reserve Fund, however the appropriation was not included in the budget document originally submitted. The second is to add \$400,000 in appropriations for the Citizens Benefit Trust. These funds are available in the Citizens Benefit Trust, however the appropriation was not included in the budget document originally submitted.

FISCAL IMPACT

The budget document provides a financial summary of each City fund. Departmental goals and objectives are outlined in the Operating Budgets section with the expected funding required to

meet the performance goals. Capital Improvement Projects totaling \$73.08 million are provided and include project descriptions and funding sources.

ECONOMIC DEVELOPMENT / JOBS CREATED

This action will create 9.25 new jobs.

ENVIRONMENTAL REVIEW

The budget is not considered a “project” as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines 15378). Consequently no CEQA action is required.

Respectfully Submitted,

Kathy Cullen, Budget Manager

Jay Panzica, Chief Financial Officer



Rob Jensen, City Manager

ATTACHMENTS:

Description

Ordinance No. 5842

ORDINANCE NO. 5842

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR 2017-2018,
ADOPTING BUDGET CONTROL POLICIES, ADOPTING AN APPROPRIATIONS LIMIT,
ADOPTING THE BUDGET FOR THE SUCCESSOR AGENCY OF THE ROSEVILLE
REDEVELOPMENT AGENCY, AND ESTABLISHING THE
SEALED BID REQUIREMENT, TO BE EFFECTIVE IMMEDIATELY
AS AN URGENCY MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The proposed budget for the City of Roseville entitled "Proposed Budget Fiscal Year 2017-2018, City of Roseville, California," a copy of which is on file in the office of the City Clerk, is hereby adopted as the "Annual Budget 2017-2018, City of Roseville, California."

SECTION 2. The proposed expenditures shown in the Department, Division, and Fund Summaries of the budget document, which are incorporated herein, are hereby appropriated to the organization keys ("Org Keys"), offices and operations in the amounts and for the objects and purposes therein stated. Requisitions for encumbrances and expenditures of the various appropriations described in the budget document shall be made by those offices and employees designated therein as the requisitioning authorities.

SECTION 3. The following Budget Control Policies shall become effective upon the adoption of this ordinance:

1. The operating Budget of the City of Roseville and the Successor Agency of the Roseville Redevelopment Agency shall be approved within the major summary categories of
 - a. Salaries and Benefits
 - b. Operating Services and Supplies
 - c. Capital Outlay
 - d. Internal Service Funds Materials, Services, and Supplies
2. Capital Improvement Projects. The Capital Budget of the City of Roseville and the Successor Agency of the Roseville Redevelopment Agency shall be approved by Capital Improvement Project.
3. The City Manager or designee shall apply prudent monitoring procedures to assure that actual expenditures/expenses of the City and the Successor Agency of the Roseville Redevelopment Agency do not exceed the appropriations, by Org Keys, of the above summary categories.
4. Appropriation increases and transfers to or from funds, Org Keys, or the major summary categories shall require approval by the City Council.
5. The City Manager and City Treasurer are directed to implement and maintain reserves or rate stabilization funds of approximately ten percent (10%) of General

Fund Net Operating Expenditures and total operating expense for applicable utility funds as an Appropriated Reserve for economic uncertainties.

6. The City Council delegates authority to the City Manager to approve the movement of City Council approved appropriations within the same fund, excluding Capital Improvement Projects and annual projects.

SECTION 4. Two additional appropriations are requested to be added to the budget. The first is to add \$250,000 in appropriations for the Litigation Reserve Fund and the second is to add \$400,000 in appropriations for the Citizens Benefit Trust.

SECTION 5. Pursuant to Article XIII B of the California Constitution, the appropriations limit for the City of Roseville is hereby established as \$156,023,750 for Fiscal Year 2017-2018. The State Department of Finance provides the City the annual adjustment factors used in the appropriation limit calculation. The factors are the changes in the California Per Capita Personal Income and population levels for the City or the County.

SECTION 6. Sealed bids are required, pursuant to Section 7.21 of the Roseville Charter, for all purchases and public works exceeding \$22,265. This amount has been inflated by the consumer price index per provision of Section 7.21.

SECTION 7. It is hereby ordered that a copy of this ordinance and the budget document be certified by the City Clerk and filed in the office of the City Clerk. The City Clerk is directed to post a copy of this ordinance in three (3) conspicuous locations in the City and enter the posting thereof in the Ordinance Book.

SECTION 8. This ordinance is required for the orderly operation and maintenance of municipal activities and the appropriations for usual and current expenses of the City and the Successor Agency of the Roseville Redevelopment Agency during the 2017-2018 fiscal year. Therefore, this ordinance shall take effect immediately upon passage hereof as an urgency ordinance, pursuant to Section 5.03 of the Charter of the City of Roseville.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



COUNCIL COMMUNICATION

CC #: 8568

File #: 0103-03-02

Title: Housing Authority - FY2017-18 Annual Budget
Contact: Melissa Hagan 916-774-5476 mhagan@roseville.ca.us

Meeting Date: 6/21/2017

Item #: 9.2.

RECOMMENDATION TO COUNCIL

Staff is recommending that the City Council, acting as the Board of Directors of the Roseville Housing Authority, approve by resolution the Roseville Housing Authority's FY 2017-18 budget, included as Attachment A.

The Housing Choice Voucher program provides rental assistance to 663 families in the City of Roseville and Rocklin and infuses over \$4 million of federal funds into the local economy each year through payments to apartment complexes and property owners who participate in the Housing Choice Voucher program. The Housing Authority receives its funding from the federal Department of Housing and Urban Development (HUD).

BACKGROUND

The Roseville Housing Authority (Housing Authority) was formed in October 1974 and has provided over 40 years of service to its very low and extremely low income residents by helping ensure access to quality, affordable, and safe housing, and by promoting attainment of economic self-sufficiency. To that end, the Roseville Housing Authority provides rental assistance vouchers to 663 families through the Housing Choice Voucher (HCV) program; a program administered by the U.S. Department of Housing and Urban Development (HUD), whose budget is appropriated by Congress each year. The HCV program serves extremely low and very low income residents, non-elderly disabled persons, and veterans through the Veterans Affairs Supportive Housing (VASH) program. Additionally, by administering the HCV program, the Housing Authority's policies and actions are supporting the City of Roseville's actions to retain compliance with State of California Housing Element law, which among many other requirements, mandates local governments to adequately plan for and meet their affordable housing goals and needs for workers, families, seniors and persons with disabilities.

The Housing Authority is a separate legal entity and therefore its budget is separate from the City of Roseville. However, since it is a component unit of the City, activities related to administering the program are performed by city employees who charge between 30% and 90% of their time to the program. Additionally, as a component unit, its financial activities are audited annually and its

financial statements are included in the City of Roseville's Comprehensive Annual Financial Report.

Budget Analysis

The Housing Authority has one fund that accounts for its activities with revenues and expenditures presented in the attached Fund Summary (Attachment B). The revenues and expenditures for FY 2017-18 are summarized as follows:

REVENUES	AMOUNT
HUD revenues for rental assistance (prorated)	\$4,050,503
HUD admin revenues for Admin (Payroll and Supplies)	\$635,898
Misc revenues (Admin from other Agencies, Repayment Agreements)	\$27,048
HUD Unrestricted Fund Balance	\$54,431
Total Estimated Revenues Available for Appropriation	\$4,767,880
EXPENDITURES	AMOUNT
Housing Choice Vouchers (rental assistance)	\$4,050,503
HUD Restricted Fund Balance (HAP)	\$9,448
Salaries and Benefits	\$620,610
Materials, Services and Supplies & Indirect costs	\$87,319
Total Estimated Expenditures & Transfers Out	\$4,767,880

Revenues

Housing Assistance Renewal Funding

HUD funds the Housing Choice Voucher rental assistance program based on activity that occurred within the benchmarking period of January through December, and awards the funding on a calendar year basis. Additionally, HUD takes into account the total amount of funding appropriated by Congress for the entire federal program and sets a proration factor based on their analysis.

The renewal funding for Calendar Year 2017 which includes six months of FY 2018, was approved by Congress in May of 2017 and is based on the amount that was reported to HUD for CY2016. This funding will be available until September 30, 2017 which is the end of the 2017 federal fiscal year. As of the date of this report, the President's 2018 proposed budget (October 1, 2017 through September 30, 2018) includes reductions to the HCV program however they have not been approved by Congress, therefore the Housing Authority is estimating level funding for FY2017-18 and will amend the budget if necessary at a later date.

For the FY2017-18 budget, the HCV rental assistance program is estimated to receive \$4,050,503 including funding for the Veterans Affairs Supported Housing program (VASH). The VASH program, in its third year for the Housing Authority, is a joint effort between HUD and the Veterans Affairs to move Veterans and their families out of homelessness and into permanent housing. HUD provides housing assistance through its HCV Program and with the VA provides case managers to assist homeless Veterans in securing and maintaining permanent housing

through intensive case management.

Family Self-Sufficiency Program Revenues

Each year, the Housing Authority participates in HUD's Family Self-Sufficiency program which enables families assisted through the HCV program to increase their earned income and reduce their dependency on welfare assistance and rental subsidies. Participants elect to divert a portion of their assistance payments to an interest-bearing account that once having completed the required objectives of the program can be used for a variety of needs such as a down payment on a house, a car or any number of uses.

HUD awards grants to Housing Authorities who compete for the funding which covers all or a portion of the salaries of the coordinator and other staff who help administer the program. For FY2017-18, the Housing Authority is expecting to receive \$66,213 which covers approximately 84% of the salary and benefits for two employees who charge a portion of their time to the FSS program and is included within the budget for Salaries and Benefits.

Miscellaneous Revenues

In addition to serving Roseville residents, the Roseville Housing Authority administers some of the HCV program for tenants that live in Rocklin and so charges the City of Rocklin an administrative fee in order to recoup costs for administering the program. The administrative fee that was recently calculated and budgeted for FY 2018 is \$17,600.00. In addition, repayment agreements due to overpayment of rental assistance to tenants with changes in income is estimated to be \$9,448.

HUD analyzes the Housing Authority's housing assistance expenditures on a quarterly basis and remits only what is needed to fund the payments for each month. Any unused budget is held by HUD in a program reserve account and is readily available if needed. The intent is to minimize the amount of funds held in the Housing Authority's bank account and is referred to as net restricted position (NRP). To that end, the Housing Authority expects to have a minimal fund balance of \$21,923 in its NRP account by June 30, 2018 which basically represents funding for VASH vouchers received by HUD, but not yet leased.

Expenditures

Housing Choice Voucher Payments

The Housing Authority has budgeted \$4,050,503 for housing assistance payments (HAP) for 663 families in the City of Roseville and Rocklin. In this program, participating households must find housing that meets program requirements on the private rental market. Written agreements are signed between the owner, tenant and agency outlining their respective rights and responsibilities. Program participants pay a share of the rent based on their household income, and the Housing Authority pays the rental assistance amount directly to the landlord each month. This funding also includes funds estimated to be placed in an escrow account for the individuals who elect to participate in the FSS program previously discussed. Since the program is funded based on actual expenditures, the budgeted expenditures mirror the revenues expected from HUD for the housing assistance payments for the fiscal year.

Salaries and Benefits / Materials, Services, Supplies and Indirect Costs

The total cost for salaries and benefits for the entire Housing Division is \$1,146,686 and is staffed by 10 Full Time Equivalents (FTEs) who are responsible for the administration, monitoring, and implementation of the city's other federal, state, and local housing and community development funds. Of that total amount, \$620,610 is charged to the Housing Authority by several employees charging between 30% and 90% of their time for a total of 6.0 FTEs. Other funding sources,

including the general fund, cover \$435,754 leaving \$90,323 (8%) of general fund costs that subsidize a small portion of Housing Authority staffing.

BUDGET ITEM	AMOUNT	%
Housing Authority staff	\$620,610	55%
Housing Division staff charged to Other funding sources	309,448	26%
Housing Division General Fund	126,305	11%
Housing Authority Staff – General Fund Subsidy	90,323	8%
Total Housing Division Salaries and Benefits	\$1,146,686	100%

The 8% contribution from the City's general fund for the Housing Authority is mainly non-productive and paid time off that does not get charged to the program. The savings from this contribution provides a guarantee that the Housing Choice Voucher program can continue to provide rental assistance to very low income families in Roseville and Rocklin. The City's funding will also help maintain the admin program reserves estimated to be \$452,877 at June 30, 2018; one-time funds the Housing Authority has accumulated over the years and will likely be needed to offset future increases in operations and personnel costs as was true for this fiscal year. Materials, Services, Supplies and Indirect Costs is \$87,319. This budget is partially covered by the HUD Admin and miscellaneous revenues and \$54,431 covered by the Housing Authority's Unrestricted Fund Balance:

BUDGET ITEM	AMOUNT
HUD Admin Revenue	\$560,238
HUD FSS Revenue	66,213
Other Miscellaneous Revenue	27,047
Total Revenues	653,498
Salaries and Benefits	(620,610)
Materials, Services, Supplies and Indirect costs	(87,319)
Admin Costs covered by Unrestricted Fund Balance	\$54,431

FISCAL IMPACT

The Housing Choice Voucher program provides rental assistance to 663 families in the City of Roseville and Rocklin and infuses over \$4 million of federal funds into the local economy through payments to apartment complexes and property owners who participate in the program. The City's 8% general fund contribution to this valuable endeavor is greatly outweighed by its benefit to the community.

ECONOMIC DEVELOPMENT / JOBS CREATED

The Housing Authority's Housing Choice Voucher program provides an important social service to ensure safe and affordable housing for our residents. Safe and affordable housing is an essential component to the foundation of our community's economic stability. The Housing Authority

provides for a \$4 million influx of investment into the community annually. This influx of capital distributed into the community supports commerce and secondarily supports job creation and retention.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Melissa Hagan, Administrative Analyst

Chris Robles, Economic Development Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Housing Authority Resolution No. 4-17

Attachment B

HOUSING AUTHORITY OF THE CITY OF ROSEVILLE

RESOLUTION NO. 4-17

APPROVING THE ANNUAL BUDGET FOR
FISCAL YEAR 2017-2018

WHEREAS, the Housing Authority of the City of Roseville has reviewed the proposed Housing Authority Budget, Fiscal Year 2017-2018, attached hereto as Attachment "A".

NOW, THEREFORE, the Housing Authority of the City of Roseville does hereby resolve that the Housing Authority of the City of Roseville Budget, Fiscal Year 2017-2018, is hereby approved.

PASSED AND ADOPTED by the Housing Authority of the City of Roseville this _____ day of _____, 20 ___, by the following vote on roll call:

AYES AUTHORITY MEMBERS:

NOES AUTHORITY MEMBERS:

ABSENT AUTHORITY MEMBERS:

CHAIRMAN

Secretary

**FY2017-18 PROPOSED BUDGET DETAIL
HOUSING AUTHORITY**

Fund	Key	Key Title	Object	Object Description	Budget Item Detail Description	Reference	Amount	Justification
285	00285	HOUSING AUTHORITY	3724	HCV HOUSING ASSIST REV-HUD		M0001814	4,050,503.00	.97277. Revenues from HUD and Payments to landlords are recorded through Housing Pro (NOT
285	00285	HOUSING AUTHORITY	3724	HCV HOUSING ASSIST REV-HUD		M0024647	-	
285	00285	HOUSING AUTHORITY	3725	HCV ADMIN FEES		M0001808	17,600.00	02/09/17
285	00285	HOUSING AUTHORITY	3725	HCV ADMIN FEES		M0001817	560,238.00	PRORATION X 7200 AT A AND 756 AT B X INTERNAL PRORATION OF 98% (NOT RECEIVED IN IFAS)-
285	00285	HOUSING AUTHORITY	3726	HCV FSS REVENUE-HUD		M0001858	66,213.00	02/09/17
285	00285	HOUSING AUTHORITY	3728	HCV FRAUD RECOVERY REVENUE		M0024648	18,895.00	FRAUD RECOVERY REVENUE (NOT RECEIVED IN IFAS) - MAH 02/09/17
							4,713,449.00	
285	00285	HOUSING AUTHORITY	8903	TRANSFER OUT-INDIRECT COSTS		M0023855	32,400.00	BUDGETED BY FINANCE - entered FY18 Budget 1-23-17 JT
285	08120	HOUSING AUTHORITY-H/A	5009	FUEL	INDIRECT COSTS	M0010367	185.00	MAH 02/09/17
285	08120	HOUSING AUTHORITY-H/A	5100	CONTRACT SERVICES	FUEL FOR TOYOTA HYBRID	M0024646	2,000.00	CUBICLE RECONFIG OR SIT STAND STATIONS - FUND BALANCE - MAH 02/09/17
285	08120	HOUSING AUTHORITY-H/A	5101	PROFESSIONAL SERVICES	HYLAND SOFTWARE	M0007608	450.00	SIRE MAINTENANCE COSTS - MAH 02/09/17
285	08120	HOUSING AUTHORITY-H/A	5101	PROFESSIONAL SERVICES	SINGLE AUDIT COSTS	M00185830304	2,562.00	Audit Costs - VTD MAH 02/09/17
285	08120	HOUSING AUTHORITY-H/A	5101	PROFESSIONAL SERVICES	LANGUAGE LINE	M0023044	150.00	MAH 02/09/17
285	08120	HOUSING AUTHORITY-H/A	5101	PROFESSIONAL SERVICES	EMPLOYMENT VERIFICATION	M0023045	400.00	TALX CORPORATION MAH 02/09/17
285	08120	HOUSING AUTHORITY-H/A	5101	PROFESSIONAL SERVICES	DOCUMENT SHREDDING	M0023047	225.00	STAY SAFE SHREDDING document shredding services - MAH 02/09/17
285	08120	HOUSING AUTHORITY-H/A	5101	PROFESSIONAL SERVICES	UTILITY ALLOWANCE SURVEY	M0023048	1,551.00	NELROD COMPANY - Contract for Utility Allowance Survey - MAH 02/09/17
285	08120	HOUSING AUTHORITY-H/A	5115	ADVERTISING	PUBLIC NOTICES	M00185840304	500.00	Required public notices for annual plan and waiting list open - MAH 02/09/17
285	08120	HOUSING AUTHORITY-H/A	5120	COPY/BINDING/PRINTING	CHECKS/ COPIER COST / COPIES	M00185860304	2,760.00	CHECKS / PORTION OF COPIER COST / COPIES MAH 02/09/17
285	08120	HOUSING AUTHORITY-H/A	5190	HOUSING ASSISTANCE PAYMENTS	HCV PAYMENTS TO LANDLORDS	M0010345	4,050,503.00	Payments to landlords are recorded through Housing Pro not IFAS) - MAH 02/17/17
285	08120	HOUSING AUTHORITY-H/A	5200	OFFICE SUPPLIES	OFFICE MATERIALS	M00185900304	2,170.00	press board files for tenant files, copy paper, pens MAH 02/09/17
285	08120	HOUSING AUTHORITY-H/A	5205	POSTAGE	POSTAGE COST	M00185930304	3,600.00	Average postage for mailing checks & mass information mailings - MAH 02/09/17
285	08120	HOUSING AUTHORITY-H/A	5210	SOFTWARE	SOFTWARE SUPPORT RENEWAL	M00186020304	18,860.00	Annual support renewal for Housing Pro (\$6,340 FUND BALANCE DUE TO INCREASE) MAH 02/09/17
285	08120	HOUSING AUTHORITY-H/A	5215	MINOR EQUIPMENT & TOOLS	SHIRTS FOR INSPECTORS	M0010361	925.00	MAH 02/09/17
285	08120	HOUSING AUTHORITY-H/A	5216	TECHNOLOGY EQUIP (UNDER \$K)	PRINTERS	M0007610	720.00	DESKTOP PRINTERS FOR NEW OFFICES (2) \$340.00 (FUND BALANCE) MAH 02/09/17
285	08120	HOUSING AUTHORITY-H/A	5220	BOOKS/TAPES/SUBSCRIPTIONS	NAN MCKAY PUBLICATIONS	M00190810304	1,800.00	Family Self Sufficiency / Financials / P/H Alert / MAH 02/09/17
285	08120	HOUSING AUTHORITY-H/A	5500	TRAINING & PROFESSIONAL DEVEL	NAN MCKAY-FIN ACTNG & REPORT	T0001006 - FB	2,000.00	
285	08120	HOUSING AUTHORITY-H/A	5500	TRAINING & PROFESSIONAL DEVEL	NAN MCKAY SUPERVISOR TRAINING	T0001007 - FB	2,125.00	
285	08120	HOUSING AUTHORITY-H/A	5500	TRAINING & PROFESSIONAL DEVEL	NAN MCKAY HQS TRAINING OR	T0001010 - FB	2,000.00	
285	08120	HOUSING AUTHORITY-H/A	5515	MEMBERSHIP	NAN MCKAY EXEC MGMT TRAINING	T0005500-01	3,020.00	
285	08120	HOUSING AUTHORITY-H/A	5600	VEHICLE - USAGE CHG	NAHCO MEMBERSHIP	M00186120304	850.00	National Association of Housing & Redevelopment Officials MAH 02/09/17
285	08120	HOUSING AUTHORITY-H/A	5601	VEHICLE - REPLACEMENT	VEHICLE RENTAL-TOYOTA HYBRID	M0003716-01	1,704.00	2011 TOYOTA HYBRID- \$142/mo x 12 MAH 02/15/17
285	08120	HOUSING AUTHORITY-H/A	5650	OTHER INTERNAL CHARGES	REPLACEMENT-TOYOTA HYBRID	M0003717-01	2,614.00	2011 TOYOTA HYBRID REPLACEMENT COST - 12 X \$217.81 - MAH 02/15/17
285	08120	HOUSING AUTHORITY-H/A	5650	OTHER INTERNAL CHARGES		M0007329	46,644.00	20%-ADMIN ANALYST HA & 10% FSS (HAGAN 18CTYD)- MAH-02/15/17
285	08120	HOUSING AUTHORITY-H/A	5650	OTHER INTERNAL CHARGES		M0007336	83,080.00	45%-HOUSING MANAGER (FOSTER-18CTYD)- MAH-02/15/17
285	08120	HOUSING AUTHORITY-H/A	5650	OTHER INTERNAL CHARGES		M0007333	99,771.00	85%-HOUSING ANALYST & 5% FSS (ACRELL-18CTYD)- MAH-02/15/17
285	08120	HOUSING AUTHORITY-H/A	5650	OTHER INTERNAL CHARGES		M0007335	79,677.00	75%-SR HOUSING TECH (GIL 18CTYD) - 25% HA & 50% FSS) - MAH-02/15/17
285	08120	HOUSING AUTHORITY-H/A	5650	OTHER INTERNAL CHARGES		M0007336	86,417.00	90%-HOUSING TECH II (DOODGE 18CTYD)- MAH-02/14/17
285	08120	HOUSING AUTHORITY-H/A	5650	OTHER INTERNAL CHARGES		M0007340	86,417.00	90%-HOUSING TECH II (ZAMARIPPA 18CTYD)- MAH-02/15/16
285	08120	HOUSING AUTHORITY-H/A	5650	OTHER INTERNAL CHARGES		M0007340	86,417.00	90%-HOUSING TECH II (O'CONNELL 18CTYD) - MAH-02/14/17
285	08120	HOUSING AUTHORITY-H/A	5650	OTHER INTERNAL CHARGES		M0024627	52,187.00	90%-OFFICE ASSISTANT (MCINTOSH 18CTYD) - MAH 02/14/17
285	08120	HOUSING AUTHORITY-H/A	5672	IT OPERATIONS - SOFTWARE	Information Technology Softwar		248.00	Annual Rate for IT Software - BUDGETED BY FINANCE
285	08120	HOUSING AUTHORITY-H/A	5698	MISCELLANEOUS	MISC	M0007611	1,100.00	MISC OFFICE EXPENDITURES (FUND BALANCE) MAH 02/09/17
							4,738,432.00	

ATTACHMENT A

HOUSING AUTHORITY**285****Annual Budget Fund Summary**

	Actual 2016	Estimate FY2017	Budget FY2018
UNRESERVED, DESIGNATED FUND BALANCE (ADMIN)	\$310,983	\$498,319	\$507,308
FUND BALANCE RESERVED (HAP)	\$92,437	\$12,475	\$12,486
ESTIMATED REVENUES - HAP			
PHA Operating Grants - HUD	3,977,066	4,071,800	4,050,503
FSS Forfeit	8,222		0
Fraud Recovery - HUD	15,385		9,448
Interest on Investments - HAP	12	11	
Total HAP Revenues	4,000,686	4,071,811	4,059,951
ESTIMATED REVENUES - ADMIN			
Administrative Fees - HUD	538,408	538,744	560,238
FSS Coordinator Grant - HUD	50,775	66,212	66,213
Admin Fee - City of Rocklin	17,630	17,600	17,600
Fraud Recovery - Admin	15,798		9,447
Other Revenue	12,157		
Interest on Investments - Admin	12	11	
Total Admin Revenues	634,780	622,567	653,498
Total Estimated Available for Appropriation	5,038,886	4,976,201	5,233,242
LESS ESTIMATED HAP EXPENDITURES			
HAP - Payments to Landlords	4,080,636	4,071,800	4,050,503
Total HAP Expenditures	4,080,636	4,071,800	4,050,503
LESS ESTIMATED ADMIN EXPENDITURES			
Salaries & Benefits - Admin	304,974	448,525	540,933
Salaries & Benefits - FSS Coordinator	55,546	76,205	79,677
Other Operating Expenses	56,054	57,966	54,919
Indirect Costs	30,882	30,882	32,400
Total Admin Expenditures	447,456	613,578	707,929
UNRESERVED, DESIGNATED FUND BALANCE (ADMIN)	498,319	507,308	452,877
FUND BALANCE RESERVED (HAP) NRP and PROGRAM RESERVES	12,475	12,486	21,934
TOTAL ENDING FUND BALANCE	\$ 510,793	\$ 519,793	\$ 474,810



COUNCIL COMMUNICATION

CC #: 8572

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

Title: Woodcreek Oaks Boulevard Widening Project - Award of Contract and Budget Adjustment

Contact: Stefanie Kemen 916-774-5372 skemen@roseville.ca.us

Meeting Date: 6/21/2017

Item #: 9.3.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council:

1. Award the Woodcreek Oaks Boulevard Widening Project to the low bidder, Bay Cities Paving and Grading, Inc. in the amount of \$6,837,558.75;
2. Approve an ordinance for a budget adjustment in the amount of \$7,576,146;
3. Approve a resolution authorizing the City Manager to execute the agreement with Bay Cities Paving and Grading, Inc. and authorizing the Public Works Director or his designee change order authority up to 10% of the original contract price (\$683,755.88).

BACKGROUND

The Council-adopted Roadway Capital Improvement Program calls for Woodcreek Oaks Blvd to have four lanes between Pleasant Grove Boulevard and Blue Oaks Boulevard. The new Campus Oaks Development widened Woodcreek Oaks Boulevard from Blue Oaks Blvd south to Crimson Ridge Way. South of Crimson Ridge Way, Woodcreek Oaks Boulevard currently has two drive lanes, bike lanes, curb, gutter, & sidewalk, and a median designed to accommodate widening of the roadway to four lanes. This project widens this connecting segment of Woodcreek Oaks Boulevard, from Crimson Ridge way south to 600' north of Pleasant Grove Boulevard, into the median to a four lane road. The project includes a new two-lane bridge over the south branch of Pleasant Grove Creek to accommodate the additional roadway. In addition ,this project was a commitment to residents attending the HP Campus rezone neighborhood meetings as mitigation for additional traffic and existing peak time traffic congestion.

The project also includes reconstruction of all non-compliant ADA ramps throughout the project area, sidewalk repairs (as recommended by the Transportation Commission in their November 15, 2016 meeting), and pavement reconstruction in areas specifically identified as deficient by streets maintenance staff, including digouts as required, and micro resurfacing at the end of the project.

Council approved the project plans and specifications and authorized staff to call for bids at their April 5, 2017 meeting. Bids were subsequently opened on May 9, 2017 and two bids were received. The engineers estimate and bids are as follows:

	Bid Results
Engineers Estimate	\$6,800,000.00
Bay Cities Paving and Grading, Inc.	\$6,837,558.75
Teichert Construction	\$7,071,080.00

Staff has reviewed Bay Cities Paving and Grading, Inc.'s bid and found it to be complete and in order. Construction is anticipated to begin in mid-June with completion in August 2018 (includes winter suspension from November 2017 to April 2018).

PUBLIC OUTREACH

Public Works staff will be working closely with our communication staff to keep the community informed of the project's progress and traffic issues during the construction phase of the project. This includes disseminating the latest project information on the City's web page and through news stories, traffic alerts, and social media. About two weeks before the planned work, Changeable Message Signs (CMS) will be placed and staff will send letters to residents and businesses adjacent to the project area. The CMS's will be placed at several locations within the project area to warn the traveling public about the project start and end times and any potential traffic impacts expected with the work. Work is scheduled to occur during regular business hours and traffic lanes will remain open to traffic.

Staff will also send letters to residents and businesses in the project area explaining the planned work and what the recipients can expect before, during, and after the project.

FISCAL IMPACT

The project is funded primarily by Transportation Mitigation Funds, with contributions for maintenance items of work coming from the Landscape/Parks Repair/Maintenance fund and the Gas Tax Fund. Local Transportation Funds will also be used for a portion of the project. The breakdown of these funds are shown below:

Landscape/Parks Repair/Maintenance Funds	\$15,200
Local Transportation Fund	\$51,700
Gas Tax Fund	\$426,182
Transportation Mitigation Fund	\$6,589,984

The project account balance is \$1,904,914. The requested budget adjustment in the total amount of \$7,083,065 will increase the project construction budget to \$8,987,979. This will cover the construction contract, construction contingency, construction management, materials testing, and City staff time. No General Funds will be used.

ECONOMIC DEVELOPMENT / JOBS CREATED

Federal guidelines suggest that there is one job created for every \$92,000.00 in direct government spending. Based on that figure, this project will create 97 jobs.

ENVIRONMENTAL REVIEW

Construction of the Woodcreek Oaks Boulevard Widening Project is an action that is subject to CEQA. Project level CEQA compliance for the Woodcreek Oaks Boulevard Widening Project was accomplished with the preparation of the Woodcreek Oaks Boulevard Widening Project Initial Study/Mitigated Negative Declaration (IS/MND) (Adopted: February 1, 2017) (SCH: 2016102053). Because the Woodcreek Oaks Boulevard Widening Project is consistent with the project evaluated in the IS/MND, no new effects would be expected to occur and all applicable mitigation measures from the IS/MND will be implemented. As such, no additional CEQA action is required at this time.

Respectfully Submitted,

Stefanie A. Kemen, Assistant Engineer

Rhon Herndon, Public Works Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 17-249

Agreement with Bay Cities Paving and Grading, Inc.

Ordinance No. 5840

Request for Budget Adjustment

RESOLUTION NO. 17-249

APPROVING AN AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND BAY CITIES
PAVING AND GRADING, INC., AND AUTHORIZING THE CITY MANAGER TO
EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, an agreement between the City of Roseville and Bay Cities Paving and Grading, Inc., for the Woodcreek Oaks Boulevard Widening project, has been reviewed by the City Council; and

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

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

A G R E E M E N T

THIS AGREEMENT, is made and entered into this ____ day of _____,
20__, by and between the City of Roseville, a municipal corporation, ("CITY"), and
Bay Cities Paving and Grading, Inc., a _____,
("CONTRACTOR"); and

W I T N E S S E T H:

WHEREAS, the City Council of the CITY, at a meeting held on the 5th day of
April, 20¹⁷__, approved plans and specifications for the _____
Woodcreek Oaks Boulevard Widening Project

and directed the City Clerk to advertise for sealed proposals for doing said work and providing
that bids be submitted on the 9th day of **May**, 20¹⁷__; and

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

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

WHEREAS, all bids received pursuant to said notice were opened and examined and
publicly declared at the time specified in said advertisement for bids and at a meeting of the City
Council held on the 7th day of **June**, 20¹⁷__, the Council found and declared

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

NOW, THEREFORE, the parties agree as follows:

1. THE WORK. CONTRACTOR agrees:

a. To do the work and furnish all the labor, materials, tools, equipment and insurance required for the Woodcreek Oaks Boulevard Widening Project

in accordance with the Contract Documents (the work).

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

2. PAYMENT. CITY shall pay CONTRACTOR Six Million, eight hundred thirty seven thousand five hundred fifty eight and 75/100 dollars (\$ 6,837,558.75) for the Work.

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

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

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

4. LIQUIDATED DAMAGES. In the event CONTRACTOR does not complete the work within the time specified, CONTRACTOR agrees that CITY will suffer damages. Inasmuch as the actual damages which would result from such breach by CONTRACTOR under this Agreement are uncertain, and would be impractical or extremely difficult to fix, CONTRACTOR agrees that it shall pay, or CITY shall deduct from CONTRACTOR's fee, the amount of \$ 5,300 per day as liquidated damages, in the event of such delay.

5. TIME OF ESSENCE. Time is of the essence of this Agreement.

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

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

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

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

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

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

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

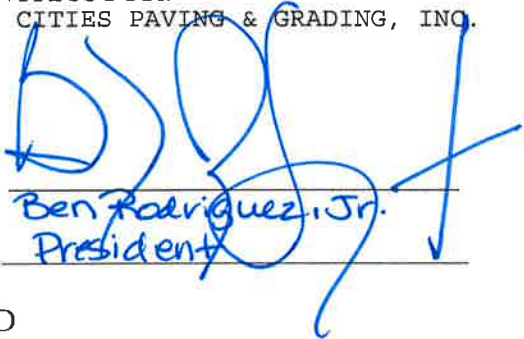
CITY OF ROSEVILLE,
a municipal corporation

By: _____
ROB JENSEN
City Manager

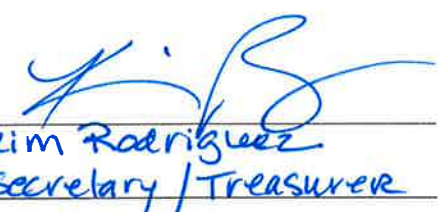
ATTEST:

By: _____
SONIA OROZCO
City Clerk

CONTRACTOR:
BAY CITIES PAVING & GRADING, INC.

By: 
its: Ben Rodriguez, Jr.
President

AND

By: 
its: Kim Rodriguez
Secretary / Treasurer

Business License #: 2386530

California All-Purpose Certificate of Acknowledgment

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

State of California

County of Contra Costa

S.S.

On May 15, 2017 before me, Julie Lomeli, Notary Public

Name of Notary Public, Title

personally appeared Ben Rodriguez, Jr.

Name of Signer (1)

Kim Rodriguez

Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Julie Lomeli
Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-fact
☐ Corporate Officer(s)

Title(s)

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____

Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- ☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- ☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

APPROVED AS TO FORM:

By: _____
ROBERT R. SCHMITT
City Attorney

ORDINANCE NO. 5840

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE 2016-17
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2016-17, is hereby amended by transferring appropriation to and from the activities indicated below:

Appropriate funds for the Woodcreek Oaks Boulevard Widening Project per request of the Public Works Department, as listed on the attached Request for Budget Adjustment totaling \$7,576,146.00

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

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR BUDGET ADJUSTMENT
FINANCE DEPARTMENT

Instructions: Complete all necessary fields. Fields marked with an asterisk (*) are mandatory and required for processing. Obtain required approvals and process according to the procedure outlined in:

A.R. 6.01 Budget Adjustment Policy & Procedure.

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

Miscellaneous Budget Training Information.

REQUESTER*: Stefanie A. Kemen

DEPARTMENT/DIVISION*: Public Works/Engineering

FISCAL YEAR/EFFECTIVE DATE*: FY 2017

PROPOSED COUNCIL DATE (if applicable): 06/07/2017

USE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL			JL		
	ORG KEY*	OBJECT*	FUND*	PROJECT	ACTIVITY	
						See Attached
\$ - 0	TOTAL					

SOURCE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL			JL		
	ORG KEY	OBJECT	FUND*	PROJECT	ACTIVITY	
						See Attached
\$ - 0	TOTAL					

FINANCE USE	Approved:	 5/16/17					 5/16/17	
	BUDGET MANAGER/DESIGNEE	DATE					Finance Director	Date

Justification for Budget Adjustment*:

These funds are for the construction of the project, based on the actual bids received. The project account balance includes only the planning level budgetary estimate of TMF funds anticipated for construction. Additional pedestrian features, streets maintenance, and parks development maintenance features were added to the project and the appropriate funds to cover those features are a part of this budget adjustment request.

Approved:	 5-16-17	Approved:	
REQUESTING DEPARTMENT HEAD / DESIGNEE	DATE	CITY MANAGER	DATE

Use of funds							
Amount	Account Number						Account Title/Activity Description
	GL			JL			
	org key	object	fund	project	activity		
7,083,065	20004	6130	221	162502	45	WCO	
6,000	00221	3902	221			Transfer in to TMF from LLD/SD	
2,136	00221	3902	221			Transfer in to TMF from LLD/SD	
1,973	00221	3902	221			Transfer in to TMF from LLD/SD	
5,090	00221	3902	221			Transfer in to TMF from LLD/SD	
51,700	00221	3902	221			Transfer in to TMF from Local Transportation Fund	
426,182	00221	3902	221			Transfer in to TMF from Gas Tax Fund	
7,576,146	TOTAL						
Source of Funds							
Amount	Account Number						Account Title/Activity Description
	GL			JL			
	org key	object	fund	project	activity		
6,000	00682	8902	200			Out to TMF	
6,000			200			LLD/SD available resources	
2,136	00696	8902	200			Out to TMF	
2,136			200			LLD/SD available resources	
1,973	00697	8902	200			Out to TMF	
1,973			200			LLD/SD available resources	
5,090	00698	8902	200			Out to TMF	
5,090			200			LLD/SD available resources	
51,700	00441	8902	441			Out to TMF	
51,700			441			Local Transportation Fund	
426,182	00221	8902	201			Out to TMF	
426,182			201			Gas Tax Fund	
6,589,984			221			TMF - Available resource	
7,576,146	TOTAL						



COUNCIL COMMUNICATION

CC #: 8545

File #: 0201-01 & 0800-03

Title: Power Supply - Budget Adjustment
Contact: Todd White 916-746-1668 twhite@roseville.ca.us

Meeting Date: 6/21/2017

Item #: 9.4.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt an ordinance to approve the attached budget adjustment to authorize a \$4,550,000.00 increase for power supply expenses in the Electric Operations Fund for FY2016-17. Funds are available in the Electric Operations Fund.

BACKGROUND

At the end of March, while commissioning the Roseville Energy Park steam turbine for return to service, an unexpected discharge of electricity occurred damaging the steam turbine generator. The generator will need to be replaced with a lead time of about one year. The costs of repair and replacement power are expected to be covered by insurance, but the utility will need budget authority to cover the expenses until reimbursement is made. Staff requests a 4,550,000 budget adjustment in the Electric Operations Fund for FY2016-17 to cover the cost of replacement. There is capacity under the Siemens maintenance contract for the costs

FISCAL IMPACT

Approval of the attached budget adjustment authorizes \$4,550,000.00 in additional spending from the Electric Operations Fund for FY2016-17.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

The budget adjustment is not considered a "project" as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines §15378). Consequently no CEQA action is required.

Respectfully Submitted,

Todd White, Assistant Electric Utility Director

Michelle Bertolino, Electric Utility Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Ordinance No. 5844

Power Supply Budget Adjustment

ORDINANCE NO. 5844

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE 2016-17
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2016-17, is hereby amended by transferring appropriation to and from the activities indicated below:

Appropriate funds for power supply expenses per the request of the Electric Department as listed on the attached Request for Budget Adjustment in the amount of \$4,550,000.00.

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

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR BUDGET ADJUSTMENT FINANCE DEPARTMENT

Instructions: Complete all necessary fields. Fields marked with an asterisk (*) are mandatory and required for processing. Obtain required approvals and process according to the procedure outlined in:

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

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

[Miscellaneous Budget Training Information.](#)

REQUESTER*: Matt Nelson

DEPARTMENT/DIVISION*: Electric / Finance & Admin

FISCAL YEAR/EFFECTIVE DATE*: FY2016-17

PROPOSED COUNCIL DATE (if applicable): 06/21/2017

USE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL			JL		
	ORG KEY*	OBJECT*	FUND*	PROJECT	ACTIVITY	
1,700,000	08621	5090	490			Purchased Power/Water
2,850,000	08616	5340	490			System Repair & Maintenance
\$ 4,550,000	TOTAL					

SOURCE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL			JL		
	ORG KEY	OBJECT	FUND*	PROJECT	ACTIVITY	
4,550,000			490			Electric Operations Fund - Available Resources
\$ 4,550,000	TOTAL					

FINANCE USE

Approved: *Cal Dill* 6/7/17

BUDGET MANAGER/DESIGNEE DATE

Approved: *Yvonne Cullen* 6/7/17

Finance Director Date

Justification for Budget Adjustment*:

At the end of March, while commissioning the Roseville Energy Park steam turbine for return to service, an unexpected discharge of electricity occurred damaging the steam turbine generator. The generator will need to be replaced with a lead time of about one year. The costs of repair and replacement power are expected to be covered by insurance, but the utility will need budget authority to cover the expenses until reimbursement is made. Staff requests a \$4,550,000.00 budget adjustment in the Electric Operations Fund for FY2016-17 to cover the cost of replacement. There is capacity under the Siemens maintenance contract for the costs.

Approved: <u><i>am</i></u>	Approved: _____
REQUESTING DEPARTMENT HEAD / DESIGNEE	CITY MANAGER
DATE	DATE



COUNCIL COMMUNICATION

CC #: 8546

File #: 0110

Title: Tax and Equity Fiscal Responsibility Act Hearing for Conduit Financing for John Adams Academies, Inc.

Contact: Jeannine Thrash 916-774-5473 jthrash@roseville.ca.us
Jay Panzica 916-774-5320 jpanzica@roseville.ca.us

Meeting Date: 6/21/2017

Item #: 10.1.

ATTACHMENTS:

Description

Resolution No. 17-249

TEFRA Notice

RESOLUTION NO. 17-249

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE
APPROVING THE ISSUANCE OF THE CALIFORNIA MUNICIPAL
FINANCE AUTHORITY REVENUE BONDS (JOHN ADAMS
ACADEMIES, INC.), SERIES 2017 IN AN AGGREGATE PRINCIPAL
AMOUNT NOT TO EXCEED \$4,000,000 FOR THE PURPOSE OF
FINANCING THE ACQUISITION AND IMPROVEMENT OF
EDUCATIONAL FACILITIES AND CERTAIN OTHER MATTERS
RELATING THERETO**

WHEREAS, John Adams Academies, Inc., a nonprofit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986 (the “Borrower”), has requested that the California Municipal Finance Authority (the “Authority”) participate in the issuance of one or more series of revenue bonds in an aggregate principal amount not to exceed \$4,000,000 (the “Bonds”) to (1) finance the acquisition, construction, equipping and rehabilitation of certain improvements to an existing K-12 charter school campus located in the City of Roseville, California (the “City”) at 1 Sierra Gate Plaza, including without limitation the construction on said campus of an approximately 12,000 square foot building containing a school multi-purpose room and the renovation of certain existing facilities on said campus to be owned and/or operated by the Borrower or an affiliate (the “Project”); (2) fund a debt service reserve fund, and (3) pay certain expenses incurred in connection with the issuance of the Bonds; and

WHEREAS, pursuant to Section 147(f) of the Internal Revenue Code of 1986 (the “Code”), the issuance of the Bonds by the Authority must be approved by the City because the Project is located within the territorial limits of the City; and

WHEREAS, the City Council of the City (the “City Council”) is the elected legislative body of the City and is one of the “applicable elected representatives” required to approve the issuance of the Bonds under Section 147(f) of the Code; and

WHEREAS, the Authority has requested that the City Council approve the issuance of the Bonds by the Authority in order to satisfy the public approval requirement of Section 147(f) of the Code and the requirements of Section 4 of the Joint Exercise of Powers Agreement Relating to the California Municipal Finance Authority, dated as of January 1, 2004 (the “Agreement”), among certain local agencies, including the City; and

WHEREAS, pursuant to Section 147(f) of the Code, the City Council has, following notice duly given, held a public hearing regarding the issuance of the Bonds, and now desires to approve the issuance of the Bonds by the Authority;

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

Section 1. The foregoing resolutions are true and correct.

Section 2. The City Council hereby approves the issuance of the Bonds by the Authority. It is the purpose and intent of the City Council that this resolution constitute approval of the issuance of the Bonds by the Authority, for the purposes of (a) Section 147(f) of the Code by the applicable elected representative of the governmental unit having jurisdiction over the area in which the Project is located, in accordance with said Section 147(f) and (b) Section 4 of the Agreement.

Section 3. The City shall not be obligated to pay the principal of or interest on or any redemption premium with respect to the Bonds and do not constitute indebtedness or an obligation of the Authority, the City, the State of California or any other political subdivision thereof, within the meaning of any constitutional or statutory debt limitation, or a charge against the general credit or taxing powers of any of them. The Bonds shall be a limited obligation of the Authority, payable solely from certain revenues duly pledged therefor and generally representing amounts paid by the Borrower.

Section 4. The officers of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this resolution and the financing transaction approved hereby.

Section 5. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Roseville this 21st day of June, 2017.

AYES:

NOES:

ABSTAIN:

ABSENT:

MAYOR

Attest:

By: _____
City Clerk

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on June 21, 2017, a public hearing as required by Section 147(f) of the Internal Revenue Code of 1986 will be held with respect to the proposed issuance by the California Municipal Finance Authority of its revenue bonds in one or more series in an amount not to exceed \$4,000,000 (the "Bonds"). The proceeds of the Bonds will be used to: (1) finance the acquisition, construction, equipping and rehabilitation of certain improvements to an existing K-12 charter school campus located at 1 Sierra Gate Plaza, Roseville, California, including without limitation the construction on said campus of an approximately 12,000 square foot building containing a school multi-purpose room and the renovation of certain existing facilities on said campus; (2) fund a debt service reserve fund, and (3) pay certain expenses incurred in connection with the issuance of the Bonds. The facilities are to be owned and/or operated by John Adams Academies, Inc., a nonprofit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, or an affiliate thereof.

The Bonds and the obligation to pay principal of and interest thereon and any redemption premium with respect thereto do not constitute indebtedness or an obligation of the Authority, the State of California or any political subdivision thereof, within the meaning of any constitutional or statutory debt limitation, or a charge against the general credit or taxing powers of any of them. The Bonds shall be a limited obligation of the Authority, payable solely from certain revenues duly pledged therefor and generally representing amounts paid by the Borrower.

The hearing will commence at 7:00 p.m. or as soon thereafter as the matter can be heard, and will be held in the Roseville City Council Chambers, 311 Vernon Street, Roseville, California. Interested persons wishing to express their views on the issuance of the Bonds or on the nature and location of the facilities proposed to be financed may attend the public hearing or, prior to the time of the hearing, submit written comments.

Additional information concerning the above matter may be obtained from, and written comments should be addressed to, City Clerk, City of Roseville, 311 Vernon Street, Roseville, California 95678.

Dated: June 1, 2017.



COUNCIL COMMUNICATION

CC #: 8555
File #: 0400-03

Title: Kaiser Riverside and Cirby Medical Office Building Expansion
Contact: Lauren Hocker 916-774-5272 lhocker@roseville.ca.us

Meeting Date: 6/21/2017
Item #: 10.2.

RECOMMENDATION TO COUNCIL

At the April 27, 2017 Planning Commission meeting, the Planning Commission recommended the City Council take the following actions on the project:

- A. Adopt a resolution certifying the Final Environmental Impact Report, adopting the Findings of Fact and Statement of Overriding Considerations, adopting Mitigation Measures and adopting the Mitigation Monitoring and Reporting Program,
- B. By motion, adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 subject to one hundred three (103) conditions of approval,
- C. By motion, adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to the same one hundred three (103) conditions of approval,
- D. By motion, adopt the two (2) findings of fact and approve the Tree Permit subject to twenty-one (21) conditions of approval,
- E. Adopt a resolution determining that "extraordinary" improvements related to the new signalized intersection at Cirby Hills Drive/Kaiser Driveway/Cirby Way are not feasible or desirable and approving the General Plan Amendment subject to one (1) condition of approval.

BACKGROUND

The project site is currently developed with the existing Kaiser Permanente medical office complex, which consists of four one-story medical office buildings, one two-story medical office building, and a one-story communications building for a total of 90,209 square feet, as well as 613 surface parking spaces, and landscaping. The applicant proposes to replace the existing structures and uses on the site with an approximately 194,000-square-foot, five-story, 80-foot-tall medical office building, along with a one-story, 21-foot-tall, 16,000-square-foot pavilion building and related site improvements, including an approximately 11-foot tall, 82,630-square-foot parking deck with 255 parking spaces, surface parking lot with 803 spaces, site/building lighting, and landscaping. The project will result in a net increase of 119,791 square feet of new medical office

building space.

The single-story pavilion building would house pharmacy, laboratory, and conference space. The five-story medical office building would include ground floor public functions including a café, health education, and optical center, as well as physical therapy/rehab and comprehensive diagnostic imaging. The clinic floors in the medical office building (floors 2 through 5) would include eight adult primary care clinics, specialty clinics for obstetrics and gynecology, dermatology and allergy, injection clinic, and comprehensive eye services including ophthalmology and optometry. This new medical office building would result in double the capacity of the existing clinics, which the applicant intends to facilitate better member access.

Currently, the existing medical office building complex employs 224 full-time people. The proposed project would add an additional 202 full time positions, for a total of 426 full time employees. Hours of operation would generally be Monday through Friday from 7:00 a.m. to 6:00 p.m. The Conference Center in the pavilion building may be open until 10:00 p.m. on some days depending on events and class schedules.

If the project is approved, project construction is anticipated to take approximately 3 years to complete and would occur in multiple phases. Phasing is required in order for the existing medical office buildings to remain open with sufficient parking capacity and public access during construction. For the entire duration of the project, valet parking would be provided to patients and visitors, and staff would be shuttled to the site from off-site parking locations (see Exhibit S). Construction parking would be limited to the existing east parking lot until the new parking deck is completed, at which point the lower level would be used for construction personnel.

The applicant proposes to keep the existing medical building offices open until the new 5-story medical office building is open, after which the existing buildings will be demolished in order to finish construction of the site. The applicant has developed a detailed, seven-phase construction plan which shows how parking, access, and utility connections will be maintained during each phase of construction (see Exhibit Q, Construction Phasing Plan). Construction is anticipated to begin in 2017 and be completed in 2020.

SUMMARY EVALUATION: MAJOR PROJECT PERMIT:

A detailed evaluation of the project's consistency with the required findings for a Major Project Permit Stage 1 and Major Project Permit Stage 2 is included in the Planning Commission staff report attached to this Council Communication. The project has been designed in a manner consistent with the General Plan and Community Design Guidelines, providing both appropriate vehicle access and circulation, and good pedestrian connectivity; a varied, interesting, and high-quality landscaping proposal; building designs which use a variety of materials, colors, and building forms; lighting that is energy efficient and is shielded to avoid light trespass; and infrastructure adequate to serve the proposed expansion in use. The key elements of the project include the landscape design, building design, and the new traffic signal. The traffic signal is discussed in the Summary Evaluation of the General Plan Amendment section, below.

The project landscaping plan divides the parking lot areas into smaller zones, with a different species of large, deciduous tree being used in each zone. Most of the selected species display fall color spring blossoms, or both. A variety of smaller trees, shrubs, and groundcover is proposed throughout the site, with the layout designed in layers to provide visual interest, rather than in dense plantings of single species. Of particular focus is the Riverside Avenue frontage and the gateway corner of Riverside Avenue and Cirby Way. In the existing condition, the landscape setback on Riverside Avenue is approximately 120 feet deep and is mostly turf. The

proposal reduces this setback to approximately 35 feet, and therefore the applicant has proposed a very detailed, dense, and interesting landscape design for this area. The proposed plantings are laid out in a wave form, and include both large and small trees. The area slopes upward from Riverside Avenue, so the intent of the landscaping is to screen the parking lot from view and provide an dynamic and attractive landscape in all seasons. In addition to the plant material, the applicant has proposed a sculptural metal feature which mirrors the wave form of the plantings, and includes a pattern of cutouts (the conceptual plan shows flying birds). The word "welcome" is proposed to be cut into the metalwork at the corner. This landscape design will create a corner gateway element at the intersection and will significantly improve the visual interest of the frontage.

The building shape and site placement has been influenced by the need to provide an efficient and effective floorplan and the need to maintain the existing medical office buildings during construction. Working within these needs, the applicant has proposed a building that uses variation in building materials, curved panels, recesses, and staggered wall planes to provide visual interest. The exterior of the five-story medical office building is proposed to include a mix of metal panels, light-weight concrete panels, glass curtainwall, glazed storefronts and concrete masonry units. The highest point of the medical office building is approximately 80 feet. The highest occupied floor (5th floor) is 55 feet high (from existing grade). The building includes a curved wave extending from ground level to the top of the building to highlight the primary entrance on the north elevation. The rest of the north elevation also includes some curvature where it meets the entrance, and includes recesses and alterations in the wall plane to echo this element. A similar effect is proposed on the south elevation, where the beige panels give way to a metal and glass pop-out that gradually staggers farther away from the plane of the wall.

SUMMARY EVALUATION: TREE PERMIT

An arborist report was prepared by Tree Associates which concluded that the site supported six protected native oak trees. Only one of these, a 7-inch valley oak (#679) located where the realigned Riverside Avenue access is proposed, will require removal to complete the project. The applicant submitted a mitigation plan with the arborist report attached (Exhibit D) which shows four new oak trees will be planted on the site to offset the 7-inch loss. City staff have reviewed this plan and concluded that it complies with Zoning Ordinance Chapter 19.66, and that the removal of this small oak tree is necessary.

SUMMARY EVALUATION: GENERAL PLAN AMENDMENT

The proposed project includes the installation of a new traffic signal on Cirby Way at the main Kaiser driveway and Cirby Hills Drive. This traffic signal is necessary to ensure proper functioning of access into and out of the site. The proposed access design was developed as a result of a traffic impact study prepared by Fehr and Peers (see Appendix D of Exhibit A), which analyzed the intersection operations and access conditions to determine the most efficient designs, given the traffic volumes on the surrounding roadways. The City's 2035 General Plan establishes an acceptable am and pm peak hour intersection operating condition of Level of Service (LOS) C or better (Circulation Element, Level of Service goal, Policy 1). This policy also states that exceptions to the standard may be considered for intersections "where the City finds that the required improvements are unacceptable." In such cases, the General Plan specifies that the City Council may determine improvements to be "extraordinary" and infeasible or undesirable, following a public hearing.

The above finding has already been made for the existing intersection of Riverside Avenue and Cirby Way, which operates at LOS E in the existing condition and is forecast to operate at LOS F

in the future. Roadway widening would have been required in order to improve the LOS at this intersection, and during public hearings for the Cirby Way roadway widening project, residents expressed opposition to this proposal. All driveways and intersections near this corridor are affected by these existing and forecasted future conditions. Thus, the applicant's proposed new signal at the driveway on Cirby Way will operate at LOS C or better after it is constructed, but in the future is forecast to operate at LOS E in the am peak hour for the same reason the Riverside/Cirby intersection operates unacceptably. Fehr and Peers concluded that improving the new signal operation would require roadway widening, which the City Council has already found is an "extraordinary" improvement, the impacts of which are undesirable. As there are no mitigation measures available to improve the operations of this new intersection to LOS C or better, a finding by the City Council is required to approve this new signal as part of the project. Exhibit T is the proposed change pages for the General Plan Circulation Element, which would add this new traffic signal to the list of signals granted an exception to the LOS C standard.

General Plan policy states that as long as a minimum of 70% of the City's intersections operate acceptably, the City Council can grant an exception. With the new traffic signal, there would be 212 signalized intersections in the City, 25 of which would operate unacceptably during the am peak hour. This results in 88% of the City's intersections operating acceptably in the am peak hour, which is consistent with City policy. Thus, the findings for the project may be made, and granting an exception would be consistent with the applicable policies of the General Plan.

PUBLIC OUTREACH:

Public outreach for the proposed project has occurred at multiple points during the processing of the project, as described below.

- Prior to application submittal, on February 10, 2016 the concept of the project was presented to the Cresthaven Neighborhood Association. Questions were asked about traffic on Cirby and Riverside.
- Upon receipt of the application, the proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations (RCNA); no comments were received.
- On June 7, 2016 the City published the Notice of Preparation (NOP) for the Environmental Impact Report (EIR), and was sent to RCNA. No comments from RCNA were received.
- On March 9, 2017 the Draft EIR was published. Notice of the EIR was mailed to RCNA and to all property owners within 300 feet of the project. To date, agency comments have been received, but no comments from RCNA or members of the public have been received.
- On March 22, 2017 the applicant held a public informational meeting in Civic Center meeting rooms 1 and 2. Notice of this meeting was mailed to RCNA and to all property owners within 300 feet of the project. The purpose of the informational meeting was to provide the public with an opportunity to ask questions about the project, the process, and the EIR. In attendance were applicant representatives, the EIR consultant, the traffic consultant, and City staff. Three members of the public attended, and asked questions about the project. None of the attendees expressed opposition.
- A public notice of the Planning Commission hearing was published on April 14, 2017, and was distributed to all property owners within 300 feet of the project site and to RCNA. To date, no comments have been received.
- Further outreach has been occurring, to notify affected businesses and residents of

construction impacts related to Cirby Way improvements.

FISCAL IMPACT

The expansion of the medical office complex at this location will not result in negative impacts to the City's General Fund. All costs associated with the development of this site will be born by the project applicant.

ECONOMIC DEVELOPMENT / JOBS CREATED

The project will generate construction jobs, and the applicant anticipates an addition 202 full-time positions will be created by the project.

ENVIRONMENTAL REVIEW

A Draft Environmental Impact Report (DEIR) was published on March 9, 2017 (see Exhibit A). The public comment period ended on April 24, 2017. The DEIR found one significant and unavoidable impact (the operation of the new traffic signal) and concluded that all other impacts were either less than significant, or would be less than significant with application of the recommended mitigation. Three comment letters were received on the DEIR. A Final EIR (FEIR) has been included as part of Exhibit A, and was provided to commenting agencies on June 9, 2017. No changes to the DEIR were required for the FEIR. The FEIR includes an introduction, responses to the three comment letters, and the Mitigation Monitoring and Reporting Program.

Respectfully Submitted,

Lauren Hocker, Associate Planner

Kevin Payne, Development Services Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Attachment 1 Existing Site Plan

Attachment 2 three-dimensional renderings

Attachment 3 Photosimulation

Attachment 4 Cirby Way Improvements

Attachment 5 Planning Commission Staff Report

Resolution No. 17-272

Exhibit A, Part 1 FEIR and DEIR

Exhibit A, Part 2 FEIR and DEIR

Exhibit A, Part 3 Findings

Exhibit B Overall Site Plan

Exhibit C Tree Removal Plan

Exhibit D Tree Mitigation and Arborist

Exhibit E Tree Planting Plan

Exhibit F Shade Tree Plan

Exhibit G Ground Planting Plan

Exhibit H Corner Feature

Exhibit I Lighting Plan

Exhibit J Photometric Plan

Exhibit K Utility Plan

Exhibit L Stormwater Management Plan

Exhibit M Grading Plan

Exhibit N Floor Plans

Exhibit O Elevations

Exhibit P Materials Board

Exhibit Q Construction Phasing Plan

Exhibit R Phase 2 Planting Plan - Temporary Landscape

Exhibit S Construction Parking

Resolution No. 17-273

Exhibit T Circulation_Element Change Pages

Exhibit U Conditions of Approval

No.	Revision Description	YYYY-MM-DD
1	Major Project Permit - Stage 2	11-07-2016
2	Major Project Permit - Stage 2 Response	02-17-2017

Agency Approval

Key Plan



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ROSEVILLE,
CALIFORNIA 95678

Sheet Title:
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1" = 40'-0"

Sheet Number

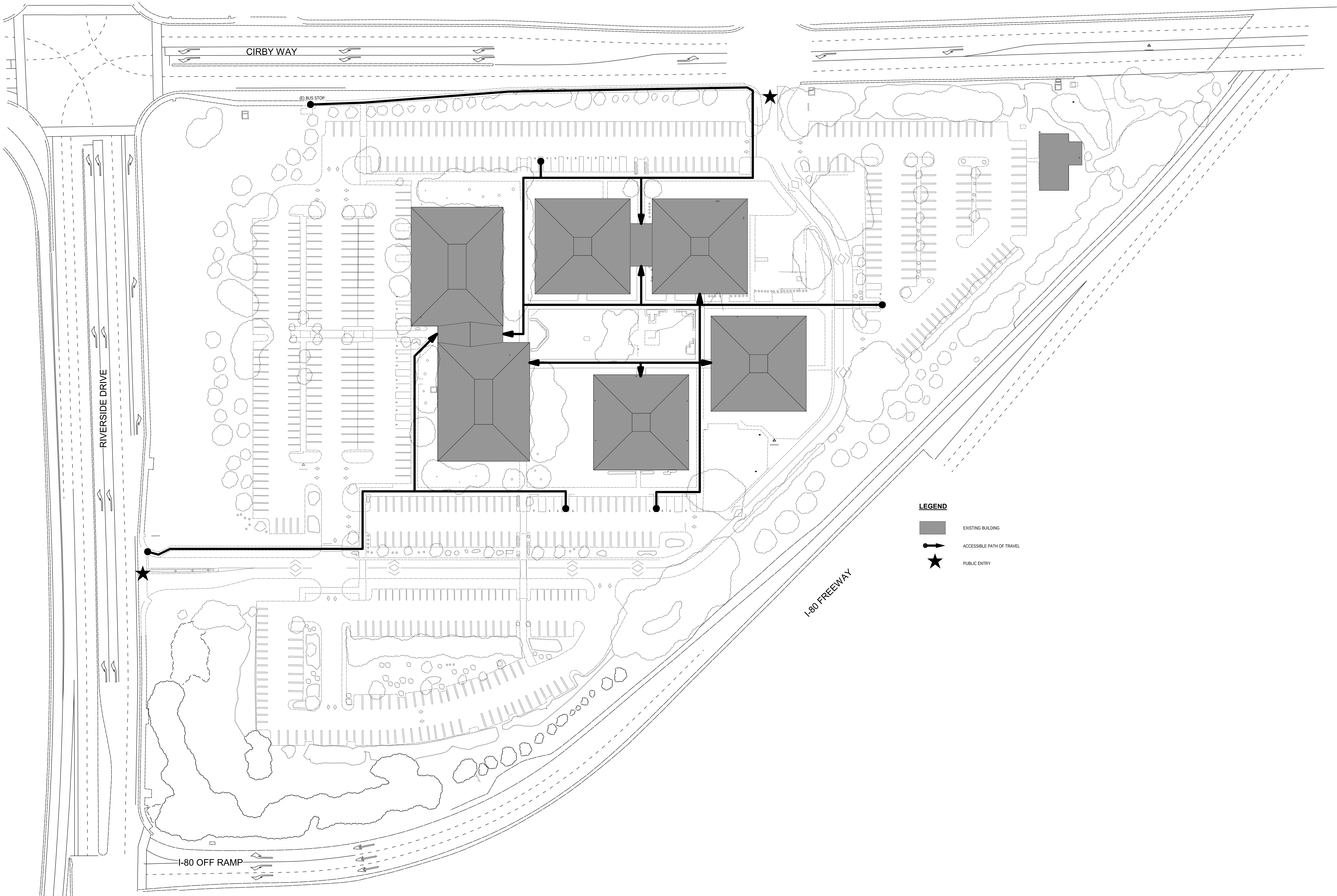
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11/07/2016

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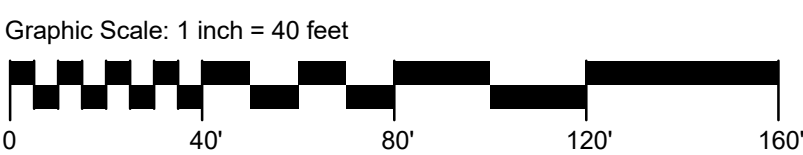
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HOK Project No. 1504030.00

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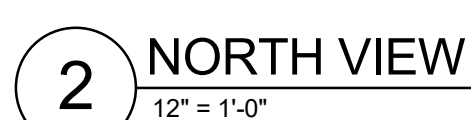
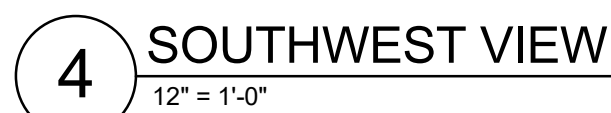
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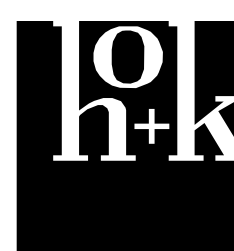
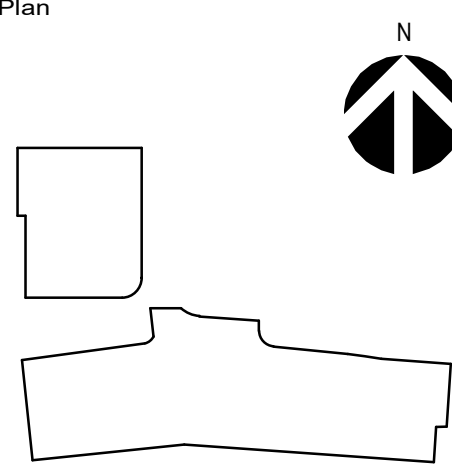
KAISER PERMANENTE
KAISER FOUNDATION
HEALTH PLAN INC

NATIONAL FACILITIES SERVICES
POST OFFICE BOX 12916
OAKLAND, CA 94604

No.	Revision Description	YYYY-MM-DD
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Sheet Title
**EXTERIOR 3D VIEWS -
COLOR RENDERINGS**

Scale:

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Date:
02/17/17

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Kaiser Project No. 859-064

HOK Project No. 1504030.00

Sheet Number

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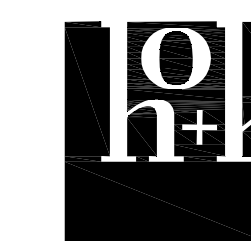
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No.	Revision Description	YYYY-MM-DD
1	Major Project Permit Stage 2	2016-11-07
2	Major Project Permit Stage 2 Reconcile	2017-03-20

Agency Approval _____

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Project

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ROSEVILLE, CALIFORNIA
95678

Project No: 20158064

Street Title

CIRBY WAY PLAN & PROFILE

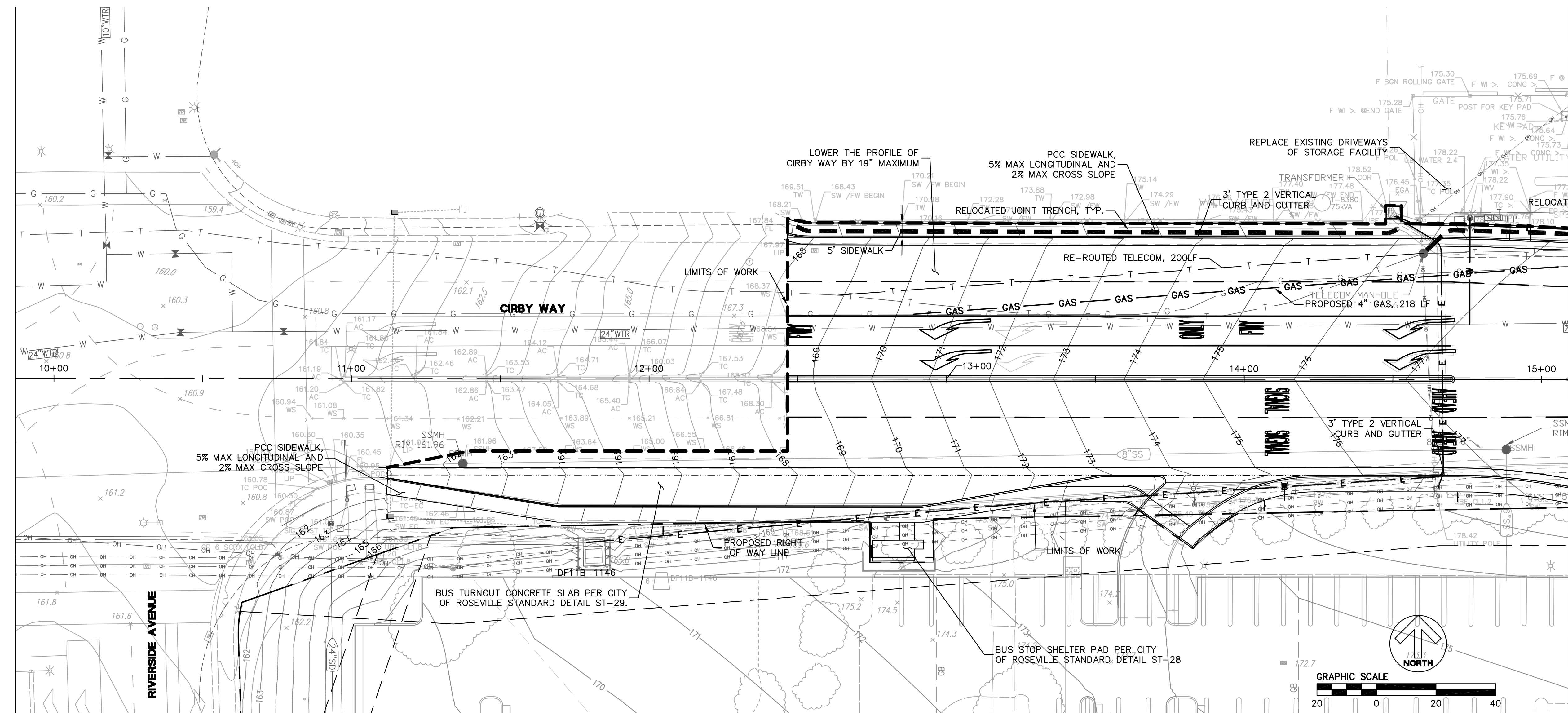
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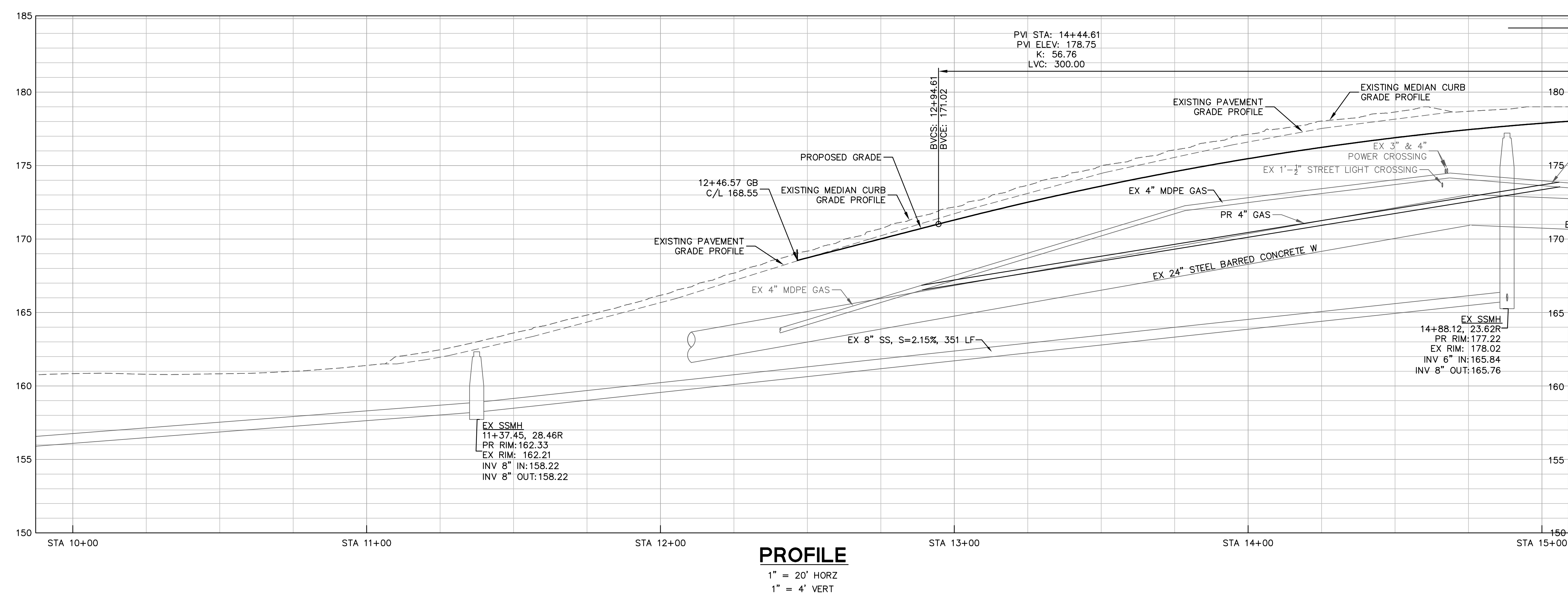
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11/04/2016 | 0501



SEE SHEET C902 FOR CONTINUATION

SEE SHEET C902 FOR CONTINUATION



NOT FOR CONSTRUCTION

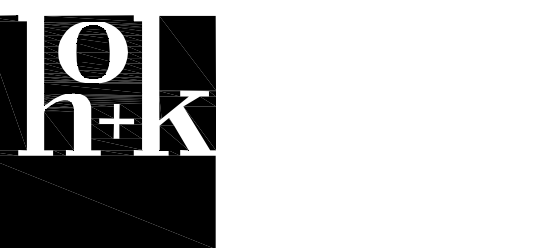
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No.	Revision Description	YYYY-MM-DD
1	Major Project Permit Stage 2	2016-11-07
2	Major Project Permit Stage 2 Response	2016-03-08

Agency Approval

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Project No: 20158066

Sheet Title

CIRBY WAY PLAN & PROFILE

Scale: Kaiser Project No. 859-064

HOK Project No. 1504030.00

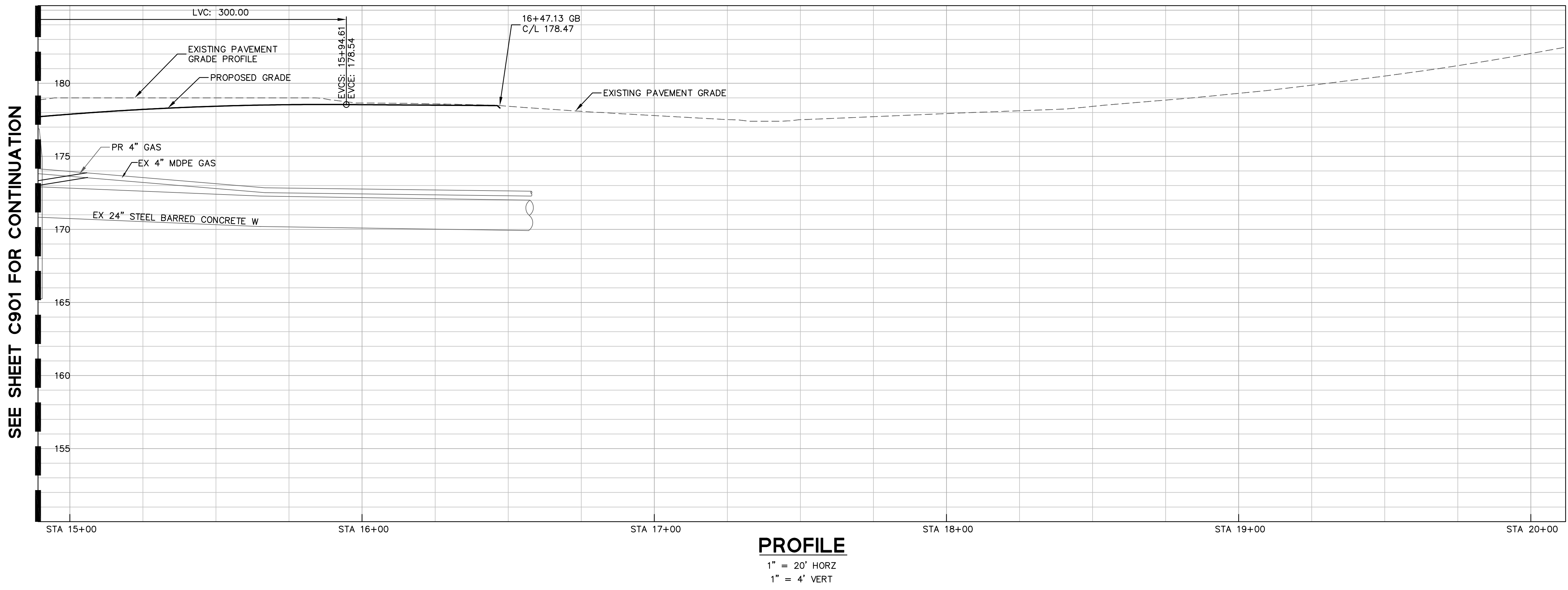
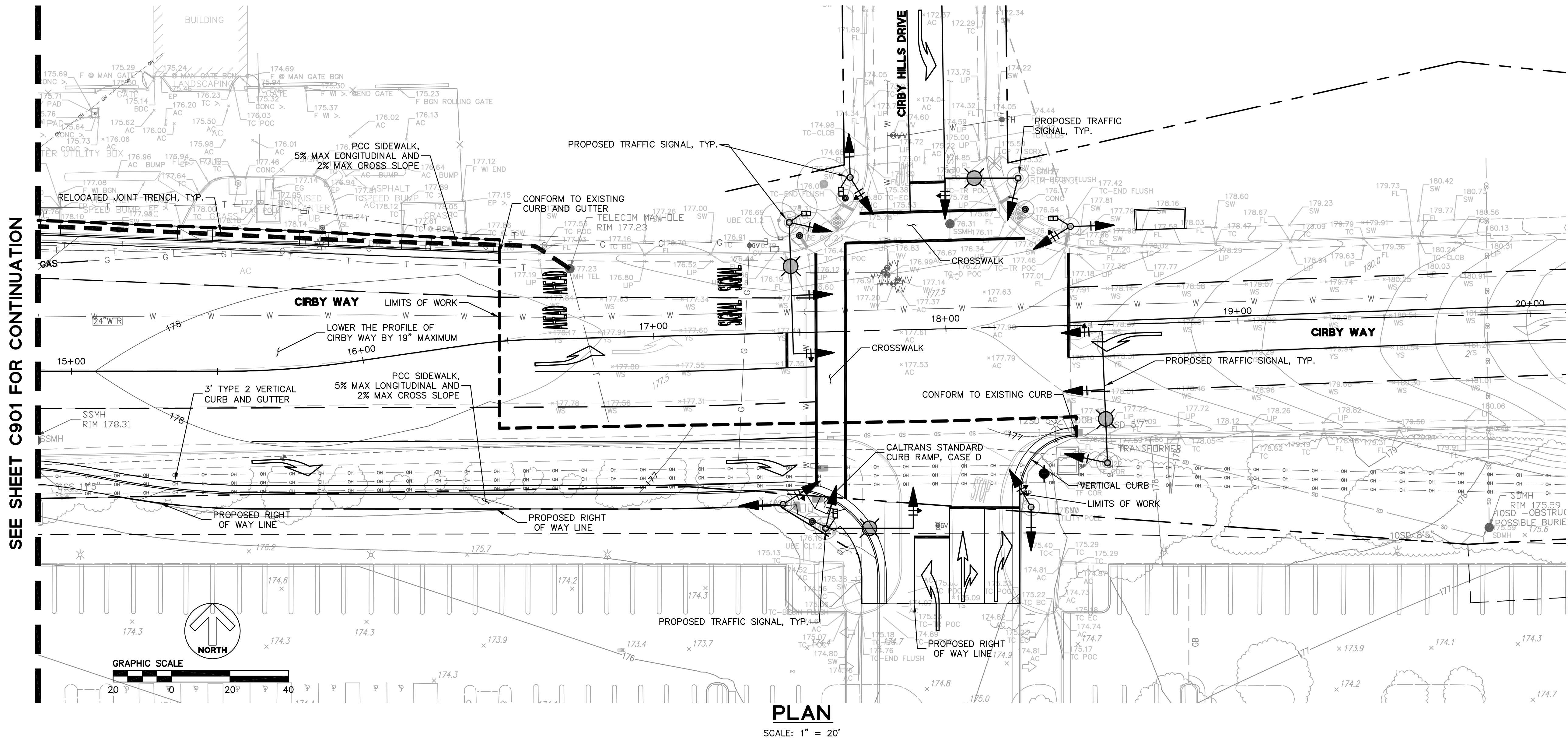
Street Number

Date:

11/04/2016

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C902



ABBREVIATIONS	
AC	ASPHALT CEMENT
BGN	BEGINNING
COR	CORNER
DW	DOMESTIC WATER
F	FENCE
FL	FLOWLINE
G	GAS
OH	OVERHEAD
PCC	PORTLAND CONCRETE CEMENT
SD	STORM DRAIN
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK
T	TELEPHONE
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL
W, WTR	WATER
WS	WHITE STRIPE

LEGEND	
	TYPE II ARROW (R OR L AS SHOWN) CALTRANS STANDARD SHEET A24B
	TYPE IV ARROW (R OR L AS SHOWN) CALTRANS STANDARD SHEET A24A
	"STOP" MARKING CALTRANS STANDARD SHEET A24D
	LIMITS OF WORK
	TRAFFIC SIGNAL, TYP.

NOT FOR CONSTRUCTION

No.	Revision Description	YYYY-MM-DD
1	Major Project Permit Stage 2	2016-11-07
2	Major Project Permit Stage 2 Response	2017-03-30

Agency Approval

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Project Number: 20150606

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Project No: 20150606
Sheet Title

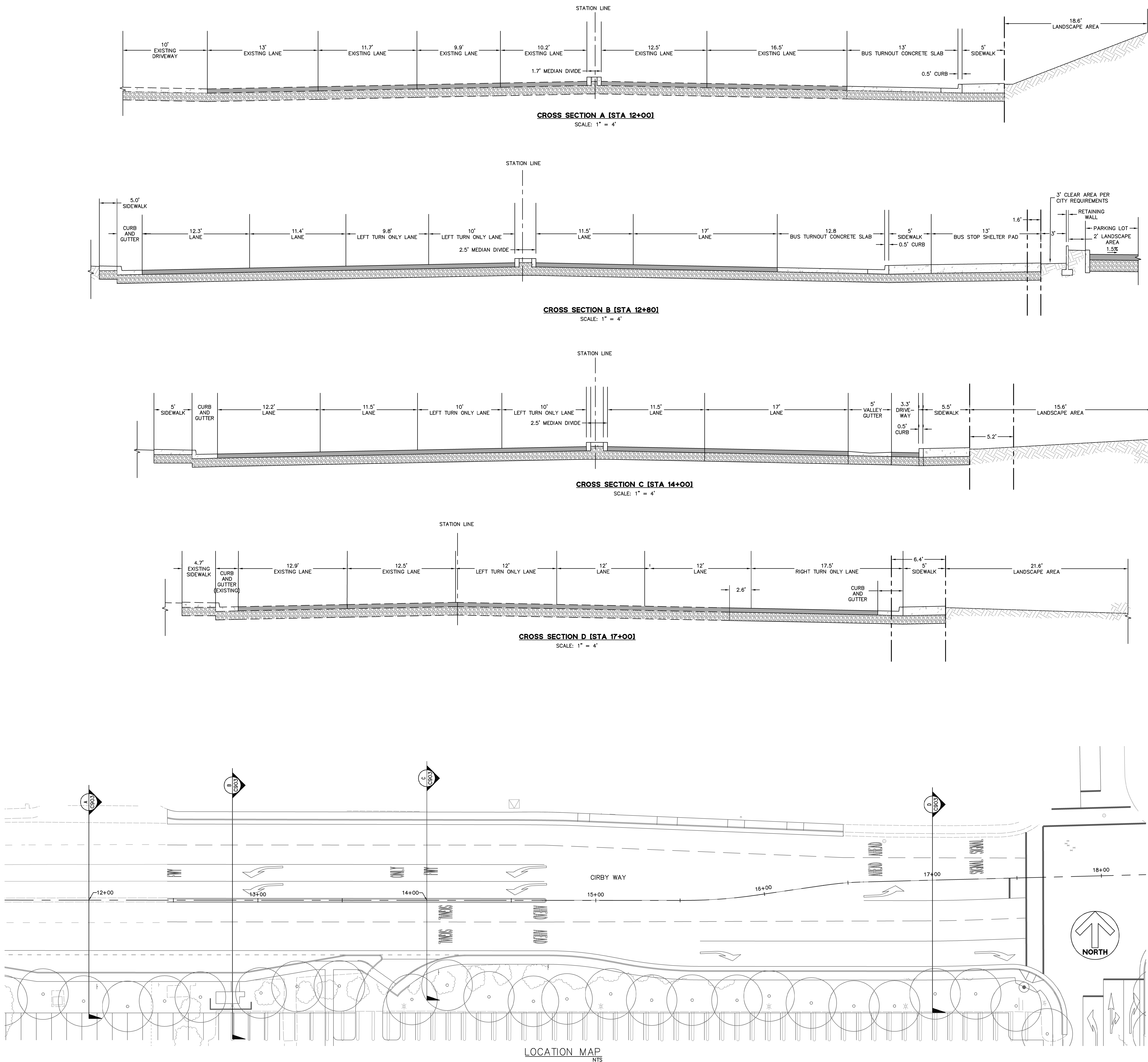
CIRBY WAY
SECTIONS

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Date:
11/04/2016

C903

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NOT FOR CONSTRUCTION



***Planning Division Staff Report
Planning Commission Meeting***

April 27, 2017

Prepared by: Lauren Hocker, Associate Planner

ITEM V-B: MAJOR PROJECT PERMIT STAGE 1, MAJOR PROJECT PERMIT STAGE 2, TREE PERMIT, AND GENERAL PLAN AMENDMENT – 1001 RIVERSIDE AVE – KAISER RIVERSIDE AND CIRBY MEDICAL OFFICE BUILDING – PL16-0146

REQUEST

The applicant requests approval of a Major Project Permit Stage 1 and Major Project Permit Stage 2 to allow construction of a 16,000 square-foot, one-story pavilion building; a 194,000 square-foot, five-story medical office building; a parking deck; and an associated parking lot and landscaping that will replace the existing one and two-story Kaiser Permanente medical office building complex. A Tree Permit is requested to allow the removal of one oak tree. Off-site improvements associated with the project include the addition of a traffic signal at the Cirby Way and Cirby Hills Drive intersection. This signal will require a text-only General Plan Amendment.

Applicant/Owner – Chang Yi, Kaiser Foundation Health Plan

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Forward all comments received on the Draft EIR during the public review period for inclusion in the Final EIR for City Council review,
- B. Recommend the City Council adopt the two (2) findings of fact for the Major Project Permit Stage 1,
- C. Recommend the City Council approve the Major Project Permit Stage 1 subject to one hundred three (103) conditions of approval,
- D. Recommend the City Council adopt the two (2) findings of fact for the Major Project Permit Stage 2,
- E. Recommend the City Council approve the Major Project Permit Stage 2 subject to one hundred three (103) conditions of approval,
- F. Recommend the City Council adopt the two (2) findings of fact for the Tree Permit,
- G. Recommend the City Council approve the Tree Permit subject to twenty-one (21) conditions of approval,
- H. Recommend the City Council determine that “extraordinary” improvements related to the new signalized intersection at Cirby Hills Drive/Kaiser Driveway/Cirby Way are not feasible or desirable, and
- I. Recommend the City Council approve the General Plan Amendment subject to one (1) condition of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

The proposed Kaiser Riverside and Cirby Medical Office Building Project site is an approximately 14-acre property on the southeastern corner of Riverside Avenue and Cirby Way. Interstate 80 (I-80) borders the south and east sides of the site, as shown in Figure 1. The property has a zoning designation of Business Professional (BP) and a land use designation of Community Commercial (CC). Medical offices are a permitted use in this zone and land use designation.

The site was approved for development with the Kaiser campus in 1978 (SR 78-28), at which time it was expected that the campus would be constructed in phases. The second phase of development was approved in 1980 (SR 80-12). Consistent with these approvals, the site is currently developed with the existing Kaiser Permanente medical office complex, which consists of four one-story medical office buildings, one two-story medical office building, and a one-story communications building for a total of 90,209 square feet, as well as 613 surface parking spaces, and landscaping (see Attachment 1, Existing Site Plan).

The applicant proposes to replace the existing structures and uses on the site with an approximately 194,000-square-foot, five-story, 80-foot-tall medical office building, along with a one-story, 21-foot-tall, 16,000-square-foot pavilion building and related site improvements, including an approximately 11-foot tall, 82,630-square-foot parking deck with 255 parking spaces, surface parking lot with 803 spaces, site/building lighting, and landscaping (see Exhibit B, Overall Site Plan). The project will result in a net increase of 119,791 square feet of new medical office building space. Of the two proposed medical buildings, the single-story pavilion building would house pharmacy, laboratory, and conference space. The five-story medical office building would include ground floor retail and public functions including a café, health education, and optical center, as well as physical therapy/rehab and comprehensive diagnostic imaging. The clinic floors in the medical office building (floors 2 through 5) would include eight adult primary care clinics, specialty clinics for obstetrics and gynecology, dermatology and allergy, injection clinic, and comprehensive eye services including ophthalmology and optometry. This new medical office building would result in double the capacity of the existing clinics, which the applicant intends to facilitate better member access.

Currently, the existing medical office building complex employs 224 full-time people. The proposed project would add an additional 202 full time positions, for a total of 426 full time employees. Hours of operation would generally be Monday through Friday from 7:00 a.m. to 6:00 p.m. The Conference Center in the pavilion building may be open until 10:00 p.m. on some days depending on events and class schedules.

Figure 1: Project Location





If the project is approved, project construction is anticipated to take approximately 3 years to complete and would occur in multiple phases. Phasing is required in order for the existing medical office buildings to remain open with sufficient parking capacity and public access during construction. For the entire duration of the project, valet parking would be provided to patients and visitors, and staff would be shuttled to the site from off-site parking locations (see Exhibit S). Construction parking would be limited to the existing east parking lot until the new parking deck is completed, at which point the lower level would be used for construction personnel.

The applicant proposes to keep the existing medical building offices open until the new 5-story medical office building is open, after which the existing buildings will be demolished in order to finish construction of the site. The applicant has developed a detailed, seven-phase construction plan which shows how parking, access, and utility connections will be maintained during each phase of construction (see Exhibit Q, Construction Phasing Plan). Construction is anticipated to begin in 2017 and be completed in 2020.

SITE INFORMATION

Location: 1001 Riverside Avenue

Total Size: 14.36 acres

Topography and Setting: As described, the site is currently developed with the Kaiser medical office campus, which includes six buildings and 623 parking spaces. Landscaping is present along the perimeter of the site and internal to the site, including a number of mature trees. Within the project site, there are a total of 290 mature trees, the majority of which were planted as landscaping. From Riverside Avenue, the project site slopes gently upward to the east. The increase in elevation from Riverside Avenue to the center of the project site is approximately 25 feet. The southern end of the site slopes downward, so that it is below the elevation of Riverside Avenue.

Alongside the project site, Riverside Avenue is a four-lane roadway, with dual left turn lanes and a right-turn lane in the northbound direction, and a two-lane I-80 onramp in the southbound direction. Cirby Way is a four-lane roadway with a center turning pocket for most of the length alongside the site, which widens to include dual left-turn lanes at the intersection with Riverside Avenue. The project site currently includes one driveway onto Cirby Way and one driveway onto Riverside Avenue.

Surrounding uses include a mix of commercial uses, including retail and a church across Riverside Avenue to the west; a gas station, retail, a public storage facility, and Placer County offices across Cirby Way to the north, and I-80 to the east and south. While all of the uses near the intersection of Riverside Avenue and Cirby are non-residential uses, there are single family homes, apartments, and condominiums in the vicinity. Across I-80 there are various commercial uses on Orlando Avenue, including the an indoor ice skating rink, a camping goods store, recreational vehicle sales, and a public storage facility. A private elementary school is also located along this street, beyond which are single-family homes and apartments.

EVALUATION: MAJOR PROJECT PERMIT STAGE 1 AND 2

Section 19.82.030 of the City of Roseville Zoning Ordinance requires two findings be made in order to approve or conditionally approve a Major Project Permit Stage 1 and 2 (MPP 1 and MPP 2). The two findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the MPP in relation to each finding.

The findings for a Major Project Permit Stage 1 are as follows:

- 1. The Preliminary Development Plan is consistent with the General Plan, applicable Specific Plan, and adopted City design guidelines; and***
- 2. The design and installation of the Preliminary Development Plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.***

The findings for a Major Project Permit Stage 2 are as follows:

- 1. The Architecture and Landscaping is consistent with the General Plan, applicable Specific Plan, and adopted City design guidelines; and Phase 1 approval; and***
- 2. The design and installation of the Preliminary Development Plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.***

These findings are essentially the same, with the MPP 1 findings referring to the preliminary development plan, and the MPP 2 findings referring to the architecture and landscaping, as well as consistency with the Stage 1 project. Therefore, for the purposes of this evaluation, the MPP 1 & 2 are examined together.

Access and Circulation

The existing medical campus has one driveway on Cirby Way directly across from Cirby Hills Drive, and one on Riverside Avenue approximately 500 feet south of the Riverside Avenue/Cirby Way intersection. Both driveways have two lanes: one for inbound and one for outbound movements. The Riverside Avenue driveway is restricted to right-in, right-out movements, while the Cirby Way driveway is right-out, but allows both right-in and left-in movements (there is a left-turn pocket on Cirby Way for the driveway). The existing site includes a continuous two-lane access drive that wraps behind the south buildings on the east and south, and connects the Riverside Avenue and Cirby Way driveways. Several parking areas are connected to this access way, with pavement markings for pedestrian crossings at multiple locations, to facilitate pedestrian circulation from the parking areas. Sidewalks are present along both frontages, except the frontage to the east of the Cirby Way driveway, where there is no sidewalk. There is also a pedestrian pathway connection from the existing bus stop on Cirby Way to the existing medical buildings, and a pedestrian pathway connection from Riverside Avenue into the project site.

The applicant has designed the project access and circulation to maintain or improve both vehicle and pedestrian circulation. The Riverside Avenue driveway will retain a very similar design as the existing driveway, but will be shifted farther to the south on the site. On the Cirby Way frontage, the existing driveway will be modified to include four lanes: two right-only outbound lanes, a combination through-movement and left-turn outbound lane, and one inbound lane. To accommodate these movements, a traffic signal will be installed. This will enable the installation of a pedestrian crosswalk across Cirby Way at this location. The profile of Cirby Way, which currently includes a rise as the roadway continues east of the site, will be lowered to provide improved sight distance for drivers (see Attachment 4). A new driveway will also be installed between the Riverside Avenue/Cirby Way intersection and the new traffic signal, but this will only be for outbound right-turn movements. This is discussed in more detail in the "Evaluation: General Plan Amendment" section of this staff report.

A new pedestrian connection from Riverside Avenue into the site will be constructed. A new pedestrian pathway will also be constructed from the bus stop on Cirby Way, providing a straight pathway from the street to the pavilion and 5-story medical office building. The new design does not include the installation of sidewalk east of the main Cirby Way driveway, because the I-80 overpass to the east does not have a sidewalk. However, the project will provide a new pedestrian crossing, due to the new traffic signal at the

main entrance on Cirby Way. As with the existing site design, the proposed project includes pedestrian pathways that cross the site in east-west and north-south directions, providing access through the site from the parking areas to the new buildings. Also like the existing site, a continuous two-lane access drive will be constructed along the eastern and southern portions of the property, connecting the Riverside Avenue and primary Cirby Way driveway. The applicant also proposes new access drives to wrap around the northern and western sides of the buildings, to provide a continuous loop through the site. A drop-off and pick-up loop is also proposed in front of the pavilion and 5-story medical office building.

Parking

The City's Zoning Ordinance establishes a parking ratio of 1 space per 150 square feet for medical offices. The proposed medical office buildings will total 210,000 square feet, which results in a parking requirement of 1,400 parking spaces (see Exhibit B). The project will reconfigure the surface parking and add a parking deck on the southern end of the site, creating a total of 1,058 parking spaces (803 surface spaces and 255 spaces in the deck). This is 342 fewer spaces than the Zoning Ordinance standard would require. However, there is a process outlined in the Zoning Ordinance for parking reductions, if it can be demonstrated that the individual use has a lower parking demand than the Zoning Ordinance standard, then the actual demand may be used to design parking. Deviations from parking standards may be approved through the MPP process.

A parking analysis was prepared by Fehr and Peers as part of the traffic impact study. Fehr and Peers staff recorded the number of vehicles parked on the existing medical campus on an hourly basis, beginning at 8 am and continuing until 6 pm. On each of the two days when counts were collected, the peak parking demand occurred at 11 am, with approximately 80% of the spaces occupied. The study concluded that actual demand was approximately 0.81 spaces per 150 square feet or 6.9 spaces per health care provider. The number of health care providers is considered the most accurate measure because this number is most directly linked to the number of employees and patients traveling to and from the site. Using this figure and using a doubling of health care providers, actual parking demand for the completed project would be 978 parking spaces. This leaves a surplus of 80 parking spaces on the site. Based on the foregoing analysis, the project will provide adequate parking for the proposed use.

Underground Utilities

The existing water, sewer, and stormwater systems on the site would be maintained until the new 5-story building is occupied, in order to provide continuous service during construction. The existing campus is served by a 6-inch water line stub connected to a 10-inch public distribution main in Cirby Hills Drive, an 8-inch sewer main in Cirby Way connects to an 8-inch sewer main in Riverside Avenue, and an 18-inch stormwater pipe just east of the existing Cirby Way entrance. For the new buildings, two new 10-inch water service lines are proposed to connect to the City's existing 10-inch distribution main at Cirby Hills Drive and a 24-inch transmission main in Cirby Way. For the sewer system, two new 8-inch service lines would be installed. The first would connect to the 8-inch main in Cirby Way, similar to the existing service. The second would connect to an existing public manhole in Cirby Hills Drive that is connected to an 8-inch sewer line. No new pump stations or other facilities or upgrades would be required for the proposed project. The proposed utility plan is included as Exhibit K.

Stormwater treatment on the site would be improved by the project, given that the existing site is almost completely developed with impervious surfaces already, which were built before modern stormwater treatment standards. The project is proposed to incorporate the use of on-site infiltration and detention. Underground treatment and infiltration galleries will be constructed to treat stormwater. The system will be designed to treat and store stormwater, so that post-project stormwater runoff will be at or below per-project runoff volumes. The proposed stormwater management plan is included as Exhibit L.

The proposed utility plans have been reviewed by all internal City division and departments, as well as by external utilities, to ensure that the proposed design meets the applicable standards. The applicant worked closely with City staff to ensure that utility connections would be maintained during construction, until the new systems are in place and operational. This design ensures that service will not be disrupted.

Off-Site Improvements

Off-site improvements include: reconfiguring roads; removal and replacement of driveways, curbs, planting areas, and medians; traffic lane striping; relocation of utilities; and a new traffic signal. Approximately 400 feet of Cirby Way adjacent to the project site would be removed and reconstructed (see Attachment 4). The vertical profile of the roadway would be lowered by as much as 18 inches to improve driver sight distance. The project also includes surface improvements at the frontage of the self-storage facility on the north side of Cirby Way, including removal and reconstruction of concrete driveways, concrete curbs, asphalt pavement areas, planting areas, and site lighting. In addition, a monument sign and a flagpole may need to be relocated as a result of lowering the roadway profile. Curbs, gutters, sidewalks, median islands, and asphalt pavement along Cirby Way would be reconstructed and traffic striping within the demolition limits would be restored.

Utility systems affected by the lowering of the roadway profile would need to be relocated (lowered) to maintain minimum cover requirements. Utilities affected include, but would not be limited to, a 2-inch domestic water line (City of Roseville), sewer line extensions (City of Roseville), potable water system isolation valves (City of Roseville), potable water system air-release valves (City of Roseville), telecommunications/fiber-optics conduits (MCI, Sprint), street lighting (Roseville Electric), primary and secondary power conduits (Roseville Electric), and a 4-inch gas distribution main (Pacific Gas and Electric).

As with the utility plans, these proposals have been examined in detail by internal City divisions and departments, as well as other affected entities. The designs meet applicable standards.

Lighting and Landscaping

To provide for the safety and security of staff and the public, the project would include overhead parking lot and roadway pole lights, low-level lighting on bollards to illuminate landscaped areas and sidewalks, and building-mounted lighting at entrances. Architectural lighting would also be used to illuminate key architectural features. The lighting and photometric plans are included as Exhibits I and J.

The proposed light fixtures use premium-efficiency LED light sources. Area lighting is designed to automatically turn off during the day, and motion-activated controls are included to dim the lighting at night when there is no activity. Lighting has been designed to meet the City's Community Design Guidelines and would minimize light trespass, reduce sky-glow to increase night sky access, and improve nighttime visibility through glare reduction.

The proposed project's landscaping plan divides the parking lot areas into smaller zones, with a different species of large, deciduous tree being used in each zone. The proposed tree planting plan, shade plan, and ground planting plans are included as Exhibits E – G. California sycamore will be used in the easternmost area of the site and along the Riverside Avenue frontage, Chinese pistache will be used on the northern half of the parking area, ginko will be used along the main access drives through the site, red maple will be used in the parking area east of the pavilion and north of the main building, and redbud will be used along the Cirby Way frontage. Most of these tree species display fall color, spring blossoms, or both. A variety of smaller trees, shrubs, and groundcover is proposed throughout the site, with the layout designed in layers to provide visual interest, rather than in dense plantings of single species.

In the existing condition, the landscape setback on Riverside Avenue is approximately 120 feet deep, and is mostly turf. The proposal reduces this setback to approximately 35 feet, and therefore the applicant has proposed a very detailed, dense, and interesting landscape design for this area. The proposed plantings are laid out in a wave form, and include both large trees (sycamore) and smaller trees (redbud). The area slopes upward from Riverside Avenue, so the intent of the landscaping is to screen the parking lot from view and provide a dynamic and attractive landscape in all seasons. In addition to the plant material, the applicant has proposed a landscape feature at the corner of Riverside Avenue and Cirby Way that would extend down the Riverside Avenue frontage. Mirroring the wave form of the plantings, the applicant would install sculptural metal in a wave shape, with a pattern of cutouts (the conceptual plan shows flying birds, and is included as Exhibit H). The word “welcome” is proposed to be cut into the metal work at the corner, to create a corner gateway for this area. Though the landscape buffer will be much smaller, the proposal is a significant improvement in terms of visual interest, conforms with the City’s design guidelines, and is supported by staff.

Figure 3: Riverside Entry Corner Concept



1 CONCEPTUAL DESIGN FOR RIVERSIDE AND CIRBY FRONTAGE



2 CONCEPTUAL PLAN VIEW



3 CONCEPTUAL PERFORATED PATTERN DETAIL

The proposed parking deck will begin at a lower elevation than Riverside Avenue, so will only be 10 feet above the grade of Riverside Avenue despite being two levels (see Exhibit O, Elevations). In addition, a 90-foot landscape setback is proposed between the parking deck and the street (see Exhibit G, Ground Planting Plan). Plant screens are proposed on the southern side of the deck, with climbing vines proposed to be planted at the base of these screens. This will soften the southern elevation, which will be visible to northbound travelers on Riverside Avenue and from the I-80 ramps.

Where possible, existing mature trees are being preserved on site, including protected oak trees in the southwestern corner of the site and redwood trees north of the main building and in the north parking lot.

Of the existing 290 mature trees that were planted as part of the original landscaping plan, a total of 245 trees would be removed. A total of 45 trees would be retained and 404 new trees would be planted on the project site, resulting in a total of 449 trees (a net gain of 156 trees; see Exhibit E, Tree Planting Plan). The applicant is also proposing multiple areas within the site for outdoor gathering spaces around the building, focusing on the areas in between the pavilion and the main building, and in front (on the northern side of) the main building. Note that beginning with Phase 2 of construction, the Riverside Avenue frontage would be maintained with a wildflower seed mix until the permanent landscaping is installed (see Exhibit R).

Building Architecture

The exterior of the five-story medical office building is proposed to include a mix of metal panels, light-weight concrete panels, glass curtainwall, glazed storefronts and concrete masonry units (see Attachment 2, three-dimensional renderings; Attachment 3, Photosimulation; Exhibit O, Elevations; and Exhibit P, Materials Board). The highest point of the medical office building is approximately 80 feet. The highest occupied floor (5th floor) is 55 feet high (from existing grade). Rooftop mechanical equipment has been designed to be shielded by the building parapet. The one-story pavilion building uses the same exterior materials as the medical office building, for design cohesiveness. The highest point of the pavilion is approximately 20 feet, with limited additional height for a screened mechanical enclosure at the roof level. These two buildings have been designed in a way that allows a single entry canopy feature to tie the two buildings together.

Figure 4: Three-Dimensional Building Renderings



SOUTHWEST VIEW



3 SOUTHEAST AERIAL VIEW



NORTH VIEW



1 NORTHEAST AERIAL VIEW

Exterior colors for the five-story medical office building and one-story pavilion building include a sandy beige color for the concrete panels with varying degrees of exposed gray aggregate. The insulated metal panel colors are silver and weathered zinc arranged in a pattern that provides a contrast to the beige panels. The majority of the north, east and west elevations consist of pewter colored mullions, clear vision glass and light-gray colored spandrel glass. The base of the building is designed to have chocolate brown concrete masonry units with a shiplap profile for added visual interest.

The building includes a curved wave extending from ground level to the top of the building to highlight the primary entrance on the north elevation. The rest of the north elevation also includes some curvature where it meets the entrance, and includes recesses and alterations in the wall plane to echo this element. A similar effect is proposed on the south elevation, where the beige panels give way to a metal and glass pop-out that gradually staggers farther away from the plane of the wall. The west elevation facing Riverside Avenue is the narrowest point of the building, and includes a frame of beige panels surrounding glass windows and metal panels, as well as recesses on the corners. The eastern elevation includes a pop-out, a recess, and again the variation in materials between the beige panels and the metal and glass.

The two-level concrete parking deck at the southwestern corner of the project site takes advantage of the existing topography between the medical office building and adjacent freeway, allowing the top level of the deck to be at grade and the lower level to be partially underground. The total height above ground would be 10-feet, 10-inches tall. Exposed concrete facades of the parking deck are gray-colored with a green screen mesh attached to the exposed surfaces for climbing vines. The structure of the parking deck is designed for a possible future installation of solar photovoltaic (PV) panels on the top deck. Installation of these would require either an Administrative or a hearing-required MPP Modification, depending on the scope of the proposal.

CONCLUSION

The project has been designed in a manner consistent with the General Plan and Community Design Guidelines, providing both appropriate vehicle access and circulation, and good pedestrian connectivity; a varied, interesting, and high-quality landscaping proposal; building designs which use a variety of materials, colors, and building forms; lighting that is energy efficient and is shielded to avoid light trespass; and infrastructure adequate to serve the proposed expansion in use. The project is in the Infill area of the City, so there is no applicable Specific Plan. The site is appropriately designed, and will not be detrimental to the public health and safety, or be materially detrimental to the public welfare.

EVALUATION: TREE PERMIT

Pursuant to Zoning Ordinance Section 19.66.030, a Tree Permit is required for any removal of native oak trees or for more than 20% encroachment into the dripline of a native oak tree. The proposed project will result in the removal of one protected oak tree. The required findings to approve a Tree Permit are listed below.

- 1. Approval of the Tree Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66.***
- 2. Measures have been incorporated into the project or permit to mitigate impacts to remaining trees or to provide replacement for trees removed.***

An arborist report was prepared by Tree Associates which concluded that the site supported six protected native oak trees. Only one of these, a 7-inch valley oak (#679) located where the realigned Riverside Avenue access is proposed, will require removal to complete the project. The applicant submitted a mitigation plan with the arborist report attached (Exhibit D) which shows four new oak trees will be planted

on the site to offset the 7-inch loss. City staff have reviewed this plan and concluded that it complies with Zoning Ordinance Chapter 19.66, and that the removal of this small oak tree is necessary.

EVALUATION: GENERAL PLAN AMENDMENT

The proposed project includes the installation of a new traffic signal on Cirby Way at the main Kaiser driveway and Cirby Hills Drive. This traffic signal is necessary to ensure proper functioning of access into and out of the site. The proposed access design was developed as a result of a traffic impact study prepared by Fehr and Peers (see Appendix D of Exhibit A), which analyzed the intersection operations and access conditions to determine the most efficient designs, given the traffic volumes on the surrounding roadways. The City's 2035 General Plan establishes an acceptable am and pm peak hour intersection operating condition of Level of Service (LOS) C or better (Circulation Element, Level of Service goal, Policy 1). This policy also states that exceptions to the standard may be considered for intersections "where the City finds that the required improvements are unacceptable." In such cases, the General Plan specifies that the City Council may determine improvements to be "extraordinary" and infeasible or undesirable, following a public hearing, after weighting the following factors:

- The number of hours per day that the intersection would operate below LOS C.
- The ability of improvements to reduce delay and improve operations.
- The impact on accessibility to surrounding properties.
- The right-of-way needs and the physical impacts on surrounding properties.
- The visual impacts of the improvements, and their impact on community identity and character.
- Environmental impacts, including air quality, climate change, and noise.
- Construction and acquisition costs.
- Impacts on pedestrian and bicycle accessibility and safety.
- Impacts on general safety.
- Impacts of the required construction phasing and traffic maintenance.
- Impacts on quality of life as perceived by residents.
- Consideration of other environmental, social, or economic factors on which the City Council may base findings to allow for exceeding LOS C.

This finding has already been made for the existing intersection of Riverside Avenue and Cirby Way, which operates at LOS E in the existing condition and is forecast to operate at LOS F in the future. Roadway widenings would have been required in order to improve the LOS at this intersection, and during public hearings for the Cirby Way roadway widening project, residents expressed opposition to this proposal. All driveways and intersections near this congested corridor are affected by these existing and forecasted future conditions. Thus, the applicant's proposed new signal at the driveway on Cirby Way will operate at LOS C or better after it is constructed, but in the future is forecast to operate at LOS E in the am peak hour for the same reason the Riverside/Cirby intersection operates unacceptably. Fehr and Peers concluded that improving the new signal operation would require roadway widening, which the City Council has already found is an "extraordinary" improvement, the impacts of which are undesirable. As there are no mitigation measures available to improve the operations of this new intersection to LOS C or better, the project must be forwarded to City Council for consideration. Exhibit T is the proposed change pages for the General Plan Circulation Element, which would add this new traffic signal to the list of signals granted an exception to the LOS C standard.

General Plan policy states that provided City Council make the proper findings, and provided that a minimum of 70% of the City's intersections operate acceptably, the exception may be granted. With the new traffic signal, there would be 212 signalized intersections in the City, 25 of which would operate

unacceptably during the am peak hour. This results in 88% of the City's intersections operating acceptably in the am peak hour, which is consistent with City policy. Thus, the findings for the project may be made, and granting an exception would be consistent with the applicable policies of the General Plan.

PUBLIC OUTREACH

Public outreach for the proposed project has occurred at multiple points during the processing of the project, as described below.

- Prior to application submittal, on February 10, 2016 the concept of the project was presented to the Cresthaven Neighborhood Association. Questions were asked about traffic on Cirby and Riverside.
- Upon receipt of the application, the proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations (RCONA); no comments were received.
- On June 7, 2016 the City published the Notice of Preparation (NOP) for the Environmental Impact Report (EIR), and was sent to RCONA. No comments from RCONA were received.
- On March 9, 2017 the Draft EIR was published. Notice of the EIR was mailed to RCONA and to all property owners within 300 feet of the project. To date, agency comments have been received, but no comments from RCONA or members of the public have been received.
- On March 22, 2017 the applicant held a public informational meeting in Civic Center meeting rooms 1 and 2. Notice of this meeting was mailed to RCONA and to all property owners within 300 feet of the project. The purpose of the informational meeting was to provide the public with an opportunity to ask questions about the project, the process, and the EIR. In attendance were applicant representatives, the EIR consultant, the traffic consultant, and City staff. Three members of the public attended, and asked questions about the project. None of the attendees expressed opposition.
- A public notice of the Planning Commission hearing was published on April 14, 2017, and was distributed to all property owners within 300 feet of the project site and to RCONA. To date, no comments have been received.
- Further outreach will be occurring, to notify affected businesses and residents of construction impacts related to Cirby Way improvements.

ENVIRONMENTAL DETERMINATION

A Draft Environmental Impact Report (DEIR) was published on March 9, 2017 (see Exhibit A). The public comment period ends on April 24, 2017. As of the writing of this staff report, one comment from the California Department of Transportation has been received (included as part of Exhibit A). The DEIR found one significant and unavoidable impact (the operation of the new traffic signal) and concluded that all other impacts were either less than significant, or would be less than significant with application of the recommended mitigation.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

- A. Forward all comments received on the Draft EIR during the public review period for inclusion in the Final EIR for City Council review.
- B. Recommend the City Council adopt the findings of fact as stated in the staff report for the **MAJOR PROJECT PERMIT STAGE 1 – 1001 RIVERSIDE AVE – KAISER RIVERSIDE AND CIRBY MEDICAL OFFICE BUILDING – PL16-0146**.
- C. Recommend the City Council approve the **MAJOR PROJECT PERMIT STAGE 1 – 1001 RIVERSIDE AVE – KAISER RIVERSIDE AND CIRBY MEDICAL OFFICE BUILDING – PL16-0146** subject to one hundred three (103) conditions of approval.
- D. Recommend the City Council adopt the findings of fact as stated in the staff report for the **MAJOR PROJECT PERMIT STAGE 2 – 1001 RIVERSIDE AVE – KAISER RIVERSIDE AND CIRBY MEDICAL OFFICE BUILDING – PL16-0146**.
- E. Recommend the City Council approve the **MAJOR PROJECT PERMIT STAGE 2 – 1001 RIVERSIDE AVE – KAISER RIVERSIDE AND CIRBY MEDICAL OFFICE BUILDING – PL16-0146** subject to one hundred three (103) conditions of approval.
- F. Recommend the City Council adopt the findings of fact as stated in the staff report for the **TREE PERMIT – 1001 RIVERSIDE AVE – KAISER RIVERSIDE AND CIRBY MEDICAL OFFICE BUILDING – PL16-0146**.
- G. Recommend the City Council approve the **TREE PERMIT – 1001 RIVERSIDE AVE – KAISER RIVERSIDE AND CIRBY MEDICAL OFFICE BUILDING – PL16-0146** subject to twenty-one (21) conditions of approval.
- H. Recommend the City Council determine that “extraordinary” improvements related to the new signalized intersection at Cirby Hills Drive/Kaiser Driveway/Cirby Way are not feasible or desirable.
- I. Recommend the City Council approve the **GENERAL PLAN AMENDMENT – 1001 RIVERSIDE AVE – KAISER RIVERSIDE AND CIRBY MEDICAL OFFICE BUILDING – PL16-0146** subject to one (1) condition of approval.

CONDITIONS OF APPROVAL FOR MAJOR PROJECT STAGE I AND 2

- 1. This major project permit approval shall be effectuated within a period of two (2) years from **June 21, 2017** and if not effectuated shall expire on **June 21, 2019**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval is does not extend the expiration beyond **June 21, 2020**. (Planning)
- 2. The project is approved as shown in Exhibits A – S and as conditioned or modified below. (Planning)
- 3. The project shall comply with all required environmental mitigation identified in the Kaiser Riverside-Cirby Medical Office Building Project Environmental Impact Report. (Planning)
- 4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Electric, Finance)
- 5. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)

6. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Development Services Department – Engineering Division. (Engineering)
7. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
8. The property shall be addressed as 1001 Riverside Avenue. The Medical Office Building shall be addressed as 1011 Riverside Avenue. The Pavilion Building shall be addressed as 1021 Riverside Avenue. The Parking Deck shall be addressed as 1031 Riverside Avenue. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Development Services/Business Services Division – Addressing for building/suite addressing. (Business Services)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. Parking stalls shall meet, or exceed, the following minimum standards:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall about a 6" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--9 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11B of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Chapter 11B. (Building)
10. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
11. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
12. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventers, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)

- b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d. The landscape plan shall comply with the City of Roseville Water Efficient Landscape ordinance. (Planning)
 - f. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
15. For restaurants or other food services: The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
16. For restaurants or other food services. The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
17. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address.
18. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
19. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
20. A note shall be added to the grading plans that states:
- "Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified."* (Engineering)
21. The applicant shall dedicate a separate maintenance easement to the City of Roseville for the bus stop located at the corner of Cirby Way and Riverside Avenue (shelter number 69). The easement documents, for public maintenance of the bus shelter, shall be drafted for approval and acceptance by the City of Roseville and recorded at the County Recorder's office. (Alternative Transportation, Engineering)

22. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
23. The proposed driveway on Riverside Avenue shall be constructed as a standard 35 ft. wide A-7 driveway. (Engineering)
24. The proposed egress only driveway on Cirby Way shall be 15 ft. in width and approximately 260 ft. east of Riverside Avenue. The driveway shall be constructed with a radius to direct vehicles into the flow of traffic and restrict ingress movements. The appropriate signage shall be approved by the City to indicate this is a right turn egress driveway only, along with way finding signage directing vehicles to use Orlando Ave. to access I-80. (Engineering)
25. The intersection of Cirby Way/Cirby Hills/Kaiser North Driveway shall be improved with a traffic signal. All costs associated with the proposed signal shall be the responsibility of the developer. The following items shall be addressed with the construction of this signalized intersection:
 - a. Developer shall work with City Engineers to ensure proposed signal is coordinated with the other signals along the Cirby Way corridor.
 - b. The ingress/egress for the Kaiser North Driveway shall consist of one 18 ft. wide ingress lane and three 11 ft. wide egress lanes. The egress lanes shall be one left turn lane, one shared right/through lane and one right turn lane.
 - c. The left turn egress lane shall be timed such that 15 seconds is given to this phase of the signal during weekday p.m. peak hours. This timing is to meter out the left turns and encourage vehicles to use the dual rights being provided.
 - d. The throat depth for the Cirby Way/Cirby Hills/Kaiser North Driveway shall be a minimum of 250 ft. in length.
 - e. On-site and off-site way finding signs shall be placed directing traffic egressing the Kaiser North Driveway to proceed eastbound to Orland Avenue to I-80. (Engineering)
26. The existing westbound left turn pocket on Cirby Way at the Cirby Hills/Kaiser North Driveway shall be increased from 175 ft. to 250 ft. (Engineering)
27. A 190 ft. deceleration lane with 90 ft. taper shall be constructed on Cirby Way to access the Kaiser North Driveway. (Engineering)
28. Signage shall be provided on-site and within the public right of way indicating no u-turns are allowed from the existing eastbound left turn lane on Cirby Way at the Cirby Hills/Kaiser North Driveway. (Engineering)
29. The first internal intersection south of the North Kaiser Driveway shall have east/west stop control. (Engineering)
30. Provide stop control on the eastbound, westbound and southbound approaches at the main drive aisle (north of the medical offices) that intersects with the drop off area (westerly section). (Engineering)
31. A Construction Traffic Management Plan (TMP) shall be developed and approved by the City to clearly demonstrate how traffic will be handled during the various proposed phases of the project.

The TMP shall be consistent with the recommendation made in the Transportation Impact Study prepared for the project by Fehr & Peers. (Engineering).

32. Cirby Way shall be reconstructed to provide adequate sight distance as shown on the approved Cirby Way plan and profile sheets approved with this project. The sight distance shall be designed for a 45 mph design speed and a 2 ft. high object height. With the reconstruction of Cirby Way a new standard bus turnout, 120 ft. in length with 60 ft. tapers, shall be constructed. (Engineering)
33. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's and enter into a maintenance agreement with the City to ensure the BMP's are properly maintained. (Engineering)
34. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting. (Engineering)
35. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of roadwork, turn lanes and/or driveways. (Engineering)
36. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the approval of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
37. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
38. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
39. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
40. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)

41. The Kaiser Permanente Health Plan shall update the existing Transportation Systems Management (TSM) Plan for Kaiser Riverside and Cirby Medical Office Building to be reviewed and approved by the Transportation Commission. (Public Works)
42. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
43. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
44. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, sewer and recycled mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all-weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
45. Private sewer shall be built to City of Roseville standards and shall maintain 5' clear of other utilities. (Environmental Utilities)
46. No trees are allowed to be over the city appurtenances. (Environmental Utilities)
47. Water transmission main in Cirby is to maintain 4' minimum cover. If less than 4' minimum cover occurs over transmission main then the water main is to be lowered at the developers cost. (Environmental Utilities)
48. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
49. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
50. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)

51. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
52. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting (Fire)
53. The fire flow required, at a 50% reduction due to the buildings being sprinklered, will be based on the largest single structure in accordance with the California Fire Code at the time detail plans are submitted to the City of Roseville for review. The maximum fire flow will not exceed 4,000 gpm based on the Appendix III-AA of the California Fire Code. (Fire)
54. The fire department access road shall meet the City's requirements for width and turning radii of 30 and 50 as noted on the fire department standards for access. This shall be enforced at the time plan are submitted for review, Additional information can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire Prevention Division for information. (Fire)
55. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of 100 square feet in size and shall be openable from the exterior via an approved door opening, provided a fire pump will be required. (Fire)
56. Elevators shall be designed to accommodate first responders and their apparatuses such as gurneys. (Fire)
57. The phasing of this project shall not limit the fire department requirements for access and circulation throughout the project as a result of continuous construction in accordance with the California Fire Code, 2016 with the City of Roseville's Amendments. A separate phasing plan (and permit issued by the Building Department) shall be reviewed and approved by this department. (Fire)
58. Use, increase of hazardous materials or storage, liquids, gases and/or chemicals shall meet the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes. Submit a complete plan set and the Hazardous Materials Business Plan, including names and amount of any hazardous materials that will be stored or used, to the Fire and Life Safety Division for review and approval. A permit application shall also be provided at the time of submittal. Contact Steve Anderson of our Hazardous Materials Division within the Fire Department at (916) 774-5821 to initiate the process. Satisfaction of storage and use shall be determined prior to requesting occupancy. (Fire)
59. Adequate radio coverage shall be provided within all buildings for public safety agencies, as required by Roseville Municipal Code and the California Fire Code. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials in accordance with Section 510 of the California Fire Code.

Adequate radio coverage shall include all of the following:

- a. A minimum signal strength of 95 dBm available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.

- b. A minimum signal strength of 95 dBm received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
 - c. The frequency range that must be supported shall be 821–824 MHz and 866–869 MHz.
 - d. A 100% reliability factor. (Fire, Police)
60. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
- a. one (1) set of improvement plans
 - b. load calculations
 - c. electrical panel one-line drawings
61. All existing electric facilities shall be shown on the improvement plans, particularly on the grading and utility plans.
62. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot candle, and 0.5 foot candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)
63. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)
64. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

65. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
- a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
 - b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
66. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a. Water, sewer, and reclaimed water easements.
 - b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
67. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's

"Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)

68. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:
 - a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
69. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
70. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
71. The Kaiser Permanente Health Plan shall update the existing Transportation Systems Management (TSM) Agreement for Kaiser Riverside and Cirby Medical Office Building to be reviewed and approved by the City Manager. (Alternative Transportation)
72. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
73. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
74. **Restaurants or other Food Service Establishment (FSE).** The applicant shall design for installation and/or install an exterior grease interceptor if the proposed business could potentially discharge substances containing fats, oils and grease (FOG) into the sewer system. The grease interceptor shall be adequate to separate and remove FOG contained in the wastewater from FSE's prior to discharge to the public sewer. (Environmental Utilities)
75. In the event an exterior grease interceptor cannot be installed due to space limitation, the developer shall install a grease trap, per City Standards, that will mechanically separate the FOG contained in the wastewater from the FSE prior to discharge to the public sewer. (Environmental Utilities)
76. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease

interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)

77. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
78. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
79. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
80. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
81. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
 - a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
82. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
83. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)
84. No grading shall be permitted within five feet (5') of the 60kV poles along Cirby Way without approval from Roseville Electric. (Electric)
85. The grading along Cirby Way may require the developer pay for relocation of the 60kV pole, as determined by Roseville Electric. The determination of relocation will be based on the amount of grading and if the cut is significant enough that the resulting grade reduces the burial depth to an unsafe level based on Roseville Electric's specifications. (Electric)
86. The grade modification to Cirby Way will require relocation of the existing electric conduits, conductors and potentially the transformer serving the Security Public Storage, Streetlights and signals at the intersection of Cirby Way and Riverside Ave. Temporary facilities may need to be constructed to reduce outage time for critical services. (Electric)
87. The modification of the intersection at Cirby Way and Cirby Hills Drive will require the removal of the streetlight on the south east corner of the intersection. (Electric)
88. The exit only driveway on the south side of Cirby Way will require the relocation of the streetlight at this location. (Electric)

89. The proposed private site lighting within the PUE on the south side of Cirby Way will need to be modified to ensure it does not negatively impact the relocation of the roadway lighting. (Electric)
90. There is a portion to the east of the main building that appears to be a utility yard with some boxes drawn and no labels identifying these structures. If the intent is to utilize this location for the utility transformer and customer owned switchgear, than the details should be submitted to the electric department for review to ensure that there is proper working clearances and that the arrangement complies with the utilities specification for commercial construction. (Electric)
91. No demolition of electric facilities should be shown on these plans without coordinating these modifications with the Roseville Electric Improvement Plans. (Electric)
92. All electric facilities on this site shall be protected during construction. (Electric)

OTHER CONDITIONS OF APPROVAL:

93. Signs shown on the elevations are not approved as part of the Major Project Permit. A Sign Permit is required for all project signs. (Planning)
94. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
95. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. As such, the City will monitor vehicular movements from the proposed egress only driveway on Cirby Way. If at any time the City deems vehicles egressing from this driveway are not following the way finding signs to Orlando Ave, not abiding by the No U-Turn signage for eastbound Cirby Way left turns at the Cirby Hills traffic signal and are causing traffic delays by excessive queuing in the eastbound left turn pocket at the Cirby Hills traffic signal, the City shall require that the egress only driveway be blocked with a gate and used for emergency vehicle access only. (Engineering)
96. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
97. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
98. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
99. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)

100. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
101. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)
102. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)
103. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Division and shall include 10 copies of the following:
- A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
 - A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

CONDITIONS OF APPROVAL FOR TREE PERMIT

TREE PERMIT CONDITIONS AND COMPLIANCE VERIFICATION/INSPECTION CHECKLIST

CONDITION	COMPLIANCE VERIFIED/ INSPECTED	COMMENTS
PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE		
1. All recommendations contained in the Arborist Report (Exhibit D) shall be incorporated as part of these conditions except as modified herein. (Planning)		
2. Tree 679 (as listed in Exhibit D) is approved for removal with this tree permit. All other protected native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)		
3. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is seven. Mitigation must be provided prior to tree removal unless otherwise approved in the tree replacement plan or in these conditions. (Planning)		

4. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. (Planning)		
5. A \$10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Division) shall be posted to ensure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)		
6. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)		
7. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveway, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Division prior to the placement of the protective fencing. (Planning)		
8. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak tree. The fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DIVISION". (Planning)		
9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Division to inspect and approve the temporary fencing before beginning any construction. (Planning)		
10. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculture (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)		
11. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewers, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)		

12. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Division and the Engineering Division to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning Division and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)		
DURING CONSTRUCTION		
13. The following information must be located on-site during construction activities: Arborist Report; Approved site plan/improvement plans including fencing plan; and, Conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)		
14. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)		
15. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)		
16. Storage or parking of materials, equipment and vehicles is not permitted within the protected zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)		
17. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)		
18. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)		
PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT		
19. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)		
20. A copy of this completed Tree Permit Compliance Verification/Inspection form shall be submitted to the Planning Division. (Planning)		
21. The approval of this Tree Permit shall expire on the same date as the Major Project Permit Stage 2. (Planning)		

CONDITIONS OF APPROVAL FOR GENERAL PLAN AMENDMENT

1. The project is approved as shown in Exhibit T. (Planning)

Attachments

1. Existing Site Plan
2. Color 3-dimensional renderings
3. Photosimulations
4. Cirby Way Improvements

NOTE: The attachments and exhibits are not included as part of CC Attachment 5, the Planning Commission Staff Report, because they are already included as attachments and exhibits to the City Council Communication.

Exhibits

- A. Draft Environmental Impact Report dated March 2017
- B. Overall Site Plan
- C. Tree Removal Plan
- D. Tree Mitigation Plan and Arborist Report
- E. Tree Planting Plan
- F. Shade Tree Plan
- G. Ground Planting Plan
- H. Corner Feature
- I. Lighting Plan
- J. Photometric Plan
- K. Utility Plan
- L. Stormwater Management Plan
- M. Grading Plan
- N. Floor Plans (6 pages)
- O. Elevations (4 pages)
- P. Materials Board (not attached)
- Q. Construction Phasing Plan (7 pages)
- R. Phase 2 Planting Plan – Temporary Landscaping
- S. Construction Parking Plan
- T. General Plan Change Pages

Note to Applicant and/or Developer: Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.

RESOLUTION NO. 17-272

CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT RELATING TO THE KAISER RIVERSIDE AND CIRBY MEDICAL OFFICE BUILDING PROJECT, ADOPTING FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS, ADOPTING MITIGATION MEASURES, AND ADOPTING A MITIGATION MONITORING PROGRAM

WHEREAS, the Kaiser Foundation Health Plan (“Applicant”) has submitted a proposal to construct a 16,000 square-foot, one-story pavilion building; a 194,000 square-foot, five-story medical office building; a parking deck; and associated parking lot and landscaping that will replace the existing one and two-story Kaiser Permanente medical office building complex; and

WHEREAS, the City determined that an environmental impact report (“EIR”) should be prepared for the Kaiser Riverside and Cirby Medical Office Building Project (“Project”) pursuant to the California Environmental Quality Act (“CEQA”), Public Resources Code Sections 21000 *et seq.*; and

WHEREAS, in June 2016, the City issued a Notice of Preparation (“NOP”) of the EIR; and

WHEREAS, the NOP was circulated for comment by responsible and trustee agencies and the public for a total of 30 days, from June 7, 2016 through July 6, 2016; and

WHEREAS, on March 9, 2017, the Draft EIR for the Project (State Clearinghouse No. 2016062020) was distributed to the public for review and comment for a 45-day period that ended April 24, 2017; and

WHEREAS, the Draft EIR and comments received thereon were reviewed by the Planning Commission at a public hearing on April 27, 2017; and

WHEREAS, written responses to all comments received on the Draft EIR have been prepared and are presented in the Final EIR, which was issued on June 9, 2017; and

WHEREAS, the Final EIR, consisting of the Draft EIR, Final EIR, and Mitigation Monitoring and Reporting Program and all documents incorporated therein, has been presented to the City Council and the City Council has reviewed and considered the information in the Final EIR.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville, having independently considered the environmental effects of the Project as shown in the Final EIR, as follows:

1. It is hereby certified that the City Council has reviewed the Final EIR prepared for the Project, all staff reports pertaining to the Project, and all other pertinent documents relating to

the preparation of the Final EIR, including the Draft EIR and all comments received thereon, and finds that the Final EIR is adequate, complete and has been prepared in compliance with CEQA and any related laws.

2. It is hereby certified that the Final EIR reflects the independent judgment and analysis of the City Council of the City of Roseville and that the City Council reviewed and considered the information contained in the Final EIR prior to approving the Project.

3. The City Council hereby adopts the CEQA Findings of Fact and Statement of Overriding Considerations of the City Council of the City of Roseville for the Kaiser Riverside and Cirby Medical Office Building Project ("Findings"), on file with the City Clerk as "Exhibit A, Part 3," pursuant to Public Resources Code Section 21081.

4. The City Council hereby adopts and incorporates into the Project all of the mitigation measures for the Project that are within the responsibility and jurisdiction of the City that are identified in the Findings.

5. The City Council hereby adopts a Mitigation Monitoring Program for the Project, on file with the City Clerk as "Exhibit A."

6. The City Council specifies that the documents and other material that constitute the record of the proceedings on which the City Council's decision is based shall be located in the offices of the Planning Division and in the custody of the Development Services Director.

7. Direction to Staff:

A. The City Clerk is directed to file a Notice of Determination, together with this Resolution and its exhibits, if any, in the Office of the County Clerk of Placer County and, in accordance with Public Resources Code Section 21152, shall cause such Notice to be posted in the County Clerk's Office, all within five working days after City Council action to approve the Project.

PASSED AND ADOPTED by the Council of the City of Roseville this _____ day of _____, 2017, by the following vote on roll call:

AYES	COUNCILMEMBERS:
NOES	COUNCILMEMBERS:
ABSENT	COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

Final Environmental Impact Report for the

Kaiser Riverside-Cirby Medical Office Building Project

SCH 2016062020



PREPARED BY:

DUDEK

1102 R Street

Sacramento, California 95811

Date Completed: May 2017

PREPARED FOR:



City of Roseville

311 Vernon Street

Roseville, California 95678

**FINAL ENVIRONMENTAL IMPACT REPORT FOR THE
KAISER RIVERSIDE-CIRBY
MEDICAL OFFICE BUILDING PROJECT
(SCH# 2016062020)**

Prepared for:

City of Roseville
311 Vernon Street
Roseville, California 95678
Contact: Lauren Hocker

Prepared by:

DUDEK
1102 R Street
Sacramento, California 95811
Contact: Christine Kronenberg, AICP

MAY 2017

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CHAPTER 1 INTRODUCTION

INTRODUCTION

This Final Environmental Impact Report (EIR) contains the public and agency comments received during the public review period for the Kaiser Riverside-Cirby Medical Office Building Draft EIR.

The EIR is an informational document intended to disclose to the City of Roseville (City) and the public the environmental consequences of approving and implementing the Kaiser Riverside-Cirby Medical Office Building Project (proposed project) or one of the alternatives to the project described in the Draft EIR. All written comments received during the public review period (March 9, 2017 through April 24, 2017) on the Draft EIR are addressed in this Final EIR.

The responses in the Final EIR clarify, correct, and/or amplify text in the Draft EIR, as appropriate. There were text changes made at the initiative of the Lead Agency (City). This document has been prepared in accordance with the California Environmental Quality Act (CEQA; California Public Resources Code (PRC), §§ 21000–21177).

BACKGROUND

In accordance with CEQA, the City released a Notice of Preparation (NOP) on June 7, 2016. The purpose of the NOP was to provide notification that an EIR for the project was being prepared and to solicit guidance on the scope and content of the document. Comments received on the NOP were reviewed and addressed in the Draft EIR. A summary of the comments relative to a particular issue area is provided in the introduction of each technical section in Chapter 4. The Draft EIR was circulated for public review and comment for a period of 45 days from March 9, 2017 through April 24, 2017.

Senate Bill 18 (SB 18; Government Code §§ 65352.3, 65352.4) requires that, prior to the adoption or amendment of a general plan proposed on or after March 1, 2005, a city or county must consult with Native American tribes with respect to the possible preservation of, or the mitigation of impacts to, specified Native American places, features, and objects located within that jurisdiction.

In compliance with SB 18, the City requested a list of tribal contacts from the Native American Heritage Commission, and sent letters to the listed California Native American Tribes (tribes). Responses were received from two tribes requesting to be consulted through project updates if any new information or human remains are found during project construction.

The comments and responses that make up the Final EIR, in combination with the Draft EIR, as amended by the text changes, constitute the EIR that will be considered for certification by the decision makers of the City of Roseville.

CEQA REQUIREMENTS

Under CEQA, the Lead Agency must prepare and certify a Final Environmental Impact Report (Final EIR) prior to approving a proposed project. The contents of a Final EIR are specified in Section 15132 of the CEQA Guidelines, which states that the Final EIR shall consist of:

- a) The Draft EIR or a revision of the Draft.
- b) Comments and recommendations received on the Draft EIR either verbatim or in summary.
- c) A list of persons, organizations, and public agencies commenting on the Draft EIR.
- d) The responses of the Lead Agency to significant environmental points raised in the review and consultation process.
- e) Any other information added by the Lead Agency.

The Lead Agency must provide each public agency that commented on the Draft EIR with a copy of the Lead Agency's response to such comments a minimum of 10-days before certifying the Final EIR.

USE OF THE FINAL EIR

The Final EIR allows the public and the City an opportunity to review revisions to the Draft EIR and the Responses to Comments. The Final EIR serves as the environmental document to support approval of the proposed project, either in whole or in part, or one of the alternatives to the project discussed in the Draft EIR.

As required by Section 15090(a) (1)-(3) of the CEQA Guidelines, a Lead Agency, in certifying a Final EIR, must make the following three determinations:

1. The Final EIR has been completed in compliance with CEQA.
2. The Final EIR was presented to the decision-making body of the Lead Agency, and the decision-making body reviewed and considered the information in the Final EIR prior to approving the project.
3. The Final EIR reflects the Lead Agency's independent judgment and analysis.

As required by Section 15091 of the CEQA Guidelines, no public agency shall approve or carry out a project for which an EIR has been certified that identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings (Findings of Fact) for each of those significant effects, accompanied by a brief explanation of the rationale for each finding supported by substantial evidence in the record. The possible findings are:

1. Changes or alterations have been required in, or incorporated into the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
3. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.

Additionally, pursuant to Section 15093(b) of the CEQA Guidelines, when a Lead Agency approves a project that would result in significant unavoidable impacts that are disclosed in the Final EIR, the agency must state in writing the reasons supporting the action. The Statement of Overriding Considerations shall be supported by substantial evidence in the Lead Agency's administrative record. The Findings of Fact and Statement of Overriding Considerations are included in a separate document that will be considered for adoption by the City's decision makers at the time of project approval.

PROJECT UNDER REVIEW

The proposed project is located on an approximately 14-acre site located to the southeast of the intersection of Riverside Avenue and Cirby Way. Interstate 80 (I-80) borders the south and east sides of the site. The proposed project analyzed in the Draft EIR consists of the following:

- An approximately 194,000-square-foot, five-story medical office building.
- A one-story, 21-foot-tall, 16,000-square-foot pavilion building.
- An approximately 11-foot tall, 82,630-square-foot parking deck with 255 parking spaces and 803 surface parking spaces.
- Site/building lighting and landscaping.
- Demolition of the existing medical office complex that includes six building for a total of 90,209 square feet.

A detailed project description is contained in the Draft EIR in Chapter 2, Project Description. The environmental impact analysis is included in Chapter 4 of the Draft EIR.

SUMMARY OF TEXT CHANGES

Chapter 2 in this Final EIR, Changes to the Draft EIR, identifies any changes made to the document by chapter or section. No revisions or changes were required to the text of the Draft EIR.

RESPONSES TO COMMENTS

A list of public agencies commenting on the Draft EIR is included in Chapter 3 in this Final EIR. A total of two comment letters were received from public agencies, one letter was received from a tribe, and no comments were received from the public. Responses to comments received appear in Chapter 3 of this Final EIR. Each comment letter on the Draft EIR is numbered and presented with brackets indicating how the letter has been divided into individual comments. Each comment is given a binomial with the number of the comment letter appearing first, followed by the comment number. For example, comments in Letter 1 are numbered 1-1, 1-2, 1-3, and so on. Immediately following the letter are responses, each with binomials that correspond to the bracketed comments. As the subject matter of one topic may overlap between letters, the reader is occasionally referred to one or more responses to review all the information on a given subject. To assist the reader, cross-references to other comments are provided if necessary.

MITIGATION MONITORING AND REPORTING PROGRAM

The Mitigation Monitoring and Reporting Program (MMRP) for the proposed project, presented in Chapter 4 of this Final EIR, includes all of the mitigation measures required of the proposed project by the Draft EIR.

If the City Council chooses to approve the proposed project or one of the alternatives described in the Draft EIR, the Council will be required to adopt the MMRP at the same time it adopts its CEQA Findings, as required by Section 21081.6 of the Public Resources Code.

OVERVIEW OF THE PUBLIC PARTICIPATION AND REVIEW PROCESS

The City notified all responsible and trustee agencies and all known interested groups, organizations, and individuals that the Draft EIR was available for review. The following list of actions took place during the preparation, distribution, and review of the Draft EIR:

- The City filed a Notice of Completion (NOC) along with copies of the NOP stating the City's intention to prepare an EIR for the proposed project with the State Clearinghouse for the required 30-day public review period on June 7, 2016.
- An NOC and copies of the Draft EIR were filed with the State Clearinghouse on March 9, 2017, to start the required 45-day public review period. The City distributed a Notice of Availability (NOA) to interested groups, organizations, and individuals regarding the availability of the Draft EIR, as well as by direct mailing to all properties within 300 feet of the proposed project.

- Copies of the Draft EIR were available for review on the City's website (www.roseville.ca.us); at the City of Roseville Permit Center and City Clerk's office, 311 Vernon Street, Roseville, California 95678; and the Main Library, 225 Taylor Street, Roseville, California 95678.
- Kaiser Permanente held a community meeting on March 22, 2017, to share project information to the public. City staff and the EIR consultant were available to address any EIR-related questions.
- The project was heard by the City of Roseville Planning Commission on April 27, 2017. The Planning Commission considered the Draft EIR and all comments received and recommended staff prepare the Final EIR for certification by City Council. A public notice of the Planning Commission hearing was published on April 14, 2017 in the Roseville Press Tribune, a newspaper of general circulation, and was distributed to all property owners within 300 feet, as well as to interested groups, organizations, and individuals. No public comments were received during the hearing.

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CHAPTER 2

CHANGES TO THE DRAFT EIR

INTRODUCTION

There were no minor corrections, additions or revisions made to the text of the Draft EIR initiated by the Lead Agency (City of Roseville), reviewing agencies, the public, and/or consultants based on their review. Therefore, in accordance with Section 15088.5 of the CEQA Guidelines there is no need to recirculate either select portions or all of the Draft EIR.

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CHAPTER 3 RESPONSES TO COMMENTS

This chapter contains the comment letters received in response to the Draft EIR. Each comment letter is numbered, each comment is bracketed, and responses are provided to each comment. The responses amplify or clarify information provided in the Draft EIR and/or refer the reader to the appropriate place in the document where the requested information can be found. Comments that are not directly related to environmental issues (e.g., opinions on the merits of the project unrelated to its environmental impacts) may either be discussed or noted for the record. Where text changes in the Draft EIR are warranted based on comments received or information provided by City of Roseville staff, such text changes are included in the response to comment and are also listed in Chapter 2 of this Final EIR. No text changes were required.

Below is a list of agencies commenting on the Draft EIR.

Federal Agencies

- There were no comments received from federal agencies by the close of the comment review period (April 24, 2017).

State Agencies

- California Department of Transportation (Caltrans)
- Central Valley Regional Water Quality Control Board

Tribal Governments

- United Auburn Indian Community of the Auburn Rancheria

Local Agencies/Individuals

- There were no comments received from local agencies or individuals by the close of the comment review period (April 24, 2017).

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STATE OF CALIFORNIA—CALIFORNIA STATE TRANSPORTATION AGENCY

EDMUND G. BROWN Jr., Governor

DEPARTMENT OF TRANSPORTATION

DISTRICT 3
703 B STREET
MARYSVILLE, CA 95901
PHONE (530) 741-4286
FAX (530) 741-5346
TTY 711
www.dot.ca.gov



Making Conservation
a California Way of Life.

Comment Letter 1

April 13, 2017

GTS# 03-PLA-2017-00054
03-PLA-80 PM .493
SCH# 2016062020

Ms. Lauren Hocker
City of Roseville
311 Vernon Street
Roseville, CA 95678

Kaiser Riverside Cirby Medical Office Building

Dear Ms. Lauren Hocker:

Thank you for including the California Department of Transportation (Caltrans) in the environmental/application review process for the project referenced above. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

The project proposes to demolish six existing 1-2 story buildings consisting of 90,290 sqft, and construct two new-multi story buildings that would consist of a combined 207,700 sqft of office space on the existing approximately 14 acre Kaiser campus in Roseville at 1001 Riverside Avenue, adjacent to Interstate 80 (I-80). The following comments are based on the Draft Environmental Impact Report received.

Vehicle Miles Travelled (VMT)

In response to the provisions of Senate Bill 743, we encourage the integration of transportation and land use in a way that reduces VMT and Greenhouse Gas (GHG) emissions by facilitating the provision of more proximate goods and services to shorten trip lengths, as well as achieve a high level of non-motorized travel and transit use. As such, we encourage the evaluation of the potential of Transportation Demand Management (TDM) strategies and Intelligent Transportation System (ITS) applications in order to better manage the transportation network, as well as transit service and bicycle or pedestrian connectivity improvements. The Department also seeks to reduce serious injuries and fatalities, as well as provide equitable mobility options for people who

1-1

"Provide a safe, sustainable, integrated, and efficient transportation system to enhance California's economy and livability"

Ms. Lauren Hocker, City of Roseville
April 13, 2017
Page 2

are economically, socially, or physically disadvantaged. Therefore, we encourage the evaluation of the project site for access problems, VMT, and service needs that may need to be addressed. ↑ 1-1 Cont.

Traffic Operations

Fehr and Peers traffic consultants conducted a traffic study to determine if the project would result in significant impacts to State and local facilities within the vicinity of the project.

1) Regarding State facilities, mainline I-80 from Riverside Avenue to Antelope Road was analyzed, as per Caltrans' request, as well as the Riverside Ave./I-80 WB ramps and the Riverside Ave./I-80 EB ramps/Orlando Ave. intersections. The study resulted in no significant impacts to the above mentioned State facilities due to the Kaiser project during peak hours for existing plus project conditions. 1-2

2) For cumulative plus project conditions, the WB right turn movement will result in a 700' queue, while the queue storage for that movement is 325'. The project proponent should be conditioned to pay fair share contribution toward necessary future improvements to this off-ramp. 1-3

3) As per the traffic study, the project will not result in impacts to existing and planned transit, bicycle and pedestrian facilities. 1-4

Hydraulics

The redevelopment of this site may increase impervious surface area through the construction of roads, driveways, parking lots, buildings, etc. with a corresponding increase in surface water runoff. This project may decrease surface water detention, retention and infiltration. No net increase to 100-year storm event peak discharge may be realized within the State's highway right of way and/or Caltrans drainage facilities as a result of the project. Any cumulative impacts to Caltrans drainage facilities arising from effects of development on surface water runoff discharge from the 100-year storm event should be minimized through project drainage mitigation measures. 1-5

Increases in peak runoff discharge for the 100-year storm event to the State's highway right of way and to Caltrans' highway drainage facilities must be reduced to at or below the preconstruction levels. The cumulative effects on drainage due to development within the region should be considered in the overall development plan of this area.

All grading and/or drainage improvements must maintain or improve existing drainage pathways and may not result in adverse hydrologic or hydraulic conditions within the State's highway right of way or to Caltrans drainage facilities. The developer must maintain or improve existing ↓ 1-6

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Ms. Lauren Hocker, City of Roseville
 April 13, 2017
 Page 3

drainage patterns and/or facilities affected by the proposed project to the satisfaction of the State and Caltrans. This may be accomplished through the implementation of storm water management Best Management Practices (i.e., detention/retention ponds or basins, sub-surface galleries, on-site storage and/or infiltration ditches, etc.). Once installed, the property owner must properly maintain these systems. The proponent/developer may be held liable for future damages due to impacts for which adequate mitigation was not undertaken or sustained.

↑
 1-6
 Cont.

Runoff from the proposed project that will enter the State's highway right of way and/or Caltrans drainage facilities must meet all regional water quality control board water quality standards prior to entering the State's highway right of way or Caltrans drainage facilities. Appropriate storm water quality Best Management Practices may be applied to ensure that runoff from the site meets these standards (i.e., is free of oils, greases, metals, sands, sediment, etc.). Once installed, the property owner must properly maintain these systems in perpetuity.

↑
 1-7

Please provide our office with copies of any further actions regarding this project. We would appreciate the opportunity to review and comment on any changes related to this development.

↑
 1-8

If you have any question regarding these comments or require additional information, please contact David Smith, Intergovernmental Review Coordinator for Placer County, by phone (530) 634-7799 or via email to david.j.smith@dot.ca.gov.

Sincerely,



KEVIN YOUNT, Branch Chief
 Office of Transportation Planning
 Regional Planning Branch—North

"Provide a safe, sustainable, integrated, and efficient transportation system to enhance California's economy and livability"

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Response to Comment Letter 1

Kevin Yount, Branch Chief, Office of Transportation Planning Regional Planning Branch – North, California Department of Transportation

- 1-1** The comment is encouraging that the traffic analysis includes an evaluation of the project site for any access concerns, a review of vehicle miles (VMT) traveled, and any service needs that need to be addressed.

The EIR traffic analysis is included in Section 4.3, Transportation and Circulation, and addresses site access starting on page 4.3-61 and provides a number of recommendations consistent with the City's Design Standards. The project's VMT is addressed starting on page 4.3-29 and Table 4.3-16 quantifies the project's weekday VMT. Other Transportation Considerations that include construction staging, site access and circulation, and parking is included starting on page 4.3-57. The EIR addresses site access, VMT, as well as parking and other project-related needs.

- 1-2** The comment notes that State facilities, specifically I-80 from Riverside Avenue to Antelope Road, and the Riverside Avenue/I-80 WB ramps and the Riverside Avenue/I-80 EB ramps/Orlando Avenue intersection were all analyzed in the EIR, as requested by Caltrans. The EIR notes there are no significant impacts to State roadway facilities during peak hours under Existing Plus Project conditions.

The comment is noted and no response is required.

- 1-3** The comment states that under Cumulative Plus Project conditions the WB right turn movement would require a 700-foot queue length; however, a queue length of 325 feet is available. Caltrans is requesting the project applicant be required to pay their fair share contribution towards any necessary improvement to this off-ramp.

The comment does not indicate which off-ramp, but based on the information provided it appears the comment is referencing the westbound Orlando Avenue to northbound Riverside Avenue right turn movement. The EIR evaluates queuing analysis and queue lengths under Cumulative Plus Project conditions starting on page 4.3-50. Table 4.3-13 identifies that the available storage at the Riverside Avenue/I-80 EB ramps at Orlando Avenue at the westbound right turn lane would exceed the maximum queue length under PM peak hour conditions both under No Project and Plus Project conditions. Table 4.3-13 also shows that the project would not cause traffic on the I-80/Riverside Avenue eastbound and westbound off-ramps to queue back onto the I-80 mainline. The 700 foot queue only impacts the City's local street, Orlando Avenue, and does not impact the

Caltrans off-ramp or the mainline. Because the project does not impact any Caltrans facilities the City has not required the applicant provide any fair share contribution.

- 1-4** The comment notes that the project would not adversely impact any existing or planned transit, bicycle or pedestrian facilities.

The comment is noted and no response is required.

- 1-5** The comment notes that redeveloping the project site may increase impervious surface area resulting in an increase in stormwater runoff. The comment states that no net increase in 100-year storm event stormwater can be discharged within the State's right-of-way, and any increase in stormwater runoff must be reduced to at or below preconstruction levels.

All stormwater and water runoff generated on the project site would be treated through the use of an underground detention system (galleries) that would detain and treat stormwater on site before it is discharged into the site's two existing connections to the City's storm drain system. The first is a curb inlet just south of the Riverside/Cirby intersection. The second is an 18-inch pipe just east of the existing Cirby Way entrance. Both of these two connection points would be maintained. As stated on page 2-30 of the Project Description, the project would maintain pre-project flow rates through the use of on-site infiltration and detention. The proposed project's detention system would include an orifice structure located just upstream of the connection to the City's public system. The detention structure would store excess water in underground infiltration galleries. The detention volume has been designed to store stormwater to not exceed the pre-project peak discharge flow rate associated with a 10-year storm event.

Pavement runoff would be directed to area inlets or curb inlets. Roof runoff would be connected to subsurface infiltration galleries. The on-site piping system would be designed to convey the 10% chance (10-year) storm event. Overland release would be provided to convey the 1% chance (100-year) storm event.

- 1-6** The comment states that the project applicant must maintain or improve existing drainage patterns to the satisfaction of the State and Caltrans. The project applicant must maintain these systems during project operation.

The project has been designed to ensure stormwater generated during peak events would not exceed pre-project peak discharge flow rates associated with a 10-year storm event. Please see Response to Comment 1-5.

- 1-7** The comment states that any runoff that enter the State's right-of-way must meet all regional water quality control board standards and storm water quality Best Management Practices (BMPs) be applied. The project applicant must also properly maintain these systems.

The stormwater quality control measures, as discussed above under Response to Comment 1-5, have been designed to comply with the requirements of the City's Manual for Stormwater Quality Control Standards for New Development, which is consistent with the Regional Water Quality Control Board and NPDES permit standards.

- 1-8** The comment is requesting Caltrans be notified of any further actions regarding the project.

The City will ensure Caltrans is kept apprised of any changes to the project. The comment is noted, no further response is required.

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Central Valley Regional Water Quality Control Board

Comment Letter 2

17 April 2017

Lauren Hocker
City of Roseville
311 Vernon Street
Roseville, CA 95678

CERTIFIED MAIL
91 7199 9991 7036 6989 0967

COMMENTS TO REQUEST FOR REVIEW FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT, KAISER RIVERSIDE AND CIRBY MEDICAL OFFICE BUILDING PROJECT, SCH# 2016062020, PLACER COUNTY

Pursuant to the State Clearinghouse's 9 March 2017 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Draft Environment Impact Report* for the Kaiser Riverside and Cirby Medical Office Building Project, located in Placer County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases,

2-1

KARL E. LONGLEY ScD, P.E., CHAIR | PAMELA C. CREEDON P.E., BCEE, EXECUTIVE OFFICER

11020 Sun Center Drive #200, Rancho Cordova, CA 95670 | www.waterboards.ca.gov/centralvalley



Kaiser Riverside and Cirby
Medical Office Building Project
Placer County

- 2 -

17 April 2017

the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:
http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/.

2-1
Cont.

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Policy is available on page IV-15.01 at:
http://www.waterboards.ca.gov/centralvalleywater_issues/basin_plans/sacsjr.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

2-2

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan

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(SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Caltrans Phase I MS4 Permit, visit the State Water Resources Control Board at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/caltrans.shtml.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

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Cont.

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

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Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance (i.e., discharge of dredge or fill material) of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

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Cont.

Waste Discharge Requirements

Discharges to Waters of the State

If USACOE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

Land Disposal of Dredge Material

If the project will involve dredging, Water Quality Certification for the dredging activity and Waste Discharge Requirements for the land disposal may be needed.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board's

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Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver) R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

2-3
Cont.

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program. There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/app_approval/index.shtml; or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently \$1,084 + \$6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

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Low or Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of the waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/help/business_help/permit3.shtml

If you have questions regarding these comments, please contact me at (916) 464-4644 or Stephanie.Tadlock@waterboards.ca.gov.



Stephanie Tadlock
Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento

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Response to Comment Letter 2

**Stephanie Tadlock, Environmental Scientist
Central Valley Regional Water Quality Control Board**

- 2-1** The comment is describing the requirements contained in the Basin Plan, required to be adopted by the Central Valley Regional Water Quality Control Board.

No issues or concerns pertaining to the adequacy of the Draft EIR are provided. The comment is noted and no further response is required.

- 2-2** The comment is noting that all wastewater discharge must comply with the State's Antidegradation Policy and is a mandatory element in the NPDES and Waste Discharge Requirement (WDR) permitting process.

The project would connect to the City's wastewater and storm drainage systems; therefore, the City is required to comply with these requirements. The comment is noted and no further response is required.

- 2-3** The comment provides an overview of the permitting requirements. No issues or concerns pertaining to the adequacy of the Draft EIR are provided. The project will require coverage under the Construction General Permit for stormwater. Consistent with the requirements of the MS4 permit, the project is subject to the City's Stormwater Management Plan and implementing municipal codes. As the project would rely upon Section 401 permits issued in 1989, a new Section 401 application is not anticipated at this time. The comment is noted and no further response is required.

- 2-4** The comment references requirements for projects that require commercially irrigated land. The project does not include any commercial irrigation; therefore, this comment is not applicable to the project and no response is required.

- 2-5** The comment states that if the project requires any dewatering or would involve any other activity that would discharge into waters of the U.S. the project would require coverage under a NPDES permit.

The project does not anticipate any dewatering would be required and does not anticipate discharging into waters of the U.S. The project would connect to the City's wastewater and storm drain systems and would be covered under the City's NPDES permit. The comment is noted and no further response is required.

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Response to Comment Letter 3

**Gene Whitehouse, Chairman
United Auburn Indian Community of the Auburn Rancheria (UAIC)**

Pursuant to Public Resources Code Section 21082.3, subdivision (c), certain kinds of information submitted by a California Native American tribe during the environmental review process may not be included in the environmental document or disclosed to the public without the prior written consent of the tribe. The lead agency may instead summarize the tribal letters in a general way. The following is a summary of the letter:

The UAIC thanked the City for providing the DEIR, requested the City continue sending copies of any other environmental documents published for the project, and further requested the UAIC be contacted if any cultural resources are found in the project area.

Consistent with this letter, the UAIC is included on the mailing list for this project, and Mitigation Measure CUL-1, included in the Initial Study and the Mitigation Monitoring and Reporting Program, includes provisions to contact the UAIC should any resources be discovered.

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CHAPTER 4

MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

Section 15097 of the Guidelines for the California Environmental Quality Act (CEQA) requires that, whenever a public agency approves a project based on a Mitigated Negative Declaration or an Environmental Impact Report (EIR), the public agency shall establish a mitigation monitoring or reporting program to ensure that all adopted mitigation measures are implemented.

The mitigation monitoring and reporting program (MMRP) contained herein is intended to satisfy this requirement of the CEQA Guidelines as it relates to the Kaiser Riverside-Cirby Medical Office Building Project (proposed project). This MMRP is intended to be used by City staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation. Mitigation measures identified in this MMRP were developed in the Draft EIR and Initial Study prepared for the proposed project.

The Draft EIR for the proposed project presents a detailed set of mitigation measures required for implementation.

As noted above, the intent of the MMRP is to ensure the effective implementation and enforcement of all adopted mitigation measures. The MMRP will provide for monitoring of construction activities, as necessary, and in the field identification and resolution of environmental concerns.

MITIGATION MONITORING AND REPORTING PROGRAM DESCRIPTION

Compliance

The City of Roseville will coordinate monitoring activities and document the implementation of mitigation measures. The table below identifies the mitigation measures, the monitoring actions, the implementing entities, the responsible parties for monitoring actions, and the timing of mitigation actions. The entity identified as having implementing responsibility has the primary duty to execute the mitigation measures. The “applicant” shall refer to the entity seeking entitlements for development of the project in the project area. In some instances this may require contracting for specialized consultant services. In instances where the implementing responsibility is shared between the City and construction contractors, the City would be responsible for ensuring that the mitigation requirements are implemented.

Field Monitoring of Mitigation Measures

Prior to the issuance of grading and building permits, while detailed development plans are being prepared for approval by City staff, City staff will be responsible for ensuring compliance with mitigation monitoring applicable to the project design phase.

During construction and following the project, the City's Public Works Department will assign inspectors who will be responsible for monitoring the implementation of the mitigation measures, the implementation of which is the responsibility of the applicant or applicant's designee. The inspectors will report to the City's Public Works Department and will be thoroughly familiar with the mitigation measures in the MMRP. In addition, the inspectors will be familiar with construction contract requirements, schedules, standard construction practices, and mitigation techniques. The City will be responsible for on-site, day-to-day monitoring of construction activities, reviewing construction plans and equipment staging/access plans to ensure conformance with adopted mitigation measures. The City will also have the authority to enforce mitigation measures by suspending particular construction activities.

Once construction has been completed, the City will monitor the project as necessary.

If any mitigation measures are not being implemented, the City may pursue corrective action. Penalties that may be applied include, but are not limited to, the following: (1) a written notification and request for compliance; (2) withholding of permits; (3) administrative fines; (4) a stop-work order; (5) criminal prosecution and/or administrative fines; (6) forfeiture of security bonds or other guarantees; (7) revocation of permits or other entitlements.

Changes to Mitigation Measures

Any substantive change in the monitoring plan made by City Staff shall be reported in writing to the Planning Division. Modifications to the mitigation may be made by City staff subject to one of the following findings, documented by evidence included in the record:

- a. The mitigation measure included in the Final EIR and MMRP is no longer required because the significant environmental impact identified in the Final EIR has been found not to exist or to occur at a level which makes the impact less than significant as a result of changes in the project, changes in conditions of the environment or other factors.

Or

- b. The modified or substitute mitigation measure to be included in the MMRP provides a quantified level of environmental protection equal to or greater than that afforded by the mitigation included in the Final EIR and the MMRP; and the modified or substitute mitigation measures do not have significant adverse effects on the environment in

addition to or greater than those which were considered by the responsible hearing bodies in their decisions on the Final EIR and the proposed project; and the modified or substitute mitigation measures are feasible, and the City through measures included in the MMRP or other City procedures can ensure their implementation.

Findings and related documentation supporting the findings involving modifications to mitigation measures shall be maintained in the project file with the MMRP and shall be made available to the public upon request.

Mitigation Monitoring and Reporting Program

The table presented on the following pages provides the MMRP for the proposed project. The MMRP identifies the following:

1. an explanation of each impact by issue area, summarized as an impact statement;
2. the full text of the mitigation measure(s) applicable to each impact statement;
3. the method and/or process by which the mitigation measure will be implemented;
4. the timing of implementation of each mitigation measure; and
5. the party responsible for ensuring implementation of each mitigation measure.

Following completion of the monitoring and reporting process, the final monitoring results will be filed with the project's Environmental Record.

4 – MITIGATION MONITORING AND REPORTING PROGRAM

Impact	Mitigation Measure	Implementation	Timing	Reviewing Party
<i>4.3 Transportation and Circulation</i>				
4.3-1 Change in LOS at Signalized Intersections in the City of Roseville	4.3-1 The project applicant shall install a southbound right-turn overlap arrow at the Cirby Way/Vernon Street intersection.	City staff shall modify its CIP to program the necessary improvements at the Cirby Way/Vernon Street intersection. Payment of the City's TMF by the applicant represents a fair share contribution to the improvements.	Improvement at the Cirby Way/Vernon Street intersection shall be programmed prior to full buildout of the project.	The City's Public Works Director and Traffic Operations Manager, or their designees, shall ensure that the mitigation measure is implemented.
<i>Initial Study – Biological Resources</i>				
Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.	BIO-1: To avoid take of any active raptor nest or disturbance of other protected native birds, to the extent feasible site disturbance shall be avoided from March 1 through August 31, which coincides with the typical nesting season for most common bird species in the region. If construction work is required to be scheduled during the typical nesting season (March through August), a qualified biologist shall conduct a preconstruction survey of the work area to determine if any native birds, including raptors, are nesting in or in the immediate vicinity of the vegetation to be removed. The preconstruction survey shall be conducted within 15 days prior to the start of work from March through May (since there is a higher potential for birds to initiate nesting during this period), and within 30 days prior to the start of work from June through August. If active nests are found in the work area, the biologist shall determine an appropriately-sized buffer around the nest based on the nesting species and its sensitivity to disturbance in which no work shall be allowed until the young have successfully fledged. The size of the nest buffer shall be determined by City staff based on the input from the biologist (using information provided in existing regulations and in guidance documents, e.g. CDFW Handbook for Swainson's Hawks), and, if necessary, after consultation with the CDFW.	If project construction is required to be scheduled during the breeding season, the applicant shall be responsible for retaining a qualified biologist to conduct a preconstruction survey of the work area. The applicant shall ensure that the survey is conducted within 15 days prior to the start of work from March through May, and within 30 days prior to the start of work from June through August. If active nests are found, the biologist will be responsible for determining an appropriately sized buffer for around the nest to allow the young to fledge. If necessary, the biologist may consult with the CDFW.	15 days prior to the start of work from March through May or within 30 days prior to the start of work from June through August.	The City's Development Services Director and/or his designee shall ensure that the appropriate preconstruction surveys are conducted prior to project construction to reduce impacts to native birds or that an appropriately sized buffer will protect active nest sites.

Impact	Mitigation Measure	Implementation	Timing	Reviewing Party
<i>Initial Study – Cultural Resources</i>				
Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 or disturb any human remains, including those interred outside of formal cemeteries.	CUL-1: A minimum of seven days prior to beginning earthwork or other soil disturbance activities, the applicant shall notify the City of the proposed earthwork start-date, in order to provide the City with time to contact the United Auburn Indian Community (UAIC). A UAIC tribal representative shall be invited to inspect the project site, including any soil piles, trenches, or other disturbed areas, within the first five days of groundbreaking activity. During this inspection, a site meeting of construction personnel shall also be held in order to afford the tribal representative the opportunity to provide cultural resources awareness information. If any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains are encountered during this initial inspection or during any subsequent construction activities, work shall be suspended within 100 feet of the find, and the project applicant shall immediately notify the City of Roseville Development Services Director. The project applicant shall coordinate any necessary investigation of the site with a qualified archaeologist approved by the City, and as part of the site investigation and resource assessment the archeologist shall consult with the UAIC and provide proper management recommendations should potential impacts to the resources be found by the City to be significant. A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the City by the qualified archaeologist. Possible management recommendations for historical or unique archaeological resources could include resource avoidance or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, preservation in place or other measures. The contractor shall implement any measures deemed by City staff to be necessary and feasible to avoid or minimize significant effects to the cultural resources.	The applicant shall notify the City a minimum of 7 days prior to starting earthwork or any soil disturbing activities. If any cultural resources are encountered during development activities, the applicant and applicant's contractor shall be responsible for ensuring that work is suspended within 100 feet of the find. The applicant will also be responsible for immediately notifying the City and coordinating any necessary investigation of the site with qualified archeologists. The contractor shall also be responsible for implementing the protective measures recommended by the archeologist. In the event of the discovery of human remains, the applicant shall be responsible for immediately notifying the County Coroner. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.	Prior to and during earthwork or soil disturbing activities.	The City's Development Services Director and/or his designee shall ensure that the appropriate protocol is implemented, in the event cultural resources are encountered during project development and shall review any management recommendations made by the qualified archaeologist for sufficiency and feasibility.

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Draft Environmental Impact Report for the
**Kaiser Riverside-Cirby
Medical Office Building Project**
SCH 2016062020



PREPARED BY:

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1102 R Street
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Date Completed: March 2017

PREPARED FOR:



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**DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
KAISER RIVERSIDE-CIRBY
MEDICAL OFFICE BUILDING PROJECT
(SCH# 2016062020)**

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MARCH 2017

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ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Definition
AB	Assembly Bill
ADA	Americans with Disabilities Act
ADT	average daily traffic
ADWF	average dry-weather flow
AFY	acre-feet per year
ASR	aquifer storage and recovery
ATCM	Airborne Toxic Control Measures
BMP	best management practices
BP	Business Professional
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
CalEPA	California Environmental Protection Agency
CAP	Climate Action Plan
CARB	California Air Resources Board
CC	Community Commercial
CCAA	California Clean Air Act
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CH ₄	methane
CIP	Capital Improvements Program
CIWMB	California Integrated Waste Management Board
CNRA	California Natural Resources Agency
CO	carbon monoxide
CO ₂	carbon dioxide
CPUC	California Public Utilities Commission
CUPA	Certified Unified Program Agencies
CVP	Central Valley Project
CVPIA	Central Valley Project Improvement Act
DCWWTP	Dry Creek Wastewater Treatment Plant
DPM	Diesel particulate matter
EIR	Environmental Impact Report
EO	Executive Order
EPA	Environmental Protection Agency
EPACT	Energy Policy Act
FC	foot candles
GC/SA	General Commercial/Special Area
GHG	greenhouse gas
GMP	Groundwater Management Plan

Acronym/Abbreviation	Definition
GWP	global warming potential
H ₂ S	Hydrogen sulfide
HCFCs	hydrochlorofluorocarbons
HFCs	hydrofluorocarbons
HMBP	Hazardous Materials Business Plan
HVAC	heating, ventilation, and air conditioning
I-80	Interstate 80
IPCC	Intergovernmental Panel on Climate Change
ITE	Institute of Traffic Engineers
JPA	joint powers agreement
LEAs	Local Enforcement Agencies
LEED	Leadership in Energy and Environmental Design
LID	Low-impact development
LOS	level of service
MDR	Medium Density Residential
MMRP	mitigation monitoring and reporting program
MRF	Materials Recovery Facility
MTP	Metropolitan Transportation Plan
MTP/SCS	Metropolitan Transportation Plan/Sustainable Communities Strategy
MWMA	Medical Waste Management Act
N ₂ O	nitrous oxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NO	nitric oxide
NO ₂	nitrogen dioxide
NOP	Notice of Preparation
NPDES	National Pollutant Discharge Elimination System
O ₃	ozone
PCAPCD	Placer County Air Pollution Control District
PCTPA	Placer County Transportation Planning Agency
PCWA	Placer County Water Agency
PD	Planned Development
PFCs	perfluorocarbons
PGWWTP	Pleasant Grove Wastewater Treatment Plant
PM	particulate matter
PM ₁₀	particulate matter equal to or less than 10 microns in aerodynamic diameter
PM _{2.5}	particulate matter equal to or less than 2.5 microns in aerodynamic diameter
PPD	person per day
PV	photovoltaic
PWWF	peak wet weather flows

Acronym/Abbreviation	Definition
RCRA	Resource Conservation and Recovery Act
ROG	reactive organic gas
RWQCB	Regional Water Quality Control Board
SACOG	Sacramento Area Council of Governments
SB	Senate Bill
SF6	sulfur hexafluoride
SFNA	Sacramento Federal Nonattainment Area
SIP	State Implementation Plan
SJWD	San Juan Water District
SO2	sulfur dioxide
SO4	Sulfates
SPWA	South Placer Wastewater Authority
SRREs	source reduction and recycling elements
SSMP	sewer system management plan
SVAB	Sacramento Valley Air Basin
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminant
TAZ	traffic analysis zone
TCR	Transportation Concept Report
TMP	Traffic Management Plan
TRU	Transport Refrigeration Units
TSM	Transportation Systems Management
UAIC	United Auburn Indian Community
USBR	United States Bureau of Reclamation
VMT	Vehicle Miles Traveled
VOCs	volatile organic compounds
WDRs	Waste Discharge Requirements
WPWMA	Western Placer Waste Management Authority
WRSL	Western Regional Sanitary Landfill
WSA	Water Supply Assessment
WTP	Water Treatment Plant
WWTPs	Wastewater Treatment Plants

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CHAPTER 1 INTRODUCTION

1.1 PROJECT BACKGROUND

This environmental impact report (EIR) examines effects on the environment of the proposed Kaiser Riverside-Cirby Medical Office Building Project (proposed project). The proposed project consists of the following components:

- Construction of a new 194,000-square-foot, five-story medical office building, 16,000-square-foot pavilion building, 82,630-square-foot parking deck, and associated landscaping and surface parking.
- Demolition of the existing 90,290-square-foot one- and two-story medical office building complex and 613 surface parking spaces currently on the project site once the new buildings and parking facilities are completed.

1.2 PURPOSE AND INTENDED USE OF THIS EIR

The City of Roseville (City) has prepared this EIR for the following purposes:

- To satisfy the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Section 21000 et seq.), the CEQA Guidelines (California Code of Regulations [CCR], Title 14, Section 15000 et seq.), and the City's procedures for implementing CEQA.
- To inform the general public; the local community; responsible agencies; trustee agencies and other interested public agencies; and the City's decision-making body, the Planning Commission regarding the potential significant environmental effects resulting from implementation of the proposed project, as well as possible measures to mitigate those significant effects and alternatives to the proposed project.
- To enable the City to consider the environmental consequences when deciding whether to approve the proposed project.

In summary, this document is intended to provide City decision makers, other agencies, and the general public with information that enables them to consider the environmental consequences of the proposed project. This document identifies significant or potentially significant environmental effects ("impacts") and ways in which those impacts can be reduced to less-than-significant levels, whether through implementation of mitigation measures adopted by the lead agency or through the implementation of an alternative to the project. In a practical sense, an EIR functions as a method of fact-finding, allowing an applicant, the public, other public agencies, and agency staff an opportunity to collectively review and evaluate baseline conditions and project impacts through

a process of full disclosure. Additionally, this EIR provides the primary source of environmental information for the lead agency to consider when exercising any permitting authority or approval power directly related to implementation of this project.

1.3 TYPE OF EIR

This EIR provides a project-level analysis for the proposed project “focusing primarily on the changes in the environment that would result from the development project” (CEQA Guidelines Section 15161). As further stated in Section 15161 of the CEQA Guidelines, a project-specific EIR “shall examine all phases of the project including planning, construction, and operation.” The proposed project is expected to be fully completed by fall 2020.

1.4 LEAD, RESPONSIBLE, AND TRUSTEE AGENCIES

As required by CEQA, this EIR identifies the lead, responsible, and trustee agencies for the proposed project. The City is the lead agency for the project because it holds principal responsibility for approving the project. A responsible agency is a public agency other than the lead agency that has discretionary approval over the project. The Central Valley Regional Water Quality Control Board is a responsible agency for this project. A trustee agency is defined as a state agency that has jurisdiction by law over natural resources that are held in trust for the people of the state. For example, the California Department of Fish and Wildlife is a trustee agency.

1.5 SCOPE OF THE EIR

The scope of this EIR includes analysis of environmental issues identified as potentially significant in the Notice of Preparation (NOP), comments on the NOP, and meetings held with the public (see Appendix A for the NOP and comment letters in response to the NOP). The Initial Study prepared for the project (see Appendix B) evaluated all the issue areas identified in the Environmental Checklist (Appendix G of the CEQA Guidelines). The Initial Study is a tool for the lead agency to use in order to determine where the proposed project may result in potentially significant impacts. Based on the NOP and Initial Study, the City identified potentially significant impacts in the following issue areas associated with the construction and/or operation of the project:

- Air Quality and Greenhouse Gases;
- Public Utilities;
- Transportation and Circulation; and
- Visual and Aesthetic Resources.

Based on this evaluation, the EIR addresses the above issue areas in Chapter 4, Environmental Analysis.

This EIR evaluates the direct impacts, reasonably foreseeable indirect impacts, and cumulative impacts resulting from planning, construction, and operation of the proposed project using the most current information available and in accordance with the provisions set forth in CEQA and the CEQA Guidelines. In addition, the EIR recommends potentially feasible mitigation measures, where possible, and project alternatives that would reduce or eliminate significant adverse environmental effects.

The alternatives chapter of the EIR (Chapter 6, Project Alternatives) was prepared in accordance with Section 15126.6 of the CEQA Guidelines. The alternatives analyzed in this EIR in addition to the proposed project are:

Alternative 1: No Project/No Build Alternative. This alternative assumes no change would occur to the existing medical office buildings on the site.

Alternative 2: Reduced Footprint Alternative. This alternative would eliminate the pavilion building, thereby reducing the project footprint and reducing the number of parking spaces required.

Alternative 3: Larger Parking Deck Alternative. This alternative adds two levels to the parking deck reducing the number of surface parking spaces and increasing the size of the parking deck.

Alternative 4: Smaller Medical Office Building Alternative. This alternative reduces the size of the medical office building and reduces the number of surface parking spaces.

1.6 ENVIRONMENTAL REVIEW PROCESS

This EIR has been prepared to meet all of the substantive and procedural requirements of CEQA. As the lead agency, the City has primary responsibility for conducting the environmental review and approving or denying the proposed project.

The NOP was released on June 7, 2016, for a 30-day public review period that closed on July 6, 2016. Agencies or interested persons who did not respond during the public review period for the NOP will have an opportunity during the 45-day public review period for the Draft EIR, as well as at public hearings on the project. The City received a total of five comment letters that included comments from Caltrans, the City of Citrus Heights, Placer County Air Pollution Control District, Central Valley Regional Water Quality Control Board, and the Native American Heritage Commission. No comments were received from the public.

The City also prepared an Initial Study that examined whether or not any aspect of the project, either individually or cumulatively, may cause a significant effect on the environment. The Initial Study identified certain issue areas where potentially significant impacts could occur, consistent with the information provided in the NOP, thus requiring preparation of an EIR to analyze the impacts (see Appendix B).

The City's General Plan referenced to prepare the Draft EIR is available for review during normal business hours (Monday through Friday 8 a.m. to 5 p.m.) at the City of Roseville Permit Center, 311 Vernon Street, Roseville, California 95678 and is also available online at: http://www.roseville.ca.us/gov/development_services/_planning/general_plan_n_development_guidelines.asp.

As required by PRC Section 21081.6 (a)(1), because the proposed project would have significant impacts that could be lessened or avoided by mitigation measures, the City must prepare a mitigation monitoring and reporting program (MMRP), to be adopted at the same time the City's decision-making body makes its "CEQA Findings" addressing the disposition of all significant environmental effects disclosed in an EIR (see CEQA Guidelines, Section 15091). The purpose of the MMRP is to ensure compliance with required mitigation during implementation of the project.

EIR Adequacy

The level of detail contained throughout this EIR is consistent with Section 15151 of the CEQA Guidelines, which states the following:

An EIR should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of the environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection but for adequacy, completeness, and a good faith effort at full disclosure.

1.7 DOCUMENT ORGANIZATION

This EIR has been designed for easy use and reference. To help the reader locate information of particular interest, a brief summary of the contents of each section of the EIR is provided. This report includes six principal parts:

- **Introduction (Chapter 1)** - Provides a brief background description of the proposed project and description of the EIR, including its purpose, intended use, type, scope, and standards for

adequacy; identification of lead, responsible, and trustee agencies; a description of the environmental review process; and a summary of how the document is organized.

- **Project Description (Chapter 2)** - Includes a discussion of the project site, including its location and boundaries; a statement of project objectives; a general description of the project site's environmental characteristics, including proposed plans for development; and a list of approvals for which this EIR will be used.
- **Executive Summary (Chapter 3)** - Includes a summary of project impacts and mitigation measures in a table format.
- **Environmental Analysis (Chapter 4)** - Includes a topic-by-topic analysis of baseline environmental conditions without the proposed project, and project-level and cumulative impacts that would or could result from development of the proposed project. It also identifies potentially feasible mitigation measures that, if adopted, would reduce the level of significance of environmental impacts. The results of field visits, data collection, and the findings of technical reports are included in the analysis.
- **CEQA Considerations (Chapter 5)** - Includes a discussion of additional issues required by CEQA, including significant and unavoidable adverse impacts, irreversible environmental changes, and growth inducement. The analysis of cumulative impacts is included in the technical analysis contained in Chapter 4.
- **Project Alternatives (Chapter 6)** - Includes an assessment of alternative methods for accomplishing most of the basic objectives of the proposed project while avoiding or substantially lessening at least one significant impact of the project. This assessment provides information for decision makers to make a reasoned choice among potentially feasible alternatives based on comparing the impacts of the alternatives to the impacts of the proposed project.
- **Appendices** - Contains a number of reference items and reports providing support and documentation of the analysis performed in the EIR.

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CHAPTER 2 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The proposed Kaiser Riverside-Cirby Medical Office Building Project (proposed project) area encompasses approximately 14 acres in the City of Roseville (see Figure 2-1, Regional Location). The project site is located to the southeast of the intersection of Riverside Avenue and Cirby Way. Interstate 80 (I-80) borders the south and east sides of the site, as shown in Figure 2-2, Project Site. The project site is identified as assessor's parcel number 472-260-026-000.

This Environmental Impact Report (EIR) examines the potential significant environmental effects (or impacts) of the proposed project, for which the applicant is requesting land use approvals from the City of Roseville (City), as lead agency. The EIR will also serve as the environmental clearance document for the construction of required on-site and off-site public improvements, which may include water, wastewater, and storm drainage infrastructure, dry utilities, and pedestrian improvements. This EIR analyzes both the construction and operation phases of the proposed project on a project-specific level (CEQA Guidelines Section 15161). The project-level analysis in this EIR also provides the basis for CEQA compliance for other discretionary permits that may be issued by the City and other agencies. The applicant is requesting the following approvals:

- Certification of the EIR and adoption of a Mitigation Monitoring and Reporting Plan (MMRP);
- Major Project Permit – Stage 1 (Preliminary Development Plan);
- Major Project Permit – Stage 2 (Architecture and Landscape Review);
- Tree Permit; and
- General Plan Amendment.

Additional approvals may be required by responsible and trustee agencies, including the Central Valley Regional Water Quality Control Board.

2.2 PROJECT BACKGROUND

Project Setting, Existing, and Surrounding Land Uses

The approximately 14-acre project site is currently developed with six buildings that comprise the Kaiser Permanente medical office complex located at 1001 Riverside Avenue, along with 613 surface parking spaces and landscaping. The existing medical office complex includes four one-story medical office buildings, one two-story medical office building, and a one-story communications building for a total of 90,209 square feet. The existing medical office complex includes 71 provider offices that range from allergy, optometry/ophthalmology, primary care,

laboratory, imaging, pharmacy, support services, and administration. The buildings were constructed between 1980 and 1985. Landscaping is present along the perimeter of the site and internal to the site, including a number of mature trees. Within the project site, there are a total of 290 mature trees, the majority of which were planted as landscaping. From Riverside Avenue, the project site slopes gently upward to the east. The increase in elevation from Riverside Avenue to the center of the project site is approximately 25 feet.

Surrounding uses adjacent to the site include a mix of retail uses, apartments, and public storage, as shown in Table 2-1 and on Figure 2-2.

Table 2-1
Existing Zoning, General Plan Land Use Designation and Current Use

Location	Zoning	General Plan Land Use	Current Use of Property
On-Site	Business Professional (BP)	Community Commercial (CC)	Medical Office
North	Community Commercial (CC), General Commercial/Special Area (GC/SA), Planned Development (PD)	Community Commercial (CC), Medium Density Residential (MDR), Business Professional (BP)	Retail uses, Public storage, Apartments
South	N/A; I-80	N/A; I-80	I-80
East	N/A; I-80	N/A; I-80	I-80
West	Planned Development (PD)	Community Commercial (CC)	Auto Sales, Retail uses

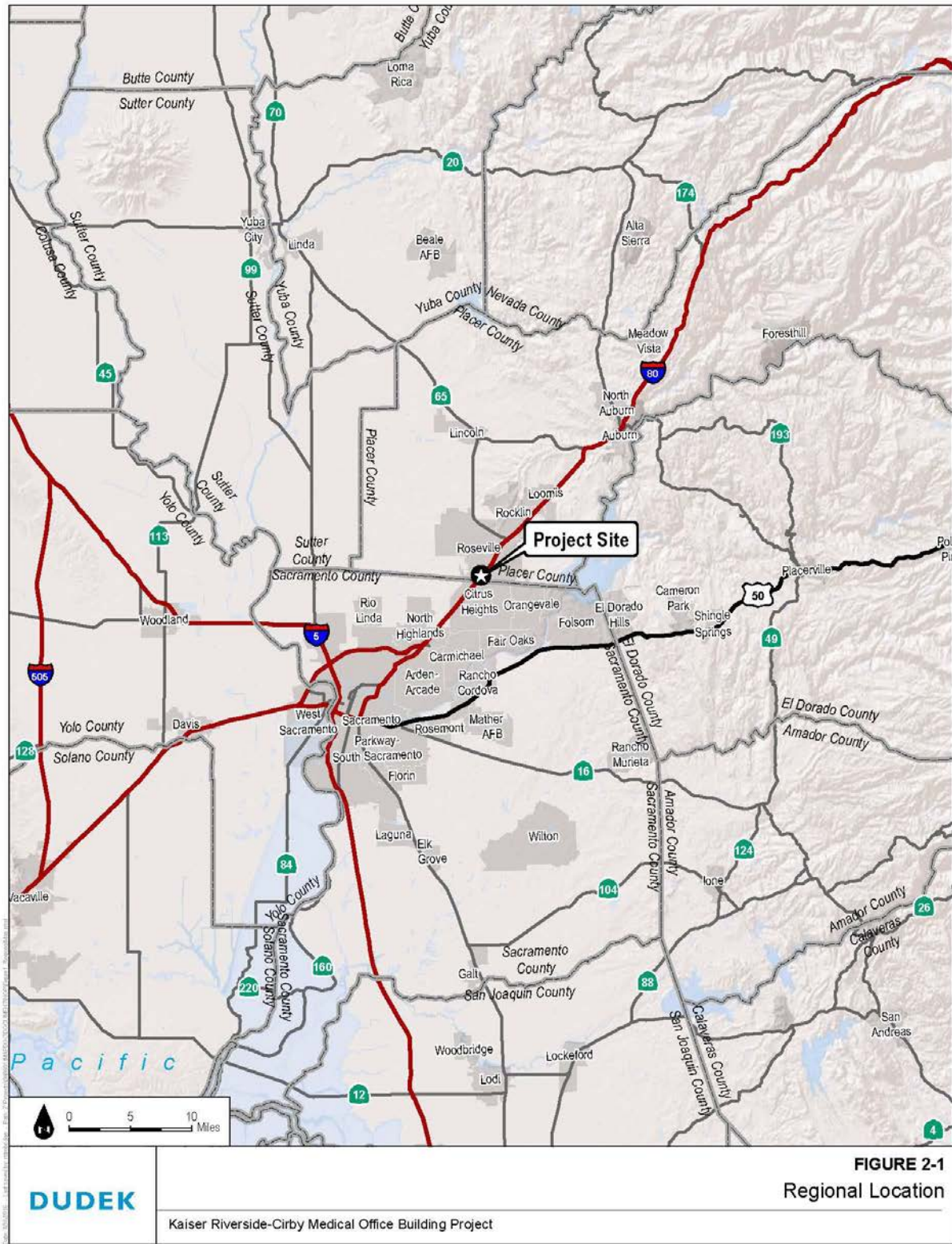
Source: City of Roseville 2016.

Existing General Plan and Zoning

The Roseville General Plan 2035 designates the project site for Community Commercial (CC). The City of Roseville's General Plan states that the CC designation applies to sites with acreages ranging from 5 to 25 acres and with square footage ranging from 50,000 to 250,000 square feet. Floor area ratios for this designation range from 20% to 40% (City of Roseville 2016, p. II-25).

According to the City's General Plan, "Primary uses" within the CC designation include retail stores and businesses selling a full range of goods and services, including auto sales and repair, and commercial childcare facilities. "Secondary uses" allowed include professional offices uses, medical offices, and clinics (City of Roseville 2016).

The project site is zoned Business Professional (BP), which permits (e.g., allows by right) professional offices and General Medical services, but not general hospital services. The maximum building height allowed by right in the BP zone is 50 feet (City of Roseville 2016).



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Farmland Classification

The most recent California Department of Conservation Important Farmland Map for Placer County designates the site as Urban and Built Up Land (California Department of Conservation 2016). Land classified as Urban and Built Up Land does not possess any characteristics conducive for active agriculture.

2.3 PROJECT OBJECTIVES

The proposed project is intended to provide for the comprehensive planning and orderly development of the Kaiser Permanente, Riverside-Cirby site. Development of the proposed project is intended to be consistent with the policies of the City. The applicant has identified the following specific objectives for the project:

- Develop a replacement outpatient medical office building that includes a café, health education, optical center, physical therapy/rehab, comprehensive diagnostic imaging, eight adult primary care clinics, specialty clinics for obstetrics and gynecology, dermatology and allergy, injection clinic, and comprehensive eye services including ophthalmology and optometry on an underutilized property with multiple end-of-life structures to accommodate existing and growing demand for medical care in the Roseville community.
- Provide high-quality healthcare to serve up to 9,000 Kaiser Permanente members (and their family or care-givers) per day in a medical facility for those needing medical assistance in Roseville and surrounding communities.
- Provide convenient access and reduce vehicle trips for Kaiser Permanente members to obtain routine, rapid-transaction medical services (e.g., pharmacy and laboratory) and provide onsite conference facilities for classes, training and other events.
- Achieve Leadership in Energy and Environmental Design (LEED) Gold Certification as well as implement Kaiser's existing sustainable building strategies.
- Provide uninterrupted services to Kaiser Permanente members throughout the construction period by staging project construction in phases.
- Provide new employment opportunities for over 200 new employees at the Riverside-Cirby medical office buildings and temporary construction jobs through redevelopment.

2.4 PROPOSED PROJECT

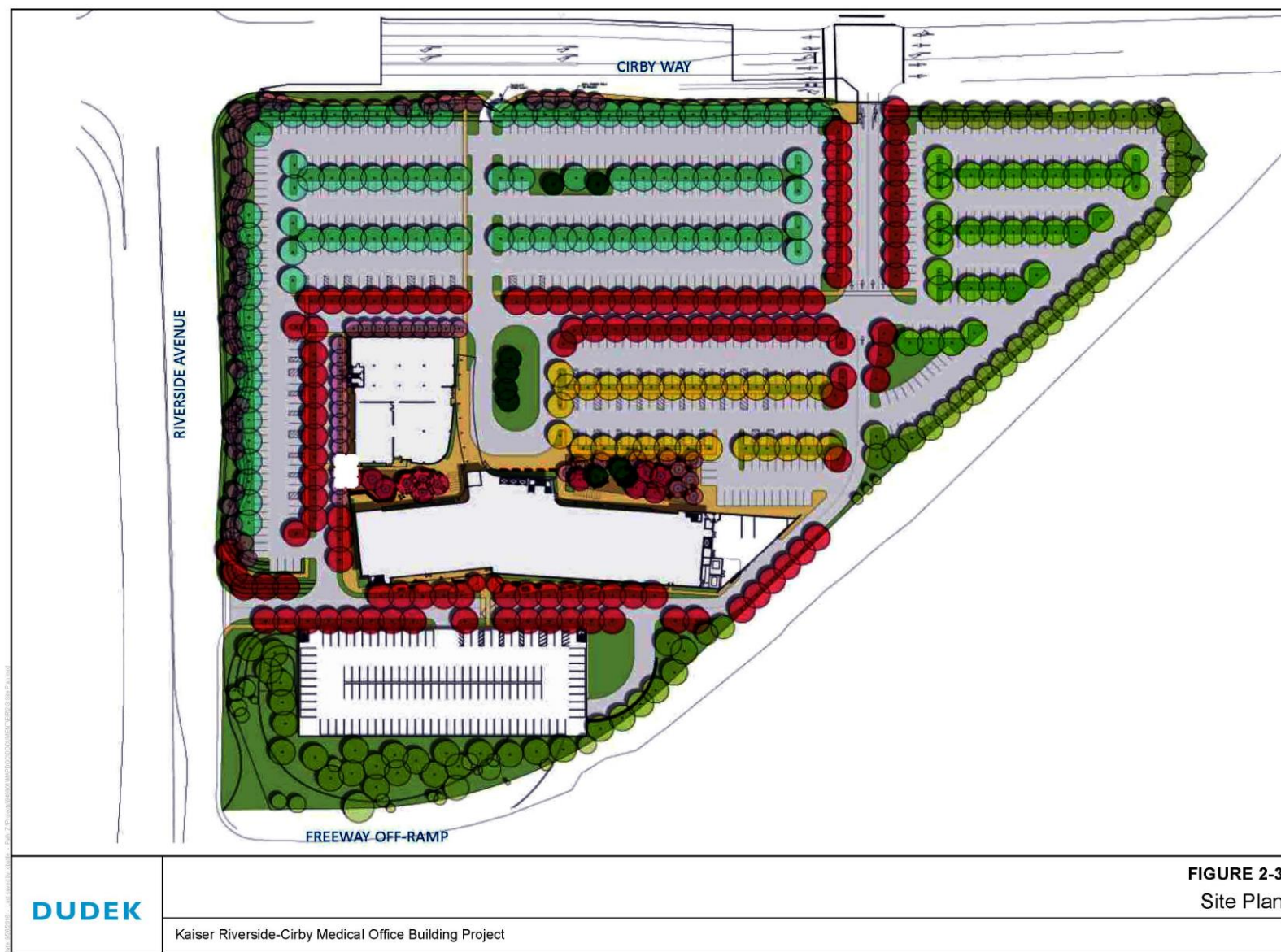
Project Description

The applicant proposes to replace the existing structures and uses on the project with an approximately 194,000-square-foot, five-story medical office building, along with a one-story, 21-foot-tall, 16,000-square-foot pavilion building and related site improvements, including an approximately 11-foot tall, 82,630-square-foot parking deck with 255 parking spaces, surface parking lot with 803 spaces, site/building lighting, and landscaping, described in more detail below and shown in Figure 2-3, Site Plan. The existing medical complex buildings would be removed and replaced with the proposed project, as shown in Figure 2-4. Therefore, the proposed project would result in adding 119,791 square feet of new medical office building space. The proposed projects FAR would be 34%, which is allowable under the City's CC designation.

The proposed project has been designed to be consistent with the City's Community Design Guidelines (City of Roseville 2008) and to ensure compatibility with the surrounding development. Of the two proposed medical buildings, the single-story pavilion building would house pharmacy, laboratory, and conference space. The five-story medical office building would include on the ground floor retail and public functions including a café, health education, and optical center, as well as physical therapy/rehab and comprehensive diagnostic imaging. The clinic floors in the medical office building (floors 2 through 5) would include eight adult primary care clinics, specialty clinics for obstetrics and gynecology, dermatology and allergy, injection clinic, and comprehensive eye services including ophthalmology and optometry. This new medical office building would result in double the capacity of the existing clinics, which would facilitate better member access.

Currently, the existing medical office building complex employs 224 full-time people. The proposed project would add an additional 202 full time positions, for a total of 426 full time employees. Hours of operation would generally be Monday through Friday from 7:00 a.m. to 6:00 p.m. The Conference Center in the pavilion building may be open until 10:00 p.m. on some days depending on events and class schedules.

Additional project detail is provided on the City's website at: http://www.roseville.ca.us/gov/development_services/_planning/current_projects/kaiser_riverside_and_cirby_medical_office_building.asp.



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Building Design

The exterior of the five-story medical office building would consist of a mix of metal panels, light-weight concrete panels, glass curtainwall, glazed storefronts and concrete masonry units. The highest point of the medical office building would be approximately 80 feet. The highest occupied floor (5th floor) would be 55 feet high (from existing grade) with a typical floor-to-floor height of 13 feet 6 inches. Rooftop mechanical equipment would be shielded by the building parapet. The one-story pavilion building would use the same exterior materials as the medical office building for design cohesiveness. The highest point of the pavilion building would be approximately 20 feet, with limited additional height for a screened mechanical enclosure at the roof level. These two buildings have been situated in a way that allows a single entry canopy feature to tie the two buildings together. The placement of the buildings also creates an opportunity for outdoor courtyards that feature water efficient gardens and space for multiple outdoor programs.

Exterior colors for the five-story medical office building and one-story pavilion building would include a sandy beige color for the concrete panels with varying degrees of exposed gray aggregate. The insulated metal panel colors would be silver and weathered zinc arranged in a pattern that provides a contrast to the beige concrete panels. The majority of the north, east and west elevations consist of pewter colored mullions, clear vision glass and light-gray colored spandrel glass. The base of the building is designed to have chocolate brown concrete masonry units with a shiplap profile for added visual interest.

The two-level concrete parking deck at the southwest corner of the project site would take advantage of the existing topography between the medical office building and adjacent freeway, allowing the top level of the deck to be at grade and the lower level to be partially underground. The total height above ground would be 10-feet, 10-inches tall. Exposed concrete facades of the parking deck would be gray-colored with a green screen mesh attached to the exposed surfaces for climbing vines. The structure of the parking deck would be designed for a possible future installation of solar photovoltaic (PV) panels on the top deck. These PV structures would also provide shade for vehicles parked on the top level of the deck, and would be designed to not create glare for vehicles traveling on Riverside Avenue and I-80.

Color building elevations are shown on Figures 2-5 through 2-8.

Signage

The proposed project would include monument signs at both entries to the project site (Cirby Way and Riverside Avenue), as well as directional signage on the site (see Figure 2-3). The monument signs would be constructed of aluminum and would be internally illuminated. The total height would be 15-feet, as shown in Figure 2-9. Each building would include illuminated

exterior signage at the first floor to direct patients, visitors, and staff. Large illuminated signs would also be mounted at the top of the five-story building and would be visible from I-80 and site entries (as shown on Figure 2-5).

Project Access, Parking, and Bicycle/Pedestrian Components

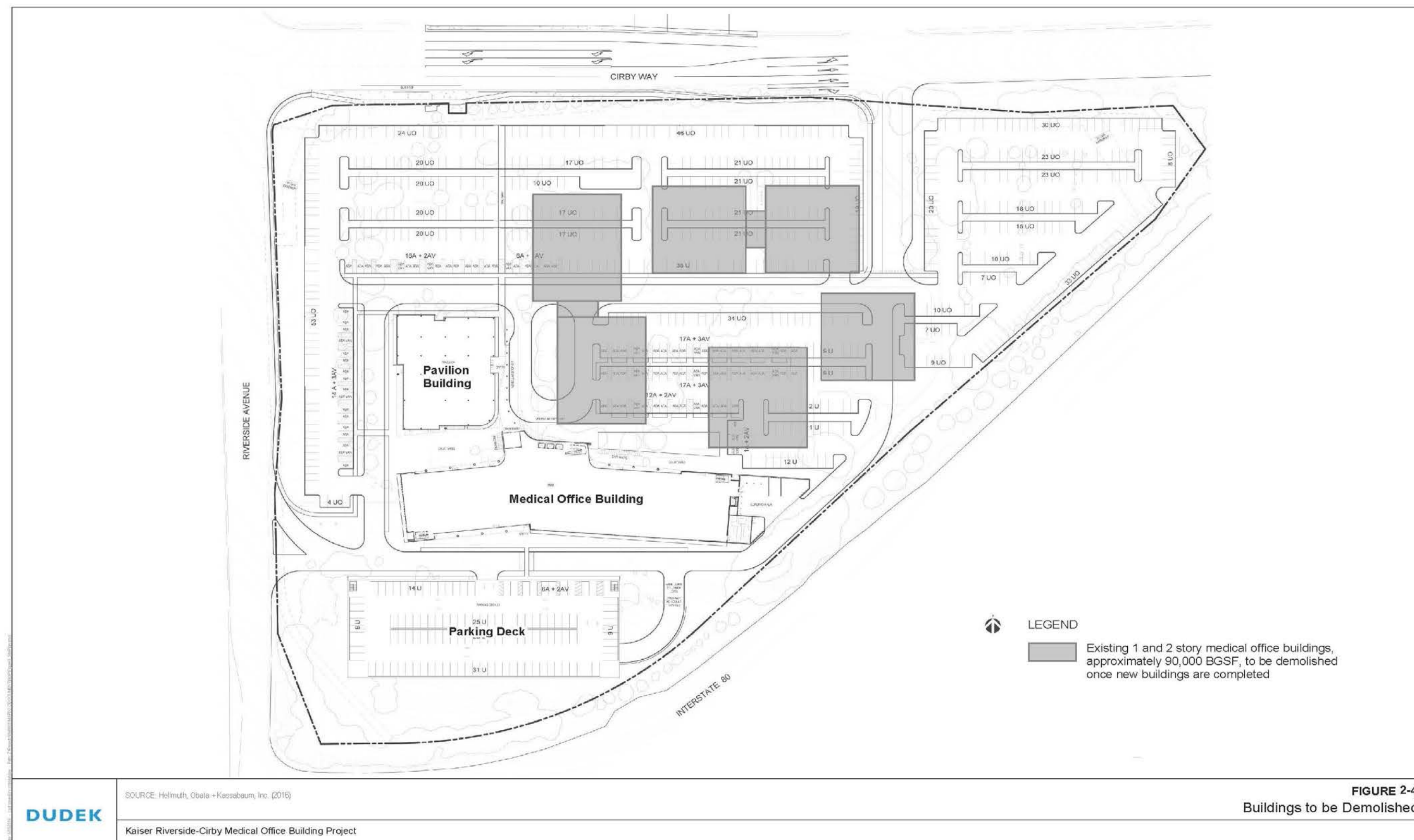
The main entry to the project site would be from Riverside Avenue, with additional access at Cirby Way, as shown in Figure 2-3. The main Riverside Avenue entry, Kaiser West Driveway, would be relocated 40 feet to the south of its current location and would include a public two-way driveway. The main Riverside Avenue entry would include a public two-way driveway and an internal vehicular circulation system that would provide access to the surface parking lot and parking deck. A total of 803 surface parking spaces would be provided along with 255 parking spaces in the parking deck for a total of 1,058 spaces. A series of drop-off zones would provide patient access to the medical office building entrance to ensure traffic flow is maintained while passenger loading and unloading occurs, shown on Figure 2-10.

The secondary entry driveway at Cirby Way, Kaiser North Driveway, currently includes one-lane access into the site. The proposed project would expand this driveway to provide three lanes leaving the site. As part of the proposed project, a new traffic signal would be constructed at the Kaiser North Driveway to facilitate traffic into and out of the project site and to enable vehicles to have a protected left-turn lane or straight-through access to Cirby Hills Drive, with a right-turn lane from the site.

There would be a new right-turn, outbound-only driveway that would be located east of the Cirby Way/Riverside Avenue intersection. This would provide additional access for people leaving the site.

The proposed project would include 53 bike parking spaces and 27 bike lockers consistent with the City's Zoning Ordinance requirements (Section 19.26.020), Transportation Systems Management Ordinance (Section 11.33.050), and CALGreen (Sections 5.106.4.1.1, 5.106.4.1.2).

Sidewalks 5 to 8 feet in width would be provided from the medical office building main entrance, in the parking area, the parking deck, from Americans with Disabilities Act (ADA) parking spaces, along the internal loop road, and within the internal courtyard. As part of the project, Cirby Way would be lowered up to 18 inches and the sidewalks would be rebuilt to accommodate a new right-hand turn lane into the site.



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DUDEK

SOURCE: HO+K (2017)

Kaiser Riverside-Cirby Medical Office Building Project

FIGURE 2-5
Northwest Aerial View

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SOURCE: HO+K (2017)

DUDEK

Kaiser Riverside-Cirby Medical Office Building Project

FIGURE 2-6
Approach from Riverside Avenue

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DUDEK

SOURCE: HO+K (2017)

Kaiser Riverside-Cirby Medical Office Building Project

FIGURE 2-7
Main Entry Approach

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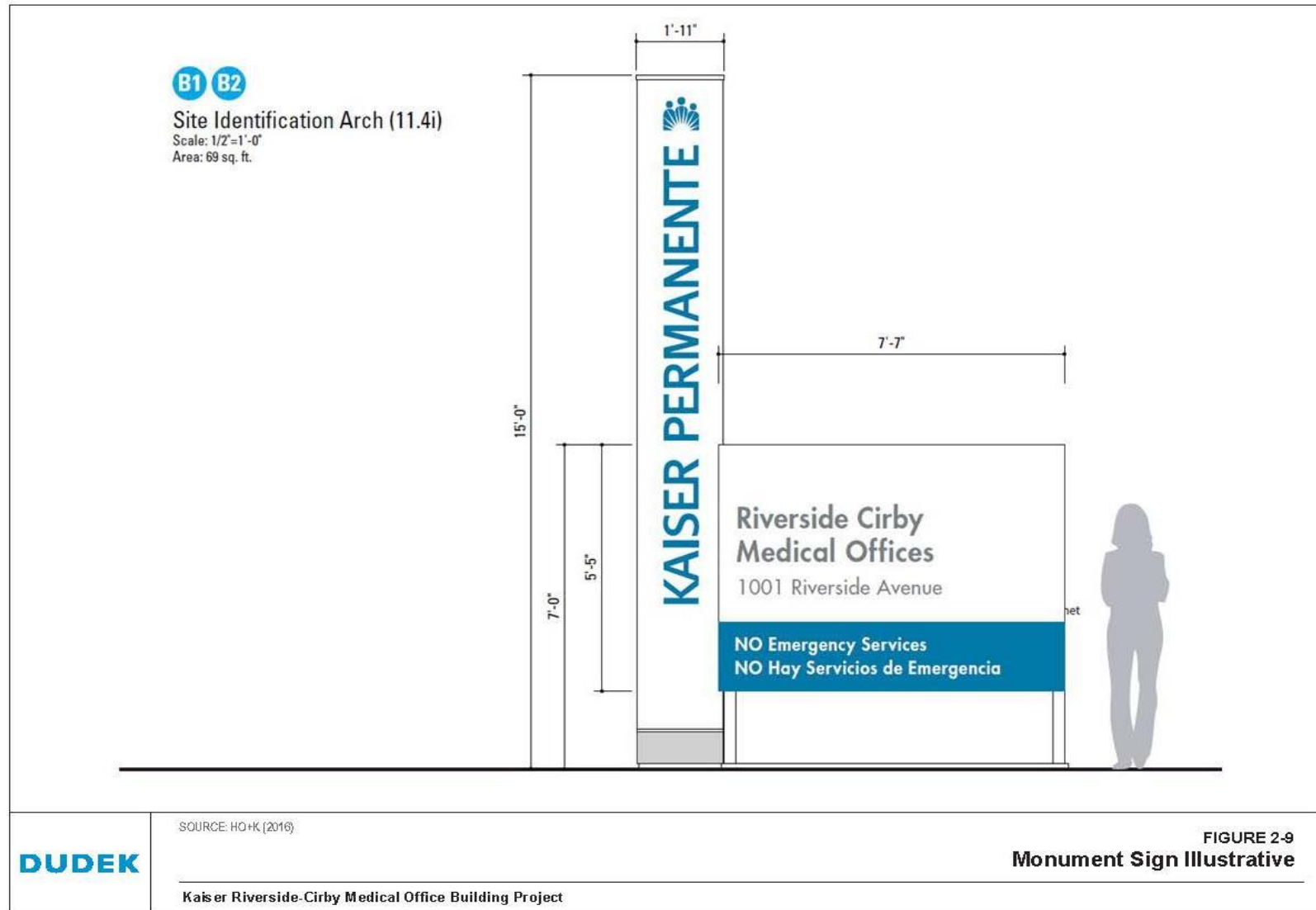
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SOURCE: HO+K (2017)

Kaiser Riverside-Cirby Medical Office Building Project

FIGURE 2-8
Northeast Aerial View

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Lighting and Landscaping

To provide for the safety and security of staff and the public, the project would include overhead parking lot and roadway pole lights, low-level lighting on bollards to illuminate landscaped areas and sidewalks, and building-mounted lighting at entrances. Architectural lighting would also be used to illuminate key architectural features.

Light fixtures would use premium-efficiency LED light sources. Area lighting would automatically turn off during the day, and motion-activated controls would be provided to dim the lighting at night when there is no activity. Lighting would be designed to meet the City's Community Design Guidelines and would minimize light trespass, reduce sky-glow to increase night sky access, and improve nighttime visibility through glare reduction.

The proposed project's landscaping plan divides the parking lot areas into smaller zones. Large deciduous trees would be planted along the main loop road that runs throughout the site. Where possible, existing mature trees, particularly redwood trees, would be preserved on site, including protected oak trees in the southwest corner of the site and redwood trees north of the main building and in the north parking lot. The proposed landscape along Riverside Avenue would consist of water efficient native plants and trees, replacing the existing lawn. Of the existing 290 mature trees that were planted as part of the original landscaping plan, a total of 245 trees would be removed including two of the existing six native oak trees that are located in the southwest corner of the site and are protected under the City's tree preservation ordinance. A total of 45 trees would be retained and 404 new trees would be planted on the project site, resulting in a total of 449 trees (a net gain of 156 trees). Landscaping would use native plants and be drought resistant where feasible, and would be required to comply with the City's Water Efficient Landscape Ordinance.

Sustainability Features

The proposed project has been designed to meet Kaiser Permanente's sustainability requirements, which include achieving LEED New Construction 2009 Gold certification and specific energy efficiency thresholds. The Energy Performance Requirement includes a minimum of 25% energy savings compared against ASHRAE 90.1 2007 Baseline. The project must also comply with the California Energy Code, Title 24.

The proposed project includes the following energy conservation and sustainable features:

- High-performance building envelope

- Optimized orientation and massing on the east–west axis, which maximizes passive solar heating during the winter, but minimizes solar heat gain during the summer months which reduces the amount of energy required for heating and cooling
- Daylight dimming of electric lighting
- LED lighting
- Electrochromic glass at select locations to reduce heating, ventilation, and air conditioning (HVAC) energy use and improve occupant visual comfort
- Optimized HVAC system
- “Solar ready” approach to easily integrate solar photovoltaics at a later date on the parking deck
- Measurement and verification of energy usage
- Preferred parking spaces for high-efficient and low-emitting vehicles, and charging stations for electric vehicles
- Preferred parking for high-occupancy vehicles (two or more people)
- Bicycle racks for all occupants and showers for staff
- Low-flow and low-flush plumbing fixtures with flush and flow rates significantly below the national standard set by the US Department of Energy’s Energy Policy Act (EPACT) 1992
- High efficiency irrigation systems
- Low and medium water use plants
- Water-efficient or water-free medical equipment
- Water-free cooling equipment
- Low-emitting materials such as adhesives, sealants, paint, coatings, flooring systems, composite wood
- Carbon dioxide sensors in densely occupied spaces.

Public Utilities

The City of Roseville would provide water, sewer, and storm drain facilities to serve the project site. The City of Roseville obtains its water supply from Folsom Lake under contracts with the United States Bureau of Reclamation, the Placer County Water Agency, and the San Juan Water District. To supplement supply during dry years, the City also operates six groundwater wells. Sanitary sewer service is available from the Pleasant Grove Wastewater Treatment Plant (PGWWTP) to serve the project. Wastewater would be conveyed from the project site to the PGWWTP through existing sewer interceptors and trunk mains. Stormwater would be treated

through the use of an underground detention system (galleries) that would detain and treat stormwater on site before it is discharged into the site's two existing connections to the City's storm drain system.

Water

The existing campus is served by a 6-inch water line stub connected to a 10-inch public distribution main in Cirby Hills Drive. This service would be maintained until the new buildings are occupied to provide continuous service to the existing buildings during construction. For the new buildings, two new 10-inch service lines would connect to the City's existing 10-inch distribution main at Cirby Hills Drive and a 24-inch transmission main in Cirby Way.

To ensure adequate water is provided in the event of a fire, the proposed project would include on-site fire service that would include a private 10-inch looped system around the site, generally following on-site roads and parking areas. The looped system would connect to two new 10-inch service stubs with a reduced-pressure detector check backflow device at each stub. Private fire hydrants would be located around the site, connecting to the 10-inch looped system. Sprinkler service lines to the new buildings from the 10-inch line would include an in-line check valve, a post indicator valve, and a fire department connection.

A domestic service line would be stubbed off of one of the new 10-inch service stubs and would include a City meter and reduced-pressure principle backflow device. An irrigation service line would be stubbed off of one of the new 10-inch service stubs and would include a City meter and reduced-pressure principle backflow device.

Wastewater

The existing campus is served by an 8-inch sewer main in Cirby Way that connects to an 8-inch sewer main in Riverside Avenue. The on-site sewer system would be maintained until the new buildings are occupied in order to provide continuous service to the existing buildings during construction. For the new buildings, due to limited capacity of the 8-inch sewer main in Riverside Avenue, two new 8-inch service lines would be installed. The first would connect to the 8-inch main in Cirby Way, similar to the existing service. The second would connect to an existing public manhole in Cirby Hills Drive that is connected to an 8-inch sewer line. No new pump stations or other facilities or upgrades would be required for the proposed project.

Stormwater Drainage

The existing campus is served by two connections to the City's storm drain system. The first is a curb inlet just south of the Riverside/Cirby intersection. The second is an 18-inch pipe just east of the existing Cirby Way entrance. These two connection points would be maintained.

The proposed project would maintain pre-project flow rates through the use of on-site infiltration and detention. The proposed project's detention system would include an orifice structure located just upstream of the connection to the City's public system. The detention structure would store excess water in underground infiltration galleries. The detention volume has been designed to store stormwater to not exceed the pre-project peak discharge flow rate associated with a 10-year storm event.

Pavement runoff would be directed to area inlets or curb inlets. Roof runoff would be connected to subsurface infiltration galleries. The on-site piping system would be designed to convey the 10% chance (10-year) storm event. Overland release would be provided to convey the 1% chance (100-year) storm event.

Low-impact development (LID) design elements would be included. The primary LID element is infiltration through the use of underground galleries. Infiltration measures would be sized to accommodate the 85th percentile storm event to meet the National Pollutant Discharge Elimination System (NPDES) post-construction LID and hydro-modification requirement, in accordance with the City of Roseville requirements.

These stormwater quality control measures have been designed to comply with the requirements of the City's Manual for Stormwater Quality Control Standards for New Development.

Off-Site Improvements

Off-site improvements include: reconfiguring roads; removal and replacement of driveways, curbs, planting areas, and medians; traffic lane striping; relocation of utilities; and a new traffic signal. Approximately 400 feet of Cirby Way adjacent to the project site would be removed and reconstructed. The vertical profile of the roadway would be lowered by as much as 18 inches to improve driver sight distance. The project also includes surface improvements at the frontage of the self-storage facility on the north side of Cirby Way, including removal and reconstruction of concrete driveways, concrete curbs, asphalt pavement areas, planting areas, and site lighting. In addition, a monument sign and a flagpole may need to be relocated as a result of lowering the roadway profile.

Curbs, gutters, sidewalks, median islands, and asphalt pavement along Cirby Way would be reconstructed. Traffic striping within the demolition limits would be restored. A new traffic signal system at the Cirby Way/Cirby Hills Drive intersection would be constructed.

Utility systems affected by the lowering of the roadway profile would need to be relocated (lowered) to maintain minimum cover requirements. Utilities affected include, but would not be limited to, a 2-inch domestic water line (City of Roseville), sewer line extensions (City of Roseville), potable water system isolation valves (City of Roseville), potable water system air-

release valves (City of Roseville), telecommunications/fiber-optics conduits (MCI, Sprint), street lighting (Roseville Electric), primary and secondary power conduits (Roseville Electric), and a 4-inch gas distribution main (Pacific Gas and Electric [PG&E]).

Construction Timeline

If the project is approved, project construction is anticipated to take approximately 3 years to complete and would occur in multiple phases. Phasing is required in order for the existing medical office buildings to remain open with sufficient parking capacity and public access during construction. For the entire duration of the project, valet parking would be provided to patients and visitors, and staff would be shuttled to the site from off-site parking locations. Construction parking would be limited to the existing east parking lot until the new parking deck is completed, at which point the lower level would be used for construction personnel.

Once construction begins, the construction area would be fenced and all construction equipment would be staged on site. Construction trailers would be located in an equipment yard behind the existing medical office buildings, with little visibility from the adjacent streets or I-80. Exports of construction material and soil would be taken to the Western Regional Sanitary Landfill located 12 miles from the project site. All construction personnel and deliveries to and from the site would be limited to the Cirby Way entrance when possible so as not to disrupt the primary Riverside Avenue entrance for patients and visitors.

The following provides a more detailed breakdown of each phase of construction.

- **Phase 1** (3 months): Demolition of the existing southernmost parking lot, followed by site excavation, installation of underground utilities, and construction of the new 2-level parking deck. Demolition of the existing west lawn along Riverside Avenue would happen concurrently, followed by new site grading, utilities and construction of temporary surface parking that extends from the existing west parking lot to the line of the new landscape border. Within the first year of construction, temporary landscaping would be provided along Riverside Avenue until the final landscaping is completed. Within the first year of construction, off-site road improvements on Cirby Way would also begin.
- **Phases 2, 3 and 4** (24 months):
 - **Phase 2:** Completion of the parking deck and demolition of the south parking lot adjacent to the existing medical office buildings. Site preparation, installation of underground utilities and foundation work for the new five-story medical office building would be completed.
 - **Phase 3:** Construction of the structural steel and exterior envelope enclosure for the five-story medical office building would be completed.

- **Phase 4:** Construction continues with interior tenant improvement of the five-story medical office building. Construction of the pavilion building would begin approximately 9 months after starting the five-story building.
- Both buildings would be complete and ready for business at the end of Phase 4. Existing functions in the old medical office buildings would be transferred into the new buildings.
- **Phase 5** (3 months): Demolition of the east parking lot followed by completion of underground utilities, hardscape and final site landscape for this area. Construction parking during this phase would be at the existing north parking lot.
- **Phase 6** (5 months): Demolition of the old medical office buildings followed by completion of underground utilities, hardscape and final site landscape for this area. This would include the north parking lot, new main entry patient-drop off and courtyards. Construction parking during this phase would be at the newly finished east lot.
- **Phase 7** (3 months): Completion of the hardscape and final site landscaping for the west parking lot. This area was temporarily finished in Phase 1 to accommodate valet parking for patients and visitors. Final landscaping along Riverside Avenue would also be completed at this time. Final construction of the internal loop road and east parking lot would align the new Cirby Way entry and exit with the rest of the site. The entire project is complete after this phase. It is anticipated construction would be completed by fall 2020.

2.5 REQUIRED PERMITS AND PROJECT APPROVALS

The City of Roseville is the lead agency for the proposed project. As required by Section 15124(d)(1)(B) of the CEQA Guidelines, this EIR lists below the permits and other approvals that are expected to be required to implement the project. In addition to these requirements, environmental review and consultation requirements related to federal, state, or other local laws or guidance applicable to individual resources are described in the Regulatory Setting subsections provided in Chapter 4 of this EIR. This EIR will serve as the environmental document for City approvals and any permits required from other governmental bodies for project construction and operation, including required on-site and off-site public improvements, which may include water, wastewater, and storm drainage infrastructure, as well as dry utilities.

The applicant is requesting the following approvals:

- Certification of the EIR and adoption of a Mitigation Monitoring and Reporting Plan (MMRP);
- Major Project Permit – Stage 1 (Preliminary Development Plan);
- Major Project Permit – Stage 2 (Architecture and Landscape Review);
- Tree Permit to remove a protected native oak tree; and

- General Plan Amendment for minor, text-only changes to the Circulation Element.¹ The project is requesting to amend Table III-3 and III-3A in the General Plan to add the new traffic signal at the Cirby Way/Cirby Hills Drive/Kaiser North Driveway. The project also includes amendments to the Setting section of the Level of Service portion of the General Plan Circulation Element to reflect the new intersection.

This EIR may be used by responsible and trustee agencies that may have some approval authority over the proposed project (i.e., to issue a permit). The project applicant would obtain all permits and approvals, as required by law. Because the project would require construction involving clearing, grading, and excavation activities that would result in the disturbance of 1 acre or more of land, the project is subject to the Central Valley Regional Water Quality Control Board's General Construction permit for stormwater discharges from the construction site. The terms of the General Permit process will require the project applicant develop a Stormwater Pollution Prevention Plan (SWPPP) that identifies best management practices to control pollutants in stormwater discharges, both during construction and after construction is completed.

2.6 SOURCES

California Department of Conservation. 2016. "Placer County Important Farmland 2014" [map]. 1:100,000. Sacramento, California: California Department of Conservation, Farmland Mapping and Monitoring Program. April 2016.

City of Roseville. 2008. *Community Design Guidelines*. Roseville, California: City of Roseville, Planning and Redevelopment Department. Adopted December 6, 1995, amended March 19, 2008. Accessed September 20, 2016. <http://www.roseville.ca.us/civicax/filebank/blobdload.aspx?blobid=10720>.

City of Roseville. 2016. *City of Roseville General Plan 2035*. Roseville, California: City of Roseville, Development Services Department, Planning Division. Adopted June 15, 2016.

¹ The project includes a new traffic signal on Cirby Way, which will operate worse than the City's standard of Level of Service C. General Plan Circulation Element Level of Service Policy 1 requires the City Council approve all intersections operating below this level, and the Circulation Element includes tables and text listing all such intersections. Thus, the project requires amending the Circulation Element to include this new intersection.

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CHAPTER 3 EXECUTIVE SUMMARY

3.1 PROJECT UNDER REVIEW

This Environmental Impact Report (EIR) evaluates the environmental impacts of the proposed Kaiser Riverside-Cirby Medical Office Building Project (proposed project) in the City of Roseville (City). The applicant proposes removal of an existing Kaiser-Permanente medical office complex and parking facilities to be replaced with a five-story and one-story medical office buildings and a parking deck. A detailed description of the project is contained in Chapter 2, Project Description.

3.2 SUMMARY OF IMPACTS

This summary chapter provides an overview of the technical analysis contained in Sections 4.1 through 4.4 in Chapter 4, Environmental Analysis. This summary also includes discussions of: (a) effects found to be less than significant, (b) comments received in response to the Notice of Preparation (NOP), (c) potential areas of controversy, (d) significant and unavoidable impacts and mitigation measures to avoid or reduce identified significant impacts, and (e) alternatives to the proposed project.

3.3 EFFECTS FOUND TO BE LESS THAN SIGNIFICANT

Due to certain aspects of the project, project characteristics, or existing regulatory requirements, the project is not anticipated to have significant impacts on agricultural and forest resources; biological resources; cultural resources; geology and soils; hazards and hazardous materials; hydrology and water quality; land use and planning; mineral resources; noise, population and housing; certain public services; and recreation. The CEQA Guidelines state that “[e]ffects dismissed in an Initial Study as clearly insignificant and unlikely to occur need not be discussed further unless the Lead Agency subsequently receives information inconsistent with the finding in the Initial Study” (Guidelines Section 15143). The Initial Study included in Appendix B provides an overview of why the effects associated with these issue areas were found to be less than significant and therefore not further analyzed in this EIR.

3.4 COMMENTS RECEIVED IN RESPONSE TO THE NOP

During the NOP comment period, a total of five comment letters were received. Comments were received from the following agencies: Caltrans, City of Citrus Heights, Placer County Air Pollution Control District (PCAPCD), Central Valley Regional Water Quality Control Board (RWQCB), and the Native American Heritage Commission (NAHC). All of the comments raised in the NOP

comment letters are addressed in the technical sections contained in Chapter 4 or in the Initial Study included in Appendix B. A summary of the comments received are included below.

Caltrans

Caltrans requested that the traffic report should include Vehicle Miles Traveled (VMT) calculations and evaluate opportunities to enhance multimodal connectivity to the local roadways. The comment letter also noted that a Traffic Management Plan would be required if there were any travel restrictions or detours on or affecting state highways, and stated that an encroachment permit would be needed for any work within the state's right-of-way. The letter also noted that no net increase in stormwater discharge would be allowed within a state highway right-of-way and any runoff must meet RWQCB standards and appropriate best management practices (BMPs) be applied. These topics are addressed in Section 4.3, Transportation and Circulation.

City of Citrus Heights

The City of Citrus Heights noted that the proposed project could impact both the City's roadway network as well as the current design for the Auburn Boulevard Complete Streets Project, Phase 2. The City recommended that the EIR consider analysis of the traffic impacts to the City of Citrus Heights roadway network. These concerns are addressed in Section 4.3, Transportation and Circulation.

Placer County Air Pollution Control District

The PCAPCD provided recommended project-level and cumulative thresholds to use to evaluate emissions of nitrogen oxide (NO_x), reactive organic gas (ROG) and particulate matter (PM). The PCAPCD also recommended using the Sacramento Air Quality Management District thresholds to evaluate greenhouse gas emissions. The letter also provided a summary of the construction and operational conditions required for the project. Air quality and greenhouse gases are addressed in Section 4.1 of this EIR.

Central Valley Regional Water Quality Control Board

The Central Valley RWQCB provided a standard letter stating that (1) all wastewater discharged must comply with the RWQCB's Antidegradation Policy (State Water Board Resolution 68-16) and (2) a Construction Stormwater General Permit would be required for the proposed project. The letter also lists the other construction permits that would be required for the proposed project. These concerns are addressed in Section IX of the Initial Study included in Appendix B and in Section 4.2, Public Utilities.

Native American Heritage Commission

The NAHC provided their standard letter requesting that a records search be prepared for the project site and notification be provided to the tribes culturally or geographically affiliated with the project site under AB 52 and SB 18, if required. The proposed project is requesting a General Plan Amendment; therefore, the City initiated consultation with the tribes pursuant to SB 18. Cultural resources are addressed in Section V of the Initial Study included in Appendix B.

3.5 POTENTIAL AREAS OF CONTROVERSY

The only potential area of controversy that has been identified in connection with the proposed project is an increase in traffic on local roadways.

3.6 SIGNIFICANT AND UNAVOIDABLE IMPACTS AND MITIGATION MEASURES

One significant and unavoidable cumulative traffic impact was identified for the proposed project. No feasible mitigation is available to reduce the severity of the impact; therefore, the significance of the impact remains significant and unavoidable.

3.7 ALTERNATIVES TO THE PROPOSED PROJECT

The California Environmental Quality Act (CEQA) requires that the lead agency adopt mitigation measures or alternatives, where feasible, to substantially lessen or avoid significant environmental impacts that would otherwise occur. An EIR must describe a reasonable range of alternatives to the proposed project, or to its location, that would feasibly attain most of the project's basic objectives while reducing or avoiding any of its significant impacts (CEQA Guidelines Section 15126.6(a)). However, the adoption of project modifications or alternatives are not required where significant environmental impacts will not occur. This EIR evaluates a range of project alternatives so that the decision-makers are provided with adequate information about the range of options available to reduce or avoid environmental impacts.

The following alternatives to the proposed project are evaluated in Chapter 6 of this EIR:

Alternative 1: No Project/No Development Alternative, assumes no change would occur to the existing medical office buildings on the site.

Alternative 2: Reduced Footprint Alternative, would eliminate the pavilion building, thereby reducing the project footprint and reducing the number of parking spaces required.

Alternative 3: Larger Parking Deck Alternative, adds two levels to the parking deck reducing the number of surface parking spaces and increasing the size of the parking deck.

Alternative 4: Smaller Medical Office Building Alternative, reduces the size of the medical office building and reduces the number of surface parking spaces.

3.8 SUMMARY TABLE

Information in Table 3-1, Summary of Impacts and Mitigation Measures, has been organized to correspond with environmental issues discussed in Chapter 4. The summary table is arranged in four columns and organized as follows:

1. Environmental impacts;
2. Level of significance prior to mitigation;
3. Applicable mitigation; and
4. The level of significance after implementation of mitigation.

Table 3-2 shows the severity of the impacts under each alternative as compared to the proposed project.

Table 3-1
Summary of Impacts and Mitigation Measures

Environmental Impact	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
<i>4.1 Air Quality and Greenhouse Gas Emissions</i>			
Impact 4.1-1: The project could violate the City of Roseville's significance thresholds for air quality.	Less than Significant	None required	Less than Significant
Impact 4.1-2: The project could result in a cumulatively considerable net increase in criteria pollutants.	Less than Significant	None required	Less than Significant

Table 3-1
Summary of Impacts and Mitigation Measures

Environmental Impact	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
Impact 4.1-3: The project could generate a Substantial Contribution to GHG Emissions that Conflicts with an Applicable Plan or Policy.	Significant	None required	Less than Significant
<i>4.2 Public Utilities</i>			
Impact 4.2-1: Availability of water supplies to meet project demand in wet/dry years.	Less than Significant	None required	Less than Significant
Impact 4.2-2: Construct or expand water treatment, conveyance, and/or storage facilities to accommodate the project.	Less than Significant	None required	Less than Significant
Impact 4.2-3: Deplete groundwater supplies or interfere with groundwater recharge.	Less than Significant	None required	Less than Significant
Impact 4.2-4: Construction or expansion of wastewater collection facilities.	Less than Significant	None required	Less than Significant
Impact 4.2-5: Capacity of the DCWWTP to serve the proposed project.	Less than Significant	None required	Less than Significant
Impact 4.2-6: Exceed the wastewater treatment	Less than Significant	None required	Less than Significant

Table 3-1
Summary of Impacts and Mitigation Measures

Environmental Impact	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
requirements of the Regional Water Quality Control Board.			
Impact 4.2-7: Capacity for solid waste disposal at the MRF or WRS�.	Less than Significant	None required	Less than Significant
Impact 4.2-8: Compliance with applicable federal, state, and local statutes and regulations related to solid waste.	Less than Significant	None required	Less than Significant
Impact 4.2-9: Result in wasteful consumption of energy.	Less than Significant	None required	Less than Significant
Impact 4.2-10: Cumulative increase in demand for water supply and treatment capacity.	Less than Significant	None required	Less than Significant
Impact 4.2-11: Cumulative increase in demand for wastewater treatment and plant capacity.	Less than Significant	None required	Less than Significant
Impact 4.2-12: Cumulative increase in disposal of solid waste in the WRS�.	Less than Significant	None required	Less than Significant

Table 3-1
Summary of Impacts and Mitigation Measures

Environmental Impact	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
<i>4.3 Transportation and Circulation</i>			
Impact 4.3-1: Change in LOS at signalized intersections in the City of Roseville.	Significant	4.3-1 The project applicant shall install a southbound right-turn overlap arrow at the Cirby Way/Vernon Street intersection.	Less than Significant
Impact 4.3-2: Add traffic to Caltrans freeway ramps.	Less than Significant	None required	Less than Significant
Impact 4.3-3: Impacts to bicycle facilities or network.	Less than Significant	None required	Less than Significant
Impact 4.3-4: Impacts to pedestrian access.	Less than Significant	None required	Less than Significant
Impact 4.3-5: Increased demand for transit.	Less than Significant	None required	Less than Significant
Impact 4.3-6: Decrease in LOS at City intersections under 2035 conditions.	Less than Significant	None available	Significant and Unavoidable
Impact 4.3-7: Add traffic to Caltrans freeway ramps under 2035 conditions.	Less than Significant	None required	Less than Significant
<i>4.4 Visual and Aesthetic Resources</i>			
Impact 4.4-1: Substantially degrade the existing character of the project site.	Less than Significant	None required	Less than Significant
Impact 4.4-2: Introduction of new sources of light and glare.	Less than Significant	None required	Less than Significant

Table 3-1
Summary of Impacts and Mitigation Measures

Environmental Impact	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
<i>Initial Study</i>			
Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.	Significant	BIO-1: To avoid take of any active raptor nest or disturbance of other protected native birds, to the extent feasible site disturbance shall be avoided from March 1 through August 31, which coincides with the typical nesting season for most common bird species in the region. If construction work is required to be scheduled during the typical nesting season (March through August), a qualified biologist shall conduct a preconstruction survey of the work area to determine if any native birds, including raptors, are nesting in or in the immediate vicinity of the vegetation to be removed. The preconstruction survey shall be conducted within 15 days prior to the start of work from March through May (since there is a higher potential for birds to initiate nesting during this period), and within 30 days prior to the start of work from June through August. If active nests are found in the work area, the biologist shall determine an appropriately-sized buffer around the nest based on the nesting species and its sensitivity to disturbance in which no work shall be allowed until the young have successfully fledged. The size of the nest buffer shall be determined by City staff based on the input from the biologist (using information provided in existing regulations and in guidance documents, e.g. CDFW Handbook for Swainson's Hawks), and, if necessary, after consultation with the CDFW.	Less than Significant
Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 or disturb any human remains, including those interred outside of formal	Potentially Significant	CUL-1: A minimum of seven days prior to beginning earthwork or other soil disturbance activities, the applicant shall notify the City of the proposed earthwork start-date, in order to provide the City with time to contact the United Auburn Indian Community (UAIC). A UAIC tribal representative shall be invited to inspect the project site, including any soil piles, trenches, or other disturbed areas, within the first five days of ground breaking activity. During this inspection, a site meeting of construction personnel shall also be held in order	Less than Significant

Table 3-1
Summary of Impacts and Mitigation Measures

Environmental Impact	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
cemeteries.		to afford the tribal representative the opportunity to provide cultural resources awareness information. If any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains are encountered during this initial inspection or during any subsequent construction activities, work shall be suspended within 100 feet of the find, and the project applicant shall immediately notify the City of Roseville Development Services Director. The project applicant shall coordinate any necessary investigation of the site with a qualified archaeologist approved by the City, and as part of the site investigation and resource assessment the archeologist shall consult with the UAIC and provide proper management recommendations should potential impacts to the resources be found by the City to be significant. A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the City by the qualified archaeologist. Possible management recommendations for historical or unique archaeological resources could include resource avoidance or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, preservation in place or other measures. The contractor shall implement any measures deemed by City staff to be necessary and feasible to avoid or minimize significant effects to the cultural resources.	

Table 3-2
Evaluation of Alternatives by Impact Area

Impact	Proposed Project	Alternative 1: No Project/No Development	Alternative 2: Reduced Footprint	Alternative 3: Larger Parking Deck	Alternative 4: Smaller Medical Office Building
<i>4.1 Air Quality/Greenhouse Gases</i>					
Impact 4.1-1: The project could violate the City of Roseville's significance thresholds for air quality.	LS	NI	LS-	LS	LS
Impact 4.1-2: The project could result in a cumulatively considerable net increase in criteria pollutants.	LS	NI	LS-	LS	LS
Impact 4.1-3: The project could generate a Substantial Contribution to GHG Emissions that Conflicts with an Applicable Plan or Policy.	LS	NI	LS-	LS	LS
<i>4.2 Public Utilities</i>					
Impact 4.2-1: Availability of water supplies to meet project demand in wet/dry years.	LS	NI	LS-	LS	LS-
Impact 4.2-2: Construct or expand water treatment, conveyance, and/or storage facilities to accommodate the project.	LS	NI	LS-	LS	LS-
Impact 4.2-3: Deplete groundwater supplies or interfere with groundwater recharge.	LS	NI	LS	LS	LS
Impact 4.2-4: Construct or expand of wastewater collection facilities.	LS	NI	LS	LS	LS

Table 3-2
Evaluation of Alternatives by Impact Area

Impact	Proposed Project	Alternative 1: No Project/No Development	Alternative 2: Reduced Footprint	Alternative 3: Larger Parking Deck	Alternative 4: Smaller Medical Office Building
Impact 4.2-5: Inadequate capacity of the DCWWTP to serve the proposed project.	LS	NI	LS-	LS	LS
Impact 4.2-6: Exceed the wastewater treatment requirements of the Regional Water Quality Control Board.	LS	NI	LS	LS	LS
Impact 4.2-7: Exceed the capacity for solid waste disposal at the MRF or WRSL.	LS	NI	LS-	LS	LS-
Impact 4.2-8: Violate federal, state, and local statutes and regulations related to solid waste.	LS	NI	LS	LS	LS
Impact 4.2-9: Result in wasteful consumption of energy.	LS	NI	LS-	LS	LS-
Impact 4.2-10: Cumulative increase in demand for water supply and treatment capacity.	LS	NI	LS-	LS	LS-
Impact 4.2-11: Cumulative increase in demand for wastewater treatment and plant capacity.	LS	NI	LS-	LS	LS-
Impact 4.2-12: Cumulative increase in solid waste.	LS	NI	LS-	LS	LS-
<i>4.3 Transportation and Circulation</i>					
Impact 4.3-1: Change in LOS at signalized intersections in the City of Roseville.	S/MM	NI	LS/MM-	LS/MM	LS-

Table 3-2
Evaluation of Alternatives by Impact Area

Impact	Proposed Project	Alternative 1: No Project/No Development	Alternative 2: Reduced Footprint	Alternative 3: Larger Parking Deck	Alternative 4: Smaller Medical Office Building
Impact 4.3-2: Add traffic to Caltrans freeway ramps.	LS	NI	LS-	LS	LS-
Impact 4.3-3: Impacts to bicycle facilities or network.	LS	NI	LS	LS	LS
Impact 4.3-4: Impacts to pedestrian access.	LS	NI	LS	LS	LS
Impact 4.3-5: Increased demand for transit.	LS	NI	LS	LS	LS
Impact 4.3-6: Decrease in LOS at City intersections under 2035 conditions.	LS	NI	LS-	LS	LS-
Impact 4.3-7: Add traffic to Caltrans freeway ramps under 2035 conditions.	LS	NI	LS-	LS	LS-
<i>4.4 Visual and Aesthetic Resources</i>					
Impact 4.4-1: Substantially degrade the existing character of the project site.	LS	NI	LS-	LS+	LS-
Impact 4.4-2: Introduction of new sources of light and glare.	LS	NI	LS-	LS+	LS-

Notes:

LS = impacts less than significant

NI = No impact

LS/MM = Impacts less than significant after mitigation

SU = Impacts significant and unavoidable

SU/M = Impacts significant even with mitigation

"+" indicates the impact is more severe than the project impact

"- " indicates that the impact is similar to the project impact but less severe

No "+" or "- " indicates the impact would be similar to the project impact.

CHAPTER 4 ENVIRONMENTAL ANALYSIS

4.0 INTRODUCTION

Scope of the EIR Analysis

This chapter of the environmental impact report (EIR) discusses the environmental and regulatory setting, impacts, and mitigation measures for each of the following technical issue areas (Sections 4.1 through 4.4):

- Section 4.1 Air Quality and Greenhouse Gases;
- Section 4.2 Public Utilities;
- Section 4.3 Transportation and Circulation; and
- Section 4.4 Visual and Aesthetic Resources.

Environmental Setting

According to subdivision (a) of Section 15125 of the California Environmental Quality Act (CEQA) Guidelines, an EIR must include a description of the existing physical environmental conditions in the vicinity of the project as they exist at the time when the Notice of Preparation (NOP) is published. This “environmental setting” will normally constitute the “baseline condition” against which project-related impacts are compared. Therefore, the baseline conditions for this EIR, unless noted otherwise, are based on conditions that existed in June 2016, when the NOP was published.

For analytical purposes, impacts associated with implementation of the proposed Kaiser Riverside-Cirby Medical Office Building Project (proposed project) are compared against existing conditions at the time the NOP was first published, which includes the existing 90,290-square-foot medical office building complex that includes 224 employees and 613 parking spaces. Because the existing medical office building is being replaced by the proposed project, the EIR is analyzing the “net” difference to assess project impacts. The proposed project’s cumulative effects are assessed against future, or “cumulative,” conditions, generally defined as buildout of the City of Roseville 2035 General Plan. Existing conditions and cumulative conditions can differ by issue area. Each technical section in Chapter 4 defines the existing conditions and cumulative conditions for the impacts being analyzed. Please see Chapter 5, CEQA Considerations, for more information on how cumulative impacts are evaluated.

In determining the level of significance of environmental impacts associated with the proposed project, the analysis in this EIR assumes that the proposed project would comply with relevant

federal and state laws and regulations, City General Plan policies, ordinances, and other adopted City documents, unless otherwise noted. Therefore, such mandatory policies, ordinances, and standards are not identified as mitigation measures, but rather are discussed as part of the “Regulatory Setting” governing the proposed project.

Section Format

Each section begins with a description of the project’s **environmental setting** and **regulatory setting** as it pertains to a particular issue.

The environmental setting establishes the existing conditions that characterize the project site and the surrounding area to create the existing baseline. The regulatory setting provides a summary of applicable federal, state, and local regulations, plans, policies, and laws that are relevant to each issue area.

The regulatory setting description in each section is followed by an overview of the methods of analysis that describes how the impacts were analyzed followed by the City’s thresholds of significance. After the thresholds of significance is a discussion of project-level impacts. The project-level or specific impacts discussion is followed by an analysis of the cumulative impacts of the project, which assesses whether the project, together with other reasonably foreseeable projects, would have a cumulatively significant impact upon the environment. If so, then this section addresses what the project’s incremental contribution to that cumulatively significant impact would be. The impact portion of each section includes an impact table or box, prefaced by a number for ease of identification that includes an impact statement followed by a list of applicable policies or regulations. An explanation of each impact and an analysis of its significance follow each impact statement.

An example of an impact statement is shown below.

Impact 4.1-1	Expose Sensitive Receptors to Substantial Pollution Concentrations
Applicable Policies and Regulations	City of Roseville General Plan
Significance with Policies and Regulations	Less than significant
Mitigation Measures	None required
Significance after Mitigation	Less than significant

Each discussion of potential impacts of the proposed project is presented in paragraph form. The project-specific impacts associated with construction and operation of the proposed project are evaluated and compared to the threshold of significance for the particular impact. The analysis discusses the applicable local, state, and federal laws and regulations that would

reduce impacts; as noted above, it is assumed that the proposed project would comply with applicable laws, ordinances, and regulations, and that the project applicant would obtain all necessary permits and comply with all required conditions of those permits. In many instances, the actions that are necessary to reduce a project impact to a less-than-significant level are already required by existing laws or requirements, in which case no mitigation measures are required to be imposed. The impact analysis concludes with a determination of the impact's significance in **bold type** (e.g., **significant impact/significant and unavoidable impact/potentially significant impact/less-than-significant impact/or results in no impact**).

Mitigation Measures

At the end of each impact analysis is a discussion of the applicable mitigation measures identified to reduce the significance of an impact, if required. The degree to which the identified mitigation measure(s) would reduce the impact is also described. As noted above, compliance with applicable laws, policies, and City regulations is assumed and will be identified in the impact analysis. In many cases, compliance with applicable laws, policies, or regulations would reduce the significance of an impact.

This section includes a discussion of how the mitigation would reduce the impact and a statement indicating whether the mitigation measure will reduce the impact to a **less-than-significant level**. The text of the mitigation measure is then provided.

Mitigation measures, if applicable, are numbered and presented in the following format.

4.1-1: Statement of what, if any, mitigation measures are required.

Note that CEQA Guidelines, Section 15370, defines mitigation as:

- Avoiding the impact altogether by not taking a certain action or parts of an action;
- Minimizing impacts by limiting the degree of magnitude of the action and its implementation;
- Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
- Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; and
- Compensating for the impact by replacing or providing substitute resources or environments.

In addition, provided there is a “reasonable plan for mitigation” and contributions are “sufficiently tied to the actual mitigation” of the project’s impacts, a commitment to contribute a fair share to such a program may discharge an agency’s mitigation duty under CEQA (*Save Our Peninsula Com. v. Monterey County Bd. of Supervisors*, (2001) 87 Cal.App.4th 99, 141); see also CEQA Guidelines, Section 15130, subd. (a)(3) ([recognizing that a project’s contribution to a cumulative

impact may be less than cumulatively considerable where “the project is required to implement or fund its fair share of a mitigation measure or measures designed to alleviate the cumulative impact”]). See also *Anderson First Coalition v. City of Anderson*, (2005) 130 Cal.App.4th 1173).

Cumulative Analysis

An analysis of cumulative impacts follows the evaluation of project impacts each section in Chapter 4. As defined in CEQA Guidelines, Section 15355, cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the project together with other past, present, and reasonably foreseeable projects causing related impacts. An introductory statement is provided that defines the cumulative analysis methodology and the cumulative context being analyzed for respective sections (e.g., buildout of the City’s General Plan, development within the Sacramento Valley Air Basin) is included under the “Cumulative Analysis” discussion. In some instances, a project-specific impact may be considered less than significant, but would be considered potentially significant in combination with other development within the surrounding area. Or, in some instances, a potentially significant impact could result on a project level, but would not result in a cumulatively considerable impact. The cumulative impacts analysis is presented in the same format as the impacts section, shown above.

Terminology Used in the EIR

This Draft EIR uses the following terminology to describe environmental effects of the proposed project:

- **Standards of Significance:** A set of criteria used by the lead agency to determine at what level or “threshold” an impact would be considered significant. Standards of significance used in this EIR include those set forth in CEQA Guidelines Section 15065 (Mandatory Findings of Significance) and those derived from questions set forth in Appendix G to the CEQA Guidelines; criteria based on regulatory standards of local, state, and federal agencies; and criteria based on goals and policies identified in the *City of Roseville General Plan 2035*. In fashioning criteria based on these sources, City staff have also relied on their own professional judgment and experience in some instances. In determining the level of significance, the analysis assumes that the proposed project would comply with relevant federal, state, and local regulations and ordinances.
- **Less-than-Significant Impact:** A project impact is considered less than significant when it does not reach the significance threshold according to the relevant standard, indicating that there would be no substantial change in the environment. No mitigation is required for less-than-significant impacts.

- **Potentially Significant Impact:** A potentially significant impact is an environmental effect that could cause a substantial adverse change in the environment; however, additional information is needed regarding the extent of the impact to make the determination of significance. In order to provide a conservative impact assessment under CEQA, a potentially significant impact is treated as if it were a significant impact.
- **Significant Impact:** A project impact is considered significant if it results in a substantial adverse change in the physical conditions of the environment. Significant impacts are identified by the evaluation of project effects in the context of specified significance criteria. When available, potentially feasible mitigation measures and/or project alternatives are identified to reduce these effects upon the environment.
- **Significant and Unavoidable Impact:** A project impact is considered significant and unavoidable if it results in a substantial adverse change in the physical conditions of the environment and cannot be mitigated to a level that is less than significant. Significant impacts are identified by the evaluation of project effects in the context of specified significance criteria. Even after application of potentially feasible mitigation measures and/or project alternatives are identified, these effects to the environment remain adverse.
- **Cumulative Impact:** According to CEQA, “cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts” (CEQA Guidelines, Section 15355). CEQA requires that cumulative impacts be discussed when the “project’s incremental effect is cumulatively considerable” (CEQA Guidelines, Section 15130 (a)).

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4.1 AIR QUALITY AND GREENHOUSE GAS EMISSIONS

4.1.1 Introduction

This section includes a description of existing air quality and greenhouse gas (GHG) emissions (climate change) conditions, a summary of applicable regulations, and analyses of potential short-term and long-term air quality and GHG emissions impacts of the Kaiser Riverside-Cirby Medical Office Building Project (proposed project).

One comment letter related to air quality was received in response to the Notice of Preparation (NOP). The letter was submitted by the Placer County Air Pollution Control District (PCAPCD). Notably, the PCAPCD recommended that the project's construction and operational emissions are to be evaluated using their project-level significance thresholds of 82 pounds per day (lbs/day) for reactive organic gas (ROG), oxides of nitrogen (NO_x), and particulate matter equal to or less than 10 microns in aerodynamic diameter (PM₁₀), and 550 lbs/day for carbon monoxide (CO). Additionally, the PCAPCD recommended that cumulative impacts should be assessed using the significance thresholds of 10 lbs/day for ROG and NO_x emissions. However, on October 13, 2016, the PCAPCD adopted new thresholds of significance. The NOP for the proposed project was released prior to the adoption of these new thresholds. The lead agency has discretion in such a case to determine whether to use the thresholds in effect at the time of NOP issuance, or to use the new thresholds; the City has chosen to use the new thresholds. These thresholds are described in detail in the Regulatory Setting, Local Regulations section.

Project-generated criteria air pollutant and GHG emissions were estimated using the California Emissions Estimator Model (CalEEMod) version 2016.3.1, as recommended by the PCAPCD. See Appendix A for a copy of the NOP and comments received in response to the NOP.

Materials referenced to prepare this section include, in part, the *City of Roseville General Plan 2035*, as adopted June 15, 2016 (City of Roseville 2016), Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan (PCAPCD 2008), 2015 Triennial Report (PCAPCD 2015), and the Draft Transportation Impact Study prepared by Fehr and Peers (included as Appendix D).

The documents listed above are available for review during normal business hours (Monday through Friday 8 a.m. to 5 p.m.) at the City of Roseville Permit Center, 311 Vernon Street, Roseville, California 95678.

4.1.2 Environmental Setting

Air Quality

Ambient air quality is generally affected by climatological conditions, the topography of the air basin, the type and amounts of pollutants emitted, and, for some pollutants, sunlight. The project site is located within the Sacramento Valley Air Basin (SVAB). Topographical and climatic factors in the SVAB create the potential for high concentrations of regional and local air pollutants. This section describes relevant characteristics of the air basin, types of air pollutants, health effects, and existing air quality levels.

The SVAB includes Sacramento, Shasta, Tehama, Butte, Glenn, Colusa, Sutter, Yuba, Yolo, and portions of Solano and Placer Counties. The SVAB extends from south of Sacramento to north of Redding and is bounded on the west by the Coast Ranges and on the north and east by the Cascade Range and Sierra Nevada. The San Joaquin Valley Air Basin is located to the south.

Climate and Topography

Hot, dry summers and mild, rainy winters characterize the Mediterranean climate of the valley. During the year, the temperature may range from 20 to 115 degrees Fahrenheit (°F), with summer highs usually in the 90s and winter lows occasionally below freezing. The high average summer temperatures, combined with very low relative humidity, produces hot, dry summers that contribute to ozone buildup. Average annual rainfall is about 20 inches with snowfall being very rare. The prevailing winds are moderate in strength and vary from moist clean breezes from the south to dry land flows from the north.

Weather patterns throughout the SVAB are affected by geography. Mountain ranges tend to buffer the basin from the marine weather systems that originate over the Pacific. However, the Carquinez Strait creates a breach in the Coast Range on the west of this basin, which exposes the midsection of the SVAB to marine weather. This marine influence moderates climatic extremes, such as the cooling that sea breezes provide in summer evenings. These breezes also help to move pollutants out of the valley. During about half of the days from July to September, however, a phenomenon called the “Schultz Eddy” prevents this from occurring. Instead of allowing for the prevailing wind patterns to move north carrying the pollutants out of the valley, the Schultz Eddy causes the wind pattern to circle back south. Essentially, this phenomenon causes the air pollutants to be blown south toward the Sacramento area. This effect exacerbates the pollution levels in the area and increases the likelihood of violating federal or state standards. The effect normally dissipates around noon when the delta sea breeze arrives.

The mountains surrounding the valley can also contribute to elevated pollutant concentrations during periods of surface or elevated surface inversions. These inversions are most common in late summer and fall. Surface inversions are formed when the air close to the surface cools more rapidly than the warm layer of air above it. Elevated inversions occur when a layer of cool air is suspended between warm air layers above and below it. Both situations result in air stagnation. Air pollutants accumulate under and within inversions, subjecting people in the region to elevated pollution levels and associated health concerns. The surface concentrations of pollutants are highest when these conditions are combined with smoke from agricultural burning or when temperature inversions trap cool air, fog, and pollutants near the ground.

Pollutants and Effects

Criteria Air Pollutants

Criteria air pollutants are defined as pollutants for which the federal and state governments have established ambient air quality standards, or criteria, for outdoor concentrations to protect public health. The federal and state standards have been set, with an adequate margin of safety, at levels above which concentrations could be harmful to human health and welfare. These standards are designed to protect the most sensitive persons from illness or discomfort. Pollutants of concern include ozone (O₃), nitrogen dioxide (NO₂), carbon monoxide (CO), sulfur dioxide (SO₂), PM₁₀, particulate matter equal to or less than 2.5 microns in aerodynamic diameter (PM_{2.5}), and lead (Pb). These pollutants are discussed below.¹ In California, sulfates, vinyl chloride, hydrogen sulfide, and visibility-reducing particles are also regulated as criteria air pollutants.

Ozone. O₃ is a colorless gas that is formed in the atmosphere when volatile organic compounds (VOCs), sometimes referred to as ROGs, and NO_x react in the presence of ultraviolet sunlight. O₃ is not a primary pollutant; it is a secondary pollutant formed by complex interactions of two pollutants directly emitted into the atmosphere. The primary sources of VOCs and NO_x, the precursors of O₃, are automobile exhaust and industrial sources. Meteorology and terrain play major roles in O₃ formation and ideal conditions occur during summer and early autumn, on days with low wind speeds or stagnant air, warm temperatures, and cloudless skies. While O₃ in the upper atmosphere absorbs harmful ultraviolet light, ground-level O₃ is damaging to the tissues of plants, animals, and humans. O₃ reacts chemically with internal body tissues, such as the lungs, and can cause adverse effects on the human respiratory system. Prolonged exposure can reduce lung function, aggravate asthma, and increase susceptibility to respiratory infections.

¹ The following descriptions of health effects for each of the criteria air pollutants associated with project construction and operations are based on the U.S. Environmental Protection Agency (EPA) Criteria Air Pollutants (EPA 2016a) and the California Air Resources Board (CARB) Glossary of Air Pollutant Terms (CARB 2016a) published information.

Nitrogen Dioxide. Most NO_2 , like O_3 , is not directly emitted into the atmosphere but is formed by an atmospheric chemical reaction between nitric oxide (NO) and atmospheric oxygen. NO and NO_2 are collectively referred to as NO_x and are major contributors to O_3 formation. High concentrations of NO_2 can cause breathing difficulties and result in a brownish-red cast to the atmosphere with reduced visibility. There is some indication of a relationship between NO_2 and chronic pulmonary fibrosis and some increase in bronchitis in children (2 and 3 years old) has also been observed at concentrations below 0.3 parts per million (ppm) by volume.

Carbon Monoxide. CO is a colorless and odorless gas formed by the incomplete combustion of fossil fuels. CO is emitted almost exclusively from motor vehicles, power plants, refineries, industrial boilers, ships, aircraft, and trains. In urban areas, such as the project location, automobile exhaust accounts for the majority of CO emissions. CO is a non-reactive air pollutant that dissipates relatively quickly; therefore, ambient CO concentrations generally follow the spatial and temporal distributions of vehicular traffic. CO concentrations are influenced by local meteorological conditions; primarily wind speed, topography, and atmospheric stability. CO from motor vehicle exhaust can become locally concentrated when surface-based temperature inversions are combined with calm atmospheric conditions, a typical situation at dusk in urban areas between November and February. The highest levels of CO typically occur during the colder months of the year when inversion conditions are more frequent. In terms of health, CO competes with oxygen, often replacing it in the blood, thus reducing the blood's ability to transport oxygen to vital organs. The results of excess CO exposure can be dizziness, fatigue, and impairment of central nervous system functions.

Sulfur Dioxide. SO_2 is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels. Main sources of SO_2 are coal and oil used in power plants and industries; as such, the highest levels of SO_2 are generally found near large industrial complexes. In recent years, SO_2 concentrations have been reduced by the increasingly stringent controls placed on stationary source emissions of SO_2 and limits on the sulfur content of fuels. SO_2 is an irritant gas that attacks the throat and lungs and can cause acute respiratory symptoms and diminished ventilator function in children. SO_2 can also yellow plant leaves and erode iron and steel.

Particulate Matter. Particulate matter pollution consists of very small liquid and solid particles floating in the air, which can include smoke, soot, dust, salts, acids, and metals. Particulate matter can form when gases emitted from industries and motor vehicles undergo chemical reactions in the atmosphere. $\text{PM}_{2.5}$ and PM_{10} represent fractions of particulate matter. Inhalable or coarse particulate matter, or PM_{10} , is about 1/7 the thickness of a human hair. Major sources of PM_{10} include crushing or grinding operations; dust stirred up by vehicles traveling on roads; wood burning stoves and fireplaces; dust from construction, landfills, and agriculture; wildfires and brush/waste burning; industrial sources; windblown dust from open lands; and atmospheric chemical and photochemical reactions. Fine particulate matter, or $\text{PM}_{2.5}$, is roughly 1/28 the

diameter of a human hair. PM_{2.5} results from fuel combustion (e.g., motor vehicles, power generation, and industrial facilities), residential fireplaces, and wood stoves. In addition, PM_{2.5} can be formed in the atmosphere from gases such as sulfur oxides (SO_x), NO_x, and ROG.

PM_{2.5} and PM₁₀ pose a greater health risk than larger-size particles. When inhaled, these tiny particles can penetrate the human respiratory system's natural defenses and damage the respiratory tract. PM_{2.5} and PM₁₀ can increase the number and severity of asthma attacks, cause or aggravate bronchitis and other lung diseases, and reduce the body's ability to fight infections. Very small particles of substances, such as Pb, sulfates, and nitrates, can cause lung damage directly or be absorbed into the blood stream, causing damage elsewhere in the body. Additionally, these substances can transport absorbed gases, such as chlorides or ammonium, into the lungs, also causing injury. Whereas PM₁₀ tends to collect in the upper portion of the respiratory system, PM_{2.5} is so tiny that it can penetrate deeper into the lungs and damage lung tissues. Suspended particulates also damage and discolor surfaces on which they settle, as well as produce haze and reduce regional visibility.

Lead. Lead in the atmosphere occurs as particulate matter. Sources of lead include leaded gasoline, the manufacturing of batteries, paint, ink, ceramics, and ammunition and secondary lead smelters. Prior to 1978, mobile emissions were the primary source of atmospheric lead. Between 1978 and 1987, the phase-out of leaded gasoline reduced the overall inventory of airborne lead by nearly 95%. With the phase-out of leaded gasoline, secondary lead smelters, battery recycling, and manufacturing facilities are becoming lead-emission sources of greater concern.

Prolonged exposure to atmospheric lead poses a serious threat to human health. Health effects associated with exposure to lead include gastrointestinal disturbances, anemia, kidney disease, and in severe cases, neuromuscular and neurological dysfunction. Of particular concern are low-level lead exposures during infancy and childhood. Such exposures are associated with decrements in neurobehavioral performance including intelligence quotient performance, psychomotor performance, reaction time, and growth.

Non-Criteria Air Pollutants

Toxic Air Contaminants. A substance is considered toxic if it has the potential to cause adverse health effects in humans, including increasing the risk of cancer upon exposure, or acute and/or chronic noncancer health effects. A toxic substance released into the air is considered a toxic air contaminant (TAC). Examples include certain aromatic and chlorinated hydrocarbons, certain metals, and asbestos. TACs are generated by a number of sources, including stationary sources such as dry cleaners, gas stations, combustion sources, and laboratories; mobile sources such as automobiles; and area sources such as landfills. Adverse health effects associated with exposure to TACs may include carcinogenic (i.e., cancer-causing)

and noncarcinogenic effects. Noncarcinogenic effects typically affect one or more target organ systems and may be experienced either on short-term (acute) or long-term (chronic) exposure to a given TAC.

Diesel Particulate Matter. Diesel particulate matter (DPM) is part of a complex mixture that makes up diesel exhaust. Diesel exhaust is composed of two phases, gas and particle, both of which contribute to health risks. The California Air Resources Board (CARB) classified “particulate emissions from diesel-fueled engines” (i.e., DPM; 17 CCR 93000) as a TAC in August 1998. DPM is emitted from a broad range of diesel engines: on-road diesel engines of trucks, buses, and cars and off-road diesel engines including locomotives, marine vessels, and heavy-duty construction equipment, among others. Approximately 70% of all airborne cancer risk in California is associated with DPM (CARB 2000). To reduce the cancer risk associated with DPM, CARB adopted a diesel risk reduction plan in 2000 (CARB 2000).

Asbestos. Asbestos is listed as a toxic air contaminant by CARB and as a Hazardous Air Pollutant by the EPA. Asbestos occurs naturally in surface deposits of several types of rock formations. Asbestos most commonly occurs in ultramafic rock that has undergone partial or complete alteration to serpentine rock (serpentinite) and often contains chrysotile asbestos. In addition, another form of asbestos, tremolite, can be found associated with ultramafic rock, particularly near faults. Crushing or breaking these rocks, through construction or other means, can release asbestiform fibers into the air. Asbestos emissions can result from the sale or use of asbestos-containing materials, road surfacing with such materials, grading activities, and surface mining. The risk of disease is dependent upon the intensity and duration of exposure. When inhaled, asbestos fibers may remain in the lungs and with time may be linked to such diseases as asbestosis, lung cancer, and mesothelioma.

Regional and Local Air Quality Conditions

Under both the federal and state Clean Air Acts, standards identifying the maximum allowable concentration of the criteria air pollutants have been adopted. The U.S. Environmental Protection Agency (EPA) and the CARB use air quality monitoring data to determine if each air basin or county is in compliance with the applicable standards. If the concentration of a criteria air pollutant is lower than the standard or not monitored in an area, the area is classified as attainment or unclassified (and unclassified areas are treated as attainment areas). If an area exceeds the standard, the area is classified as nonattainment for that pollutant.

The EPA has designated Placer County as a nonattainment area for the federal 8-hour O₃ standard, and CARB has designated the County as a nonattainment area for the state 1-hour and 8-hour O₃ standards. The County has been designated as a nonattainment area for the state 24-hour and annual PM₁₀ standards. The County is designated as a nonattainment area

for the 2006 federal 24-hour PM_{2.5} standard. The air basin is designated as unclassified or attainment for all other criteria air pollutants. The status of the air basin with respect to the National Ambient Air Quality Standards (NAAQS) is summarized in Table 4.1-1, and the status of the air basin with respect to the California Ambient Air Quality Standards (CAAQS) is summarized in Table 4.1-2.

Table 4.1-1
NAAQS and Status
Sacramento Valley Air Basin (Placer County)

Pollutant	Averaging Time	Designation/Classification
Ozone (O ₃)	8 hours	Nonattainment/Severe-15
Nitrogen dioxide (NO ₂)	1 hour, annual arithmetic mean	Unclassifiable/Attainment
Carbon monoxide (CO)	1 hour, 8 hours	Unclassifiable/Attainment
Sulfur dioxide (SO ₂)	24 hours, annual arithmetic mean	Unclassifiable
Respirable particulate matter (PM ₁₀)	24 hours	Attainment/Maintenance
Fine particulate matter (PM _{2.5})	24 hours, annual arithmetic mean	Unclassifiable/Attainment (1997 NAAQS)
Lead (Pb)	Rolling 3-month average	Unclassifiable/Attainment

Source: EPA 2016b.

Table 4.1-2
CAAQS and Status
Sacramento Valley Air Basin (Placer County)

Pollutant	Averaging Time	Designation/Classification
Ozone (O ₃)	1 hour, 8 hours	Nonattainment ¹
Nitrogen dioxide (NO ₂)	1 hour, Annual	Attainment
Carbon monoxide (CO)	1 hour, 8 hours	Attainment
Sulfur dioxide (SO ₂)	1 hour, 24 hours	Attainment
Respirable particulate matter (PM ₁₀)	24 hours, annual arithmetic mean	Nonattainment
Fine particulate matter (PM _{2.5})	Annual arithmetic mean	Attainment
Lead (Pb)	30-day average	Attainment
Sulfates (SO ₄)	24 hours	Attainment
Hydrogen sulfide (H ₂ S)	1 hour	Unclassified
Visibility-reducing particles	8 hours (10:00 a.m.–6:00 p.m.)	Unclassified

Source: CARB 2016b.

Note:

¹ CARB has not issued area classification based on the state 8-hour standard. The previous classification for the 1-hour O₃ standard was Serious.

CARB and SMAQMD maintain ambient air quality monitoring stations throughout Placer County. All air pollutants are not monitored at each station; thus, data from the closest representative station that monitors a specific pollutant are summarized. The ambient air quality monitoring

stations nearest the project site are the North Sunrise Avenue station, which monitors for O₃, NO₂, PM₁₀, and PM_{2.5}, the Blackfoot Way station, which monitors CO, and the Del Paso Manor station, which monitors SO₂. The most recent background ambient air quality data from 2013 to 2015 are presented in Table 4.1-3.

Table 4.1-3
Local Ambient Air Quality Data

	Ambient Air Quality Standard	2013	2014	2015
<i>Ozone (O₃) (Roseville – North Sunrise Avenue Monitoring Station)^a</i>				
Maximum 1-hour concentration (ppm)	0.09 ppm (state)	0.111	0.097	0.098
<i>Number of days exceeding state standard (days)</i>		2	4	1
Maximum 8-hour concentration (ppm)	0.070 ppm (state)	0.084	0.087	0.085
	0.070 ppm (federal)	0.083	0.086	0.084
<i>Number of days exceeding state standard (days)</i>		8	21	6
<i>Number of days exceeding federal standard (days)</i>		2	10	3
<i>Nitrogen Dioxide (NO₂) (Roseville – North Sunrise Avenue Monitoring Station)^a</i>				
Maximum 1-hour concentration (ppm)	0.18 ppm (state)	0.056	0.054	0.050
	0.100 ppm (federal)	0.0563	0.0541	0.0508
<i>Number of days exceeding state standard (days)</i>		0	0	0
<i>Number of days exceeding federal standard (days)</i>		0	0	0
Annual concentration (ppm)	0.030 ppm (state)	0.010	0.008	0.008
	0.053 ppm (federal)	–	–	–
<i>Carbon Monoxide (CO) (North Highlands – Blackfoot Way Monitoring Station)^b</i>				
Maximum 1-hour concentration (ppm)	20 ppm (state)	–	–	–
	35 ppm (federal)	1.9	1.8	2.1
<i>Number of days exceeding state standard (days)</i>		–	–	–
<i>Number of days exceeding federal standard (days)</i>		0	0	0
Maximum 8-hour concentration (ppm)	9.0 ppm (state)	–	–	–
	9 ppm (federal)	1.4	1.4	1.3
<i>Number of days exceeding state standard (days)</i>		–	–	–
<i>Number of days exceeding federal standard (days)</i>		0	0	0
<i>Sulfur Dioxide (SO₂) (Sacramento – Del Paso Manor Monitoring Station)^c</i>				
Maximum 1-hour concentration (ppm)	0.075 ppm (federal)	0.050	0.053	0.089
<i>Number of days exceeding federal standard (days)</i>		0	0	0
Maximum 24-hour concentration (ppm)	0.14 ppm (federal)	0.016	0.049	0.082
<i>Number of days exceeding federal standard (days)</i>		0	0	0
Annual concentration (ppm)	0.030 ppm (federal)	0.0059 ^a	0.0074 ^a	0.0179 ^a

Table 4.1-3
Local Ambient Air Quality Data

	Ambient Air Quality Standard	2013	2014	2015
<i>Coarse Particulate Matter (PM₁₀) (Roseville – North Sunrise Avenue Monitoring Station)^a</i>				
Maximum 24-hour concentration (µg/m ³)	50 µg/m ³ (state)	54.1	31.8	59.1
	150 µg/m ³ (federal)	55.5	30.2	35.7
Number of days exceeding state standard (days)		ND (1)	0.0 (0)	ND (1)
Number of days exceeding federal standard (days)		0.0 (0)	0.0 (0)	ND (0)
Annual concentration (state method) (µg/m ³)	20 µg/m ³ (state)	ND	18.0	ND
<i>Fine Particulate Matter (PM_{2.5}) (Roseville – North Sunrise Avenue Monitoring Station)^a</i>				
Maximum 24-hour concentration (µg/m ³)	35 µg/m ³ (federal)	23.7	22.2	29.1
Number of days exceeding federal standard (days)		0.0 (0)	0.0 (0)	0.0 (0)
Annual concentration (µg/m ³)	12 µg/m ³ (state)	7.5	10.5	8.1
	12.0 µg/m ³ (federal)	7.5	7.8	8.0

Sources: CARB 2016c; EPA 2016c.

Notes: ppm = parts per million; µg/m³ = micrograms per cubic meter; – = not available; ND = insufficient data available to determine the value. Data were taken from CARB iADAM (2015b; <http://www.arb.ca.gov/adam>) or EPA AirData (2016; <http://www.epa.gov/airdata/>) and represent the highest concentrations experienced over a given year.

Exceedances of federal and state standards are only shown for ozone and particulate matter. Daily exceedances for particulate matter are estimated days because PM₁₀ and PM_{2.5} are not monitored daily. All other criteria pollutants did not exceed either federal or state standards during the years shown. There is no federal standard for 1-hour ozone, annual PM₁₀, or 24-hour SO₂, nor is there a state 24-hour standard for PM_{2.5}.

^a Mean does not satisfy minimum data completeness criteria.

^b Roseville – North Sunrise Avenue Monitoring Station is located at 151 North Sunrise Avenue, Roseville, California 95661.

^c North Highlands – Blackfoot Way Monitoring Station is located at 7823 Blackfoot Way, North Highlands, California 95660.

^d Sacramento – Del Paso Manor Monitoring Station is located at 2701 Avalon Drive, Sacramento, California 95821.

While the data gathered at these monitoring stations may not necessarily reflect the unique meteorological environment of the project site nor the proximity of site-specific stationary and street sources, they do present the nearest available benchmark and provide the reader with a reference point to what the pollutants of greatest concern are in the region and the degree to which the area is out of attainment with specific air quality standards.

Sensitive Receptors

Some receptors are considered more sensitive than others to air pollutants. The reasons for greater than average sensitivity include pre-existing health problems, proximity to emissions source, or duration of exposure to air pollutants. The PCAPCD provides examples of sensitive receptors, which include schools, hospitals, or senior centers (PCAPCD 2012).

The project site is located in an existing developed area of the City and would replace the existing Kaiser medical office complex. The project site is bounded by existing commercial uses to the north and west and Interstate 80 (I-80) to the south and east. The closest sensitive receptors to the project site include residential neighborhoods located approximately 0.10 of a mile west of the project site.

Greenhouse Gases and Climate Change

The Greenhouse Effect

Climate change refers to any significant change in measures of climate, such as temperature, precipitation, or wind, lasting for an extended period (decades or longer). Gases that trap heat in the atmosphere are often called GHGs. The greenhouse effect traps heat in the troposphere through a threefold process: short-wave radiation emitted by the Sun is absorbed by the Earth, the Earth emits a portion of this energy in the form of long-wave radiation, and GHGs in the upper atmosphere absorb this long-wave radiation and emit it into space and back toward the Earth. This trapping of the long-wave (thermal) radiation emitted back toward the Earth is the underlying process of the greenhouse effect. The greenhouse effect is a natural process that contributes to regulating the Earth's temperature. Without it, the temperature of the Earth would be about 0F (–18 degrees Celsius [°C]) instead of its current 57°F (14°C). Global climate change concerns are focused on whether human activities are leading to an enhancement of the greenhouse effect.

Greenhouse Gases and Global Warming Potential

GHGs include, but are not limited to, carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), O₃, water vapor, hydrofluorocarbons (HFCs), hydrochlorofluorocarbons (HCFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). Some GHGs, such as CO₂, CH₄, and N₂O, occur naturally and are emitted to the atmosphere through natural processes and human activities. Of these gases, CO₂ and CH₄ are emitted in the greatest quantities from human activities. Manufactured GHGs, which have a much greater heat-absorption potential than CO₂, include fluorinated gases, such as HFCs, HCFCs, PFCs, and SF₆, which are associated with certain industrial products and processes. A summary of the most common GHGs and their sources is included in the following text.²

Carbon Dioxide. CO₂ is a naturally occurring gas and a by-product of human activities and is the principal anthropogenic GHG that affects the Earth's radiative balance. Natural sources of CO₂ include respiration of bacteria, plants, animals, and fungus; evaporation from oceans, volcanic out-gassing; and decomposition of dead organic matter. Human activities that generate CO₂ are from the combustion of coal, oil, natural gas, and wood.

Methane. CH₄ is a flammable gas and is the main component of natural gas. Methane is produced through anaerobic (without oxygen) decomposition of waste in landfills, flooded rice

² The descriptions of GHGs are summarized from the Intergovernmental Panel on Climate Change (IPCC) Second Assessment Report (1995), IPCC Fourth Assessment Report (2007), CARB's Glossary of Terms Used in GHG Inventories (2015), and EPA's Glossary of Climate Change Terms (2016d).

fields, animal digestion, decomposition of animal wastes, production and distribution of natural gas and petroleum, coal production, and incomplete fossil fuel combustion.

Nitrous Oxide. Sources of N₂O include soil cultivation practices (microbial processes in soil and water), especially the use of commercial and organic fertilizers, manure management, industrial processes (such as in nitric acid production, nylon production, and fossil-fuel-fired power plants), vehicle emissions, and the use of N₂O as a propellant (such as in rockets, racecars, aerosol sprays).

Fluorinated Gases. Fluorinated gases are synthetic, powerful GHGs that are emitted from a variety of industrial processes. Several prevalent fluorinated gases include the following:

- **Hydrofluorocarbons:** HFCs are compounds containing only hydrogen, fluorine, and carbon atoms. HFCs are synthetic chemicals that are used as alternatives to ozone-depleting substances in serving many industrial, commercial, and personal needs. HFCs are emitted as by-products of industrial processes and are used in manufacturing.
- **Hydrochlorofluorocarbons:** HCFCs are compounds containing hydrogen, fluorine, chlorine, and carbon atoms. HFCs are synthetic chemicals that are used as alternatives to ozone depleting substances (chlorofluorocarbons).
- **Perfluorocarbons:** PFCs are a group of human-made chemicals composed of carbon and fluorine only. These chemicals were introduced as alternatives, along with HFCs, to the ozone depleting substances. The two main sources of PFCs are primarily aluminum production and semiconductor manufacturing. Since PFCs have stable molecular structures and do not break down through the chemical processes in the lower atmosphere, these chemicals have long lifetimes, ranging between 10,000 and 50,000 years.
- **Sulfur Hexafluoride:** SF₆ is a colorless gas that is soluble in alcohol and ether and slightly soluble in water. SF₆ is used for insulation in electric power transmission and distribution equipment, semiconductor manufacturing, the magnesium industry, and as a tracer gas for leak detection.

Global Warming Potential

Gases in the atmosphere can contribute to climate change both directly and indirectly. Direct effects occur when the gas itself absorbs radiation. Indirect radiative forcing occurs when chemical transformations of the substance produce other GHGs, when a gas influences the atmospheric lifetimes of other gases, and/or when a gas affects atmospheric processes that alter the radiative balance of the Earth (e.g., affect cloud formation or albedo) (EPA 2016e). The Intergovernmental Panel on Climate Change (IPCC) developed the global warming potential (GWP) concept to compare the ability of each GHG to trap heat in the atmosphere relative to

another gas. The GWP of a GHG is defined as the ratio of the time-integrated radiative forcing from the instantaneous release of 1 kilogram of a trace substance relative to that of 1 kilogram of a reference gas (IPCC 2014). The reference gas used is CO₂; therefore, GWP-weighted emissions are measured in metric tons of CO₂ equivalent (MT CO₂E).

CalEEMod assumes that the GWP for CH₄ is 21 (which means that emissions of 1 MT of CH₄ are equivalent to emissions of 21 MT of CO₂), and the GWP for N₂O is 310, based on the IPCC Second Assessment Report (1995). The IPCC has released subsequent assessment reports with updated GWPs, and statewide documents are beginning to transition to the use of the GWPs in the IPCC Fourth Assessment Report. GWP used in EPA's 2016 Inventory of U.S. Greenhouse Gas Emissions and Sinks and CARB's California 2016 GHG emissions inventory are based on the IPCC Fourth Assessment Report (IPCC 2007), which includes 1 for CO₂, 25 for CH₄, and 298 for N₂O. Nonetheless, the use of the different GWPs would not substantially change the overall project-generated GHG emissions, which are primarily CO₂. As such, for the purposes of this analysis, it is appropriate to use the GWP values identified in CalEEMod from the IPCC Second Assessment Report. Contributions to Greenhouse Gas Emissions

United States Emissions. Per the EPA's Inventory of U.S. Greenhouse Gas Emissions and Sinks: 1990–2014 (2016e), total United States GHG emissions were approximately 6,870.5 MMT CO₂E in 2014. The primary GHG emitted by human activities in the United States was CO₂, which represented approximately 80.9% of total GHG emissions (5,556.0 MMT CO₂E). The largest source of CO₂, and of overall GHG emissions, was fossil-fuel combustion, which accounted for approximately 93.7% of CO₂ emissions in 2014 (5,208.2 MMT CO₂E). Total United States GHG emissions have increased by 7.4% from 1990 to 2014, and emissions increased from 2013 to 2014 by 1.0% (70.5 MMT CO₂E). Since 1990, United States GHG emissions have increased at an average annual rate of 0.3%; however, overall, net emissions in 2014 were 8.6% below 2005 levels (EPA 2016e).

State of California Emission. According to California's 2000–2014 GHG emissions inventory (2016 edition), California emitted 441.5 MMT CO₂E in 2014, including emissions resulting from out-of-state electrical generation (CARB 2016d). The sources of GHG emissions in California include transportation, industry, electric power production from both in-state and out-of-state sources, residential and commercial activities, agriculture, high global-warming potential substances, and recycling and waste. The California GHG emission source categories and their relative contributions in 2014 are presented in Table 4.1-4.

Table 4.1-4
Greenhouse Gas Emissions Sources in California

Source Category	Annual GHG Emissions (MMT CO ₂ E)	Percent of Total ^a
Transportation	159.53	36%
Industrial Uses	93.32	21%
Electricity Generation ^b	88.24 ^b	20%
Residential and Commercial uses	38.34	9%
Agriculture	36.11	8%
High Global Warming Potential Substances	17.15	4%
Recycling and Waste	8.85	2%
Total	441.54	100%

Source: CARB 2016d.

Notes: Emissions reflect the 2014 California GHG inventory.

^a Percentage of total has been rounded.

^b Includes emissions associated with imported electricity, which account for 36.51 MMT CO₂E annually.

During the 2000 to 2014 period, per capita GHG emissions in California have continued to drop from a peak in 2001 of 13.9 MT per person to 11.4 MT per person in 2014, representing an 18% decrease. In addition, total GHG emissions in 2014 were 2.8 MMT CO₂E less than 2013 emissions. The declining trend in GHG emissions, coupled with programs that will continue to provide additional GHG reductions going forward, demonstrates that California is on track to meet the statewide 2020 target of 431 MMT CO₂E, established by Assembly Bill 32, discussed below (CARB 2016e).

City of Roseville Emissions. Based on the 2006 GHG inventory for the City, the transportation sector represents the largest source of GHG emissions, accounting for 37% (fleet at 26% and commute at 11%) of the City's annual emissions of 28,900 MT of CO₂E (Pierce 2009). The other CO₂E emission sectors included in the inventory (with percent contributions reported in parentheses) were buildings (27%), wastewater (25%), streetlights (7%), and solid waste (4%).

Potential Effects of Human Activity on Climate Change

Globally, climate change has the potential to affect numerous environmental resources through uncertain impacts related to future air temperatures and precipitation patterns. The 2014 IPCC Synthesis Report indicated that warming of the climate system is unequivocal, and since the 1950s, many of the observed changes are unprecedented over decades to millennia. Signs that global climate change has occurred include warming of the atmosphere and ocean, diminished amounts of snowpack, and rising sea levels (IPCC 2014).

In California, climate change impacts have the potential to affect sea level rise, agriculture, snowpack and water supply, forestry, wildfire risk, public health, and electricity demand and supply (CCCC 2006). The primary effect of global climate change has been a 0.2°C rise in average global tropospheric temperature per decade, determined from meteorological measurements worldwide between 1990 and 2005. Scientific modeling predicts that continued emissions of GHGs at or above current rates would induce more extreme climate changes during the twenty-first century than were observed during the twentieth century. A warming of about 0.2°C (0.36°F) per decade is projected, and there are identifiable signs that global warming could be taking place.

Although climate change is driven by global atmospheric conditions, climate change impacts are felt locally. A scientific consensus confirms that climate change is already affecting California. The average temperatures in California have increased, leading to more extreme hot days and fewer cold nights; shifts in the water cycle have been observed, with less winter precipitation falling as snow, and both snowmelt and rainwater running off earlier in the year; sea levels have risen; and wildland fires are becoming more frequent and intense due to dry seasons that start earlier and end later (CAT 2010).

An increase in annual average temperature is a reasonably foreseeable effect of climate change. Observed changes over the last several decades across the western United States reveal clear signals of climate change. Statewide average temperatures have increased by about 1.7°F from 1895 to 2011, and warming has been greatest in the Sierra Nevada (CCCC 2012). By 2050, California is projected to warm by approximately 2.7°F above 2000 averages, a threefold increase in the rate of warming over the last century. By 2100, average temperatures could increase by 4.1°F to 8.6°F, depending on emissions levels. Springtime warming—a critical influence on snowmelt—will be particularly pronounced. Summer temperatures will rise more than winter temperatures, and the increases will be greater in inland California, compared to the coast. Heat waves will be more frequent, hotter, and longer. There will be fewer extremely cold nights (CCCC 2012). A decline of Sierra snowpack, which accounts for approximately half of the surface water storage in California, by 30% to as much as 90% is predicted over the next 100 years (CAT 2006).

Model projections for precipitation over California continue to show the Mediterranean pattern of wet winters and dry summers with seasonal, year-to-year, and decade-to-decade variability. For the first time, however, several of the improved climate models shift toward drier conditions by the mid-to-late 21st century in Central and, most notably, Southern California. By late-century, all projections show drying, and half of them suggest 30-year average precipitation will decline by more than 10% below the historical average (CCCC 2012).

Wildfire risk in California will also increase as a result of climate change. Earlier snowmelt, higher temperatures and longer dry periods over a longer fire season will directly increase wildfire risk. Indirectly, wildfire risk will also be influenced by potential climate-related changes in vegetation and ignition potential from lightning. However, human activities will continue to be the biggest factor in ignition risk. It is estimated that the long-term increase in fire occurrence associated with a higher emissions scenario is substantial, with increases in the number of large fires statewide ranging from 58% to 128% above historical levels by 2085. Under the same emissions scenario, estimated burned area will increase by 57% to 169%, depending on location (CCCC 2012).

Reduction in the suitability of agricultural lands for traditional crop types may occur. While effects may occur, adaptation could allow farmers and ranchers to minimize potential negative effects on agricultural outcomes through adjusting timing of plantings or harvesting and changing crop types.

Public health-related effects of increased temperatures and prolonged temperature extremes, including heat stroke, heat exhaustion, and exacerbation of existing medical conditions, could be particular problems for the elderly, infants, and those who lack access to air conditioning or cooled spaces (CNRA 2009).

4.1.3 Regulatory Setting

Air quality is monitored through the efforts of various international, federal, state, regional, and local government agencies. The agencies work jointly and individually to improve air quality through legislation, regulations, planning, policymaking, education, and a variety of programs. The agencies responsible for regulating and improving air quality in the project area are discussed below.

Federal Regulations

Federal air quality laws regulate air pollutants, primarily through industry-specific standards and planning requirements. The primary legislation that governs federal air quality regulations is the Clean Air Act (CAA), including the CAA amendments of 1990. Federal air quality laws regulate criteria, toxic, and nuisance air pollutant emissions from industrial sources.

As mentioned earlier, criteria pollutants are substances for which the EPA has established the NAAQS. Non criteria air pollutants, also known as TACs, are airborne substances capable of causing adverse health effects as a result of short-term (acute) or long-term (chronic) exposure.

Nuisance pollutants are substances that can result in complaints from the population about adverse impacts on quality of life. The nuisance pollutants regulated by the federal air quality laws are odors and visible plumes (smoke).

Federal Clean Air Act

The federal CAA, passed in 1970 and last amended in 1990, forms the basis for the national air pollution control effort. The EPA is responsible for implementing most aspects of the CAA, including the setting of NAAQS for major air pollutants, hazardous air pollutant standards, approval of state attainment plans, motor vehicle emission standards, stationary source emission standards and permits, acid rain control measures, stratospheric O₃ protection, and enforcement provisions. NAAQS are established for “criteria pollutants” under the CAA, which are O₃, CO, NO₂, SO₂, PM₁₀, PM_{2.5}, and Pb.

The NAAQS describe acceptable air quality conditions designed to protect the health and welfare of the citizens of the nation. The NAAQS (other than for O₃, NO₂, SO₂, PM₁₀, PM_{2.5}, and those based on annual averages or arithmetic mean) are not to be exceeded more than once per year. NAAQS for O₃, NO₂, SO₂, PM₁₀, and PM_{2.5} are based on statistical calculations over 1- to 3-year periods, depending on the pollutant. The CAA requires the EPA to reassess the NAAQS at least every 5 years to determine whether adopted standards are adequate to protect public health based on current scientific evidence. States with areas that exceed the NAAQS must prepare a State Implementation Plan that demonstrates how those areas would attain the standards within mandated time frames.

State Regulations

Criteria Pollutants

The federal CAA delegates the regulation of air pollution control and the enforcement of the NAAQS to the states. In California, the task of air quality management and regulation has been legislatively granted to CARB, with subsidiary responsibilities assigned to air quality management districts and air pollution control districts at the regional and county levels. CARB, which became part of the California Environmental Protection Agency (CalEPA) in 1991, is responsible for ensuring implementation of the California Clean Air Act (CCAA) of 1988, responding to the federal CAA, and regulating emissions from motor vehicles and consumer products.

CARB has established CAAQS, which are generally more restrictive than the NAAQS. The CAAQS describe adverse conditions; that is, pollution levels must be below these standards before a basin can attain the standard. Air quality is considered “in attainment” if pollutant levels are continuously below the CAAQS and violate the standards no more than once each year. The CAAQS for O₃, NO₂, CO, SO₂ (1-hour and 24-hour), PM₁₀, and PM_{2.5} and visibility-reducing particles are values that are not to be exceeded. All others are not to be equaled or exceeded. The current CAAQS are presented in Table 4.1-5.

Table 4.1-5
Ambient Air Quality Standards

Pollutant	Averaging Time	California Standards ¹	National Standards ²	
		Concentration ³	Primary ^{3,4}	Secondary ^{3,5}
O ₃	1 hour	0.09 ppm (180 µg/m ³)	—	Same as Primary Standard ⁶
	8 hours	0.070 ppm (137 µg/m ³)	0.070 ppm (137 µg/m ³) ⁶	
NO ₂ ⁷	1 hour	0.18 ppm (339 µg/m ³)	0.100 ppm (188 µg/m ³)	Same as Primary Standard
	Annual Arithmetic Mean	0.030 ppm (57 µg/m ³)	0.053 ppm (100 µg/m ³)	
CO	1 hour	20 ppm (23 mg/m ³)	35 ppm (40 mg/m ³)	None
	8 hours	9.0 ppm (10 mg/m ³)	9 ppm (10 mg/m ³)	
SO ₂ ⁸	1 hour	0.25 ppm (655 µg/m ³)	0.075 ppm (196 µg/m ³)	—
	3 hours	—	—	0.5 ppm (1,300 µg/m ³)
	24 hours	0.04 ppm (105 µg/m ³)	0.14 ppm (for certain areas) ⁷	—
	Annual	—	0.030 ppm (for certain areas) ⁷	—
PM ₁₀ ⁹	24 hours	50 µg/m ³	150 µg/m ³	Same as Primary Standard
	Annual Arithmetic Mean	20 µg/m ³	—	
PM _{2.5} ⁹	24 hours	No Separate State Standard	35 µg/m ³	Same as Primary Standard
	Annual Arithmetic Mean	12 µg/m ³	12.0 µg/m ³	15.0 µg/m ³
Lead ^{10,11}	30-day Average	1.5 µg/m ³	—	—
	Calendar Quarter	—	1.5 µg/m ³ (for certain areas) ¹¹	Same as Primary Standard
	Rolling 3-Month Average	—	0.15 µg/m ³	
Hydrogen sulfide	1-hour	0.03 ppm (42 µg/m ³)	—	—
Vinyl chloride ¹⁰	24-hour	0.01 ppm (26 µg/m ³)	—	—
Sulfates	24-hour	25 µg/m ³	—	—

Table 4.1-5
Ambient Air Quality Standards

Pollutant	Averaging Time	California Standards ¹	National Standards ²	
		Concentration ³	Primary ^{3,4}	Secondary ^{3,5}
Visibility reducing particles	8-hour (10:00 a.m. to 6:00 p.m. PST)	Insufficient amount to produce an extinction coefficient of 0.23 per kilometer due to particles when the relative humidity is less than 70%	—	—

Source: CARB 2016e

Notes: ppm = parts per million by volume; $\mu\text{g}/\text{m}^3$ = micrograms per cubic meter; mg/m^3 = milligrams per cubic meter.

¹ California standards for O₃, CO, SO₂ (1-hour and 24-hour), NO₂, suspended particulate matter—PM₁₀, PM_{2.5}, and visibility-reducing particles, are values that are not to be exceeded. All others are not to be equaled or exceeded. CAAQS are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.

² National standards (other than O₃, NO₂, SO₂, particulate matter, and those based on annual averages or annual arithmetic mean) are not to be exceeded more than once a year. The O₃ standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over 3 years, is equal to or less than the standard. For PM₁₀, the 24-hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) is equal to or less than one. For PM_{2.5}, the 24-hour standard is attained when 98% of the daily concentrations, averaged over 3 years, are equal to or less than the standard.

³ Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.

⁴ National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.

⁵ National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.

⁶ On October 1, 2015, the EPA Administrator signed the notice for the final rule to revise the primary and secondary NAAQS for O₃. The EPA is revising the levels of both standards from 0.075 ppm to 0.070 ppm, and retaining their indicators (O₃), forms (fourth-highest daily maximum, averaged across three consecutive years) and averaging times (eight hours). The EPA is in the process of submitting the rule for publication in the Federal Register. The final rule will be effective 60 days after the date of publication in the Federal Register. The lowered national 8-hour standards are reflected in the table.

⁷ To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 parts per billion (ppb). Note that the national 1-hour standard is in units of ppb. California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.

⁸ On June 2, 2010, a new 1-hour SO₂ standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO₂ national standards (24-hour and annual) remain in effect until 1 year after an area is designated for the 2010 standard, except that in areas designated nonattainment of the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.

⁹ On December 14, 2012, the national annual PM_{2.5} primary standard was lowered from 15 $\mu\text{g}/\text{m}^3$ to 12.0 $\mu\text{g}/\text{m}^3$. The existing national 24-hour PM_{2.5} standards (primary and secondary) were retained at 35 $\mu\text{g}/\text{m}^3$, as was the annual secondary standard of 15 $\mu\text{g}/\text{m}^3$. The existing 24-hour PM₁₀ standards (primary and secondary) of 150 $\mu\text{g}/\text{m}^3$ also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.

¹⁰ CARB has identified lead and vinyl chloride as TACs with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.

¹¹ The national standard for lead was revised on October 15, 2008, to a rolling 3-month average. The 1978 lead standard (1.5 $\mu\text{g}/\text{m}^3$ as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.

Toxic Air Contaminants

The State Air Toxics Program was established in 1983 under Assembly Bill (AB) 1807 (Tanner). The California TAC list identifies more than 700 pollutants, of which carcinogenic and non-carcinogenic toxicity criteria have been established for a subset of these pollutants pursuant to the California Health and Safety Code. In accordance with AB 2728, the state list includes the (federal) hazardous air pollutants.

The Air Toxics “Hot Spots” Information and Assessment Act of 1987 (AB 2588) seeks to identify and evaluate risk from air toxics sources; however, AB 2588 does not regulate air toxics emissions. TAC emissions from individual facilities are quantified and prioritized. “High-priority” facilities are required to perform a health risk assessment and, if specific thresholds are exceeded, are required to communicate the results to the public in the form of notices and public meetings.

In 2000, CARB approved a comprehensive Diesel Risk Reduction Plan to reduce diesel emissions from both new and existing diesel-fueled vehicles and engines. The regulation is anticipated to result in an 80% decrease in statewide diesel health risk in 2020 as compared with the diesel risk in 2000. Additional regulations apply to new trucks and diesel fuel, including the On-Road Heavy Duty Diesel Vehicle (In-Use) Regulation, the On-Road Heavy Duty (New) Vehicle Program, the In-Use Off-Road Diesel Vehicle Regulation, the New Off-Road Compression-Ignition (Diesel) Engines and Equipment program, and In-Use Diesel-Fueled Transport Refrigeration Units (TRU) and TRU Generator Sets Regulation. All of these regulations and programs have timetables by which manufacturers must comply and existing operators must upgrade their diesel-powered equipment. Several Airborne Toxic Control Measures (ATCMs) that reduce diesel emissions are described in greater detail below.

Despite these reduction efforts, CARB recommends that proximity to sources of DPM emissions be considered in the siting of new sensitive land uses. In April 2005, CARB published *Air Quality and Land Use Handbook: a Community Health Perspective*. This handbook is intended to give guidance to local governments in the siting of sensitive land uses near sources of air pollution. Recent studies have shown that public exposure to air pollution can be substantially elevated near freeways and certain other facilities such as ports, rail yards, and distribution centers. Specifically, the document focuses on risks from emissions of DPM, a known carcinogen, and establishes recommended siting distances of sensitive receptors. CARB notes that these recommendations are advisory and should not be interpreted as defined “buffer zones,” and that local agencies must balance other considerations, including transportation needs, the benefits of urban infill, community economic development priorities, and other quality of life issues. With careful evaluation of exposure, health risks, and affirmative steps to reduce risk where necessary, CARB’s position is that infill development, mixed use, higher density, transit-oriented

development, and other concepts that benefit regional air quality can be compatible with protecting the health of individuals at the neighborhood level (CARB 2005).

Idling of Commercial Heavy Duty Trucks (13 CCR 2485): This ATCM was adopted to control emissions from idling trucks. It prohibits idling for more than 5 minutes for all commercial trucks with a gross vehicle weight rating over 10,000 pounds. The ATCM contains an exception that allows trucks to idle while queuing or involved in operational activities.

In-Use Off-Road Diesel-Fueled Fleets (13 CCR 2449 et seq.): This ATCM requires that specific fleet average requirements are met for criteria air pollutant emissions, particularly NO_x and particulate matter, from in-use off-road diesel-fueled vehicles. Where average requirements cannot be met, best available control technology requirements apply.

In-Use On-Road Diesel-Fueled Vehicles (13 CCR 2025): This ATCM was adopted to reduce NO_x and particulate matter emissions from most in-use on-road diesel trucks and buses with a gross vehicle weight rating greater than 14,000 pounds and requires use of exhaust retrofit equipment and replacement of older vehicles.

Clean Car Standards: As required under AB 1493 (Pavley 2002) and as authorized by the granting of a waiver from the federal CAA, CARB established GHG emission standards for passenger vehicles, light-duty trucks, and other personal vehicles. These standards apply to all new passenger vehicles starting with the 2009 model year.

Senate Bill 656

In 2003, the State Legislature passed Senate Bill (SB) 656 to reduce public exposure to PM₁₀ and PM_{2.5}. The legislation requires the CARB, in consultation with local air pollution control and air quality management districts, to adopt a list of the most readily available, feasible, and cost-effective control measures that could be implemented by air districts to reduce PM₁₀ and PM_{2.5}. The legislation establishes a process for achieving near-term reductions in PM throughout California ahead of federally required deadlines for PM_{2.5}, and provides new direction on PM reductions in those areas not subject to federal requirements for PM. Source categories addressed by SB 656 include measures to address residential wood combustion and outdoor green-waste burning; fugitive dust sources such as paved and unpaved roads and construction; combustion sources such as boilers, heaters, and charbroiling; solvents and coatings; and product manufacturing. These measures include, but are not limited to, the following:

- Require water or chemical stabilizers/dust suppressants during grading activities
- Limit visible dust emissions beyond the project boundary during construction
- Require paving/curbing of roadway shoulder areas
- Require street sweeping

Local Regulations

At the local level, air quality is managed by the PCAPCD and the City.

Placer County Air Pollution Control District

The PCAPCD regulates many sources of air pollutants and is responsible for implementing certain programs and regulations for controlling air pollutant emissions to improve air quality and attain NAAQS and CAAQS. Various development projects have the potential to generate air pollutants that would result in adverse environmental impacts. In order to evaluate air pollutant emissions from development projects, the PCAPCD recommends significance thresholds for emissions of ROG, NO_x, CO, and PM₁₀. The PCAPCD recommends significance thresholds as listed in Table 4.1-6, expressed in lbs/day, which serve as air quality standards that may be used in the evaluation of air quality impacts associated with development projects. These thresholds were adopted on October 13, 2016, and were accompanied by a justification report and technical appendices, available on the PCAPCD website at: <https://www.placer.ca.gov/departments/air/landuseceqa/ceqathresholds>.

Table 4.1-6
PCAPCD Recommended Thresholds of Significance

Pollutant	Construction Threshold (lbs/day)	Operational Threshold (lbs/day)
ROG	82	55
NO _x	82	55
PM ₁₀	82	82

Source: PCAPCD 2016.

Note: N/A = not applicable

The PCAPCD recommends that if a project would not result in significant project-level criteria pollutant emissions of ROG, NO_x, and PM₁₀, for which the region is designated non-attainment, project emissions would not be considered to be cumulatively considerable and would result in a less-than-significant cumulative impact.

Ozone Attainment Plan

Placer County has been designated nonattainment for the federal 8-hour ozone standard. As discussed above, the Ozone Attainment Plan was prepared to describe and demonstrate how Placer County, as part of the Sacramento nonattainment area, would attain the required federal 8-hour ozone standard by the proposed attainment deadline. The Ozone Attainment Plan demonstrates how existing and new control strategies would provide the necessary future emission reductions to meet the CAA requirements and attain the NAAQS for ozone. The Ozone Attainment Plan is the currently adopted and applicable air quality plan for the region.

Therefore, the PCAPCD, along with other local air districts in the Sacramento region, is required to comply with and implement the Ozone Attainment Plan.

Triennial Progress Report

To comply with the planning requirements of the CCAA, the PCAPCD has prepared several triennial progress reports that build upon the Air Quality Attainment Plan adopted in 1991. The *2015 Triennial Progress Report* (PCAPCD 2015) is the most recent report. The triennial progress report, like the Ozone Attainment Plan, includes a current emission inventory and projected future inventories of ROG and NO_x emissions in Placer County. The future inventories reflect future growth rates of population, travel, employment, industrial/commercial activities, and energy use, as well as controls imposed through local, state, and federal emission reduction measures. The triennial report discusses rules that the PCAPCD has amended or adopted during the previous 3 years, incentive programs that have been implemented, and other measures that would supplement those in the Ozone Attainment Plan to achieve annual emission reductions required by the CAA.

The triennial progress report indicates that a majority of ROG and NO_x emission in the County come from mobile sources. Additionally, emission trends within the County show a 47% decrease in ROG emissions from 39 tons per day to 21 tons per day and a 43% decrease in NO_x emissions from 36 tons per day to 21 tons per day between 1990 and 2015.

PCAPCD Rules and Regulations

Appendices B and D of the PCAPCD CEQA Air Quality Handbook include an all-inclusive list of rules and regulations required and recommended for all projects.³ Project proponents are responsible for compliance with the adopted PCAPCD rules. To facilitate rule compliance, the City includes applicable rules as standard notes on improvement plans, grading plans, or design review permits.

A general summary of the key PCAPCD rules and regulations is presented below.

Rule 202 – Visible Emissions

Rule 202 limits the amount of time during which air pollutant emissions of a certain shade of darkness or degree of opacity may be discharged, specifically to no more than 3 minutes in any 1 hour.

³ In addition, a complete listing of all PCAPCD rules can be found at <http://www.placer.ca.gov/Departments/Air/Rules.aspx>.

Rule 205 – Nuisance

Rule 205 prohibits a discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public.

Rule 217 – Cutback and Emulsified Asphalt Paving Materials

Rule 217 limits the VOC (ROG) content of asphalt paving materials used in the district.

Rule 218 – Architectural Coatings

Rule 218 requires that architectural coatings supplied, sold, offered for sale, applied, solicited for application, or manufactured for use within the PCAPCD area meet specified maximum VOC (ROG) content levels.

Rule 228 – Fugitive Dust

Rule 228 is intended to reduce the amount of particulate matter entrained in the ambient air, or discharged into the ambient air, as a result of anthropogenic (man-made) fugitive dust sources by requiring actions to prevent, reduce, or mitigate fugitive dust emissions. The provisions of Rule 228 apply to any activity or man-made condition capable of generating fugitive dust within Placer County.

Rule 246 – Natural Gas-Fired Water Heaters

Rule 246 is intended to limit the emission of NO_x from natural-gas-fired water heaters.

Rule 501 – General Permit Requirements

Rule 501 provides an orderly procedure for the review of new sources of air pollution, and modification and operation of existing sources, through the issuance of permits.

City of Roseville General Plan 2035

The *City of Roseville General Plan 2035* (City of Roseville 2016) provides goals and policies adopted by the City Council to help guide the direction of City development. The following are applicable goals from the Air Quality and Climate Change Element of the City's General Plan.

Goal 1 Improve Roseville's Air Quality by: a) achieving and maintaining ambient air quality standards established by the U.S. Environmental Protection Agency and the California Air Resources Board; and b) minimizing public exposure to toxic or

hazardous air pollutants and air pollutants that create a public nuisance through irritation to the senses (such as unpleasant odors).

- Goal 2** Integrate air quality planning with the land use and transportation planning process.
- Goal 3** Encourage the coordination and integration of all forms of public transport while reducing motor vehicle emissions through a decrease in the average daily trips and vehicle miles traveled and by increasing the commute vehicle occupancy rate by 50% to 1.5 or more persons per vehicle.
- Goal 5** Provide adequate pedestrian and bikeway facilities for present and future transportation needs.
- Goal 7** While recognizing that the automobile is the primary form of transportation, the City of Roseville should make a commitment to shift from the automobile to other modes of transportation.
- Policy 2** Work with the Placer County Air Pollution Control District to monitor air pollutants of concern on a continuous basis.
- Policy 3** Develop consistent and accurate procedures for evaluating the air quality impacts of new projects.
- Policy 4** As part of the development review process, develop mitigation measures to minimize stationary and area source emissions.

Transportation- and Circulation-Related

- Policy 6** Develop consistent and accurate procedures for mitigating transportation emissions from new and existing projects.
- Policy 7** Encourage alternative modes of transportation including pedestrian, bicycle, and transit usage.

Energy Conservation-Related

- Policy 10** Conserve energy and reduce air emissions by encouraging energy-efficient building designs and transportation systems.

Climate Change and Greenhouse Gas Emissions Regulatory Setting

As with air quality regulations, federal, state, and local agencies work jointly and individually to reduce GHG emissions and combat climate change through legislation, regulations, planning,

policymaking, education, and a variety of programs. A brief summary of the regulatory framework for GHG emissions is provided below.

Federal Regulations

Massachusetts v. EPA

On April 2, 2007, in *Massachusetts v. EPA*, the Supreme Court directed the EPA Administrator to determine whether GHG emissions from new motor vehicles cause or contribute to air pollution that may reasonably be anticipated to endanger public health or welfare, or whether the science is too uncertain to make a reasoned decision. In making these decisions, the EPA Administrator is required to follow the language of Section 202(a) of the Clean Air Act. On December 7, 2009, the EPA Administrator signed a final rule with the following two distinct findings regarding GHGs under Section 202(a) of the CAA:

- The Administrator found that elevated concentrations of GHGs—CO₂, CH₄, N₂O, HFCs, PFCs, and SF₆—in the atmosphere threaten the public health and welfare of current and future generations. This is referred to as the “endangerment finding.”
- The Administrator further found the combined emissions of GHGs—CO₂, CH₄, N₂O, and HFCs—from new motor vehicles and new motor vehicle engines contribute to the GHG air pollution that endangers public health and welfare. This is referred to as the “cause or contribute finding.”

These two findings were necessary to establish the foundation for regulation of GHGs from new motor vehicles as air pollutants under the CAA.

State Regulations

Several state-level actions have been taken to limit GHG emissions implicated in global warming, which are briefly described below. A more complete description of the relevant legislation is provided in Appendix C, Climate Change and Greenhouse Gas Regulatory Setting.

Executive Order S-3-05

In 2005, in recognition of California’s vulnerability to the effects of climate change, Governor Schwarzenegger established Executive Order (EO) S-3-05, which set forth a series of target dates by which statewide emissions of GHGs would be progressively reduced, as follows:

- By 2010, reduce GHG emissions to 2000 levels;
- By 2020, reduce GHG emissions to 1990 levels; and
- By 2050, reduce GHG emissions to 80% below 1990 levels.

Assembly Bill 32 and CARB Scoping Plan

In furtherance of the goals established in EO S-3-05, the legislature enacted AB 32 (Núñez and Pavley), the California Global Warming Solutions Act of 2006 (September 27, 2006). AB 32 requires California to reduce its GHG emissions to 1990 levels by 2020, representing a reduction of approximately 15% below emissions expected under a “business-as-usual” scenario. In 2008, the *Climate Change Scoping Plan: A Framework for Change* (Scoping Plan) was approved by CARB in order to help achieve the goals of AB 32. The Scoping Plan evaluates opportunities for sector-specific reductions, integrates all CARB and California Climate Action Team early actions and additional GHG reduction measures by both entities, identifies additional measures to be pursued as regulations, and outlines the role of a cap-and-trade program. In 2014, the Scoping Plan Update was adopted which revised the 2020 emissions target and included additional strategies and recommendations. The Scoping Plan Update recommends that a statewide mid-term target and mid-term and long-term sector targets be established toward meeting the 2050 goal established by EO S-3-05 to reduce California’s GHG emissions to 80% below 1990 levels.

On April 29, 2015, California Governor Edmund G. Brown, Jr. signed Executive Order B-30-15, which established a 2030 statewide GHG reduction target of 40% below 1990 levels. The intent of the Executive Order is to establish a mid-term target in between the 2020 statewide target and the 2050 statewide target established under AB 32. CARB was directed to update the Climate Change Scoping Plan to reflect the mid-term target. On January 20, 2017, CARB released The *2017 Climate Change Scoping Plan Update (Second Update)* for public review and comment (CARB 2017). This update to the scoping plan proposes the CARB’s strategy for achieving the states 2030 GHG target, including continuing the Cap-and-Trade Program through 2030 and includes a new approach to reduce GHGs from refineries by 20%.

Senate Bill 375

SB 375 (Steinberg) (September 2008) addresses GHG emissions associated with the transportation sector through regional transportation and sustainability plans, was enacted into law. According to SB 375, the transportation sector is the largest contributor of GHG emissions, which emits over 40 percent of the total GHG emissions in California. SB 375 required CARB to adopt regional GHG reduction targets for the automobile and light-truck sector for 2020 and 2035. SB 375 does the following: (1) requires metropolitan planning organizations to include sustainable community strategies in their regional transportation plans for reducing GHG emissions, (2) aligns planning for transportation and housing, and (3) creates specified incentives for the implementation of the strategies. The goal of the Sustainable Communities Strategy is to establish a forecasted development pattern for the region that, after considering transportation measures and policies, will achieve, if feasible, the GHG reduction targets. In

2010, CARB adopted the SB 375 targets for the regional Metropolitan Planning Organizations; the targets for the Sacramento Area Council of Governments (SACOG) includes a 7% per capita reduction in GHG emissions from automobiles and light trucks by 2020 and a 16% reduction by 2035 compared with 2005 levels.

Senate Bill 32 and Assembly Bill 197

Enacted by the Legislature in August 2016, SB 32 and AB 197 are companion bills that will extend GHG reduction targets and make changes to CARB membership; increase legislative oversight of CARB climate change activities; and expand dissemination of GHG, criteria air pollutant, and TAC emissions data to enhance transparency and accountability. SB 32 requires CARB to ensure that statewide GHG emissions are reduced to 40% below 1990 levels by 2030. AB 197 established the Joint Legislative Committee on Climate Change Policies consisting of at least three members of the Senate and three members of the Assembly in order to provide ongoing oversight over implementation of the state's climate policies. AB 197 also added two members of the Legislature to CARB as nonvoting members, requires CARB to make available and update at least annually via its website emissions of GHGs, criteria air pollutants, and TACs from reporting facilities, and requires CARB to identify specific information for GHG emissions reduction measures when updating the scoping plan.

Senate Bill X1 2

On April 12, 2011, Governor Jerry Brown signed SB X1 2, in which the California Public Utilities Commission (CPUC) is required to establish the quantity of electricity products from eligible renewable energy resources to be procured by retail sellers in order to achieve targets of 20% by December 31, 2013; 25% by December 31, 2016; and 33% by December 31, 2020. The statute also requires that the governing boards for local publicly owned electric utilities establish the same targets and that the governing boards be responsible for ensuring compliance with these targets.

Local Regulations

Sacramento Region Blueprint

In 2007, SACOG, the designated Metropolitan Planning Organization for the Sacramento region, adopted the Preferred Blueprint Scenario for 2050 (Blueprint). Although not a binding regulatory document, the Blueprint depicts a way for local agencies within the region to grow through 2050 in a manner consistent with the seven smart growth principles: (1) transportation choices, (2) mixed-use developments, (3) compact development, (4) housing choice and diversity, (5) use of existing assets, (6) quality design, and (7) natural resources conservation. The seven smart growth principles provide guidance for land use planners, which, when

implemented, would ultimately result in an overall reduction in vehicle miles traveled (VMT), emissions of criteria pollutants, and GHG emissions.

SACOG Sustainable Communities Strategy

On February 18, 2016, SACOG adopted the latest update to the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) for 2036 (SACOG 2016). Building on prior plans, including the Blueprint Growth Strategy discussed below and the 2008 MTP, the SCS accommodates future growth through a more compact land use pattern largely within the region's current development footprint, emphasizes operational improvements over new roadway capacity projects, and reflects other factors that have tended to reduce motor vehicle use. The SCS demonstrates that, if implemented, the region will achieve an 8% below 2005 per-capita GHG reduction in passenger vehicle emissions in 2020 and a 16% reduction in 2035. These reductions meet the GHG targets for SACOG. The 2016 update to the MTP/SCS focused on refinement of and addressing implementation challenges to the previous (2012) plan. The SACOG Board of Directors has adopted five guiding policy themes including, land use forecast, transportation funding, investment strategy, investment timing, and plan effects which provide direction for the plan update.

City of Roseville 2035 General Plan

The *City of Roseville 2035 General Plan* (City of Roseville 2016) provides goals and policies adopted by the City Council to help guide the direction of City development. The City has been advocating steps to reduce GHG emissions. The following are applicable goals from the Air Quality and Climate Change Element of the General Plan that are relevant to the proposed project.

GHG-related policies that are actively being implemented by the City include the following:

Land Use Element – Community Form Policies – Relationship to Transit, Pedestrian, Air Quality

Policy 5 Where feasible, improve existing development areas to create better pedestrian and transit accessibility.

Land Use Element – Community Form Policies - Downtown, Neighborhoods

Policy 5 Encourage infill development and rehabilitation that:

- Upgrades the quality and enhances the character of existing areas;
- Enhances public transit use and pedestrian access;
- Efficiently utilizes and does not overburden existing services and infrastructure; and

- Results in land use patterns and densities that provide the opportunity for the construction of household types affordable to all income groups.

Land Use Element – Community Design Policies

- Policy 1** Through the design review process, apply design standards that promote the use of high quality building materials, architectural and site designs, landscaping signage, and amenities.
- Policy 2** Continue to develop and apply design standards that result in efficient site and building designs, pedestrian friendly projects that stimulate the use of alternative modes of transportation, and the establishment of a functional relationship between adjacent developments.
- Policy 3** Encourage designs that strike a balance between the incorporation of aesthetic and development requirements, and the economic considerations associated with development.

Circulation Element – Bikeway/Trails Policies

- Policy 1** Develop a comprehensive and safe system of recreational and commuter bicycle routes and trails that provides connections between the City's major employment and housing areas and between its existing and planned bikeways.

Air Quality and Climate Change Element – Energy Conservation

- Policy 10** Conserve energy and reduce air emissions by encouraging energy efficient building designs and transportation systems.

Open Space and Conservation Element – Open Space System Policies

- Policy 4** Require all new development to provide linkages to existing and planned open space systems. Where such access cannot be provided through the creation of open space connections, identify alternative linkages.

Public Facilities Element – Water System Policies

- Policy 10** Develop and implement water conservation standards and measures as necessary elements of the water system.

Public Facilities Element – Wastewater and Recycled Water Systems Policies

- Policy 6** Develop, plan, and provide incentives for use of recycled water by the public and private sectors.

Public Facilities Element – Solid Waste, Source Reduction and Recycling Policies

- Policy 2** Comply with the source reduction and recycling standards mandated by the State by reducing the projected quantity of solid waste disposed at the regional landfill by 50%, as well as any mandated future reductions.

Public Facilities Element – Water and Energy Conservation Policies

- Policy 1** Develop and implement water conservation standards.
- Policy 5** Develop and adopt a landscape ordinance that provides standards for the use of drought tolerant, xeriscape, and water-conserving landscape practices for both public and private projects.
- Policy 7** Require large electricity users to submit a use and conservation plan concurrent with development review specifying measures to be taken to minimize demand.
- Policy 8** Enforce energy requirements and encourage development and construction standards that promote energy efficiency and conservation.
- Policy 10** Continue and expand energy efficiency and conservation programs to serve all utility users.

City of Roseville Greenhouse Gas Emissions Reduction Action Plan Analysis

The City of Roseville *Greenhouse Gas Emissions Reduction Action Plan Analysis* focuses on reducing emissions from City-controlled sources (Pierce 2009). This plan focuses on several alternatives that Roseville could pursue to reduce its emissions from 0% to 39% below 2000 levels by 2015. The plan is ultimately not applicable to the project because the plan was developed to reduce emissions from City-controlled sources existing at the time of plan preparation.

City of Roseville Communitywide Sustainability Action Plan

The City of Roseville *Communitywide Sustainability Action Plan* sets forth a comprehensive strategy to reduce GHGs and air pollutant emissions with the community, and addresses both

municipal and communitywide emissions (AECOM 2010). The most relevant, applicable measures from this plan that apply to the proposed project include:

Measure LU-1.1 Promote infill, mixed-use and transit oriented development within the City's infill urban area. Adjust development standards to maximize opportunities for such projects and explore funding operations to incentivize them.

Measure LU-4.1 Facilitate green building design and construction standards in the community to reduce emissions.

Measure E-1.4

- (a) Qualifying new commercial construction should strive to achieve ENERGY STAR performance criteria. This denotes that the building's estimated energy use is intended to be in the top 25% compared to similar buildings throughout the nation. Once the building is built and operating for at least one year, it may qualify to receive an ENERGY STAR plaque.
- (b) For new commercial construction projects not qualifying for ENERGY STAR, building designs should strive for a 15% reduction in overall energy budge over California Title 24 performance standards.

Measure WR-1.1 Create a comprehensive source reduction analysis and plan for the community to promote efforts to assist residents, businesses and schools to decrease their per capita waste generation.

Measure WC-1.1 Develop an SB 7⁴ implementation plan to achieve an across the board 20% reduction (gallons per capita per day [GPCD]) in water demand by 2020.

4.1.4 Impacts

Methods of Analysis

Air quality and GHG emissions impacts fall into three categories: short-term impacts due to construction-generated emissions, long-term impacts due to project operation, and cumulative impacts.

⁴ SB 7 was enacted in November 2009, requiring all water suppliers to increase water use efficiency. The legislation was divided into two sectors: Urban Water Conservation and Agricultural Water Conservation. The overall goal of reducing per capita urban water use by 20% by December 31, 2020, was set for the Urban Water Conservation sector.

Air Quality Analysis Methodology

Project-related air quality impacts fall into two categories: short-term impacts due to construction and long-term impacts due to project operation. First, during project construction (short-term), the project would result in an increase in emissions primarily due to off-road construction equipment, on-road vehicles, architectural coating and asphalt off-gassing, and fugitive dust from earth moving. Under operations (long-term), the project would result in an increase in emissions due to motor vehicle trips and energy (natural gas) consumption. Other sources include minor area sources such as landscaping and use of consumer products.

The proposed project's short-term construction-related and long-term operational emissions were estimated using CalEEMod (version 2016.3.1), a statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify air quality emissions from land use projects. The model applies inherent default values for various land uses, including trip generation rates based on the Institute of Transportation Engineers Trip Generation Manual, vehicle mix, trip length, average speed, etc. Where project-specific data was available, such data were input into the model in place of model default values (e.g., construction phases, timing, equipment, and estimated daily project trips). All project modeling results are included in Appendix C.

Greenhouse Gas Emissions Methodology

The issue of global climate change is inherently a cumulative issue as the GHG emissions of individual projects cannot be shown to have any material effect on global climate. Thus, the proposed project's impact to climate change is addressed only as a cumulative impact.

While the City has developed a Greenhouse Gas Reduction Action Plan Analysis or Climate Action Plan (CAP) to reduce GHG emissions pursuant to AB 32, it is not applicable to development projects because its purpose is to provide a comprehensive analysis so the City can select the most appropriate path for reducing GHG emissions and climate change effects attributed to City operations.

To provide a full understanding of the proposed project's potential contribution to climate change, the project's short-term construction-related and long-term operational GHG emissions were estimated using CalEEMod. The model quantifies direct GHG emissions from construction and operation (including vehicle use), as well as indirect GHG emissions, such as GHG emissions from energy use (natural gas and electricity), solid waste disposal, and water use. The existing Kaiser medical office building GHG emissions were also modeled with CalEEMod and compared to estimated project-generated emissions.

Issues Addressed in the Initial Study

The Initial Study prepared for the proposed project, included as Appendix B, evaluated if the proposed project would conflict with or obstruct implementation of an applicable air quality plan and if the project would create odors that would affect a substantial number of people. The Initial Study determined that because the proposed project is designated and zoned for commercial activities and would be consistent with the assumptions for that land use, which are consistent with the regional air quality plans and the City's adopted land use plans, the proposed project would not be expected to conflict with or obstruct implementation of applicable air quality plans, and the impact would be less than significant.

The Initial Study also evaluated the potential for the project to create odors from construction equipment and delivery trucks as well as from project operation. Typical urban projects such as residences and businesses generally do not result in substantial objectionable odors when operated in compliance with City Ordinances (e.g., proper trash disposal and storage). The proposed project does not contain any uses or activities that would cause the generation of substantial unpleasant odors. Thus, construction and operation of the proposed project would not result in the creation of objectionable odors affecting a substantial number of people nor would the project site be affected by any existing objectionable odors. Impacts related to odors are less than significant. Therefore, these issues are not further addressed.

Thresholds of Significance

Project-Level Thresholds – Criteria Pollutants

Consistent with Appendix G of the CEQA Guidelines and the City's General Plan a project-specific air quality impact is considered significant if implementation of the proposed project would do any of the following (PCAPCD 2016):

- Violate any air quality standard or contribute substantially to an existing or projected air quality violation (i.e., exceed 82 lbs/day of ROG, NO_x, or PM₁₀ during construction or 55 lbs/day of ROG or NO_x and 82 lbs/day of PM₁₀ during operation).
- Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable AAQS (including releasing emissions which exceed quantitative thresholds for ozone precursors of 55 lbs/day of ROG or NO_x).
- Expose sensitive receptors to substantial pollutant concentrations (e.g., generate localized concentrations of CO that exceed the 1-hour 20 ppm or the 8-hour 9 ppm AAQS or substantial concentrations of toxic air contaminants).

Cumulative Thresholds - Criteria Pollutants

The PCAPCD recommends applying the project-level thresholds to determine the significance of cumulative impacts. If a project would not result in significant project-level criteria emissions for which the region is designated non-attainment (i.e., exceed the PCAPCD recommended project threshold of 55 lbs/day for ROG and NO_x, or 82 lbs/day of PM₁₀), project emissions would not be considered to be cumulatively considerable and would result in a less-than-significant cumulative impact.

For projects which exceed the cumulative threshold, the City, as lead agency, prefers to rely on a two-tier criteria pollutant cumulative analysis methodology similar to that adopted by the SMAQMD. SMAQMD's approach is outlined in its *Guide to Air Quality Assessment in Sacramento County* (SMAQMD 2013). Using this methodology, should a project exceed the thresholds, a Tier 2 evaluation is conducted to determine State Implementation Plan (SIP) consistency in accordance with CEQA Guidelines Section 15064(h)(3). Under the Tier 2 analysis, projects found consistent with the SIP and that would not conflict with the SIP emissions budget are considered less than cumulatively considerable. The City finds the methodology appropriate because the City is located within the SVAB, the same air basin where the above methodology is used by numerous CEQA lead agencies with concurrence and support from SMAQMD.

Cumulative Thresholds - Greenhouse Gases

Section 15064.7(c) of the CEQA Guidelines specifies that “[w]hen adopting thresholds of significance, a lead agency may consider thresholds of significance previously adopted or recommended by other public agencies, or recommended by experts, provided the decision of the lead agency to adopt such thresholds is supported by substantial evidence” (14 CCR 15064.7(c)). Similarly, the revisions to Appendix G, Environmental Checklist Form, which is often used as a basis for lead agencies’ selection of significance thresholds, do not prescribe specific thresholds. Rather, the CEQA Guidelines establish two new CEQA thresholds related to GHGs, and these will therefore be used to discuss the significance of project impacts:

- Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The PCAPCD recommends the following approach to determine if a project’s GHG emissions would result in a significant impact:

- Tier 1 would consist of evaluating whether or not a project qualifies for any applicable exemption under CEQA.

- Tier 2 consists of determining whether the project is consistent with a qualified climate action plan. If a project is consistent with a qualifying local climate action plan, it does not have significant greenhouse gas emissions.
- Tier 3 consists of comparing the project's GHG emissions to the de minimis level of 1,100 MT CO₂E per year. If a project does not exceed this threshold, it does not have significant greenhouse gas emissions.
- Tier 4 is a bright line threshold level to determine significance using an 82% emission capture rate approach and is 10,000 MT CO₂E per year). If a project exceeds this cap, impacts are found to be significant. If a project does not exceed this threshold, the project is compared with the efficiency thresholds.
- Tier 5 compares the project emissions to efficiency thresholds. These thresholds are 4.5 MT CO₂E/capita for residential projects in an urban area and 5.5 MT CO₂E/capita for residential projects in a rural area. For nonresidential development, the thresholds are 26.5 MT CO₂E/1,000 sf for projects in urban areas and 27.3 MT CO₂E/1,000 sf for projects in rural areas. If a project does not exceed the applicable efficiency threshold, it does not have significant greenhouse gas emissions.

Impact 4.1-1	Violate the City of Roseville's Significance Thresholds for Air Quality and Expose Sensitive Receptors to Substantial Pollution Concentrations
Applicable Policies and Regulations	PCAPCD Rules 202, 205, 217, 218, 225, 228, 246, and 501 and Regulation 3
Significance with Policies and Regulations	Less than significant
Mitigation Measures	None required
Significance after Mitigation	Less than significant

Construction of the proposed project would result in the temporary addition of pollutants to the local air shed caused by on-site sources (i.e., off-road construction equipment, soil disturbance, and VOC off-gassing) and off-site sources (i.e., on-road haul trucks, vendor trucks, and worker vehicle trips). Existing buildings that may contain asbestos would also be demolished. Construction emissions can vary substantially from day to day, depending on the level of activity, the specific type of operation and, for dust, the prevailing weather conditions. Therefore, an increment of day-to-day variability exists.

Pollutant emissions associated with the proposed construction/demolition activity were quantified using CalEEMod. Default values were used where detailed project information was not available. A detailed depiction of the construction schedule—including information regarding phasing, equipment used during each phase, haul trucks, vendor trucks, and worker vehicles—is contained in the CalEEMod outputs, provided in Appendix C.

The proposed project includes the demolition of the existing 90,209-square-foot medical office building and surface parking area that would be replaced with the construction of a 194,000-square-foot medical office building, 16,000-square-foot pavilion building, and an 82,630-square-foot parking structure. Construction of the proposed project would generate construction-related air pollutant emissions from entrained dust, equipment and vehicle exhaust emissions, asphalt pavement, and architectural coatings. Exhaust from internal combustion engines used by construction equipment and vendor trucks (delivery trucks) and worker vehicles would result in emissions of ROG, NO_x, CO, and PM₁₀. Construction of the proposed project would also generate SO_x and PM_{2.5} emissions; however, only the criteria air pollutants that the PCAPCD have adopted thresholds for are presented in Table 4.1-7. Entrained dust results from the exposure of earth surfaces to wind from the direct disturbance and movement of soil, resulting in PM₁₀ and PM_{2.5} emissions. To account for compliance with PCAPCD Rule 228 (fugitive dust), it was assumed that the active sites would be watered at least twice daily, or as necessary depending on weather conditions, resulting in a 55% reduction in fugitive dust as implemented by CalEEMod. The application of architectural coatings, such as exterior/interior paint and other finishes, would also produce VOC (ROG) emissions. The proposed project would comply with the requirements of PCAPCD Rule 218 (Architectural Coatings), which sets a cap for the VOC content in paint of 100 grams of VOC per liter of coating for non-flat coatings.

It is anticipated that construction of the proposed project would commence in late Spring/early Summer 2017, with completion by Fall/Winter 2020, which was the earliest date at which construction would initiate per the project's preliminary construction schedule. Assuming the earliest start date for construction represents the worst-case scenario for criteria air pollutant emissions because equipment and vehicle emission factors for later years would be slightly less due to more stringent standards for in-use off-road equipment and heavy-duty trucks, as well as fleet turnover replacing older equipment and vehicles in later years.

For this analysis, it was assumed that heavy construction equipment would operate 5 days a week (22 days per month) during proposed project construction. The construction schedule and further details used for the modeling is included in Appendix C.

CalEEMod was used to quantify construction/demolition emissions from off-road equipment, haul trucks associated with demolition and soils export, on-road worker vehicle emissions, and vendor delivery trips. A detailed depiction of the construction schedule—including information regarding phasing, equipment utilized during each phase, haul trucks, vendor trucks, and worker vehicles—is contained in the CalEEMod outputs, provided in Appendix C. Predicted construction emissions for the worst-case day for each of the construction years are presented in Table 4.1-7, and are compared to the PCAPCD significance thresholds.

Table 4.1-7
Maximum Daily Construction Criteria Air Pollutant Emissions

Year	ROG (lbs/day)	NO _x (lbs/day)	PM ₁₀ (lbs/day)
<i>Summer</i>			
2017	11.08	79.63	8.05
2018	50.67	59.30	7.64
2019	50.30	51.87	4.46
2020	5.05	46.02	6.50
<i>Winter</i>			
2017	11.04	79.74	8.05
2018	50.63	59.55	7.65
2019	50.26	52.03	4.46
2020	5.05	46.16	6.50
Maximum Daily	50.67	79.63	8.05
PCAPCD Pollutant Threshold	82	82	82
Threshold Exceeded?	No	No	No

Source: See Appendix C for detailed results.

Notes: These estimates reflect implementation of PCAPCD Rule 228 which regulate fugitive dust generated during construction and Rule 218 which limits the VOC content of architectural coatings.

lb/day = pounds per day; ROG = reactive organic gas; NO_x = oxides of nitrogen; PM₁₀ = coarse particulate matter

As noted above, the proposed project would comply with PCAPCD rules, such as Rule 228, which establishes standards for activities which emit fugitive dust and Rule 218, which sets limits on the VOC content of architectural coatings. Estimated project-generated maximum daily construction emissions, including emission reductions resulting from compliance with PCAPCD's Rules 228 and 218, would not exceed the PCAPCD significance thresholds for ROG, NO_x, CO, or PM₁₀, in all construction years. Therefore, construction impacts of the proposed project would be **less than significant** and no mitigation measures are required.

Following the completion of construction activities, the proposed project would generate criteria pollutant emissions from vehicular traffic, area sources (consumer products, architectural coatings, landscaping equipment), and energy sources (natural gas appliances, space and water heating).

The emissions associated with on-road mobile sources include running and starting exhaust emissions, evaporative emissions, brake and tire wear, and fugitive dust from paved and unpaved roads. Default trip generation rates and trip lengths included in CalEEMod for each analyzed land use for the proposed project were adjusted to match the overall daily trips (7,504 trips) and total average daily VMT length data (8.2 miles per trip). Emissions from energy sources include natural gas combustion for appliances and space and water heating. For the proposed project, Title 24 values and non-Title 24 energy intensities were updated based on the

proposed project's estimated annual energy consumption of 850,000 kilowatt-hours (kWh). As discussed in Section 4.2, Public Utilities, indoor and outdoor water uses were updated based on the proposed project's annual water consumption of 4,570,661 gallons per year as calculated using City's current demand factor for Community Commercial land use designations of 2,598 gallons per day per acre. In addition, the proposed project's estimated solid waste generation was calculated as 598.6 tons per year and is based on the City's demand rate for solid waste of 7.7 pounds per employee per day, as discussed in Section 4.2, Public Utilities.

The existing medical office building trip generation rates and trip lengths were also updated in CalEEMod to match the overall daily trips (3,753 trips) and total average daily VMT length data (8.2 miles per trip). The existing medical office building's Title 24 values and non-Title 24 energy intensities were updated based on their most recent annual energy consumption in 2015, which was 953,208 kWh. Indoor and outdoor water uses were updated based on the existing medical office building's annual water consumption of 5,050,505 gallons per year. Such as with the proposed project's solid waste calculation, the existing medical office building's solid waste generation was also estimated by using the City's demand rate 7.7 pounds per employee per day as discussed in Section 4.2, Public Utilities. Solid waste generation for the existing medical office building was updated to 314.8 tons per year. CalEEMod was used to estimate daily emissions from the operational sources, with operational emissions depicted in Table 4.1-8.

Table 4.1-8
Maximum Daily Operational Criteria Air Pollutant Emissions

Emission Source	ROG (lbs/day)	NO_x (lbs/day)	PM₁₀ (lbs/day)
<i>Proposed Project (Summer)</i>			
Area	5.20	0.00	0.00
Energy	0.10	0.93	0.07
Mobile	15.55	83.84	32.81
Total Summer	20.85	84.77	32.88
<i>Proposed Project (Winter)</i>			
Area	5.21	0.00	0.00
Energy	0.10	0.93	0.07
Mobile	12.44	86.87	32.82
Total Winter	17.75	87.80	32.89
<i>Existing (Summer)</i>			
Area	13.96	0.00	0.00
Energy	0.04	0.40	0.03
Mobile	8.50	44.21	16.46
Total Summer	23.62	44.61	16.49
<i>Existing (Winter)</i>			
Area	13.96	0.00	0.00

Table 4.1-8
Maximum Daily Operational Criteria Air Pollutant Emissions

Emission Source	ROG (lbs/day)	NO _x (lbs/day)	PM ₁₀ (lbs/day)
Energy	0.04	0.40	0.03
Mobile	6.86	45.98	16.47
Total Winter	20.86	46.38	16.50
Proposed Project Maximum Daily	20.85	87.80	32.89
Existing Land Uses Maximum Daily	23.62	46.38	16.50
Net Change (Project minus Existing)	(2.77)	41.42	16.39
PCAPCD Pollutant Threshold	55	55	82
Threshold Exceeded?	No	No	No

Source: See Appendix C for detailed results.

Note: lbs/day = pounds per day; ROG = reactive organic gas; NO_x = oxides of nitrogen; PM₁₀ = coarse particulate matter

As shown in Table 4.1-8, the net change of ROG, NO_x, and PM₁₀ emissions would be substantially below the PCAPCD significance thresholds. This impact would be **less than significant**.

4.1.5 Cumulative Impacts

The cumulative context of an air pollutant is dependent on the specific pollutant being considered. O₃ precursors are a regional pollutant; therefore, the cumulative context would be existing and future development within the entire SVAB. This means that O₃ precursors generated in one location do not necessarily have O₃ impacts in that area. Instead, precursors from across the region can combine in the upper atmosphere and be transported by winds to various portions of the air basin. Consequently, all O₃ precursors generated throughout the air basin are part of the cumulative context.

The geographic scope for the cumulative analysis is the City and surrounding areas, which is located within the Sacramento Federal Nonattainment Area (SFNA) for O₃. The SFNA includes the counties of Sacramento, Yolo, Solano (partial), Sutter (partial), Placer (except Lake Tahoe Air Basin), and El Dorado (except Lake Tahoe Air Basin). The PCAPCD establishes emissions thresholds for regional emissions.

Particulates (fugitive dust and DPM) and TACs would result in localized impacts in close proximity to pollutant sources. There are no other active cumulative projects in the immediate vicinity of the proposed project site that are anticipated to contribute to localized TAC exposure; therefore, an analysis of the cumulative effects is not addressed below.

The issue of global climate change is inherently a cumulative issue as the GHG emissions of individual projects cannot be shown to have any material effect on the global climate. Thus, the

proposed project's impact to climate change is addressed only as a cumulative impact. The cumulative context for climate change comprises anthropogenic (i.e., human-made) GHG emissions sources across the globe, and no project alone would reasonably be expected to contribute to a noticeable incremental change to the global climate. Subsequently, California has established legislation and regulatory measures providing a statewide context for developing an enforceable statewide cap on GHG emissions. Given the environmental consequences resulting from GHGs and global climate change, CEQA requires that lead agencies consider evaluating the cumulative impacts of GHGs, even relatively small (on a global basis) contributions.

Impact 4.1-2	Result in a Cumulatively Considerable Net Increase in Criteria Pollutants and Impede the City's Efforts to Meet AB 32 Standards for the Reduction of GHG Emissions
Applicable Policies and Regulations	Non applicable
Significance with Policies and Regulations	Less than significant
Mitigation Measures	None required
Significance after Mitigation	Less than significant

The SFNA is in nonattainment for O₃ and particulate matter. Due to its nonattainment status for the federal and state ozone standards, the geographic scope of the area for the proposed project cumulative analysis includes the City and surrounding areas within the SFNA for O₃. Ongoing development and operation of new land uses would generate additional emissions of O₃ precursors and particulate matter, which may adversely affect the ability of the region to achieve attainment with the applicable air quality standards. This is a significant cumulative impact.

As recommended by the PCAPCD, a project whose construction or operational emissions would not exceed the ROG or NO_x significance thresholds of 55 lbs/day or PM₁₀ significance thresholds of 82 lbs/day would not be considered cumulatively considerable and would be less than significant. As discussed in Impact 4.1-1, the proposed project's ROG, NO_x, and PM₁₀ construction emissions would not exceed the significance thresholds, and therefore, the proposed project's emissions of O₃ precursors would not be considerable and the proposed project's contribution to the cumulative criteria air pollutant impacts would be **less than significant**.

The cumulative nature of climate change and the program's potential to contribute to climate change impacts associated with project-generated GHG emissions is evaluated in Impact 4.1-3 below. GHG impacts are recognized exclusively as cumulative impacts and there are no non-cumulative GHG emission impacts from a climate change perspective (CAPCOA 2008). The supporting documentation for the 2010 CEQA amendments indicates that the impact of GHG emissions should be considered in the context of a cumulative impact, rather than a project-

level impact (CNRA 2009a), and an environmental document must analyze the incremental contribution of a project to GHG levels and determine whether those emissions are cumulatively considerable (CNRA 2009b). To reduce cumulative GHG emissions, various statewide regulatory measures focusing on different GHG emission sources have been implemented that will ultimately reduce GHG emissions associated with the program and other future new development projects. Examples include the Low Carbon Fuel Standard, which set GHG standards for passenger vehicles, and the cap-and-trade program. Regional measures have been adopted by various agencies (e.g., cities, counties, metropolitan planning organizations) throughout the state to support and enhance the effectiveness of the statewide efforts. Although many of the statewide and regional plans, policies, and regulations would not be specifically applicable to reductions in GHG emissions from the program and would vary in applicability to off-site (non-program-related) cumulative projects, to the extent required by law, the proposed program and other cumulative projects would be required to comply with applicable existing regulations and future regulations adopted in furtherance of statewide and/or regional goals.

To evaluate whether the proposed project would generate GHG emissions that are cumulatively considerable, total project-generated GHG emissions associated with construction/demolition activities were amortized over a 25-year period to determine the average annual GHG emissions level, which was then compared to an annual bright-line significance threshold. As previously discussed in Section 4.1.4, the threshold applied in the GHG emissions analysis was the recommended PCAPCD efficiency threshold of 26.5 MT CO₂E per 1,000 square feet per year for nonresidential land uses in urban areas. Construction of the proposed project from 2017 through 2020 was estimated to result in a total of 797 MT CO₂E. Project-generated construction emissions amortized over 25 years would be approximately 32 MT CO₂E per year. Project-generated annual GHG emissions, which include operational activities and amortized construction GHG emissions, would total 3,460 MT CO₂E, resulting in a net increase of 2,859 MT CO₂E per year over existing conditions. Based on the total GHG emissions attributable to the proposed project of 2,859 CO₂E and a total project size of 210,000 sf, the project would result in 13.61 MT CO₂E per 1,000 square feet, which is below the efficiency threshold recommended by the PCAPCD. As the estimated average annual operational GHG emissions would not exceed the recommended PCAPCD efficiency threshold of 26.5 MT CO₂E, the proposed project would have a **less-than-significant impact** with regards to cumulatively considerable GHG emissions.

Impact 4.1-3	Generate a Substantial Contribution to GHG Emissions that Conflicts with an Applicable Plan or Policy
Applicable Policies and Regulations	AB 32 City of Roseville General Plan Greenhouse Gas Policies
Significance with Policies and Regulations	Less than Significant
Mitigation Measures	None required
Significance after Mitigation	Less than Significant

Construction of the proposed project would result in GHG emissions, which are primarily associated with use of off-road construction equipment, on-road hauling and vendor (material delivery) trucks, and worker vehicles. Proposed project GHG emissions associated with temporary construction activity have been quantified using CalEEMod. On-site sources of GHG emissions include off-road equipment, and off site sources include hauling and vendor trucks and worker vehicles. Emissions from on-site and off-site sources are combined for the purposes of this analysis; a breakdown of emissions by source is provided in Appendix C. Table 4.1-9 presents construction emissions for the proposed project in 2017 through 2020 from on-site and off-site emission sources.

Table 4.1-9
Estimated Annual Construction Greenhouse Gas Emissions

Year	MT CO ₂ /year	MT CH ₄ /year	MT N ₂ O/year	MT CO ₂ E/year
2017	256.37	0.03	0.00	257.15
2018	288.81	0.02	0.00	289.35
2019	130.33	0.01	0.00	130.63
2020	119.10	0.02	0.00	119.60
Total	794.61	0.08	0.00	796.73
Amortized Construction Emissions	31.78	0.00	0.00	31.87

Notes: See Appendix C for detailed results.

MT CO₂ = metric tons carbon dioxide; MT CH₄ = metric tons methane; MT N₂O = metric tons nitrous oxide; MT CO₂E = metric tons carbon dioxide equivalent

As shown in Table 4.1-9, estimated annual construction GHG emissions would be approximately 797 MT CO₂E per year as a result of construction-related activities. Construction GHG emissions are a one-time release and are typically considered separate from operational emissions, as global climate change is inherently a cumulative effect that occurs over a long period of time and is quantified on a yearly basis. Even though construction-related emissions will cease at the end of the construction, the pollutants will remain in the atmosphere for long periods afterwards, in some cases for hundreds of years. To ensure that the combined emissions associated with construction and operations are considered together, the proposed project's construction GHG emissions have been amortized over the lifetime of the project, which is assumed for this analysis to be 25 years, and included in the annual operational GHG emissions. The proposed project would result in amortized construction emissions of 32 MT CO₂E.

GHG emissions associated with operation of the proposed project are provided in Table 4.1-10. Trip rates and the average trip length for the proposed project and the existing medical office building provided by the Draft Transportation Impact Study (Appendix D) were incorporated into CalEEMod. The proposed project would double the trip generation of the existing medical office building (7,504 trips compared with 3,753 trips). For both the proposed project and existing

medical office building, energy intensity factors, water consumption rates, and solid waste generation quantities were updated with project-specific input values. For the proposed project, a 20% reduction in water consumption and a 75% waste diversion as mandated by the state was reflected within CalEEMod.

Table 4.1-10
Estimated Annual Net Operational Greenhouse Gas Emissions

Emission Source	MT CO ₂ /year	MT CH ₄ /year	MT N ₂ O/year	MT CO ₂ E/year
<i>Proposed Project</i>				
Area	0.02	0.00	0.00	0.02
Energy (Electricity and Natural Gas)	538.81	0.02	0.01	541.43
Mobile	5,656.57	0.26	0.00	5,663.17
Solid Waste	30.38	1.80	0.00	75.26
Water and Wastewater	6.04	0.00	0.00	6.85
Amortized Construction Emissions	31.78	0.00	0.00	31.87
<i>Combined Emissions</i>	<i>6,263.60</i>	<i>2.08</i>	<i>0.01</i>	<i>6,318.60</i>
<i>Existing</i>				
Area	0.01	0.00	0.00	0.01
Energy (Electricity and Natural Gas)	426.40	0.02	0.00	428.21
Mobile	2,859.44	0.14	0.00	2,862.97
Solid Waste	63.90	3.78	0.00	158.31
Water and Wastewater	9.15	0.01	0.00	10.28
<i>Combined Emissions</i>	<i>3,358.90</i>	<i>3.95</i>	<i>0.00</i>	<i>3,459.78</i>
Net increase (Proposed Project minus Existing)				2,858.82

Notes: See Appendix C for detailed results.

MT CO₂ = metric tons carbon dioxide; MT CH₄ = metric tons methane; MT N₂O = metric tons nitrous oxide; MT CO₂E = metric tons carbon dioxide equivalent

Project-generated estimated emissions presented in Table 4.1-10 reflect application of an indoor water conservation strategy (20% reduction consistent with CALGreen requirements) and a 75% diversion of solid waste per Assembly Bill 341; these measures were not included in the estimated emissions for the existing medical office building.

As shown in Table 4.1-10, the proposed project would result in an increase of 2,859 MT CO₂E/year relative to existing conditions. Approximately 90% of the proposed project's annual GHG emissions are from mobile sources; consequently, to reduce GHG emissions any further project vehicle trips would need to be reduced by more than half. Measures have already been included in the proposed project that reduce the project's GHG emissions from energy consumption, waste, and water use when compared to a typical project.

As previously discussed, the PCAPCD proposes several tiers in determining if a project's contribution to GHG emissions is significant. Under this approach, the proposed project's operational GHG emissions would exceed the 1,100 MT CO₂E "de minimis" threshold but would

be below the bright-line cap of 10,000 MT CO₂E. Therefore, significance is determined based upon a comparison to the efficiency threshold of 26.5 MT CO₂E per 1,000 square feet per year for nonresidential land uses in urban areas. Based on the total GHG emissions attributable to the proposed project of 2,859 CO₂E and a total project size of 210,000 square feet, the project would result in 13.61 MT CO₂E per 1,000 square feet, which is below the efficiency threshold recommended by the PCAPCD⁵. GHG emissions would result in a less-than-significant impact.

The City's CAP establishes requirements for projects to reduce a portion of their estimated GHG to assist the City in meeting state requirements to reduce GHG emissions in compliance with state law. The CAP includes six sustainability action strategies which cover the following areas: energy, transportation, land use and green building, marketing and education, solid waste, and water. Each sustainability action strategy includes primary and supporting measures. Primary measures generate directly attributable GHG reductions based on current technology, empirical studies and available data. Supporting measures are not quantifiable, but do support the reduction potential of the primary measures. While most measures may not be directly applicable to the proposed project, the proposed project would not directly conflict with measures for each of the six strategies. Development of the project site would support measures within the CAP by avoiding greenfield development.

In regards to if development of the proposed project would be consistent with EO B-30-15 (goal of reducing GHG emissions to 40% below 1990 levels by 2030) and EO S-3-05 (goal of reducing GHG emissions to 80% below 1990 levels by 2050); the PCAPCD considered implementation of statewide regulatory requirements by 2030 in developing their CEQA thresholds for GHG impacts. In addition, the proposed project would support achievement of the Executive Order's near-term 2020 goal (as codified in AB 32) and the long-term 2050 goal through meeting California Title 24 requirements. Specifically, the proposed project would result in the demolition of the existing older, energy inefficient structure with newer, energy-efficient features and associated improvements. In addition, CARB notes in the First Update to the Scoping Plan that "California is on track to meet the near-term 2020 greenhouse gas limit and is well positioned to maintain and continue reductions beyond 2020 as required by AB 32" (CARB 2014). Since the proposed project would not conflict with measures outlined within the City's CAP, which were developed to establish strategies to comply with AB 32 and to reduce citywide GHG emissions, and development of the proposed project was shown to not exceed the PCAPCD threshold of 26.5 MT CO₂E per 1,000 square feet, the proposed project would not interfere with the State's trajectory in meeting the 2020, 2030, and 2050 GHG emissions reduction targets set forth in AB 32, EO B-30-15 and EO S-3-05.

⁵ The thresholds adopted by PCAPCD does not include baseline emissions which the City does not agree with, however, until the City has guidance in place the analysis used the PCAPCD significance thresholds in order to assess the impacts of the proposed project's GHG emissions.

Based on the preceding considerations, the proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Therefore, the proposed project would result in a **less-than-significant impact**.

4.1.6 Mitigation Measures

None required.

4.1.7 Sources

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4.2 PUBLIC UTILITIES

4.2.1 Introduction

This section of the Environmental Impact Report (EIR) evaluates potential impacts associated with demand for water supply, wastewater treatment, landfill capacity, and energy associated with implementation of the Kaiser Riverside-Cirby Medical Office Building Project (proposed project). The analysis of water supply, including the environmental and regulatory setting and impact discussion, is followed by the analysis of wastewater treatment and landfill capacity. The cumulative impact analysis is included at the end of this section.

No comment letters were received that addressed concerns regarding water supply, wastewater treatment, or landfill capacity in response to the Notice of Preparation (NOP). Please see Appendix A for a copy of the comments received in response to the NOP.

Information contained in this section is based, in part, on information provided in the *City of Roseville General Plan 2035*, as adopted June 2016 (City of Roseville 2016a), and other City documents.

4.2.2 Environmental Setting – Water Supply

Water Supply

The City of Roseville (City) would serve as the water supplier for the proposed project. The City's water supply sources include surface water from Folsom Lake, groundwater, and recycled water for landscape irrigation. The City's source for water has historically been from Folsom Lake (since 1971). Groundwater is occasionally used as backup supply during emergency or drought conditions. Recycled water is available for landscape irrigation from both the Dry Creek and the Pleasant Grove Wastewater Treatment Plants (WWTPs). The City's surface water supply is more fully described below.

In addition to the water supplies identified above, supplemental water is available from other agencies through water system interties. These water system interties are typically operated during treatment plant disruptions, such as are occasionally experienced during plant construction projects or other maintenance operations that require treatment plant or pump station shutdown. Water system interties are also used for distribution of water between two different service areas when required due to local operational needs.

Surface Water Supply

The City's current surface water supply is American River water diverted from Folsom Lake. Folsom Lake has been the primary source of water supply to the City since 1971. Prior to 1971, the City relied on Placer County Water Agency (PCWA) water delivered through the Boardman

Canal to a treatment facility that was located in the eastern portion of the City. Additionally, prior to 1971, the City also used groundwater from wells located in the older part of the City.

Surface water is now delivered from Folsom Lake via United States Bureau of Reclamation (USBR) facilities through a pumping plant and parallel 48-inch and 60-inch transmission lines to the City's water treatment plant, located on Barton Road in Granite Bay. The City's water plant has a treatment capacity of 100 million gallons per day (mgd) and currently treats 40 mgd (Samuelson, pers. comm. 2016). Water is treated through conventional treatment processes of flocculation/sedimentation, filtration, and disinfection. Treated water is fluoridated for consumer health, and pH is adjusted for corrosion protection of the distribution system.

The City has contracts for 66,000 acre-feet per year (AFY) of surface water through contracts with the USBR, PCWA, and San Juan Water District (SJWD). The City maintains a contract entitlement with the USBR for 32,000 acre-feet of Central Valley Project supplies. Roseville's water supply contract with PCWA allows for 30,000 acre-feet of American River Middle Fork Project water wheeled through USBR facilities at Folsom Lake. Lastly, the City has a current contract with SJWD for 4,000 acre-feet. The SJWD supply is a normal or wet year supply (available during normal or wet years) and is served from part of SJWD's contract with PCWA for 25,000 acre-feet of Middle Fork Project water, also served from Folsom Lake.

In the 1990s, the City participated in the Water Forum, a regional stakeholder effort concerned with the protection of the Lower American River and reliable water supplies. The Water Forum resulted in the development of purveyor-specific agreements that outline how suppliers will meet commitments agreed to as part of the Water Forum efforts. The goal of the Water Forum was to provide a safe and reliable water supply through the year 2030, while protecting resources associated with the Lower American River and stabilizing regional groundwater supplies. Roseville's agreement included a limitation of diversion from the American River in both wet and dry years. In wet years, the City agreed to limit diversions from its American River supply contracts to no more than 52,900 acre-feet in normal/wet years, and no less than 39,800 acre-feet in driest years (critically dry). Through its agreement with SJWD, the City increased its normal year water supplies by an additional 4,000 acre-feet, for a total normal/wet year supply of 58,900 acre-feet. These water supply contracts and Water Forum limitations are summarized in Table 4.2-1 and further described within the City's 2015 Urban Water Management Plan (UWMP; City of Roseville 2016b).

Table 4.2-1
City of Roseville Surface Water Contracts

Contracted Water Supply Source	Contract Amount (AFY)
USBR	32,000
PCWA	30,000

Table 4.2-1
City of Roseville Surface Water Contracts

Contracted Water Supply Source	Contract Amount (AFY)
SJWD (normal/wet year only)	4,000
Total Contracted Supplies	66,000
Available Supplies: Normal/Wet Years ¹	58,900
Available Supplies: Driest/Critically Dry Years ¹	39,800

Note:

¹ As a result of City commitments made under the Water Forum.

Source: City of Roseville 2016b.

Although water contract entitlements total 66,000 acre-feet, the City's diversions from the American River are limited by the Water Forum Agreement (WFA; Water Forum 2000), as noted above. The Water Forum categorized water years into three types: (1) Normal or Wet Years (normal/wet), (2) Drier Years, and (3) Driest Years (critically dry). These hydrologic year types are defined as follows:

- **Normal or Wet Years:** When the projected March through November American River Unimpaired Inflow to Folsom Reservoir is greater than 950,000 acre-feet;
- **Drier Years:** When the projected March through November American River Unimpaired Inflow to Folsom Reservoir is between 950,000 and 400,000 acre-feet; and
- **Driest (Critically Dry) Years:** When the projected March through November American River Unimpaired Inflow to Folsom Reservoir is less than 400,000 acre-feet.

In normal/wet years, the City has agreed to limit surface water diversions to 58,900 AFY. In driest years, the City's maximum diversion from the American River is limited to 39,800 AFY. It is important to note that during drier and driest years, the City also agreed to ensure that up to an additional 20,000 AFY of its contracted water be made available for release down the American River by PCWA through re-operation of its Middle Fork project. Thus, in drier years, the City may divert an amount between 54,900 (58,900 less the 4,000 SJWD supply that is not available in drier/driest years) and 39,800 AFY from the American River based on unimpaired river flow into Folsom Lake (Water Forum 2000).

According to the citywide Water Supply Assessment (WSA) prepared for the Amoruso Ranch Specific Plan EIR, the total water demand at buildout of the City's General Plan would be 64,366 AFY, which includes 4,715 AFY of recycled water (City of Roseville 2016c).

In drier years, the City meets its water supply needs through the combined use of available surface water supplies, mandated water conservation, and groundwater supplies. The City currently operates six groundwater well facilities that are capable of delivering approximately

17,500 AFY of water supply if run full time for the entire year. The wells are maintained primarily as a backup water supply and for improving water supply reliability. The City has plans to expand its groundwater well network by adding 10 additional groundwater wells, which would increase delivery up to a total of 43,800 AFY (City of Roseville 2016b). The City also has plans to acquire an additional 1,500 AFY of water from PCWA's new Ophir Water Treatment Plant (WTP) beginning in 2030, which is expected to have 100% reliability in all hydrologic conditions (City of Roseville 2016c).

Water Treatment

Surface water is delivered and treated at the City's Barton Road WTP, located on Barton Road in Granite Bay prior to delivery to City water customers. Water delivered from Folsom Lake via USBR facilities through a pumping plant and parallel 48-inch and 60-inch transmission lines is treated at the City's Barton Road WTP.

Barton Road Water Treatment Plant

The Barton Road WTP has a treatment capacity of 100 mgd and currently treats an average of 40 mgd (Samuelson, pers. comm. 2016). Water is treated through conventional treatment processes of flocculation/sedimentation, filtration, and disinfection. Treated water is fluoridated for consumer health, and pH is adjusted for corrosion protection of the distribution system.

Groundwater

Surface water from the American River is the City's primary source of water supply. However, because the Sacramento region is located in a semi-arid climate, periodic droughts occur resulting in reduced availability of surface water from the American River. The City of Roseville is located within the North American sub-basin. The North American sub-basin lies in the eastern central portion of the Sacramento Groundwater Basin and covers a surface area of 548 square miles in Sutter, Placer, and Sacramento counties. The City maintains groundwater wells for backup supply and dry year supply. The City is also in the process of obtaining permits for using its wells for aquifer storage and recovery (ASR) to store potable water in the aquifer making it available for use during other times. A Groundwater Management Plan (GMP) was completed in November of 2007 in cooperation with PCWA, City of Lincoln, and California American Water. The project site is not identified as an area for a planned well as part of the City's ASR program and is not considered an important site for recharge (City of Roseville 2016b).

Existing Water Infrastructure and Water Demand

The existing Kaiser campus is served by a 6-inch water line stub connected to a 10-inch public distribution main in Cirby Hills Drive. This service would be maintained until the new

buildings are occupied to provide continuous service to the existing buildings during construction. For the new medical office buildings, two new 10-inch service lines would connect to the City system and would be stubbed to the property: at the existing 10-inch main at Cirby Hills Drive; and at the 24-inch transmission main in Cirby Way, approximately 250 feet east of the Riverside Avenue intersection. A domestic service line and irrigation line would be stubbed off one of the new 10-inch service stubs and would include a City water meter and reduced-pressure principal backflow device.

To ensure adequate water is provided in the event of a fire, the private on-site fire service would include a private 10-inch looped system around the site, generally following on-site roads and parking areas. The looped system would connect to the two new 10-inch service stubs with a reduced-pressure detector backflow device at each stub. Private fire hydrants would be located around the site, connecting to the 10-inch loop. Sprinkler service lines to the new buildings from the 10-inch loop would include an in-line check valve, a post indicator valve, and a fire department connection.

The existing 90,209-square-foot medical office complex has a water demand of 5,713 gallons per day (gpd) (6.1 AFY) for domestic water use and 8,124 gpd (9.1 AFY) for irrigation water for a total of 13,837 gpd and 15.2 AFY (Yi, pers. comm. 2016).

4.2.3 Regulatory Setting – Water Supply

Federal Regulations

Folsom Dam on the American River, from which the City draws its surface water supplies, is managed by the USBR as part of the Central Valley Project (CVP). The CVP was originally conceived as a state project to protect the Central Valley from water shortages and floods by regulating and storing water in reservoirs in the water-rich northern half of the state and transporting it to the water-poor San Joaquin Valley and its surrounding areas by means of a series of canals, aqueducts, and pumping plants. The basic concept and facilities of the CVP were included in the first California State Water Plan formulated in the 1930s. In the Depression era, however, the state was unable to sell the necessary bonds to finance the project. Most of the water development envisioned by the state was eventually accomplished by the federal CVP, beginning with its initial authorization in 1935. Construction on the CVP began in 1937 with the Contra Costa Canal, which began delivering water in 1940. The next facility built was Shasta Dam, the keystone of the CVP. Work on the dam began in 1938, and water storage started even before its completion in 1945. Congress subsequently passed 13 separate measures to authorize the construction of other major water management and storage facilities over the next three decades, including Friant Dam, which was completed in 1942 and Folsom Dam completed in 1955. The final dam, New Melones, was completed in 1979.

There are 8 divisions of the CVP and 10 corresponding units, many of which operate in conjunction, while others are independent of the rest of the network. The American River Division is located in north-central California, on the east side of the Great Central Valley. It manages the water of the American River, which drains off the Sierra Nevada and flows into the Sacramento River. The American River Division stores water in the American River watershed, including Folsom Lake to both provide water supply for local areas and to supply the rest of the system.

Numerous laws, directives, opinions, and orders affect or otherwise have influence on the management of the CVP. The primary operative statute is the Central Valley Project Improvement Act (CVPIA), which was signed into law on October 30, 1992, by President George H. W. Bush. The CVPIA amended previous authorizations of the CVP to include fish and wildlife protection, restoration, and mitigation as project purposes having equal priority with irrigation and domestic uses, and fish and wildlife enhancement as a project purpose equal to power generation.

State Regulations

Urban Water Management Planning Act

The Urban Water Management Planning Act was established in Division 6, Part 2.6 of the California Water Code. The act was developed due to concerns for potential water supply shortages throughout the State of California. It requires information on water supply reliability and water use efficiency measures. Urban water suppliers are required as part of the act to develop and implement UWMPs to describe their efforts to promote efficient use and management of water resources. The City has complied with the Urban Water Management Planning Act through the adoption of the City's 2015 UWMP.

Senate Bill X7-7

In November 2009, the Legislature enacted, and the Governor signed, Senate Bill X7-7, which created a statewide goal of achieving a 20% reduction in urban per capita water use in California by 2020. Under this statute, urban water suppliers are required to establish water conservation targets for the years 2015 and 2020. The City's current Urban Water Management Plan (discussed in Local Regulations, below) includes these targets.

Local Regulations

Water Forum Agreement

The WFA is the result of the efforts of a diverse group of community stakeholders. The stakeholder group was formed in 1994 with the goal to formulate principles for developing

solutions to meet future regional water supply needs. Participants in the Water Forum have developed two coequal objectives:

- Provide a reliable and safe water supply for the region's economic health and planned development to the year 2030.
- Preserve the fishery, wildlife, recreational, and aesthetic values of the Lower American River.

Purveyor-specific agreements have also been developed that describe in detail how each of the elements will be implemented by the respective purveyors. Purveyors include the City, the PCWA, and the SJWD, as well as other regional water agencies. The purveyor-specific agreements are compiled into a Memorandum of Understanding that each stockholder's authorizing body has executed. In return for signing the final WFA, water purveyors receive regional support for water supply projects, including site-specific infrastructure development.

City of Roseville Groundwater Management Plan

In August 2007, the City, in participation with the PCWA and the City of Lincoln, completed a groundwater management plan compliant with both Senate Bill (SB) 1938 and Assembly Bill (AB) 3030. Surface water from the American River is the City's primary source of water supply. Groundwater is only used as a backup water source to augment surface water in the event of drought conditions.

City of Roseville Community Design Guidelines

The City of Roseville Community Design Guidelines (City of Roseville 2008) provides technical guidelines for public spaces, including landscaping guidelines, for commercial and office development.

City of Roseville Municipal Code

Section 14 of the City's Municipal Code (City of Roseville 2016e) contains regulations associated with water rates (Chapter 14.08), water conservation (Chapter 14.09), and installation of water facilities (Chapter 14.08).

City of Roseville General Plan

The *City of Roseville General Plan 2035* Public Facilities Element contains goals and policies relating to water supply and distribution (City of Roseville 2016a). Goals and policies applicable to the proposed project are listed below:

Water System

- Goal 1** Maintain a water system that adequately serves the existing community and planned growth levels, ensuring the ability to meet projected water demand and to provide needed improvements, repairs and replacements in a timely manner.
- Goal 2** Provide water services to all existing and future Roseville water utility customers. The provision of services by another provider may be considered where it is determined that such service is beneficial to the City and its utility customers or the provisions of City services is not feasible.
- Goal 4** Actively pursue water conservation measures.
- Policy 5** Ensure all development provides for and pays a fair share of the cost for adequate water distribution, including line extensions, easements, and plant expansions.
- Policy 10** Develop and implement water conservation standards and measures as necessary elements of the water system.

City of Roseville Urban Water Management Plan

The City has prepared and adopted a *2015 Urban Water Management Plan* (City of Roseville 2016b). This plan was prepared to comply with the Urban Water Management Planning Act of the California Water Code (described previously under State Regulations). UWMPs must be developed by urban water providers that annually supply more than 3,000 customers or more than 3,000 acre-feet of water annually, and submitted to the California Department of Water Resources every 5 years. The UWMP describes the availability of water and discusses water use, recycled water use, and water conservation.

City of Roseville Water Conservation Ordinance

In 1991, the City developed and adopted the Roseville Water Conservation and Drought Mitigation Ordinance as documented in the City's Municipal Code Chapter 14.09 (City of Roseville 2016e). Under this ordinance, the City has authority to declare water shortage conditions and implement drought-related mitigation measures.

In February 2008, the City adopted Ordinance 4629, which added Sections 14.09.200–14.09.220 and amended Sections 14.09.020–14.09.090 of the Roseville Municipal Code regarding water conservation. The purpose of this ordinance is to ensure compliance with all federal, state, and local requirements relating to water conservation and drought mitigation. Ordinance 4629 provides an approach to conservation that reflects that there are now more water customers billed on metered rates, which creates additional tools to achieve conservation.

City of Roseville Water-Efficient Landscape Ordinance

In 2006, the state enacted legislation (Water Conservation in Landscaping Act of 2008) requiring the State Department of Water Resources to update the State Model Water-Efficient Landscape Ordinance. The updated model ordinance contains several new landscape and irrigation design requirements aimed at reducing water waste in landscape irrigation. All local land use agencies were required to adopt the model ordinance or develop an ordinance that is at least as effective by January 2010. On October 21, 2009, the Roseville City Council adopted an ordinance (4786) effective January 1, 2010, tailored to meet the City's needs that it was based on, and was at least as effective as, the state's model ordinance. On March 16, 2016, the Roseville City Council adopted Ordinance 5659 (City of Roseville 2016e), which repealed Chapter 19.67 of Title 19 of the Roseville Municipal Code and replaced it with Chapter 14.18 of Title 14; this action moved the Water Efficient Landscape Ordinance to a different section of the Municipal Code, Chapter 14.18, Water Efficient Landscaping, complies with the requirements of the Water Conservation in Landscaping Act of 2006.

City of Roseville 2016 Design/Construction Standards

Section 8 of the City's 2016 Design/Construction Standards, Domestic Water Supply System Design (City of Roseville 2016d), provides criteria for the design of domestic water systems. Compliance with these standards ensures that water delivery facilities are properly sized to distribute water to any new customers that would be created as a result of implementing the proposed project.

4.2.4 Impacts – Water Supply**Methods of Analysis**

The potable water demand created by the proposed project is compared against the City's water supply portfolio and its ability to obtain water from the American River in normal/wet year conditions. The existing 90,209-square-foot medical office complex has a water demand of 13,837 gpd or 15.5 AFY (Yi, pers. comm. 2016). The City has indicated that adequate water supplies are available to serve the proposed project, as described below. No new water source or supply of water would be required to serve the site, and development of this project would not impact water supply for existing residences or businesses.

The proposed project's water demand was calculated for the total 210,000-square-foot medical office buildings using the City's current demand factor for Community Commercial land use designations of 2,598 gpd/acre (City of Roseville 2016c). The proposed project's total water demand compared to the existing medical office complex demand is shown in Table 4.2-2.

**Table 4.2-2
Proposed Project Water Demand**

Proposed Use	Acreage	Demand Factor (gpd/acre)	Floor-Area Ratio	Total Demand for Built Area (mgd)	Total Demand (AFY) ¹
New Medical Office Buildings	14.36 ²	2,598	34%	.42	46.8
Existing Medical Office Complex	14.36 ²	2,598	30%	.37	41.6
Net Difference					5.15

Notes:

¹ Gallons per day (gpd), 1.0 gpd = 0.00112 acre-feet per year (AFY)

² Total site acreage is based on the March 3, 2016 site plan.

Source: City of Roseville 2016c.

The applicant's architect, HOK prepared a Water Conservation Plan (Plan) for the proposed project that describes ways the project would reduce water consumption and estimates the amount of water the project would require (HOK 2016). The Plan estimates the project would use 1,504 gpd/acre, which represents a savings of 42% below the City's demand factor of 2,598 gpd/acre. This estimated water demand represents the total demand for irrigation water and domestic water. The irrigation water was calculated based on the City's requirements. The domestic water was calculated based on detailed estimates of daily building usage. However, for the purposes of the analysis a more conservative approach was assumed using the City's water demand rate of 2,598 gpd/acre. A copy of this report is included in Appendix E.

Thresholds of Significance

Consistent with Appendix G of the California Environmental Quality Act (CEQA) Guidelines, the City's General Plan, and professional judgment, a significant impact would occur if the proposed project would do any of the following:

- Result in insufficient water supplies to serve the project from existing entitlements and resources, such that new or expanded water supplies are required.
- Result in or require the construction or expansion of water treatment, conveyance, and/or storage facilities that would create significant environmental effects.
- Substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or substantial lowering of the local groundwater table.

Impact 4.2-1	Availability of Water Supplies to Meet Project Demand in Wet/Dry Years
Applicable Policies and Regulations	City of Roseville General Plan Policies Urban Water Management Plan City of Roseville Water Conservation Ordinance Water-Efficient Landscaping Ordinance
Significance with Policies and Regulations	Less than significant
Mitigation Measures	None required
Significance after Mitigation	Less than significant

Development of the proposed project would require water for operation of the medical office buildings and exterior landscaping. Using the City's water demand rate for Community Commercial of 2,598 gpd per acre (City of Roseville 2016c), the proposed project's total calculated demand for water would be .42 mgd or 46.8 AFY, as shown in Table 4.2-2. The net increase in water demand compared to the existing medical office building is estimated to be 5.15 AFY. The Water Conservation Plan prepared for the project (see Appendix E) calculates the project's water demand based on the project's use of high efficiency fixtures and systems resulting in a demand of 1,504 gpd/acre or .24 mgd and 27.0 AFY.

In order to help meet projected water demand, the City is planning to acquire an additional 1,500 AFY from PCWA's future Ophir WTP. This water is projected to be available beginning in 2030 and have 100% reliability in all hydrologic conditions. With this additional water source, the City is projected to have a water supply of 67,500 AFY in normal years, 39,500 AFY in single-dry years, and 47,500–55,500 in multiple dry years (City of Roseville 2016c). This supply is sufficient to meet the projected water demand at buildout during normal years; however, it would not be sufficient to meet water demand during single-dry years or multiple-dry years. During single-dry and multiple-dry years, the City would use a combination of water conservation measures and groundwater pumping to meet the projected water demand.

The State Water Resources Control Board (SWRCB) voted to eliminate the statewide 25% water savings approach in May 2016 and in its place has given water agencies local control over conservation efforts (City of Roseville 2016g). The City is still requesting water customers continue to use water efficiently by maintaining a 10% voluntary reduction goal through January 2017. It is assumed this voluntary reduction would continue through 2017 even in light of the rainfall the region has received to date.

A 10% reduction goal would meet the City's definition of a Stage One Drought under the Water Conservation Ordinance, Municipal Code Section 14.09.040 (City of Roseville 2016e). Water restrictions under a Stage One Drought require a 10% reduction in water use by residents and businesses from normal seasonal use. The proposed project, as described in Chapter 2, states

project landscaping would be native and drought resistant where feasible, and would be designed to comply with the City's Water-Efficient Landscape Ordinance. It is anticipated the project's desire to promote water conservation and compliance with the City's Water Conservation Ordinance and Water-Efficient Landscaping Ordinance, would help conserve water and reduce overall water demand. In any event, the drought of 2013 and 2014, one of the worst in decades, does not represent typical conditions, and water supplies in future years are expected to reflect cycles of wet and dry years, as has occurred in the past. Further, the City has a diversified water supply portfolio that includes groundwater supplies for use in dry years such as currently being experienced. The 2015 UWMP and Citywide WSA indicate that the City has sufficient water supply to meet the demand at buildout of the General Plan (City of Roseville 2016b, 2016c).

All new homes and businesses in the City have water meters and pay for water usage according to the City's rate structure. The 10-inch domestic service lines that would provide water to the project site would have City meters and reduce pressure principal backflow devices. Because the demand for potable water has been factored into the City's long-range plans to serve development of this site and the proposed project would comply with the City's Water Conservation Ordinance and Water-Efficient Landscaping Ordinance and includes a number of water saving features, as described above, the impact is considered **less than significant**.

Impact 4.2-2	Construct or Expand Water Treatment, Conveyance, and/or Storage Facilities to Accommodate the Project
Applicable Policies and Regulations	City of Roseville General Plan Policies Urban Water Management Plan City of Roseville Water Conservation Ordinance
Significance with Policies and Regulations	Less than significant
Mitigation Measures	None required
Significance after Mitigation	Less than significant

The proposed project would install a public "looped" 10-inch water main to serve on-site domestic and fire safety water demands, per the City's requirements. The public looped water main points of connection would come from an existing 10-inch public distribution water main in Cirby Hills Drive and a 24-inch transmission main in Cirby Way.

Surface water is delivered and treated at the City's Barton Road WTP prior to delivery to City water customers. The Barton Road WTP has a treatment capacity of 100 mgd and currently treats an average of 40 mgd (Samuelson, pers. comm. 2016). As identified under Impact 4.2-1 and in Table 4.2-2, the proposed project's total calculated water demand would be .42 mgd or 46.8 AFY, with a net increase of 5.15 AFY compared to the existing medical office complex. Accordingly, the Barton Road WTP has adequate capacity to accommodate the water demands

associated with the proposed project and the project would not require the construction or expansion of water treatment facilities. In addition, the City's Environmental Utilities Department has reviewed the proposed project and has determined that the existing water infrastructure that serves the area has been designed to accommodate buildout of the site with commercial uses and does not need to be expanded or upsized to accommodate the proposed project. Therefore, the project impact would be **less than significant**.

Impact 4.2-3	Deplete Groundwater Supplies or Interfere with Groundwater Recharge
Applicable Policies and Regulations	City of Roseville General Plan Policies Urban Water Management Plan
Significance with Policies and Regulations	Less than significant
Mitigation Measures	None required
Significance after Mitigation	Less than significant

Groundwater supply is partly dependent on recharge by percolation of rainwater through permeable surfaces. Groundwater recharge in the project area occurs primarily along stream channels such as Dry Creek and Cirby Creek. As described in Section 4.2.2, Environmental Setting – Water Supply, the existing 14-acre site is currently developed with a 90,209-square-foot medical office complex with associated surface parking on 8.15 acres. Development of the proposed project would add approximately 2.30 acres of new impervious surfaces to the project site for a total of 10.45 acres. Recharge is already limited by impervious surfaces under existing conditions and this site is not identified by the City as being a recharge area.

Runoff from the project site would be collected and diverted through on-site drainage controls. Collecting on-site surface runoff would be controlled by area inlets or curb inlets and runoff would be connected to subsurface infiltration galleries. Water from flows released from the project site into downstream channels could also provide some recharge. Because recharge on the project site is currently limited and the additional 2.30 acres of impervious surface is not being placed in an area identified by the City as a groundwater recharge zone, it would not deplete the City's groundwater supplies or interfere with groundwater recharge, the proposed project would have a **less-than-significant impact** on groundwater recharge potential and available groundwater supply.

4.2.5 Mitigation Measures

None required.

4.2.6 Environmental Setting – Wastewater

The City is the wastewater service provider for properties located within the City and will be the service provider for the proposed project. Wastewater is collected in sewer lines that ultimately connect to one of two regional wastewater treatment facilities. Treated wastewater is then either discharged into local area creeks in compliance with state permit requirements, or used as recycled water.

Wastewater Service Area

The City, the South Placer Municipal Utility District, and Placer County are regional participants in the South Placer Wastewater Authority (SPWA). The SPWA was created in 2000 to oversee policy for funding regional wastewater infrastructure. The City owns and operates two regional wastewater treatment facilities on behalf of the regional partners. These treatment facilities are the Dry Creek Wastewater Treatment Plant (DCWWTP) and the Pleasant Grove Wastewater Treatment Plant (PGWWTP). The proposed project would be served by the DCWWTP located in Placer County at 1800 Booth Road just outside of the southwestern City limits.

The City prepared the South Placer Regional Wastewater and Recycled Water Systems Evaluation (Systems Evaluation, City of Roseville 2009), which delineates the 2005 regional wastewater service area boundary (2005 SAB) and provides baseline and projected future information of these regional wastewater and recycled water systems. The 2005 SAB includes areas within the cities of Roseville, Rocklin, Loomis, and portions of Granite Bay and unincorporated Placer County. The project site is located within the 2005 SAB.

The Systems Evaluation is also the long-term planning tool to project wastewater treatment needs and to identify necessary capital improvement projects to accommodate urban growth within the 2005 SAB. The Systems Evaluation addressed system conditions as of June 2004 (the most recent data available) and anticipated buildout conditions within the 2005 SAB. Buildout of the 2005 SAB, including proposed rezones and land use intensifications, would result in 16.34 mgd average dry-weather flow (ADWF) at the DCWWTP (City of Roseville 2009, Table ES-6). Under the ultimate SPWA boundary (the current 2005 Service Area plus anticipated Urban Grown Areas), the ADWF of the DCWWTP is estimated at 19.98 mgd ADWF (City of Roseville 2009, Table ES-6).

Wastewater Treatment

Since the proposed project would be served by the DCWWTP, information on that plant is provided below.

Dry Creek Wastewater Treatment Plant

The DCWWTP is located on Booth Road, along Dry Creek, just outside the southwestern City limits. The DCWWTP provides sewerage services for the southwest portion of the City, and portions of Placer County and the South Placer Municipal Utilities District. The DCWWTP provides tertiary treatment for up to 18 mgd ADWF and 45 mgd peak wet weather flows (PWWF). The DCWWTP's 2015 ADWF was approximately 7.7 mgd, of which approximately 5 mgd comes from the City (City of Roseville 2016b). Treated wastewater is discharged to Dry Creek, a water of the United States and a tributary to the Sacramento River via the Natomas East Main Drainage Canal. Discharges from the DCWWTP are currently regulated by Waste Discharge Requirements (WDRs) Order R5-2014-0049, issued by the Central Valley Regional Water Quality Control Board (RWQCB) on March 28, 2014.

Wastewater Collection

The City's wastewater collection system includes both gravity sewer lines and lift stations with associated force mains.

Existing Wastewater Infrastructure and Wastewater Treatment Demand

The existing Kaiser campus is served by an 8-inch sewer main in Cirby Way that connects to an 8-inch sewer main in Riverside Avenue. The sewer main in Riverside Avenue is currently at or over capacity, per an assessment conducted by BKF Engineers (BKF 2017). The proposed project includes the installation of two new 8-inch service lines; the first connecting to the 8-inch sewer main in Cirby Way and the second connecting to an existing public manhole at the intersection of Cirby Way and Cirby Hills Drive.

4.2.7 Regulatory Setting – Wastewater

Federal Regulations

National Pollutant Discharge Elimination System Permits (Federal and State)

The National Pollutant Discharge Elimination System (NPDES) permit system was established in the Clean Water Act to regulate municipal and industrial discharges to surface waters of the United States. The discharge of wastewater to surface waters is prohibited unless an NPDES permit has been issued to allow that discharge. Each NPDES permit includes the following provisions: effluent and receiving water limits of allowable concentrations and/or mass of pollutants contained in the discharge; prohibitions on discharges not specifically allowed under the permit; provisions that describe required actions by the discharger, including industrial pretreatment, pollution prevention, and self-monitoring activities; and other regulatory

requirements. The DCWWTP is authorized under NPDES permit No. CA0079502, adopted on March 28, 2014, to discharge 18 mgd ADWF into Dry Creek.

State Regulations

Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act (Porter-Cologne Act) is California's statutory authority for the protection of water quality. Under the Porter-Cologne Act, the state must adopt water quality plans, policies, and objectives that will provide protection to the state's waters for the use and enjoyment of the people of California. In California, the SWRCB has authority and responsibility for establishing policy for water quality control issues for the state. Regional authority for planning, permitting, and enforcement is delegated to the nine RWQCBs. The Porter-Cologne Act authorizes the SWRCB and RWQCBs to issue NPDES permits containing WDRs, and to enforce these permits. SWRCB and RWQCB regulations implementing the Porter-Cologne Act are included in Title 27 of the California Code of Regulations.

General Waste Discharge Requirements for Sanitary Sewer Systems

The General WDRs for Sanitary Sewer Systems were adopted by the SWRCB in May 2006. These WDRs require local jurisdictions to develop a sewer system management plan (SSMP) that addresses the necessary operation and emergency response plans to reduce sanitary sewer overflows (SWRCB 2006). The WDRs require that the local jurisdiction approve the SSMP and the Roseville City Council approved the City's SSMP on January 21, 2009. The SSMP was updated December 12, 2013, and subsequently recertified by the Roseville City Council on January 8, 2014.

Local Regulations

South Placer Wastewater Authority

The SPWA is a joint powers authority formed to fund regional wastewater and recycled water facilities in southwestern Placer County for three partner agencies (the "participants"): the City, the South Placer Municipal Utility District, and Placer County. The regional facilities funded by the SPWA thus far include recycled water facilities, trunk sewer lines, and two WWTPs (including the DCWWTP). All three participants transmit wastewater to these WWTPs. The SPWA also monitors compliance with operational criteria established in the funding and operations agreements among the participants.

City of Roseville General Plan 2035

The *City of Roseville General Plan 2035* (City of Roseville 2016a) Public Facilities Element contains goals and policies that are designed to ensure that residents and businesses have adequate wastewater service. Goals and policies applicable to the proposed project are listed below.

Wastewater and Recycled Water Systems

Goal 4 Meet State of California and U.S. Environmental Protection Agency (EPA) water quality standards for the discharge of treated wastewater, as well as meet State of California quality standards for the production of recycled water.

Policy 4 Ensure that wastewater treatment capacity is available and that wastewater generation is minimized.

Policy 7 Prevent hazardous materials from entering the wastewater system.

City of Roseville Municipal Code

Section 14 of the City's Municipal Code (City of Roseville 2016d) contains regulations associated with sewer use, sewer rates and charges, and industrial wastewater. Chapter 14.26 prohibits discharge to a sanitary sewer of any pollutant or wastewater that would interfere with the operation or performance of the City's wastewater collection or treatment facilities.

City of Roseville 2016 Design/Construction Standards

Section 9 of the City's 2016 Design/Construction Standards, Sanitary Sewer Design (City of Roseville 2016d), provides criteria for design of sewer systems. Compliance with these standards would reduce impacts related to wastewater conveyance by ensuring that wastewater collection and conveyance facilities are properly sized to convey the flows from development associated with the proposed project.

4.2.8 Impacts – Wastewater**Methods of Analysis**

For wastewater treatment, the total demand for treatment was calculated for the proposed project and compared to the capacity of the DCWWTP. The existing 90,209-square-foot medical office complex has a wastewater demand of 6,105.3 gpd (Yi, pers. comm. 2016). The proposed project's total wastewater demand was calculated for the 210,000-square-foot medical office buildings using the City's generation rate. According to the City's 2016 Design Standards, the ADWF generation rate for commercial facilities is 850 gpd/acre (City of Roseville 2016d). The

proposed project's total wastewater demand is compared to the existing medical office complex wastewater demand using the City's demand rate, as shown in Table 4.2-3.

The current capacity of the DCWWTP is 18 mgd and existing flows treated at the plant are 7.7 mgd. The demand for wastewater treatment has been factored into the City's long-range plans to serve development of this site. The DCWWTP is currently sized to accommodate treatment flow from the proposed project, as described below under Impact 4.2-5.

**Table 4.2-3
Proposed Project Wastewater Generation**

Proposed Use	Acreage	Demand Factor (gpd/acre)¹	Average Wastewater (gpd)	Peak Flow (gpd) (Peaking Factor = 2.0)
New Medical Office Buildings	14.36 ²	850	13,793	27,586
Existing Medical Office Complex	14.36 ²	850	12,206	24,412
Net Difference			1,587	3,174

Notes:

¹ The City's demand factors are based on a FAR of .30. The project has a FAR of .34; therefore the difference is added to the average wastewater calculation.

² The site acreage is based on the March 3, 2016 site plan.

Source: City of Roseville 2016d.

Thresholds of Significance

Consistent with Appendix G of the CEQA Guidelines, the City's General Plan, and professional judgment, a significant impact would occur if the proposed project would do any of the following:

- Result in or require the construction or expansion of wastewater treatment or collection facilities that would create significant environmental effects.
- Result in a determination that inadequate capacity is available at the wastewater treatment plant to serve the project's projected demand in addition to existing wastewater treatment commitments.
- Exceed wastewater treatment requirements of the Regional Water Quality Control Board.

Impact 4.2-4	Construction or Expansion of Wastewater Collection Facilities
Applicable Policies and Regulations	City of Roseville Improvement Standards and Design/ Construction Standards
Significance with Policies and Regulations	Less than significant
Mitigation Measures	None required
Significance after Mitigation	Less than significant

The project site is currently developed and based on the City's demand rate has an average demand for wastewater treatment of 12,206 gpd, as shown in Table 4.2-3. The existing campus is served by an 8-inch sewer line located in Cirby Way, which in turn connects to an 8-inch sewer main in Riverside Avenue. The proposed project would be served by two 8-inch service lines, one connecting to the 8-inch sewer main in Cirby Way and the second connecting to an existing public manhole in the intersection of Cirby Way and Cirby Hills Drive. The existing line downstream of this manhole is an 8-inch pipe.

According to a Technical Memorandum prepared by BKF Engineers (BKF 2017), the existing sewer infrastructure in Riverside Avenue is at or over capacity. The proposed project has been designed consistent with the City's 2016 Design/Construction Standards to ensure pre-project flows would be maintained and not exceeded in the post-project condition. Additionally, the second service line connecting to the manhole at the intersection of Cirby Way and Cirby Hills Drive would convey the remaining wastewater or difference between the pre-and post-project wastewater flows in order to ensure nothing greater than the pre-project flows would go to the Riverside Avenue sewer main. Additionally, the proposed project is required to comply with Section 9, Sanitary Sewer Design, of the City's 2016 Design/Construction Standards (City of Roseville 2016d) which specifies requirements for main sizes, slope and velocity of main placement, materials, depth, and alignment. Therefore, the proposed project could be served by the City's existing wastewater collection facilities and would not require any upgrades or expansions to the City's wastewater infrastructure, and the impact would be **less than significant**.

Impact 4.2-5	Capacity at the DCWWTP to Serve the Proposed Project
Applicable Policies and Regulations	City of Roseville General Plan
Significance with Policies and Regulations	Less than significant
Mitigation Measures	None required
Significance after Mitigation	Less than significant

Wastewater flows generated by the proposed project would be conveyed to the DCWWTP for treatment. As shown in Table 4.2-3, the proposed project would have a total peak wastewater demand of 27,586 gpd or 0.027 mgd. The net increase in wastewater flows would be 1,587 gpd with peak flows at 3,174 gpd compared to existing conditions. The current capacity of the DCWWTP is 18 mgd and current ADWF flows treated at the plant are 7.7 mgd. As documented in the Systems Evaluation report (City of Roseville 2009), wastewater demand generated within the 2005 SAB that flows to the DCWWTP for treatment is projected to reach 16.34 mgd ADWF at buildout of the 2005 SAB. The DCWWTP is permitted to continue to discharge up to 18 mgd ADWF into Dry Creek under the facility's NPDES permit No. CA0079502 (March 28, 2014). Of the 7.7 mgd currently treated at the DCWWTP, only 5 mgd comes from the City (City of

Roseville 2016b). The proposed project's net increase in wastewater of 0.003 mgd would represent only a fraction of the wastewater currently being treated from the City. The DCWWTP has adequate capacity available to serve the proposed project and would not require immediate upgrades or expansions to accommodate flows from the project. Therefore, this impact is considered **less than significant**.

Impact 4.2-6	Exceed Wastewater Treatment Requirements of the Regional Water Quality Control Board
Applicable Policies and Regulations	Porter-Cologne Water Quality Control Act NPDES Permit
Significance with Policies and Regulations	Less than significant
Mitigation Measures	None required
Significance after Mitigation	Less than significant

The Porter-Cologne Water Quality Control Act authorizes the SWRCB and RWQCB to issue NPDES permits containing WDRs, and to enforce these permits. NPDES Permit No. CA0079502 and WDR No. R5-2014-0049 adopted on March 28, 2014 establish the effluent limitations and standards for the treatment plant, based on the current design capacity of 18 mgd ADFW. Because the DCWWTP has capacity to serve the proposed project within its existing NPDES Permit and in compliance with WDRs required by the RWQCB, the proposed project would not exceed wastewater treatment requirements of the RWQCB, and the impact is considered **less than significant**.

4.2.9 Mitigation Measures

None required.

4.2.10 Environmental Setting – Solid Waste

Solid Waste Collection and Disposal

Solid waste generated in the City is collected and hauled by the City and delivered to the Western Placer Waste Management Authority (WPWMA) for processing and disposal. The WPWMA, a regional agency composed of the cities of Roseville, Rocklin, Lincoln, and Placer County, owns and operates the Materials Recovery Facility (MRF) and the Western Regional Sanitary Landfill (WRSL) and a Permanent Household Hazardous Waste Collection Facility. The MRF and the WRSL are located on 320 acres at the southwest corner of Athens Avenue and Fiddymont Road in Placer County. Nortech Waste LLC, a private firm, operates the MRF and Nortech Landfill Inc., a private firm, operates the landfill under separate contracts to the WPWMA.

The City has entered into a joint powers agreement (JPA) with these other agencies for solid waste management. The JPA administers the County's Solid Waste Management Plan. The City entered into a flow-control agreement with the WPWMA in 2005, which requires all solid waste generated within the City limits be delivered to the MRF for sorting and disposal at the WRSL. In compliance with the City's Municipal Code, Section 9.17.050 (City of Roseville 2016f), all construction and demolition debris generated within the City must be delivered to the WPWMA facilities for recycling or disposal. Collection of solid waste within the City is operated and managed by the City's Environmental Utilities Department. Permitted non-exclusive franchise haulers may handle temporary refuse collection and disposal for construction and demolition.

The majority of solid waste collected from within the service area is first delivered to the MRF for processing. The MRF, which opened in 1995, receives, separates, processes, and markets recyclable materials removed from delivered solid waste. The MRF has a mixed-waste processing capacity of 2,200 tons per day (design capacity of the facility) and a permitted processing capacity of 1,750 tons per day (current amount permitted to be processed). In addition to processing mixed-solid waste, the MRF includes a green waste compost facility. The compost portion of the facility has a permitted a capacity of 75,000 cubic yards per year (CalRecycle 2016a).

The WRSL is a Class II/III municipal solid waste (non-hazardous) landfill. Currently, the WRSL (Facility Permit 31-AA-0210) is permitted to accept 1,900 tons of refuse per day, and the average tonnage received is approximately 803 tons per day over a 7-day period. The WRSL has a total capacity of 36,350,000 cubic yards, and based on current projected development, the WRSL has a projected lifespan extending through 2058 (CalRecycle 2016b). Of the 235,842 tons of solid waste received by the WRSL in 2015, 96,667 tons (41%) were from the City (CalRecycle 2016c). The City projects that the solid waste generation at buildout of the General Plan would be 275,000 tons per year (City of Roseville 2016c).

4.2.11 Regulatory Setting – Solid Waste

Federal Regulations

Resource Conservation and Recovery Act

Title 40 of the Code of Federal Regulations (CFR), Part 258, Resource Conservation and Recovery Act (RCRA), Subtitle D, contains regulations for municipal solid waste landfills and requires states to implement their own permitting programs incorporating the federal landfill criteria. The federal regulations address the location, operation, design, groundwater monitoring, and closure of landfills.

State Regulations

California Integrated Waste Management Act

The California Integrated Waste Management Act, also known as AB 939 (Public Resources Code [PRC] Section 41780), enacted in 1989, contains regulations affecting solid waste disposal in California. AB 939 is designed to increase landfill life and conserve other resources through increased source reduction and recycling. AB 939 requires cities and counties to prepare solid waste management plans and adopt source reduction and recycling elements (SRREs) to implement AB 939's goals. These goals include diverting approximately 50% of solid waste from landfills and identifying programs to stimulate local recycling in manufacturing and the purchase of recycled products.

The SRRE that is part of the City's Public Facilities Element included in the General Plan contains goals and policies for solid waste disposal. To meet these goals, the SRRE specifies three methods: (1) source reduction, which is a net reduction in waste generation at the source; (2) recycling, which is a reuse of materials to produce new similar products or different products; and (3) composting, which is a process of biological decomposition of solid organic debris, such as leaves, grass clippings, and other organic material commonly found in the municipal waste stream, to create usable material.

Senate Bill 1016

SB 1016 enacted in 2007 changes the process for bi-annual review of a jurisdiction's source reduction and recycling element and allows the California Integrated Waste Management Board (CIWMB) to make a finding whether each jurisdiction is in compliance with the requirements based on the jurisdiction's change in its per capita disposal rate. Starting on January 1, 2018, CalRecycle is required to review each jurisdiction's SRRE and household hazardous waste element at least once every 2 years.

The CIWMB no longer is a diversion rate used to calculate compliance with AB 939, but a per capita disposal rate is used that calculates the number of pounds of solid waste diverted, divided by the total population, divided by 365 days. The City's most recent, 2014 disposal rate was 4.1 pounds per person per day (PPD) and 7.4 pounds per employee per day (CalRecycle 2016d).

Solid Waste Reuse and Recycling Access Act of 1991

AB 1327 (Solid Waste Reuse and Recycling Access Act), enacted in 1991, requires jurisdictions to adopt ordinances that require development projects to provide adequate storage areas for collection and removal of recyclable materials.

Assembly Bill 341

AB 341, which was enacted in 2011, states that it is the policy goal of the state that not less than 75% of solid waste generated be reduced, recycled, or composted by the year 2020. The bill also requires that on and after July 1, 2012, a business, defined to include a commercial or public entity that generates more than 4 cubic yards of commercial solid waste per week or is a multifamily residential dwelling of five units or more arrange for recycling services. Jurisdictions, on and after July 1, 2012, are required to implement a commercial solid waste recycling program or revise their SRRE to meet this requirement.

California Department of Resources Recycling and Recovery

CalRecycle is the new home of California's recycling and waste reduction efforts. Officially known as the Department of Resources Recycling and Recovery, CalRecycle is a new department within the California Natural Resources Agency and administers programs formerly managed by the California Integrated Waste Management Board and Division of Recycling. CalRecycle is the State agency charged with the primary responsibility for permitting of solid waste facilities. CalRecycle operates through its designated Local Enforcement Agencies (LEAs), which typically are county health departments. Air pollution from solid waste facilities is regulated by local air pollution control districts or air quality management districts, while water pollution is regulated by RWQCBs.

Universal Waste Regulations

Universal wastes are hazardous wastes that are widely produced by households and many different types of businesses such as medical offices. Universal wastes include televisions, computers, and other electronic devices as well as batteries, fluorescent lamps, and mercury thermostats and other mercury-containing equipment, among others. The hazardous waste regulations identify seven categories of hazardous wastes that can be managed as universal wastes. Any unwanted item that falls within one of these waste streams can be handled, transported, and recycled following the simple requirements set forth in the universal waste regulations (22 CCR Division 4.5, Chapter 23).

California Medical Waste Management Act

California Health and Safety Code Sections 117600-118360, last updated September 2015, is known as the Medical Waste Management Act (MWMA) and regulates proper handling, storage, treatment, and transportation of medical waste. The MWMA outlines requirements for small and large generators of medical waste, including registration as a medical waste generator and payment of annual permit fees, as well as completion of a Medical Waste Management Plan. Additionally, the MWMA regulates medical waste haulers and medical waste treatment facilities.

California Health and Safety Code Sections 25500-25547.8

Under Health and Safety Code Chapter 6.95, Hazardous Materials Release Response Plans and Inventory, individual generators of hazardous waste would be required to prepare a Hazardous Materials Business Plan (HMBP). HMBPs are required when hazardous materials are generated in quantities greater than 55 gallons, 500 pounds, or 200 cubic feet. The HMBP includes basic information about the location, types, quantities, and health risks of hazardous materials stored, used, or disposed of at the site, as well as information about employee training and emergency response plans. The local Certified Unified Program Agencies (CUPA) is responsible for implementing unified programs for hazardous materials. The CUPA for the City is the City of Roseville Fire Department (City of Roseville 2016h).

Local Regulations***Western Placer Waste Management Authority***

As noted previously, the WPWMA is a regional agency composed of Placer County and the cities of Roseville, Rocklin, and Lincoln. The WPWMA provides recycling and waste disposal opportunities to those communities, as well as to the City of Auburn and the Town of Loomis. The WPWMA oversees operations of the MRF, the WRSL, and the Permanent Household Hazardous Waste Collection Facility. The MRF receives, separates, processes, and markets recyclable materials removed from delivered solid waste.

The City entered into a flow-control agreement with the WPWMA in 2005. This agreement states that any waste generated within the City (including temporary construction and demolition debris) must first be processed at the WPWMA MRF for sorting and then sent to the WRSL for disposal. Any materials that are collected through recycling programs that are established by the City, such as the collection of green waste, cardboard, newspaper, and other recyclables, does not have to be delivered to the MRF. The City retains the rights to market any collected recyclables.

Placer County Solid Waste Local Enforcement Agency

Placer County Environmental Health Services has been certified by CalRecycle as the LEA to enforce state solid waste statutes and regulations within the County. The LEA's primary functions are permitting, inspection, and enforcement at solid waste operations and facilities such as landfills/disposal sites (active and closed), including sites for disposal of construction/demolition debris and inert materials; transfer stations, including materials recovery facilities; and composting facilities.

City of Roseville General Plan and Zoning Ordinance

As described previously, the City's Solid Waste Collection and Disposal SRRE is part of the City of Roseville General Plan, Public Facilities Element (City of Roseville 2016a), and contains goals and policies for solid waste disposal. Chapter 9.17 of the Municipal Code (City of Roseville 2016f) includes provision for refuse hauling and recycling. The City's Environmental Utilities Department has also prepared a Household Hazardous Waste Plan and a Non-Disposal Facilities Plan, which have been approved by the CIWMB, per AB 939.

Applicable goals and policies from the *City of Roseville General Plan 2035* (City of Roseville 2016a) Public Facilities Element are listed below.

Solid Waste Collection and Disposal Source Reduction and Recycling

- Goal 2** Provide solid waste collection and disposal services to all existing and future Roseville development through the City's Solid Waste Utility. The provision of services by another provider may be considered where it is determined that such service is beneficial to the City and its customers or the provision of City services is not feasible.
- Goal 3** Continue to participate in local and regional approaches to source reduction, material recovery, recycling, and solid waste disposal.
- Policy 2** Comply with the source reduction and recycling standards mandated by the State by reducing the projected quantity of solid waste disposed at the regional landfill by 50%, as well as any mandated future reductions.

4.2.12 Impacts – Solid Waste**Methods of Analysis**

For solid waste, the demand for disposal was calculated for the proposed project and compared to the capacity of the MRF and WRSL. Data on the current amount of solid waste generated by the existing medical office complex was not available. However, an estimate for the existing medical office complex is included in Table 4.2-4 based on the City's solid waste generation rate of 7.7 pounds per employee per day (Samuelson, pers. comm. 2016). Since the City's actual disposal rate for 2014 was 7.4 pounds per employee per day (CalRecycle 2016d), this number represents a conservative estimate. Solid waste generation was also calculated for the entire 210,000-square-foot medical office building based on the City's demand rate for solid waste of 7.7 pounds per employee per day (Samuelson, pers. comm. 2016). The proposed project's total solid waste generation and net increase is calculated in Table 4.2-4.

Table 4.2-4
Proposed Project Solid Waste Generation

Proposed Use	Demand Factor	Employees²	Solid Waste Generation (lbs/day)¹	Solid Waste Generation (tons/year)
New Medical Office Buildings	7.7 lbs/employee/day	426	3,280.2	598.6
Existing Medical Office Complex	7.7 lbs/employee/day	224	1,724.8	314.8
Net Difference			1,555.4	283.8

Notes:¹ pounds per day² See chapter 2, Project Description, for the number of employees.**Source:** Samuelson, pers. comm. 2016.**Thresholds of Significance**

Consistent with Appendix G of the CEQA Guidelines, the City's General Plan and professional judgment, a significant impact would occur if the proposed project would do any of the following:

- Be served by a landfill or MRF with insufficient permitted capacity to accommodate the project's solid waste disposal needs. OR
- Fail to comply with federal, state, and local statutes and regulations related to solid waste.

Impact 4.2-7	Capacity for Solid Waste Disposal at the MRF or WRS
Applicable Policies and Regulations	AB 939 City of Roseville Municipal Code, Chapter 9.17 City's Source Reduction and Recycling Element
Significance with Policies and Regulations	Less than significant
Mitigation Measures	None required
Significance after Mitigation	Less than significant

The proposed project would generate solid waste associated with construction activities as well as from project operation. During project construction concrete, metal, and wood scraps would be sorted on site for recycling. Solid waste from project operation would be generated by medical offices, administrative offices, the café, and general use of the facility along with green waste from landscaping. To minimize the amount of solid waste generated by the proposed project, as required by Section 9.17 of the City's Municipal Code, the project contractor would submit a plan to the City's Department of Environmental Utilities to ensure recycling, storage, and disposal of all construction debris occurs in compliance with relevant federal, state, and local statutes (City of Roseville 2016f).

Per table 4.2-4, not factoring in on-site recycling, operation of the proposed project is estimated to generate a net increase of approximately 238.8 tons of solid waste annually. All solid waste would first go to the MRF for sorting to capture any recyclable materials and the remaining waste would then be shipped to the WRSL for disposal. Medical or bio-hazardous waste generated at the project site would be collected on-site and picked up by Stericycle for proper disposal. Card board generated on site would be collected, put in bales and recycled with a third party vendor. The additional amount of solid waste generated by the proposed project that would require disposal at the WRSL does not factor in waste reclaimed at the MRF to provide a more conservative estimate. As noted above, the proposed project is estimated to generate a net increase of 238.8 tons per year, or .77 tons per day of solid waste. Currently, the WRSL is permitted to accept up to 1,900 tons of refuse per day, and according to the County, the average tonnage received is approximately 803 tons per day (CalRecycle 2016b). In 2015, the WRSL received 235,842 tons of solid waste, of which 96,667 tons (41%) were from the City of Roseville (CalRecycle 2016c). The proposed project's estimated net increase in solid waste generation would compose less than one percent of the amount of waste received by the WRSL from the City of Roseville. The WRSL has a remaining capacity of 29,093,819 cubic yards and under current projected development conditions, the landfill has a permitted lifespan extending through 2058 (CalRecycle 2016b). Because there is adequate capacity at the MRF and WRSL to accommodate solid waste generated by the proposed project, this impact would be **less than significant**.

Impact 4.2-8	Compliance with Applicable Federal, State, and Local Statutes and Regulations Related to Solid Waste
Applicable Policies and Regulations	AB 939 SB 1016 City of Roseville General Plan
Significance with Policies and Regulations	Less than significant
Mitigation Measures	None required
Significance after Mitigation	Less than significant

The proposed project would comply with all federal, state, and local statutes that relate to the disposal and recycling of solid waste and medical waste. For example, the project contractor would submit a plan to the City's Department of Environmental Utilities to ensure recycling, storage and disposal of all construction debris occurs in compliance with relevant federal, state, and local statutes. Medical waste generated by the proposed project would be disposed of in accordance with the requirements of the Medical Waste Management Act. As a generator of medical waste, the proposed project would be required to register with the California Department of Public Health and file a Medical Waste Management Plan. Additionally, the project would be required to prepare a Hazardous Materials Business Plan (HMBP), which includes basic information about the location, types, quantities, and health risks of hazardous

materials stored, used, or disposed of at the site, as well as information about employee training and emergency response plans. The Medical Waste Management Plan and the HMBP would be prepared or updated and would include a complete list of the quantities and locations of the hazardous materials on site, as well as procedures and training for proper handling, storage, and disposal of these materials in compliance with all applicable laws and regulations. As noted previously all solid waste would be delivered to the MRF for sorting prior to disposal at the WRSL. Therefore, the impact is considered **less than significant**.

4.2.13 Mitigation Measures

None required.

4.2.14 Environmental Setting – Energy

The approximately 14-acre project site is currently developed with six buildings that comprise the Kaiser Permanente medical office complex located at 1001 Riverside Avenue, along with 613 surface parking spaces and landscaping. The project is served by Roseville Electric and Pacific Gas & Electric (PG&E) for natural gas.

Roseville Energy Park

The Roseville Energy Park (REP) The REP is a 160 megawatt natural gas fired power plant that utilizes the state-of-the-art combined cycle gas turbine (“CCGT”) technology — a technology recognized and selected by the California state legislature to serve as the Emission Performance Standard (“EPS”). The standard will be applied to base load resources located within the state of California and resources that ultimately produce the power that is imported into California. The REP went into service in October 2007, providing the cleanest fossil-fired energy possible from a facility of its size.

4.2.15 Regulatory Setting – Energy

Federal

Federal Energy Policy and Conservation Act

In 1975, Congress enacted the Federal Energy Policy and Conservation Act, which established the first fuel economy standards for on-road motor vehicles in the United States. Pursuant to the act, the National Highway Traffic Safety Administration is responsible for establishing additional vehicle standards. In 2010, fuel economy standards were set at 27.5 miles per gallon for new passenger cars and 23.5 miles per gallon for new light trucks. Fuel economy is determined based on each manufacturer’s average fuel economy for the fleet of vehicles available for sale in the United States.

Energy Independence and Security Act of 2007

On December 19, 2007, the Energy Independence and Security Act of 2007 was signed into law. In addition to setting increased Corporate Average Fuel Economy standards for motor vehicles, the act includes other provisions related to energy efficiency:

- Renewable fuel standard (RFS) (Section 202)
- Appliance and lighting efficiency standards (Sections 301–325)
- Building energy efficiency (Sections 411–441)

This federal legislation requires ever-increasing levels of renewable fuels to replace petroleum (Section 202, RFS). The U.S. Environmental Protection Agency (EPA) is responsible for developing and implementing regulations to ensure that transportation fuel sold in the United States contains a minimum volume of renewable fuel. The RFS program regulations were developed in collaboration with refiners, renewable fuel producers, and many other stakeholders.

State***Title 24 of the California Code of Regulations***

Title 24 of the California Code of Regulations was established in 1978 and serves to enhance and regulate California's building standards. Energy consumption by new buildings in California is regulated by the State Building Energy Efficiency Standards, included in Title 24. The efficiency standards apply to new construction of both residential and non-residential buildings, and regulate energy consumed for heating, cooling, ventilation, water heating, and lighting. The building efficiency standards are enforced through the local building permit process. Local government agencies may adopt and enforce energy standards for new buildings, provided these standards meet or exceed those provided in Title 24 guidelines. The standards are updated periodically to allow consideration and possible incorporation of new energy-efficiency technologies and methods. The premise for the standards is that energy-efficient buildings require less electricity, natural gas, and other fuels. The Title 24, Part 6, standards are updated every three years. The most recent amendments to Title 24, Part 6, referred to as the 2016 standards, will become effective on January 1, 2017 and will apply to the project. The 2016 standards focus on several key areas to improve the energy efficiency of newly constructed buildings and additions and alterations to existing buildings. The standards include efficiency improvements to the non-residential standards including alignment with the American Society of Heating and Air-Conditioning Engineers (ASHRAE) 90.1 2013 national standards. Title 24 also includes Part 11, known as California's Green Building Standards (CALGreen). The CALGreen standards took effect in

January 2011, and instituted mandatory minimum environmental performance standards for all ground-up, new construction of commercial, low-rise residential, and state-owned buildings, as well as schools and hospitals. The mandatory standards require:

- 20% mandatory reduction in indoor water use;
- 50% of construction and demolition waste must be diverted from landfills;
- Mandatory inspections of energy systems to ensure optimal working efficiency; and
- Low-pollutant emitting exterior and interior finish materials, such as paints, carpets, vinyl flooring, and particle boards.

The CALGreen standards also include voluntary efficiency measures that are provided at two separate tiers and implemented per the discretion of local agencies and applicants. CALGreen's Tier 1 standards call for a 15% improvement in energy requirements through more strict water conservation, 65% diversion of construction and demolition waste, 10% recycled content in building materials, 20% permeable paving, 20% cement reduction, and cool/solar reflective roofs. CALGreen's more rigorous Tier 2 standards call for a 30% improvement in energy requirements through even more strict water conservation, 75% diversion of construction and demolition waste, 15% recycled content in building materials, 30% permeable paving, 30% cement reduction, and cool/solar reflective roofs.

The 2013 CALGreen Code went into effect on July 1, 2014. There are a number of important updates in the 2013 code, such as: (1) an extensive update of California's Energy Code; (2) updated CALGreen-requirements for non-residential building alterations and additions; and (3) new plumbing code provisions pertaining to greywater and rainwater catchments.

Assembly Bill 1493

Adopted in 2002 by the state legislature, Assembly Bill (AB) 1493 ("Pavley" regulations) required that the California Air Resources Board (CARB) develop and adopt, no later than January 1, 2005, regulations to achieve the maximum feasible and cost-effective reduction of GHG emissions from motor vehicles.

It is expected that the Pavley regulations will reduce GHG emissions from California passenger vehicles by about 22% in 2012 and about 30% in 2016, all while improving fuel efficiency and reducing motorists' costs.

Executive Order B-16-12

Governor Brown issued Executive Order S-16-12 on March 23, 2012. The Executive Order requires that state entities under the governor's direction and control support and facilitate the

rapid commercialization of ZEVs. It orders CARB, the CEC, the CPUC, and other relevant agencies work with the Plug-in Electric Vehicle Collaborative and the California Fuel Cell Partnership to establish benchmarks to help achieve the following by 2015:

- The state's major metropolitan areas will be able to accommodate ZEVs, each with infrastructure plans and streamlined permitting;
- The state's manufacturing sector will be expanding ZEV and component manufacturing;
- The private sector's investment in ZEV infrastructure will be growing; and
- The state's academic and research institutions will be contributing to ZEV research, innovation and education.

CARB, the CEC, and CPUC, are also directed to establish benchmarks to help achieve the following goals by 2020:

- The state's ZEV infrastructure will be able to support up to one million vehicles;
- The costs of ZEV will be competitive with conventional combustion vehicles;
- ZEVs will be accessible to mainstream consumers;
- There will be widespread use of ZEVs for public transportation and freight transport;
- Transportation sector GHG emissions will be falling as a result of the switch to ZEVs;
- Electric vehicle charging will be integrated into the electricity grid; and
- The private sector's role in the supply chain for ZEV component development and manufacturing will be expanding.

Local

City of Roseville General Plan 2035

Applicable goals and policies from the *City of Roseville General Plan 2035* (City of Roseville 2016a) Public Facilities Element and Air Quality and Climate Change Element are listed below.

Public Facilities Element

Policy 10 Require new development to pay a fair share of the cost of new sub-transmission and distribution needed to serve the development and to dedicate sites and easements needed for substations, transmission, subtransmission, and distribution.

Air Quality and Climate Change Element

Goal 3 Encourage the coordination and integration of all forms of public transport while reducing motor vehicle emissions through a decrease in the average daily trips and vehicle miles traveled and by increasing the commute vehicle occupancy rate by 50% to 1.5 or more persons per vehicle.

Policy 7 Encourage alternative modes of transportation including pedestrian, bicycle, and transit usage.

Policy 10 Conserve energy and reduce air emissions by encouraging energy efficient building designs and transportation systems.

4.2.16 Impacts – Energy

Methods of Analysis

The project's consumption of energy is evaluated qualitatively.

Thresholds of Significance

Consistent with Appendix F of the CEQA Guidelines, the City's General Plan and professional judgment, a significant impact would occur if the proposed project would do any of the following:

- Result in wasteful, inefficient, or unnecessary consumption of energy.

Impact 4.2-9	Result in Wasteful consumption of energy
Applicable Policies and Regulations	City of Roseville General Plan
Significance with Policies and Regulations	Less than significant
Mitigation Measures	None required
Significance after Mitigation	Less than significant

Project construction will require grading, utility installation, foundation construction, building construction, paving, and landscaping installation. All construction is typical for the region and building type, and the project site does not include unusual circumstances that would require unusually high energy usage. For the finishing phase of construction, some electricity may be used (e.g., for power tools and work lighting). While this electricity usage cannot be quantified at this time, it is anticipated to be relatively minor compared to normal building operations. When not in use, electric equipment would be powered off so as to avoid unnecessary energy consumption. Natural gas would not be used during construction.

As described in Chapter 2, Project Description, the project has been designed to meet Kaiser Permanente's sustainability requirements, which include achieving LEED New Construction 2009 Gold certification and specific energy efficiency thresholds. The Energy Performance Requirement includes a minimum of 25% energy savings compared against ASHRAE 90.1 2007 Baseline. The project must also comply with the California Energy Code, Title 24. The project also includes an on-site pharmacy and laboratory which would reduce vehicle trips to get prescriptions filled or to get test results.

The proposed project would not consume a greater amount of energy in its operational phase than similar medical office building projects. Project operations would not result in the wasteful, inefficient, and unnecessary consumption of energy. Impacts would be considered **less than significant**.

4.2.17 Mitigation Measures

None required.

4.2.18 Cumulative Impacts

The cumulative context for water supply is buildout of the City's 2035 General Plan (City of Roseville 2016c), and the City's recently approved Amoruso Ranch Specific Plan project.

The cumulative context for wastewater treatment is buildout of the SPWA service area. This includes growth within the 2005 SAB, as well as planned future Urban Grown Areas that will create the ultimate service area boundary of the SPWA regional partners as documented in the SPWA Systems Evaluation report (City of Roseville 2009).

The cumulative context for solid waste is buildout of the City's 2035 General Plan (City of Roseville 2016a) as modified by the recently approved Amoruso Ranch Specific Plan (City of Roseville 2016c).

Impact 4.2-10	Cumulative Increase in Demand for Water Supply and Treatment Capacity
Applicable Policies and Regulations	City of Roseville General Plan Policies Urban Water Management Plan City of Roseville Water Conservation Ordinance
Significance with Policies and Regulations	Less than significant
Mitigation Measures	None required
Significance after Mitigation	Less than significant

Detailed information on the City's water supply and water demands are documented in the City's most recent 2015 UWMP (City of Roseville 2016b) and the citywide WSA completed for

the Amoruso Ranch Specific Plan EIR (City of Roseville 2016c). As documented in the WSA, at buildout of the City, water demand is expected to reach 64,366 AFY, which includes 4,715 AFY of recycled water. This projection is based on land use-based water demand projections documented in the City's General Plan through buildout. The City has contractual water supplies of 66,000 AFY under normal year conditions, but is limited by the City's Water Forum Agreement to 58,900 AFY under dry years. The City has future plans to purchase additional treated water from PCWA of no less than 1,500 AFY as part of the Ophir Water Treatment Plant project, which would bring the total surface water supply up to 60,400 AFY. When considering total available water supplies at buildout, supplies exceed demand by 749 AFY. Per the WSA, this is calculated by subtracting potable water demand of 59,651 AFY from available supplies 60,400 AFY (City of Roseville 2016c).

Per the WSA, the City would have sufficient water to meet projected water demands in addition to meeting the existing service area's planned future demands. The City does not need to obtain new water sources to serve the City at buildout. During single-dry years and certain multiple-dry years the demand that cannot be met with surface water supplies would be mitigated through a combination of demand reductions (water conservation) and groundwater pumping. The City does not anticipate the need to import water from other regions at any time through buildout of the General Plan. Because the City has sufficient supply to meet the water demand at buildout of the General Plan and does not anticipate the need to import water from other regions, this is considered a **less-than-significant cumulative impact**.

Impact 4.2-11	Cumulative Increase in Demand for Wastewater Treatment and Plant Capacity
Applicable Policies and Regulations	NPDES Permit
Significance with Policies and Regulations	Less than significant
Mitigation Measures	None required
Significance after Mitigation	Less than significant

Wastewater from the proposed project would be treated at the DCWWTP. As noted previously, the City prepared the South Placer Regional Wastewater and Recycled Water Systems Evaluation (City of Roseville 2009), which delineates the 2005 SAB and provides baseline and projected future demand for its regional wastewater and recycled water systems. The Systems Evaluation is also the long-term planning tool to project wastewater treatment needs and to identify necessary capital improvement projects to accommodate urban growth within the 2005 SAB. Buildout of the 2005 SAB, including rezones and land use intensifications, would result in 16.34 mgd ADWF at the DCWWTP. Under the ultimate SPWA boundary (the current 2005 Service Area plus anticipated Urban Grown Areas), the ADWF of the DCWWTP is estimated at 19.98 mgd ADWF (City of Roseville 2009, Table ES-6). The cumulative demand on

the DCWWTP from existing development, in addition to proposed new development, is considered a significant cumulative impact.

The demands for wastewater treatment have been factored into the City's long-range plans to provide these services. This includes growth not only within the 2005 SAB, but planned future Urban Growth Areas. The City's DCWWTP is designed to treat an ADWF of 18 mgd while implementing improvements needed to meet anticipated new NPDES permit regulations. The DCWWTP's NPDES Permit No. CA0079502/WDR No. R5-2014-0049 was renewed and approved on March 28, 2014. The proposed project's peak demand for wastewater treatment of .27 mgd would be comparatively small when viewed within the context of the entire SAB and the project's incremental contribution would not be cumulatively considerable; therefore, the project's contribution to this existing cumulative impact would be **less than significant**.

Impact 4.2-12	Cumulative Increase in Disposal of Solid Waste in the WRSL
Applicable Policies and Regulations	City of Roseville General Plan AB 939
Significance with Policies and Regulations	Less than significant
Mitigation Measures	None required
Significance after Mitigation	Less than significant

Currently, the MRF has permitted processing capacity of up to 1,750 tons per day and the WRSL is permitted to accept up to 1,900 tons of waste per day through 2058. However, the need for processing capacity at the MRF and for a final closure date at the landfill would be influenced by several factors, including regional growth rates, economic conditions, and the efficiency of waste recovery. Depending on these factors, waste from the proposed project in combination with buildout of the City would eventually shorten the lifespan of the MRF and the landfill. This is considered a significant cumulative impact.

As discussed above, the City accounted for approximately 41% of the total waste received at the WRSL in 2015 (CalRecycle 2016c). The project would generate less than 1% of the total amount of solid waste received at the WRSL from the City. Additionally, the project site is already developed with commercial uses and use of the site for commercial purposes was previously assumed in the General Plan land use designations. Therefore, the project's anticipated incremental contribution to the existing cumulative impact is considered **less than significant**.

4.2.19 Mitigation Measures

None required.

4.2.20 Sources

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4.3 TRANSPORTATION AND CIRCULATION

4.3.1 Introduction

This section describes the results of a transportation impact analysis conducted to evaluate potential transportation-related impacts of the proposed Kaiser Riverside-Cirby Medical Office Building Project (proposed project) on roadways, intersections, transit, bicycle, and pedestrian movements.

Comments received in response to the Notice of Preparation (NOP) included a comment letter from the California Department of Transportation (Caltrans) suggesting an analysis of the vehicle miles traveled (VMT) and calculations be included. The comment letter also recommends that the environmental impact report (EIR) analysis should evaluate opportunities to enhance multi-modal connectivity to the local street network to facilitate improved traffic conditions and to reduce potential traffic conflicts. The letter also notes that if any restrictions or detours are needed on state highways, a Traffic Management Plan (TMP) is required as well as an encroachment permit. Lastly, any increase in a 100-year storm event where surface water runoff occurs within a state highway right-of-way needs to be evaluated and mitigated to at or below pre-construction levels. The proposed project does not require any work within a state highway right-of-way; therefore, there would be no need to address the topic of a TMP, encroachment permit, or surface water runoff within a state highway right-of-way. Caltrans' other concerns are addressed below.

The City of Citrus Heights also issued an NOP comment letter expressing concern regarding the project's potential impacts on traffic operations along the Auburn Boulevard corridor and the planned Auburn Boulevard Complete Streets Project, Phase 2. Auburn Boulevard between the Roseville/Citrus Heights City Limits and Antelope Road is a five-lane arterial (two travel lanes in each direction separated by a two-way left-turn lane). According to the City of Citrus Heights count database (<http://www.citrusheights.net/DocumentCenter/View/1188>), Auburn Boulevard just south of the Roseville/Citrus Heights City limits carried 24,500 vehicles per day in May 2012, down from 27,500 vehicles per day in 2006. Exhibit 4.2-1 of the *Citrus Heights General Plan Update and Greenhouse Gas Reduction Plan Final Environmental Impact Report* (City of Citrus Heights 2011) identifies this road segment as operating at LOS D.

Policy 29.2 of the *City of Citrus Heights General Plan* (adopted August 2011) specifies that the City will strive to achieve LOS E or better conditions for City roadways and intersections during peak hours. The intent of this policy is to effectively utilize the roadway network capacity while balancing the desire to minimize potential adverse effects of vehicle travel on the environment and other modes. Exceptions to the LOS E policy are allowed for certain roadway segments and intersections including Auburn Boulevard from Old Auburn Road to the northern City limits. At these locations,

further roadway widening is not allowed and operational improvements such as signal coordination/timing changes and turn lane lengthening are recommended for any potential impacts.

In 2014, Fehr & Peers conducted a traffic analysis that included the Auburn Boulevard/Antelope Road signalized intersection. This is a critical intersection along the Auburn Boulevard corridor between the City limits and Sylvan Road/Old Auburn Road because it provides freeway access to I-80 to the west and access to numerous retail uses along the Sunrise Boulevard corridor to the east. This intersection operated at LOS C during the AM peak hour and LOS D during the PM peak hour.

According to Figure 6 in the Final TIS (see Appendix D), approximately 25% of proposed project trips would be distributed to/from the south of Auburn Boulevard into the City of Citrus Heights. This would equate to the addition of approximately 940 project-added trips per day. This would cause the volume on this segment to increase from 24,500 to 25,440 vehicles per day. Based on the roadway segment LOS methodology (see Table 4-2.2 of *Citrus Heights General Plan Update and Greenhouse Gas Reduction Plan* Final EIR), operations would remain at an acceptable LOS D. Given the level of project-added traffic during peak hours, a similar conclusion would likely have been reached if intersections along this corridor were to have been studied.

Phase 2 of the Auburn Boulevard Complete Streets Project will address the area from Grand Oaks Boulevard to Whyte Avenue. According to the City of Citrus Heights website (at: <http://www.citrusheights.net/Faq.aspx?QID=165>), this project would consist of undergrounding utilities and various roadway improvements. Construction of this phase is several years away as the project requires significant right-of-way acquisition, design and engineering, and additional funding sources. Since the proposed project would not adversely affect traffic operations along Auburn Boulevard, there is no reason to expect that it would require a change in the design of its Complete Streets project. For the above reasons, these facilities were not included in the study area and are not further evaluated.

A copy of the NOP and comments received in response to the NOP are included in Appendix A.

Information referenced to prepare this section is based, in part, on review of existing documentation, including the *City of Roseville General Plan 2035* (City of Roseville 2016) and the draft *Transportation Impact Study for Kaiser Permanente Riverside Medical Office Expansion in Roseville, California* (Appendix D to this EIR).

4.3.2 Environmental Setting

This section describes the proposed project study area, including the surrounding roadway network and bicycle, transit, and pedestrian facilities in the site vicinity. The City of Roseville

(City) does not analyze roadway segments for level of service (LOS) or impacts to roadway segments for two reasons. First, the City's General Plan policies pertain to LOS at signalized intersections; no mention is made of roadways. Second, signalized intersections are the "critical nodes" that dictate the overall operation of the City's roadway system. In most instances, congestion or bottlenecks that develop on City streets are the result of capacity constraints at intersections, and not at roadway segments. Therefore, this analysis focuses on intersection operations as the basis for the roadway system impact analysis. The City has also historically relied on the weekday PM peak hour to characterize its street system operations and need for capital improvements because this hour generally represents the busiest hour of travel during a typical weekday.

LOS is a qualitative measure of traffic operating conditions whereby a letter grade, from A (the best) to F (the worst), is assigned. These grades represent the perspective of drivers and are an indication of the comfort and convenience associated with driving. In general, LOS A represents free-flow conditions with no congestion, and LOS F represents severe congestion with over-capacity conditions. The LOS at signalized intersections is based on the average delay experienced by all motorists travelling through the intersection, as described in the 2010 Highway Capacity Manual. For side-street stop-controlled intersections, the delay and LOS is based on the minor street movement with the greatest average delay. Table 4.3-1 relates the delay range for each LOS category for signalized and unsignalized intersections.

Table 4.3-1
Level of Service Thresholds – Intersections

Level of Service	Average Control Delay (seconds per vehicle)	
	<i>Signalized Intersections¹</i>	<i>Unsignalized Intersections</i>
A	≤ 10	≤ 10
B	> 10 to 20	> 10 to 15
C	> 20 to 35	> 15 to 25
D	> 35 to 55	> 25 to 35
E	> 55 to 80	> 35 to 50
F	> 80	> 50

Note:

¹ Delay values rounded to the nearest second and evaluated for LOS based on the above thresholds (i.e., 10 sec = LOS A).

Source: Appendix D

Study Area

The study area, which was developed in consultation with City Engineering Division staff, is based on the project's size, location, and generation/distribution of trips. The study area reflects the best professional judgment of the City's traffic engineering consultants and Engineering Division staff. The City has historically relied on the weekday PM peak hour to characterize its

street system operations and need for capital improvements because this hour generally represents the busiest hour of travel during a typical weekday. Accordingly, this study includes an analysis of project impacts associated with its typical weekday PM peak-hour operations. However, in recognition of the peaks in traffic associated with weekday AM peak-hour operations surrounding the project site, analysis of project impacts during this peak hour are presented as well. The study area includes the following 10 intersections in the southern area of the City, as well as 1 planned intersection. Figure 4.3-1 includes a map showing the project location and study intersections:

1. Cirby Way/Foothills Boulevard/Roseville Road
2. Cirby Way/Vernon Street
3. Cirby Way/Melody Lane
4. Cirby Way/Riverside Avenue
5. Cirby Way/Cirby Hills Drive/Kaiser North Driveway
6. Cirby Way/Orlando Avenue
7. Cirby Way/Sunrise Avenue
8. Riverside Avenue/Interstate 80(I-80) Westbound Ramps
9. Riverside Avenue/I-80 Eastbound Ramps/Orlando Avenue
10. Riverside Avenue/Kaiser West Driveway
11. Cirby Way/New Kaiser Driveway (future)

Although the City does not analyze roadway segments for LOS, the following nine roadway segments were selected to display the distribution of project traffic:

1. Foothills Boulevard – Vineyard Road to Cirby Way
2. Roseville Road – South of Cirby Way
3. North Sunrise Avenue – Coloma Way to Cirby Way
4. North Sunrise Avenue – South of Cirby Way
5. Cirby Way – Foothills Boulevard to Riverside Avenue
6. Cirby Way – Riverside Avenue to North Sunrise Avenue
7. Cirby Way – North Sunrise Avenue to Rocky Ridge Drive
8. Riverside Avenue – North of Cirby Way
9. Riverside Avenue – Cirby Way to I-80 Westbound Ramps



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Additionally, the study area includes both directions of I-80 between Douglas Boulevard and Antelope Road based on a comment letter submitted by Caltrans on May 25, 2016.

The following describes the study time periods:

- Weekday AM Peak Hour: occurs between 7:30 to 8:30 a.m. at the majority of study intersections.
- Weekday PM Peak Hour: occurs between 4:45 to 5:45 p.m. at the majority of study intersections.

Roadway Network

The following describes key roadways in the study area (see Figure 4.3-1).

Regional access to the project site is provided by I-80 via an existing interchange with Riverside Avenue. The following arterial streets provide access to the site.

- **Riverside Avenue** is a north–south arterial that extends southerly from downtown Roseville into Citrus Heights, becoming Auburn Boulevard. Within the study area, it has a posted speed limit of 35 miles per hour (mph) with two travel lanes in each direction separated by a center median or channelized left-turn pockets.
- **Cirby Way** is an east–west arterial that extends from Foothills Boulevard through the City, ultimately becoming Old Auburn Road in Citrus Heights. Within the study area, it has a posted speed limit of 40 mph with two lanes in each direction separated by a two-way left-turn lane or channelized left-turn pockets.

Traffic signals along Cirby Way are coordinated to facilitate progression of through traffic.

Transit Network

The City operates both fixed-route busing and demand-responsive dial-a-ride services throughout much of the City. Bus stops are located in both directions of Cirby Way. The project site is served by the following bus routes:

Route A operates in a westbound loop starting at the Galleria Transfer Point at Galleria Mall, using Sunrise Avenue, Cirby Way, Riverside Avenue, and East Roseville Parkway. Route A operates Monday through Friday on approximately 30-minute headways from 6:00 a.m. to 6:30 p.m., and hourly headways thereafter until 9:53 p.m. On Saturday, Route A operates on 1-hour headways from 8:00 a.m. to 5:00 p.m. The nearest transit stops to the project site in the westbound direction are located directly across from the Medical Center along Cirby Way.

Route B operates in an eastbound loop starting at the Galleria Transfer Point at Galleria Mall, using Riverside Avenue, Cirby Way, Sunrise Avenue, and East Roseville Parkway. Route B operates Monday through Friday on approximately 30-minute headways from 6:10 a.m. to 6:40 p.m., and hourly headways thereafter until 9:43 p.m. On Saturday, Route B operates on 1-hour headways from 8:07 a.m. to 4:50 p.m. The nearest transit stops to the project site in the eastbound direction are located adjacent to the north of the Medical Center along Cirby Way.

Route R operates in a north–south direction, providing service primarily along Foothills Boulevard from the Louis/Orlando Transfer Point at Whyte Avenue/Riverside Avenue to Foothills Boulevard/Blue Oaks Boulevard. Route R operates Monday through Friday, with two northbound buses in the AM peak hour at 7:30 and 8:15 a.m. and two southbound buses in the AM peak hour at 7:52 and 8:37 a.m. In the PM peak hour, there are two northbound buses at 3:53 and 4:38 p.m. and two southbound buses at 4:15 and 5:00 p.m. The nearest transit stop to the project site in the northbound direction is at Cirby Way/Lindsay Drive, and the nearest transit stop in the southbound direction is at Whyte Avenue/Auburn Boulevard.

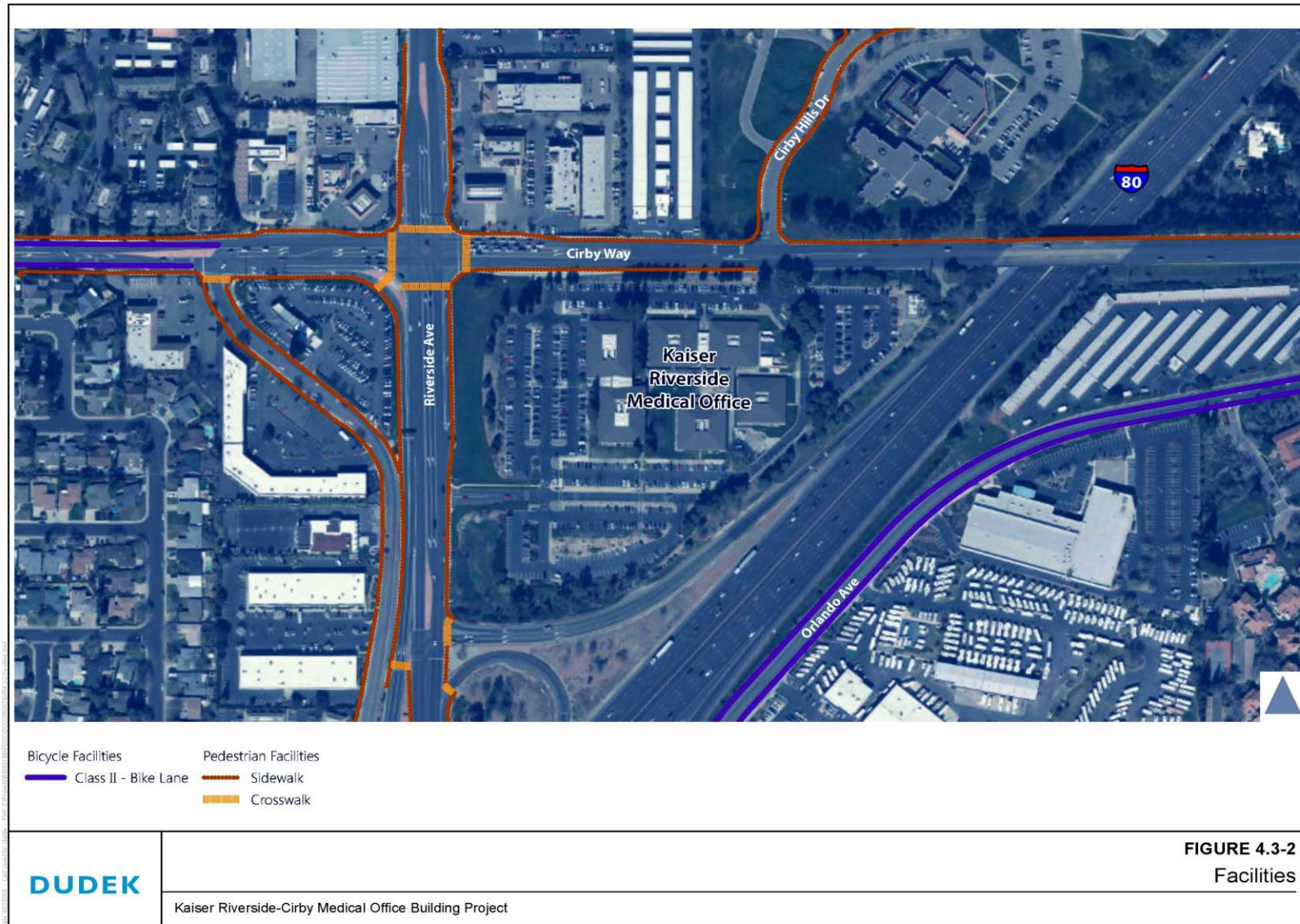
Bicycle and Pedestrian Facilities

A Class II bicycle lane (designated on-street with appropriate signing and striping) is provided in both directions of Foothills Boulevard north of Cirby Way, Cirby Way between Foothills Boulevard and Melody Lane (west of Riverside Avenue), Riverside Avenue between Cirby Way and the I-80 westbound ramps, and Orlando Avenue. Sidewalks are also present along the majority of the streets within the project vicinity. Sidewalks are not present along the south side of Cirby Way from Kaiser North Driveway to Orlando Avenue. At signalized intersections, crosswalks with push-button pedestrian activation are present. Figure 4.3-2 shows the bike and pedestrian facilities located near the project site. Crosswalks are provided at signalized intersections.

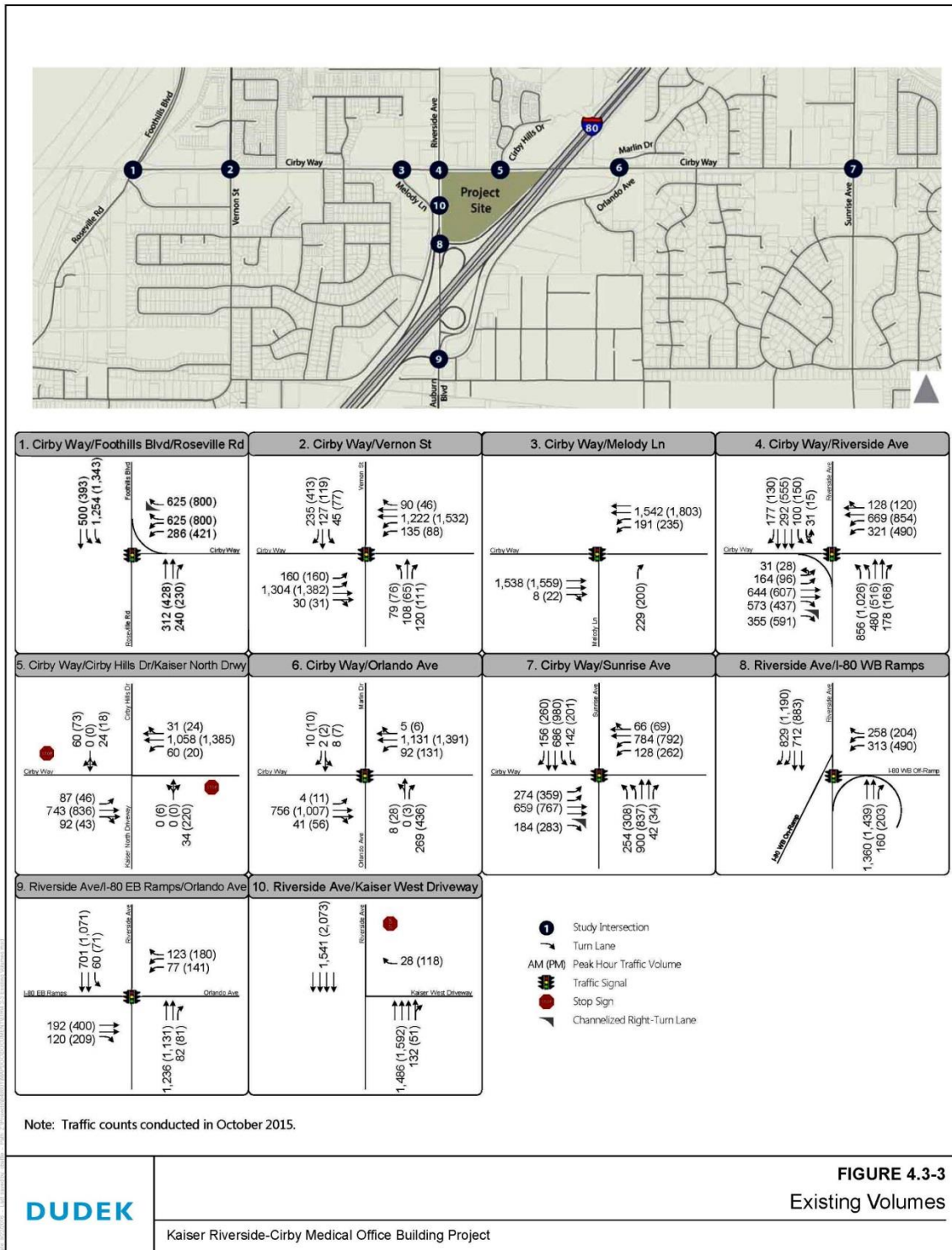
Existing Traffic Conditions

Peak-Hour Traffic Volumes

Traffic counts were obtained at most study intersections from the City's traffic count database in April 2015. However, given the importance of the Cirby Way/Riverside Avenue intersection to overall system operations, an additional set of traffic counts were conducted on Tuesday, October 13, 2015 (which were similar to the April 2015 results), and used in the study. Similarly, traffic counts collected at the two Kaiser driveways on Tuesday, October 13, 2015, were used. Schools were in session at the time of the counts and no unusual traffic conditions were observed. Figure 4.3-3 shows the resulting weekday AM and PM peak-hour traffic volumes, lane configurations, and traffic controls at each study intersection. Throughout the study area, the AM peak hour occurred from 7:30 to 8:30 a.m. and the PM peak hour occurred from 4:45 to 5:45 p.m.



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Mainline freeway counts were obtained from Caltrans Performance Measurement System (PeMS) on the same day as the April 2015 traffic counts. This ensured that ramp volumes counted in April would be consistent with the freeway analysis mainline volumes.

Intersection Operations

Table 4.3-2 displays the existing weekday AM and PM peak-hour traffic operations analysis results at the 10 existing study intersections (refer to Appendix D for detailed calculations). As shown, the Cirby Way/Riverside Avenue intersection (Intersection #4) operates at LOS E during the AM and PM peak hours. During the PM peak hour, both side-street stop-controlled driveway movements departing the project site (i.e., at Intersections #5 and #10) operate at LOS F. During the AM peak hour, the movement departing the project site by means of the Kaiser North Driveway (i.e., at Intersection #5) operates at LOS F as well.

Table 4.3-2
Intersection Level of Service – Existing Conditions

Intersection	Control	AM Peak Hour		PM Peak Hour	
		Average Delay ¹	LOS ¹	Average Delay ¹	LOS ¹
1. Cirby Way/Foothills Boulevard/Roseville Road	Traffic Signal	26	C	31	C
2. Cirby Way/Vernon Street	Traffic Signal	29	C	47	D
3. Cirby Way/Melody Lane	Traffic Signal	10	B	13	B
4. Cirby Way/Riverside Avenue	Traffic Signal	63	E	56	E
5. Cirby Way/Cirby Hills Drive/Kaiser North Driveway	SSSC	7 (59)	A (F)	7 (85)	A (F)
6. Cirby Way/Orlando Avenue	Traffic Signal	15	B	14	B
7. Cirby Way/Sunrise Avenue	Traffic Signal	48	D	56	E
8. Riverside Avenue/I-80 WB Ramps	Traffic Signal	23	C	22	C
9. Riverside Avenue/I-80 EB Ramps/Orlando Avenue	Traffic Signal	24	C	31	C
10. Riverside Avenue/Kaiser West Driveway	SSSC	8 (28)	A (D)	6 (50)	A (F)

Notes:

EB = Eastbound

WB = Westbound

SSSC = Side-street stop-control.

All intersections are analyzed in SimTraffic.

¹ Average delay (rounded to the nearest second) and LOS for signalized intersections is the weighted average for all movements. Average delay and LOS at SSSC intersections shown for both worst-case side street movement (in parentheses) and intersection as a whole.

Source: Appendix D

Roadway Operations

Table 4.3-3 summarizes the average daily traffic (ADT) on roadway segments surrounding the project site under existing conditions. This data was obtained from the City's traffic count database and represents conditions in April 2015. As shown, the Riverside Avenue segment from Cirby Way to I-80 westbound ramps currently carries the greatest volume of traffic through the project area with 44,400 daily vehicles. Cirby Way from Foothills Boulevard to Riverside Avenue carries the second greatest number of daily vehicles through the project area with 40,400 daily vehicles.

Table 4.3-3
Roadway Average Daily Traffic – Existing Conditions

Roadway Segment	Number of Lanes	Existing Conditions
Foothills Blvd. – Vineyard Road to Cirby Way	5	38,100
Roseville Road – South of Cirby Way	2	27,600
North Sunrise Ave. – Coloma Way to Cirby Way	4	37,400
North Sunrise Ave. – South of Cirby Way	4	34,700
Cirby Way – Foothills Blvd. to Riverside Ave.	4	40,400
Cirby Way – Riverside Ave. to North Sunrise Ave.	4	31,500
Cirby Way – North Sunrise Ave. to Rocky Ridge Dr.	4	23,700
Riverside Ave. – North of Cirby Way	4	16,600
Riverside Ave. – Cirby Way to I-80 WB Ramps	6	44,400

Source: City of Roseville 2015; Appendix D.

Freeway Operations

Table 4.3-4 displays the existing AM and PM peak-hour traffic operations analysis results at study freeway facilities (refer to Appendix D for detailed calculations). As shown, all eastbound I-80 freeway facilities operate at LOS C or better, while all westbound I-80 freeway facilities operate at LOS D or better.

Table 4.3-4
I-80 Freeway Level of Service – Existing Conditions

Freeway Facility	Type	AM Peak Hour		PM Peak Hour	
		Density	LOS	Density	LOS
Eastbound I-80					
Antelope Rd to Riverside Ave	Basic	14.6	B	13.5	B
Riverside Ave Off-Ramp	Diverge	9.2	A	11.9	B
Riverside Ave On-Ramp	Merge	22.3	C	19.6	B
Riverside Ave to Douglas Blvd	Basic	17.5	B	14.4	B

Table 4.3-4
I-80 Freeway Level of Service – Existing Conditions

Freeway Facility	Type	AM Peak Hour		PM Peak Hour	
		Density	LOS	Density	LOS
Douglas Blvd Diagonal Off-Ramp	Diverge	12.6	B	9.6	A
Douglas Blvd Loop Off-Ramp	Diverge	18.2	B	14.8	B
<i>Westbound I-80</i>					
Douglas Blvd Diagonal On-Ramp	Merge	25.8	C	32.7	D ²
Douglas Blvd Loop On-Ramp	Merge	26.7	C	32.0	D ²
Douglas Blvd to Riverside Ave	Basic	23.4	C	31.5	D
Riverside Ave Off-Ramp	Diverge	28.8	D	33.8	D
Riverside Ave Loop On-Ramp	Basic ¹	15.8	B	19.7	B
Riverside Ave Diagonal On-Ramp	Merge	16.3	B	22.5	C
Riverside Ave to Antelope Rd	Basic	19.5	C ³	25.3	C

Notes:

¹ On-ramp falls out of the realm of a merge segment and is thus analyzed as a basic segment.

² During the PM peak hour, these on-ramps serve large volumes of traffic. Despite being metered at each ramp, their close spacing and curvature of I-80 causes slow-downs.

³ During the AM peak hour, traffic congestion originating from the I-80/Capital City Freeway interchange can occasionally spill back to this segment, causing congestion. The queue spillbacks occur sporadically, caused both by recurring and non-recurring (i.e., accidents, weather, etc.) congestion.

Source: Appendix D

4.3.3 Regulatory Setting

There are no federal traffic regulations applicable to this proposed project.

State Regulations

California Department of Transportation

Caltrans' *Transportation Concept Report* (TCR) serves as the long-range transportation planning document to evaluate project impacts based on changes to a facility's LOS in comparison to the concept LOS identified in the TCR. The TCR defines Caltrans' goal for the development of the transportation corridor in terms of LOS and type of facilities, and broadly identifies the improvements needed to reach those goals. The minimum level of acceptability set forth in the TCR for I-80 is a LOS E standard.

Regional Regulations

Metropolitan Transportation Plan

The Sacramento Area Council of Governments (SACOG) is responsible for preparing the Metropolitan Transportation Plan (MTP). The MTP is a 28-year plan for transportation improvements in the six-county region, based on projections for growth in population, housing, and jobs.

Ensuring convenient access to jobs, school, entertainment, recreation, and critical services such as banking, medical care, and shopping will require a transportation system of roads, transit, bikeways, and sidewalks to manage a community's diverse needs.

SACOG is the Metropolitan Planning Organization responsible for developing the state and federally required MTP every 4 years, in coordination with the 22 cities and 6 counties in the greater Sacramento region. Under memoranda of understanding, long-range transportation plans in El Dorado and Placer Counties are also incorporated into the MTP.

Federal law requires the MTP to conform to air quality goals for the region, satisfy financial constraints such that all proposed projects can be reasonably funded, and undergo extensive public review. State law further requires that the MTP process include careful environmental analysis and review.

The MTP 2036 is the first MTP for the Sacramento region to proactively link land use, air quality, and transportation needs, as required by Senate Bill (SB) 375. Development of the MTP 2036 included an 18-month public priority-setting process to identify a list of transportation improvement projects to best meet the needs of the region as a whole.

Local Regulations

City of Roseville 2030 General Plan

The following goals and policies from the City's General Plan Circulation Element are applicable to the proposed project's transportation and circulation.

Level of Service

Goal 1 Maintain an adequate level of transportation service for all of Roseville's residents and employees through a balanced transportation system, which considers automobiles, transit, bicyclists, and pedestrians.

- Policy 1** Maintain a level of service (LOS) “C” standard at a minimum of 70 percent of all signalized intersections and roadway segments in the City during the p.m. peak hours. Exceptions to the LOS “C” standard may be considered for intersections where the City finds that the required improvements are unacceptable based on established criteria identified in the implementation measures. In addition, Pedestrian Overlay Districts are exempted from the LOS standard.
- Policy 2** Strive to meet the level of service standards through a balanced transportation system that reduces the auto emissions that contribute to climate change by providing alternatives to the automobile and avoiding excessive vehicle congestion through roadway improvements, Intelligent Transportation Systems, and transit improvements.

General Plan LOS Policy

It is the underlying goal of the entire Circulation Element of the City’s General Plan that the City’s circulation system promotes the following: (1) the safe, efficient, and reliable movement of people and goods; (2) shift from the single-occupant automobile to other modes of transportation; and (3) provide an adequate level of transportation service for all persons traveling in and through Roseville.

As noted above, the City’s LOS policy calls for maintenance of an LOS C standard at a minimum of 70% of all signalized intersections in the City during the AM and PM peak hour. The determination of project consistency with this policy is based on buildout of currently entitled land within the City cumulative market rate development outside of the City.

This LOS policy embodies the City’s commitment to an efficient, functional transportation system, but reflects an acknowledgement that some amount of congestion beyond LOS C during peak commute conditions is inevitable in an area supporting urban land use densities and intensities of use. The City believes the policy strikes an appropriate balance, given the adverse environmental and social consequences that are often associated with constructing these kinds of road improvements, such as additional lanes, that would be needed to maintain LOS C at all times. The creation of new pavement for such improvements can translate into biological and cultural resource impacts, lost homes and businesses, and a road system with streets so wide as to intimidate pedestrians and cyclists and render walking and bicycling less pleasant and a more dangerous means of travel than they otherwise would be.

The City’s Circulation Element explains how the City arrived at this balanced policy result after conducting the traffic modeling needed to ascertain what traffic levels will be at City buildout and reasonably foreseeable development levels outside of the City using “market based” land use growth projections. The text explains that the City has established LOS C as the goal for both the

General Plan and the development of Citywide traffic impact fees, but that the policy has been structured to allow the City, on a case-by-case basis, to allow exceptions to the LOS C standard.

City of Roseville Transportation Systems Management Ordinance

The purpose of the City's Transportation Systems Management (TSM) program is to develop an integrated and cooperative approach between the City and the business community to promote alternative transportation options to reduce traffic congestion and to improve the air quality in the Roseville area. The TSM program applies to businesses or common work locations (such as office building/complex, commercial/retail center, or industrial building/park) with 50 or more employees. The City's TSM requirements are located in Chapter 11.33 of the Roseville Municipal Code.

The goals and intent of the TSM program are to:

- Reduce total vehicle emissions in the City by reducing the number of vehicular trips that might otherwise be generated by home-to-work commuting.
- Reduce peak-hour traffic circulation in the City by reducing both the number of vehicular trips and the vehicular miles traveled that might otherwise be generated by home-to-work commuting by a minimum of 20%.
- Increase the efficiency of the existing transportation network in the City.
- Promote an integrated and cooperative approach between the City and the business community to promote alternative transportation opportunities and improve the air quality in Roseville.
- Cooperate and coordinate with other cities, counties, communities, and regional agencies in these endeavors.

Typical measures included in a TSM include the provision of bicycle lockers and on-site shower facilities, workplace ride-share programs, and employee education and incentive programs to use alternative transportation.

Traffic Mitigation Fee Programs

The City currently participates in four traffic mitigation fee programs to fund capital projects in Roseville and South Placer. The funding for those improvements is nexus based and is designed to fund improvements included within the City's fee programs. The traffic mitigation fees are collected by the participating agencies at building permit issuance. Per the various agreements that established the traffic mitigation fee programs, the payment of fees in lieu of improvements has been determined to be acceptable mitigation for any impacts caused by a project.

Long-Range Transit Master Plan

The City has worked with the Placer County Transportation Planning Agency (PCTPA) and surrounding jurisdictions to develop the *Transit Master Plan for South Placer County*, which is a long-range transit plan document, intended to guide the growth of transit services within the City and the surrounding jurisdictions in Placer County through the planning horizon of 2030–2040. The PCTPA Board adopted the plan and a guide template for services, which includes increased services and a new bus rapid transit program in response to anticipated development.

Bicycle Master Plan

The City's General Plan calls for the development of a comprehensive bikeway system that would provide connections between the City's major employment and housing areas and between existing and planned bikeways. The bicycle master plan was last updated in 2008 and the next update is scheduled to begin in 2017. It provides guidelines for the development of a City-wide network of bicycle facilities and design standards for new bicycle facilities in Roseville.

The *City of Roseville Bikeway Master Plan* (City of Roseville 2008) includes the following policies that are relevant to the proposed project:

- Support facilities that encourage bicycling should, to the extent feasible, be made a standard component of all new public and private projects.
- Provide short-term bike parking (bike racks) conveniently located at businesses entrances and safe, secure long-term covered bike parking (lockers, cages, rooms) at employment sites.
- Promote showers and changing facilities at major employment sites.
- Where construction operations occur near Class II or III bikeways, the developer/contractor will be responsible for maintaining clear and clean paths of travel.
- Street maintenance overlay projects and other construction projects within the public right-of-way and along designated bikeways shall be reviewed for conformance with the Bicycle Master Plan. Where existing facilities are not in conformance with the Bicycle Master Plan and current City standards, the facilities may be brought up to standards where determined feasible by the Public Works Director/City Engineer.
- Construction projects within public right-of-way should address bicycle safety and movement per federal, state, and local standards.

Pedestrian Master Plan

The *City of Roseville Pedestrian Master Plan* (City of Roseville 2011) was adopted by the City Council to establish policies, projects, and programs that improve the pedestrian system in Roseville and increase walking for transportation, recreation, and health. The Pedestrian Master Plan includes goals, policies, and implementation measures for pedestrian improvements and programs; a recommended pedestrian network; and a Capital Improvements Program (CIP) that establishes a 20-year framework for improvements to the pedestrian environment.

The Pedestrian Master Plan includes the following policies that are relevant to the proposed project (City of Roseville 2011):

- Provide continuous and direct pedestrian connections between residential areas, schools, shopping areas, public services, employment centers, parks, and public transit stops.
- Include sidewalks in the planning and design of all new, reconstructed or widened streets. Sidewalks should be installed on both sides of the street, unless circumstances call for an exception.
- Improve pedestrian crossings in areas of high pedestrian activity, where pedestrian collision trends are identified, or where safety is otherwise identified by the City of Roseville as an issue.
- Sidewalks and street crossings should provide access for all people, regardless of physical abilities, consistent with the Americans with Disabilities Act and ADA Transition Plan.

4.3.4 Impacts

Methods of Analysis

Project Access

Currently, access to the site is provided by the following two driveways:

- Kaiser West Driveway is situated on Riverside Avenue about 275 feet¹ north of the I-80 westbound off-ramp/Riverside Avenue intersection and 510 feet south of the Cirby Way/Riverside Avenue intersection. It is restricted to right-turns only by a raised median on Riverside Avenue.
- Kaiser North Driveway permits all turning movements with the exception of outbound left- and through movements from the Kaiser driveway. “Right Turn Only” signs are posted to advise motorists of this turning movement restriction. This driveway is situated

¹ Dimensions are referenced from the driveway centerline to the near curb return of the nearest intersection.

about 675 feet east of the Cirby Way/Riverside Avenue intersection. However, the distance is about 800 feet when measured from intersection centerline to centerline.

With the proposed expansion, access would be provided as follows:

- Kaiser West driveway on Riverside Avenue would remain as a right-turn-only driveway, but would be relocated 40 feet to the south.
- Kaiser North driveway on Cirby Way would be signalized (allowing all turning movements) and coordinated with other traffic signals along Cirby Way.
- New Kaiser driveway would be a new right-turn-outbound-only driveway that would be located about 260 feet east of the Cirby Way/Riverside Avenue intersection.

Project Travel Characteristics

This section describes the project's expected travel characteristics, including the number of trips it would generate, the distribution of those trips, and the resulting travel routes. Table 4.3-5 displays the existing and proposed land uses, and the number of existing and proposed health care providers. As shown, the proposed project would increase the total square footage of the site by 133%. However, the number of health care providers would increase by 100%, meaning there would be fewer health care providers per square foot. This is part of the applicant's overall objective to "decompress" the campus by providing more building space per provider.

Table 4.3-5
Proposed Kaiser Permanente Riverside Medical Offices Land Use Information

Quantity	Existing	Proposed	Percent Change
Building Size	90,290 sq. ft. (Occupied)	210,000 sq. ft. (Total)	130% increase
Health Care Providers	71	142	100% increase
Health Care Providers Per Square Foot	1 per 1,272 sq. ft.	1 per 1,462 sq. ft.	15% decrease

Note: Buildout land uses from *Riverside Cirby MOB*, HOK Inc., 2016.

Source: Appendix D

Trip Generation

Traffic counts were conducted on Tuesday, October 13, 2015, at the two driveways serving the existing project site. Kaiser administrators report that October is generally one of their busier months in terms of patient visitation. Therefore, counts are considered representative of average, if not somewhat above-average conditions, in terms of patient visitation. Table 4.3-6 displays the number of AM and PM peak-hour trips generated by the project on this day. During the AM peak hour, 82% of trips were inbound. During the PM peak hour, 75% of trips were outbound.

Table 4.3-6
Trip Generation of Existing Kaiser Permanente Riverside Medical Offices

Facility	ksf	Trip Rates (per ksf)		Trips	
		AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
Kaiser Permanente Riverside Medical Office	90.29	3.87	5.07	349 ¹	458 ¹
Medical Office ITE Rate	90.29	3.5 ²	4.27 ²	316	386
Difference Versus ITE Trip Rates				+33	+72

Notes: ksf = thousand square feet

¹ Traffic counts collected on Tuesday, October 13, 2015. Trip generation during peak hour of adjacent street traffic (7:30 to 8:30 AM and 4:45 to 5:45 PM) is reported.

² Based on trip rates contained in the *Trip Generation Manual* (ITE 2012) for the Medical-Office Land Use Category (720).

Source: Appendix D

The project site's observed trip generation was compared against its expected trip generation using the Medical-Office Land Use Category from the *Trip Generation Manual* (ITE 2012). Table 4.3-6 indicates that the existing facility generates 33 more AM peak hour trips and 72 more PM peak hour trips than would be expected using ITE trip rates. This represents an 11% increase in the AM peak hour and a 19% increase during the PM peak hour. The fact that the observed trip rate was higher than the expected rate from ITE is not surprising given that the site currently has a higher than typical density of health care providers.

Table 4.3-7 displays the AM and PM peak hour trip generation of the proposed project. Although the project's size would increase by 130%, its number of providers would double (i.e., increase by only 100%). The number of health care providers is considered the most appropriate independent variable for use in estimating trips because it relates directly to the number of employees who would work at the site as well as the number of patients who would visit the site to receive medical services. As shown in Table 4.3-7, the proposed project would result in the campus generating twice as many trips as currently occur.

Table 4.3-7
Trip Generation of Proposed Kaiser Permanente Riverside Medical Offices

Facility	ksf	Health Care Providers	Trip Rates (per ksf)		Trips	
			AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
Existing Medical Office	90.29	71	3.87	5.07	349 ¹	458 ¹
Proposed Medical Center	210	142	3.23 ²	4.37 ²	698	917
Net Increase in Trips					+349	+458

Notes:

ksf = thousand square feet

¹ Traffic counts collected on Tuesday, October 13, 2015. Trip generation during peak hour of adjacent street traffic (7:30 to 8:30 a.m. and 4:45 to 5:45 p.m.) is reported.

² Trip rate associated with proposed expansion calculated by dividing total trips by square footage. However, as noted previously, trip generation is based on the increase in health care providers, which dictate both the number of on-site employees and patient visits.

Source: Appendix D

The daily trip generation of the existing operations on the project site was calculated to be 3,753 trips, as follows:

- Combined AM/PM peak-hour trip rates of existing project versus Institute of Traffic Engineers (ITE) trip rates: $3.87 + 5.07 = 8.94$ versus $3.5 + 4.27 = 7.77$ (trips counts) is a 15% increase over ITE rates.
- ITE daily trip rate of 36.13 increased by 15% to yield 41.57 trips per thousand square feet (ksf).
- Daily trip generation = $90.29 \text{ ksf} \times 41.57 \text{ trips per ksf} = 3,753 \text{ daily trips}$.

Since the proposed project would double the number of health care providers, it would result in an additional 3,753 daily trips. Thus, at project buildout, the campus would generate 7,504 daily trips, a net increase of 3,751 daily trips.

Trip Distribution/Assignment

Figure 4.3-4 shows the existing/observed trip distribution of the existing project. These percentages were derived based on driving turning movement volumes and origin-destination surveys of trip patterns from the Kaiser West driveway that extended through the Cirby Way/Riverside Avenue intersection. As shown, nearly half of inbound traffic enters the Kaiser West Driveway after passing through the I-80/Riverside Avenue interchange. In contrast, 64% of outbound trips travel east on Cirby Way (over I-80) due to the prohibitions of outbound left-turns at the Kaiser North Driveway and U-turns on northbound approach at the Cirby Way/Riverside Avenue intersection.

Figure 4.3-5 shows the expected distribution of inbound and outbound project trips under Existing Plus Project conditions. The distribution percentages consider the following:

- As part of the proposed project, a new traffic signal would be installed on Cirby Way at the Kaiser North Driveway. The new signal would permit all turning movements, but prohibit eastbound U-turns. The northbound approach would consist of a shared left/through lane, and two right-turn lanes, each having 250 feet of storage. The expected effect of this new signal is a shift in outbound traffic away from the Kaiser West Driveway as motorists would be able to pass through the Cirby Way/Riverside Avenue intersection to access the I-80/Riverside Avenue interchange.

- The Kaiser West Driveway would be relocated 40 feet to the south and would continue to permit right-turns only.
- The new Kaiser Driveway would permit outbound right-turns only. In addition, as noted above, the traffic signal at the Cirby Way/Kaiser North Driveway would prohibit eastbound U-turns. By prohibiting this movement, all vehicles exiting this driveway would travel eastbound on Cirby Way across I-80.
- Driveway usage considers the location of parking within the proposed Medical Center.
- The distribution of trips along Cirby Way and Riverside Avenue is based on existing travel patterns and complementary land uses.

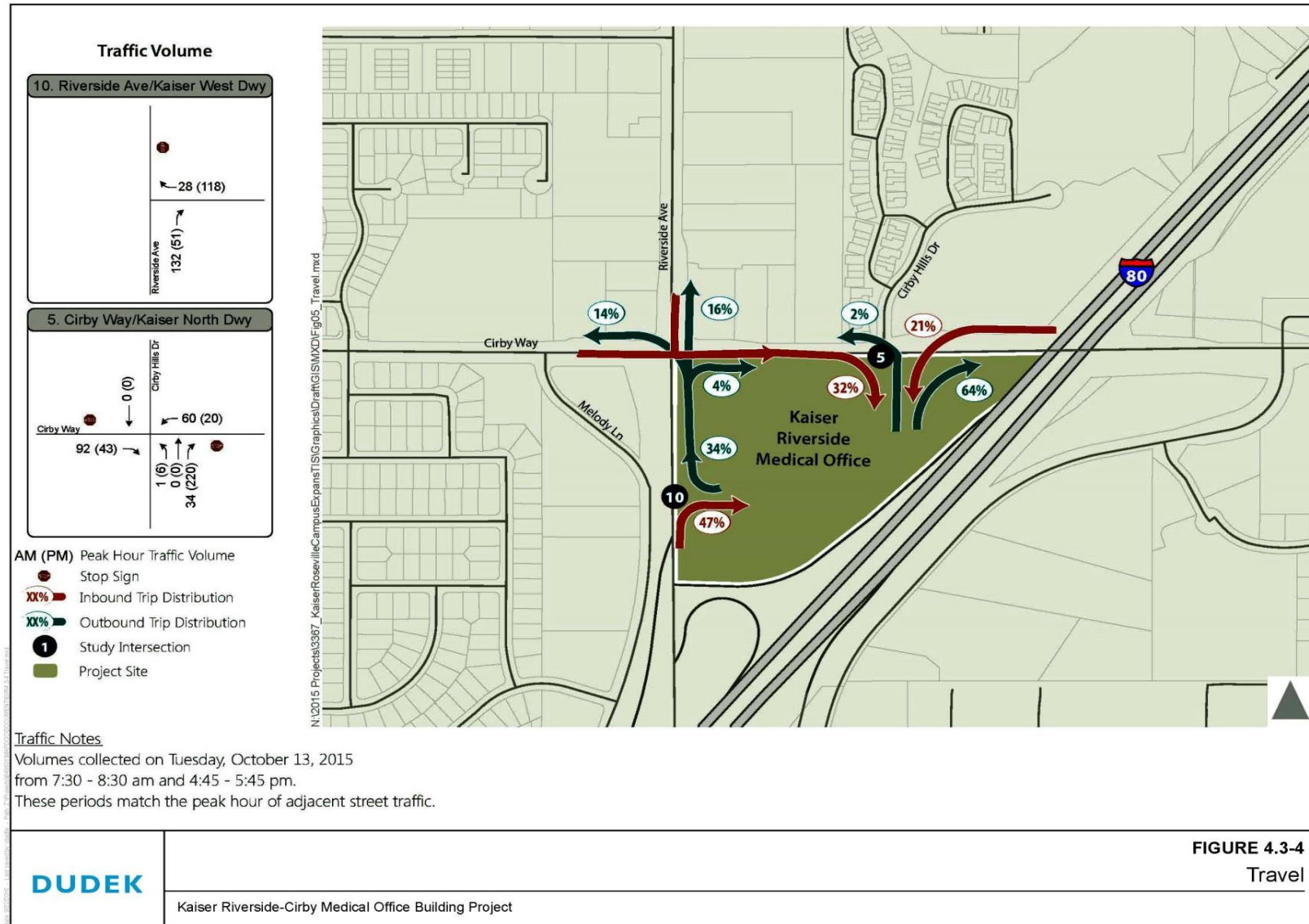
Figure 4.3-5 illustrates the net increase in trips caused by the project. The proposed traffic signal on Cirby Way at the Kaiser North Driveway would not only affect the distribution of new project trips, but also change the distribution/routes of existing Kaiser trips, as described below:

- The inbound trip distribution percentage exhibit (Figure 4.3-5) shows 20% of trips arriving from the east along Cirby Way (from Sunrise Avenue). In contrast, the outbound trip distribution percentage shows only 2% of project trips using this route. This difference is caused by the introduction of a traffic signal, which would allow motorists to more easily travel southbound on Auburn Boulevard into Citrus Heights and unincorporated Sacramento County. Currently, due to a variety of turn movement restrictions along Cirby Way (e.g., eastbound U-turns prohibited at Orlando Avenue), these movements are primarily made via Sunrise Avenue.

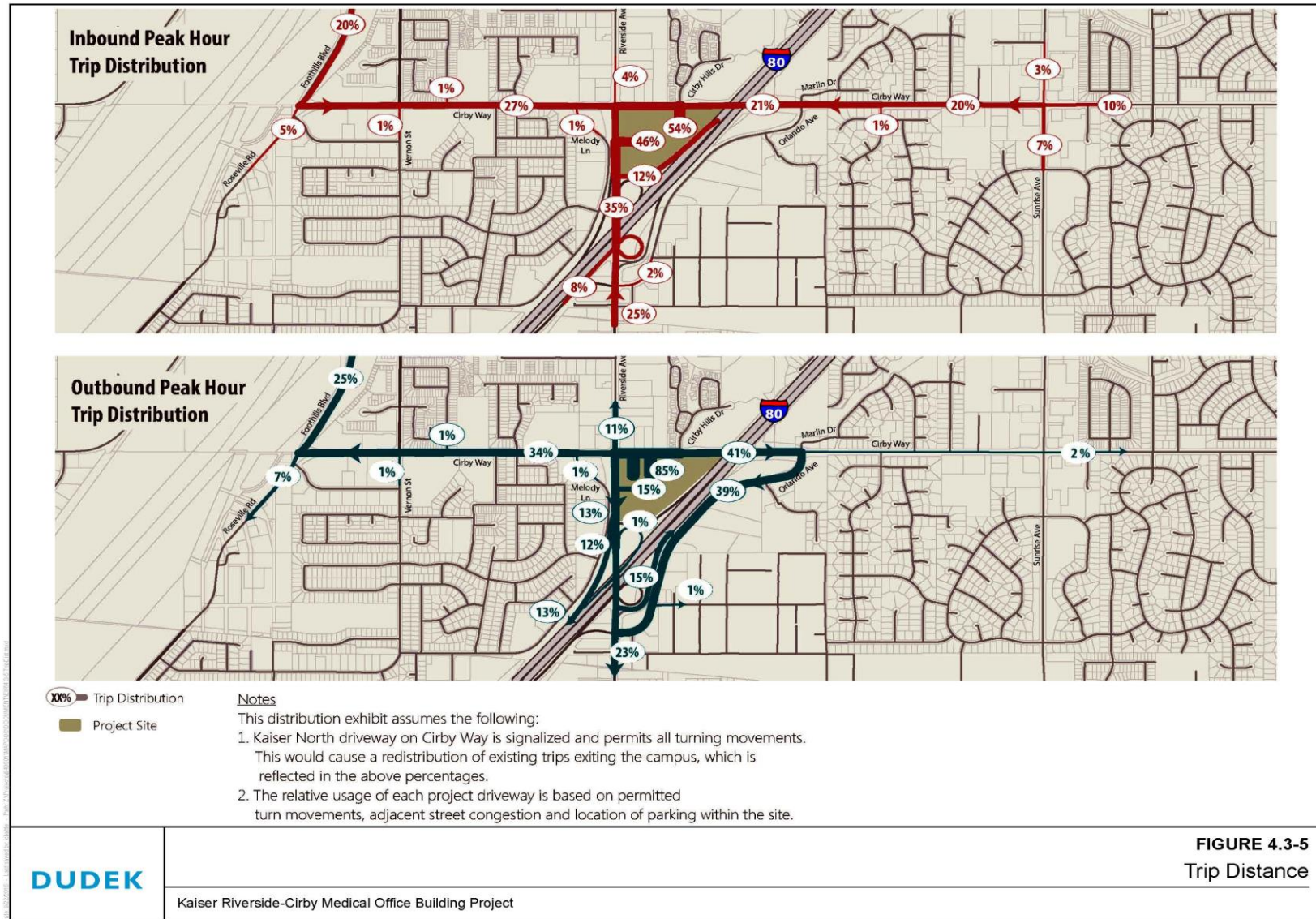
Figure 4.3-5 should not be interpreted as to imply that only 2% of outbound project trips (1 out of 50 cars) travel eastbound on Cirby Way toward Sunrise Avenue; this number reflects the *net change*, not the total amount of trips. While many new trips would be made using this route, the reconfiguration of access options would cause many existing users to switch to alternate routes.

SimTraffic Model Calibration

All study intersections were analyzed using the SimTraffic micro-simulation model. It is critical that the SimTraffic microsimulation model be adequately validated to existing conditions to accurately predict “plus project” conditions. Model validation typically consists of measures relating to volume served, queue lengths, and average travel time. Given the modest size of the study area but moderate levels of congestion, volume served and vehicle queueing are considered the most important validation parameters. See Appendix D for more specifics on the SimTraffic model.



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Transit System

The proposed project would improve access to transit by constructing the following improvements:

- A pedestrian linkage would be constructed within the project site to directly connect to the existing bus stop on the south side of Cirby Way directly east of Riverside Avenue.
- As part of the new signalized intersection on Cirby Way at the Kaiser North Driveway, a crosswalk would be constructed on the east leg. This crosswalk would include push-button pedestrian actuation, which would enable protected crossings between the bus stop located on the north side of Cirby Way directly east of the driveway and the project site.

Furthermore, the proposed project has been reviewed by the City's Alternative Transportation Division, and was not found to have any negative impacts on transit operations, travel times, and/or circulation.

Bicycle/Pedestrian Facilities

The *City of Roseville 2008 Bikeway Master Plan* shows the recommended bicycle network in the project vicinity. Key components of this network include:

- Future Class II bicycle lanes along Cirby Way, connecting it from Foothills Boulevard to Rocky Ridge Drive.
- Future Class II bicycle lanes along Riverside Avenue north of Cirby Way.

Class II bike lanes do not currently exist along Cirby Way along the project frontage. City Public Works Department staff do not recommend that a Class II bike lane be constructed along the project frontage at this time (as part of the reconstruction of Cirby Way from east of Riverside Avenue to the new signalized driveway to improve sight distance), because such a facility would not connect with any other continuous bike lanes. If and when the City does decide to add bike lanes to Cirby Way east of Riverside Avenue, it would be a more comprehensive addition of bike lanes on both sides of the road and for a longer section of roadway than just the Kaiser frontage. This would most likely occur the next time Cirby Way is overlaid and needs to be restriped. The frontage design of the proposed project is designed to accommodate future restriping to include Class II bicycle lanes, and thus does not conflict with the policies and guidelines of the City's Bikeway Master Plan.

Vehicle Miles Traveled (VMT)

The Caltrans NOP comment letter requested a comprehensive analysis of VMT, including the site's current VMT and VMT associated with its expansion. The letter states that VMT estimates should consider reductions in travel associated with transit use, ridesharing, and active

transportation, and should include appropriate documentation. Lastly, the letter recommends that “mitigation for any roadway section or intersection with increasing VMT should be identified and mitigated as possible.” The proposed project would generate an estimated 16,298 VMT on a typical weekday.

VMT is considered a useful metric in understanding the overall impacts of a project on the transportation system. VMT is often expressed on a “per capita” or “per employee” basis to understand the relative efficiency of one project versus another. Whereas VMT per employee or per capita are commonly used for residential and office projects, neither ratio is applicable for medical office projects. This is because the proposed project consists of trips made by employees, members, deliveries, and even visitors. On a given weekday, it is not known precisely how many employees and patients may be on site. Therefore, VMT ratios are not calculated in this study.

By definition, one VMT occurs when a vehicle is driven 1 mile. In addition, a given VMT value represents vehicular miles of travel for an entire weekday. Lastly, VMT values in this chapter represent the full length of a given trip, and are not truncated at city, county, or region boundaries.

To estimate the project’s VMT, the model-wide change in VMT was calculated by summing all travel on all roadways within the model. This approach enables a change in trip origin or destination (in response to the campus expansion) to be reflected.

To the extent that the existing campus has trips made by ridesharing, transit, bicycling, or walking, they are considered in the VMT estimate because it is derived from the campus’ observed vehicular trip rates. Thus, this analysis meets the Caltrans’ request that VMT reductions associated with these modes be considered.

Table 4.3-16 displays the analysis results for the proposed project. As shown, the project would generate an estimated 16,298 VMT on a typical weekday. Appendix D provides a more detailed overview of the VMT calculations for the project.

Table 4.3-16
Weekday Vehicle Miles Traveled

Land Use	Model-Wide No Project VMT	Model-Wide Plus Project VMT	Project Related VMT
Proposed Medical Center Expansion	73,973,726	73,990,024	16,298

Source: Appendix D

As shown on Table 4.3-16, all roadways within the study area would experience increased ADT as a result of the proposed project. The Caltrans comment letter recommends that mitigation be considered for any roadway facility with increasing VMT. However, this suggestion is not

consistent with the City's adopted standards of significance for traffic analysis under CEQA, which are supported by City General Plan circulation policies. Furthermore, this suggestion is not supported by the *I-80 and Capital Freeway Corridor System Management Plan* (Caltrans 2009). Neither the General Plan nor the *I-80 and Capital Freeway Corridor System Management Plan* calls for mitigating increased VMT regardless of the level of traffic on a given roadway.

Issues Addressed in the Initial Study

The Initial Study prepared for the project (see Appendix B) determined that because the proposed project has been designed in compliance with City Engineering and the Fire Department standards to ensure emergency access meets current standards impacts to emergency access would be less than significant. In addition, because the project site is not located near agricultural areas or other potentially incompatible uses and does not include any existing potentially hazardous design features that would exacerbated by the project impacts due to existing design hazards and incompatible uses are also considered less than significant.

The Initial Study also found that because the project site is not located within an airport planning area or within any height restriction area established around an airport for the purpose of protecting navigable airspace, there would be no impacts to changes in air traffic patterns. All of these issues are not further addressed.

Thresholds of Significance

The City's LOS policy calls for maintaining an LOS C standard at a minimum of 70% of all signalized intersections in the City during the AM and PM peak hour. The City Council, following a public hearing, may determine, on a case-by-case basis that "extraordinary" improvements are not feasible or desirable and may relax the LOS C standard for a particular intersection.

The Roseville City Council approved the Amoruso Ranch Specific Plan in 2016 along with several important changes in how the City analyzes intersections and measures the adequacy of their operations. Specifically, as part of the *Amoruso Ranch Specific Plan Final Transportation Impact Study* (Fehr & Peers 2016), the following changes in analysis methods, horizons, and analysis periods were made:

1. Replacing the *Interim Materials on Highway Capacity – Circular 212* (Transportation Research Board 1980) methodology to analyze signalized intersections with the more state-of-the-practice *Highway Capacity Manual* (Transportation Research Board 2010) methodology.
2. Updating the 2025 CIP travel demand model to reflect a new 2035 CIP condition.

3. Expanding the General Plan LOS policies to include weekday AM peak-hour conditions, in addition to PM peak hour.

Since the City Council approved the Amoruso Ranch Specific Plan and its corresponding changes in analysis methods and time periods, the City's General Plan now reflects a revised list of intersections that would operate at LOS D or worse during the weekday AM and PM peak hours. The following study intersections would operate at LOS D or worse under Cumulative Plus Project conditions (using Highway Capacity Manual intersection analysis methods) during the AM and PM peak hours:

AM Peak Hour

- Cirby Way/Sunrise Avenue (LOS D)
- Cirby Way/Foothills Boulevard (LOS F)
- Cirby Way/Riverside Avenue (LOS D)
- Cirby Way/Vernon Street (LOS D)

PM Peak Hour

- Cirby Way/Sunrise Avenue (LOS E)
- Cirby Way/Foothills Boulevard (LOS E)
- Cirby Way/Riverside Avenue (LOS F)
- Cirby Way/Vernon Street (LOS E)
- Riverside Avenue/Orlando/I-80 Eastbound Off-Ramp (LOS E)
- Riverside Avenue/I-80 Westbound Ramps (LOS F)

Freeway Facilities

According to the *Interstate 80 and Capital Freeway Corridor System Management Plan* (Caltrans 2009), Caltrans has identified the route concept LOS² for the following segments:

- LOS F for I-80 from Riverside Avenue/Auburn Boulevard (Sacramento/Placer County Line) to Sierra College Boulevard.
- LOS F for I-80 from State Route 51 (Capital City Freeway) to Riverside Avenue/Auburn Boulevard (Sacramento/Placer County Line).

² The Transportation Concept Report is a Caltrans long-term planning document that evaluates the conditions of a given state highway (route) and establishes a concept (vision) of how that facility should operate.

LOS E or better conditions are desired when feasible but LOS F conditions are likely to occur in the study area under no build conditions, as recognized by the concept LOS thresholds. The LOS E threshold will be used to identify minimum acceptable operations (that is, deficiencies) and potential impacts to state highway mainline segments, ramp junctions, weaving segments, and ramp terminal intersections. For locations with LOS F under the no project condition, an impact would occur if the project would worsen the LOS F condition based on the applicable quantitative performance measure associated with the specific type of facility.

The following thresholds of significance have been used to determine whether implementing the proposed project would result in a significant transportation or circulation impact. These thresholds of significance are derived from questions posed in Appendix G of the California Environmental Quality Act (CEQA) Guidelines, thresholds of significance adopted by the City in the General Plan and previous environmental documents, and professional judgment. For purposes of this study, a significant impact would occur if the proposed project would:

Roadway System

- Cause a signalized intersection in Roseville to be degraded as follows under existing or 2035 CIP conditions during the AM or PM peak hours:
 - For intersections currently operating at LOS C or better: Worsen operations to LOS D or worse.
 - For intersections that currently operate at less than LOS C: Cause operations to further worsen by one or more service levels.
 - For intersections that currently operate at LOS F: Cause intersection delay to worsen by 12.5 seconds or greater.
- Cause the overall percentage of signalized intersections throughout the City operating at LOS C or better during the AM and PM peak hours to fall below 70%.

Freeway System

- Cause a facility maintained by Caltrans to worsen from acceptable to unacceptable during the AM or PM peak hours.
- Worsen unacceptable operations to a significant degree (as indicated by a change in the applicable performance measure) at a facility maintained by Caltrans during the AM or PM peak hours.
- Cause traffic at an off-ramp maintained by Caltrans to queue back to the mainline, or add traffic to an off-ramp that already queues back to the mainline.

Transit System

- Have a negative impact on transit operations, travel times, and/or circulation.

Bicycle System

- Not meet the policies and guidelines of Roseville's Bikeway Master Plan.

Pedestrian System

- Interfere with the operation of an existing pedestrian facility or preclude the construction of a planned pedestrian facility.

Existing Plus Project Conditions Methodology

Preliminary traffic analyses by Fehr & Peers showed that the introduction of a new traffic signal at the Kaiser North Driveway on Cirby Way would cause the wetbound approach to the Cirby Way/Riverside Avenue intersection to experience substantial traffic growth. The SimTraffic results showed increased delays and queues, which would spill back to the new signalized intersection and beyond. To prevent this condition, the new signal at the Kaiser North Driveway would be designed and operated as follows:

- The driveway would be operated as part of the coordinated system of signalized intersections along Cirby Way.³ The eastbound–westbound approaches would operate with protected left-turn phasing. The northbound–southbound approaches would operate with split phasing.⁴
- The driveway would feature a single northbound left/through lane exiting the Medical Center that would consist of 250 feet of vehicle storage and provide a maximum green time of 15 seconds during the weekday PM peak hour.⁵ Outside of this time period, no signal timing restrictions would exist.
- The driveway would feature two northbound right-turn lanes exiting the Medical Center that would each consist of 250 feet of vehicle storage. On-site signage would be provided to direct motorists to use these lanes to access I-80 via eastbound Cirby Way to Orlando Avenue. Additionally, Kaiser representatives have indicated that they can disseminate this suggested outbound vehicle routing to their employees.

³ During peak hours, the signalized intersections along Cirby Way operate with a 120-second cycle length.

⁴ Split phase operation is necessary due to the shared left/through lanes provided on the northbound and southbound approaches. A crosswalk would be provided on the east leg of the intersection across Cirby Way.

⁵ It is estimated that six vehicles per cycle could be accommodated by the 15 seconds of green time. Given that there are 30 cycles per hour, this implies 180 vehicles would turn left from the North Kaiser Driveway during the PM peak hour.

The objectives of the above design and operations are to:

- Use traffic signal timing to moderate the level of project-related traffic that is added to the westbound approach to the Cirby Way/Riverside Avenue intersection to avoid causing traffic to spill back into the new signalized intersection.
- Provide a single, lengthy (250-foot) northbound left-turn/through lane that can be used if so desired. However, given the limited amount of green time allocated to this movement during the PM peak hour, some motorists in this turn lane would have to wait two cycle lengths to turn onto Cirby Way. This is a disincentive to make this movement, instead encouraging the use of the alternative route (i.e., Cirby Way to Orlando Avenue) to access I-80.
- Encourage Kaiser employees to use an alternative route (i.e., Cirby Way to Orlando Avenue) to access I-80, which would help limit traffic volumes using the northbound left-turn/through lane, which would presumably have a high proportion of use by Kaiser members who may not otherwise be as familiar with alternative routes to reach I-80.

In addition, the project design would include the following:

- A new right-turn outbound only driveway on Cirby Way. This driveway would provide traffic relief to the heavily-used first internal intersection along the Kaiser North driveway.
- A widening of the northbound departure lane from the first internal intersection to include three receiving lanes, in order to minimize blockages of the dual right-turn lanes at the Cirby Way/Kaiser North driveway intersection by northbound left-turning traffic.

Traffic Forecasts

Figure 4.3-6 displays the AM and PM peak-hour traffic forecasts under Existing Plus Project conditions. Appendix D describes the manner in which these forecasts were developed.

Intersection Operations

Table 4.3-8 displays the average delay and LOS at the study intersections under Existing Plus Project conditions. Refer to Appendix D for technical calculations.

Table 4.3-8
Intersection Level of Service –Existing Plus Project Conditions

Intersection	Control	Existing Conditions				Existing Plus Project Conditions			
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
		Delay ¹	LOS ¹	Delay ¹	LOS ¹	Delay ¹	LOS ¹	Delay ¹	LOS ¹
1. Cirby Way/ Foothills Boulevard/ Roseville Road	Traffic Signal	26	C	31	C	28	C	31	C
2. Cirby Way/Vernon Street	Traffic Signal	29	C	47	D	31	C	58	E
3. Cirby Way/Melody Lane	Traffic Signal	10	B	13	B	11	B	12	B
4. Cirby Way/Riverside Avenue	Traffic Signal	63	E	56	E	63	E	76	E
5. Cirby Way/Cirby Hills Drive/Kaiser North Driveway	SSSC/ Traffic Signal 2	7 (59)	A (F)	7 (85)	A (F)	20	B	31	C
6. Cirby Way/Orlando Avenue	Traffic Signal	15	B	14	B	11	B	15	B
7. Cirby Way/Sunrise Avenue	Traffic Signal	48	D	56	E	50	D	69	E
8. Riverside Avenue/I-80 WB Ramps	Traffic Signal	23	C	22	C	27	C	29	C
9. Riverside Avenue/I-80 EB Ramps/ Orlando Avenue	Traffic Signal	24	C	31	C	23	C	32	C
10. Riverside Avenue/ Kaiser West Driveway	SSSC	8 (28)	A (D)	6 (50)	A (F)	8 (58)	A (F)	11 (103)	B (F)

Notes:

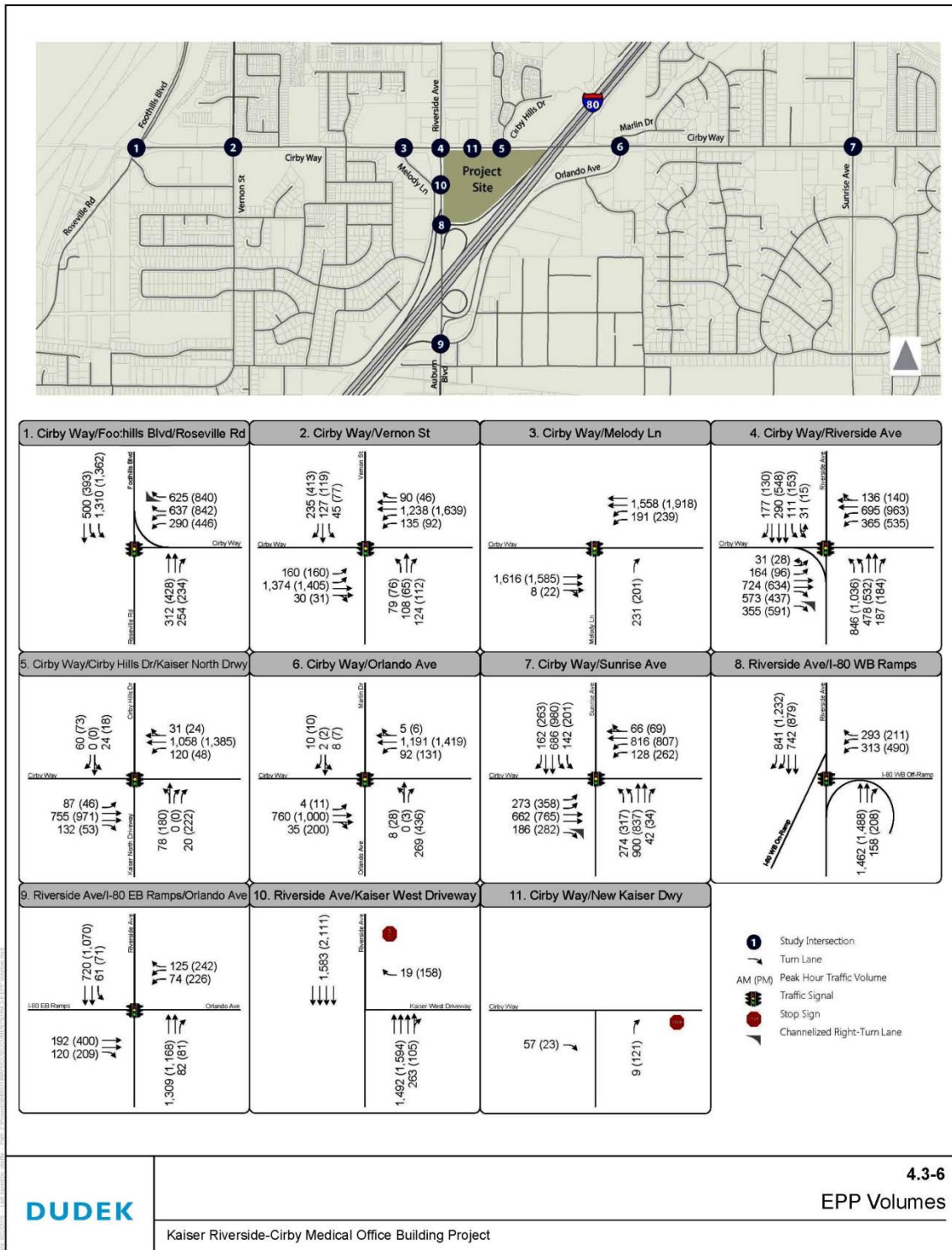
¹ Average delay (rounded to the nearest second) and LOS for signalized intersections is the weighted average for all movements. Average delay and LOS shown for both worst-case side street movement (in parentheses) and intersection as a whole.

² Intersection signalized under "plus project" conditions.

AWSC = All-way Stop Control. SSSC = Side-street Stop Control.

Bolded text represents significant impacts.

Source: Appendix D



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As shown in Table 4.3-8 the following would occur:

- Cirby Way/Vernon Street intersection: During the PM peak hour, the proposed project would worsen this intersection from LOS D to E, causing a significant impact.
- Cirby Way/Riverside Avenue intersection: Operations would remain at LOS E at this intersection, though the proposed project would increase the average delay by 20 seconds during the PM peak hour.
- Kaiser West Driveway (stop-controlled): The proposed project would exacerbate LOS F conditions at this stop-controlled approach.
- Kaiser North Driveway (signalized): The new signalized intersection at this driveway would operate at LOS B during the AM peak hour and LOS C during the PM peak hour.

Table 4.3-9 shows the maximum queues for critical movements (i.e., affected by project trips) at the Cirby Way/Riverside Avenue intersection under Existing Plus Project conditions. In addition, maximum queues are shown for the two project driveways, I-80/Riverside Avenue interchange ramp terminal intersections (see Appendix D for detailed calculations), and other intersection movements, which would experience meaningful project-related increases.

The following key conclusions are drawn from this table:

1. The proposed project would not cause traffic to spillback onto the I-80 mainline.
2. The proposed project would cause the maximum westbound left-turn queue at the Cirby Way/Cirby Hills Drive/Kaiser North Driveway intersection to exceed the available storage by 25 feet.
3. The proposed project would cause the maximum westbound right-turn queue at the Riverside Avenue/Kaiser West Driveway intersection to increase from 200 feet to 275 feet, thus exceeding the available storage by 75 feet.
4. Outbound traffic using the new driveway on Cirby Way would have a maximum queue of 100 feet. Although this would block the first internal parking aisle, it would not adversely affect public streets since this driveway permits outbound movements only.
5. The eastbound right-turn lane at the Cirby Way/Cirby Hills Drive/Kaiser North Driveway signalized intersection would have modest queues within the turn lane. However, review of the SimTraffic model indicates that queued traffic in the adjacent eastbound through lanes would block access to the right-turn lane.

Table 4.3-9
Queueing Analysis – Existing Plus Project Conditions

Driveway/Intersection	Movement ¹	Available Storage ² (feet)	Maximum Queue (feet) ³			
			Existing Conditions		Existing Plus Project Conditions	
			AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
4. Cirby Way/ Riverside Avenue ⁶	Northbound Left	650 ⁶	650	650	650	650
	Northbound Through	825 ⁶	350	525	350	525
	Northbound Right	350	125	125	125	125
	Eastbound Left	150	<u>175</u>	100	<u>200</u>	100
	Eastbound Through	350	300	250	300	200
	Westbound Left ⁷	475	325	<u>550</u>	475	<u>575</u>
	Westbound Through ⁵	2,125/675	450	625	525	675
	Southbound Left	200	100	125	125	150
5. Cirby Way/Cirby Hills Drive/Kaiser North Driveway ⁴	Northbound Left/Through	250	N/A	N/A	100	275
	Northbound Right ^{5,7}	75/250	75	<u>275</u>	50	150
	Westbound Left ⁷	175	100	50	<u>200</u>	150
	Westbound Through	1,375	25	50	225	600
	Eastbound Left	100	75	75	125	125
	Eastbound Through	675	25	0	250	300
	Southbound Left/Through	100	125	150	50	50
	Southbound Right	100	N/A	N/A	75	100
6. Cirby Way/Orlando Avenue	Eastbound Through/Right	1,375	450	325	300	275
8. Riverside Avenue/ I-80 WB Ramps	Westbound Right	1,325	325	175	325	325
	Westbound Left	750	225	250	175	325
	Northbound Through	1,000	625	525	700	725
9. Riverside Avenue/ I-80 EB Ramps/ Orlando Avenue	Westbound Right	325	125	175	125	225
	Northbound Through	200	475	600	550	550
	Eastbound Loop Off	N / A	N / A	N / A	N / A	N / A

Table 4.3-9
Queueing Analysis – Existing Plus Project Conditions

Driveway/Intersection	Movement ¹	Available Storage ² (feet)	Maximum Queue (feet) ³			
			Existing Conditions		Existing Plus Project Conditions	
			AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
10. Riverside Avenue/Kaiser West Driveway	Westbound Right ^{5,7}	200/125	75	200	75	<u>275</u>
11. Cirby Way/New Kaiser Driveway	Northbound Right	50	-	-	50	<u>100</u>

Notes:

¹ Maximum queues shown for critical movements at adjacent intersections, project driveways, and Caltrans ramp terminal intersections.

² Based on measurements from aerial imagery and project site plan. For through movements, available storage is distance to upstream intersection.

³ Results based on average of 10 SimTraffic runs, except for those movements listed under note 7. Reported results are 'per lane'.

⁴ Intersection signalized under "plus project" conditions.

⁵ Turn lane storage changes under 'plus project' conditions. Available storage is reported as existing storage/project storage

⁶ During the AM and PM peak hours, traffic spills out of the northbound left-turn lanes into the adjacent through lanes, queuing back to the I-80/Riverside Avenue WB Ramps intersection.

⁷ Intersection maximum queues reported from existing counts.

N/A = Not Applicable (because loop off-ramp is a free-flowing merge onto northbound Riverside Avenue).

Bolded and **underlined** cells indicate that maximum queue exceeds the available storage.

Source: Appendix D

Roadway Operations

Table 4.3-10 summarizes average daily traffic on roadway segments surrounding the project site under Existing Plus Project conditions. As shown, the Riverside Avenue segment from Cirby Way to I-80 westbound ramps would experience the greatest increase in project traffic, increasing by 2,200 daily vehicles. Cirby Way from Foothills Boulevard to Riverside Avenue would experience the second-largest increase, with 1,400 daily vehicles. All other roadway segments would see modest increases in average daily traffic.

Table 4.3-10
Roadway Average Daily Traffic – Existing Plus Project Conditions

Roadway Segment	Number of Lanes	Existing Conditions	Project-Added Trips	Existing Plus Project Conditions
Foothills Blvd. – Vineyard Road to Cirby Way	5	38,100	1,000	39,100
Roseville Road – South of Cirby Way	2	27,600	200	27,800
North Sunrise Ave. – Coloma Way to Cirby Way	4	37,400	100	37,500
North Sunrise Ave. – South of Cirby Way	4	34,700	200	34,900

Table 4.3-10
Roadway Average Daily Traffic – Existing Plus Project Conditions

Roadway Segment	Number of Lanes	Existing Conditions	Project-Added Trips	Existing Plus Project Conditions
Cirby Way – Foothills Blvd. to Riverside Ave.	4	40,400	1,400	41,800
Cirby Way – Riverside Ave. to North Sunrise Ave.	4	31,500	100	31,600
Cirby Way – North Sunrise Ave. to Rocky Ridge Dr.	4	23,700	400	24,100
Riverside Ave. – North of Cirby Way	4	16,600	100	16,700
Riverside Ave. – Cirby Way to I-80 WB Ramps	6	44,400	2,200	46,600

Source: Appendix D

Freeway Operations

Table 4.3-11 displays the Existing Plus Project weekday AM and PM peak-hour operations at freeway facilities (refer to Appendix D for detailed calculations). As shown, all eastbound I-80 freeway facilities would continue to operate acceptably at LOS C or better with the project, while all westbound I-80 freeway facilities continue to operate acceptably at LOS D or better with the project.

Table 4.3-11
I-80 Freeway Level of Service – Existing Plus Project Conditions

Freeway Facility	Type	Existing Conditions				Existing Plus Project Conditions			
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
		Density	LOS	Density	LOS	Density	LOS	Density	LOS
Eastbound I-80									
Antelope Rd to Riverside Ave	Basic	14.6	B	13.5	B	14.9	B	13.5	B
Riverside Ave Off-Ramp	Diverge	9.2	A	11.9	B	9.6	A	12.0	B
Riverside Ave On-Ramp	Merge	22.3	C	19.6	B	22.6	C	20.0	C
Riverside Ave to Douglas Blvd	Basic	17.5	B	14.4	B	17.8	B	14.6	B
Douglas Blvd Diagonal Off-Ramp	Diverge	12.6	B	9.6	A	13.0	B	9.8	A
Douglas Blvd Loop Off-Ramp.	Diverge	18.2	B	14.8	B	18.7	B	15.1	B

Table 4.3-11
I-80 Freeway Level of Service – Existing Plus Project Conditions

Freeway Facility	Type	Existing Conditions				Existing Plus Project Conditions			
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
		Density	LOS	Density	LOS	Density	LOS	Density	LOS
Westbound I-80									
Douglas Blvd Diagonal On-Ramp	Merge	25.8	C	32.7	D ³	25.9	C	32.7	D ²
Douglas Blvd Loop On-Ramp	Merge	26.7	C	32.0	D ³	26.9	C	32.1	D ²
Douglas Blvd to Riverside Ave	Basic	23.4	C	31.5	D	23.6	C	31.7	D
Riverside Ave Off-Ramp	Diverge	28.8	D	33.8	D	29.0	D	33.9	D
Riverside Ave Loop On-Ramp	Basic ¹	15.8	B	19.7	C	15.7	B	19.8	C
Riverside Ave Diagonal On-Ramp	Merge	16.3	B	22.5	C	20.3	C	26.8	C
Riverside Ave to Antelope Rd	Basic	19.5	C ³	25.3	C	19.6	C	25.6	C

Notes:

¹ On-ramp falls out of the realm of a merge segment and is thus analyzed as a basic segment.

² During the PM peak hour, these on-ramps serve large volumes of traffic. Despite being metered at each ramp, their close spacing and curvature of I-80 causes slow-downs.

³ During the AM peak hour, traffic congestion originating from the I-80/ Capital City Freeway interchange can occasionally spill back to this segment causing congestion. The queue spillbacks occur sporadically caused both by recurring and non-recurring (i.e., accidents, weather, etc.) congestion.

Source: Appendix D

Cumulative (2035 CIP) Conditions Analysis Methodology

The City uses a 2035 CIP travel demand model to analyze future roadway conditions in the City. The model assumes buildout of the City, including various approved and pending specific plans, such as the Sierra Vista, Creekview, and Amoruso Specific Plans. Land uses outside of the City represent projected absorption by the year 2035. The City's traffic model also includes its existing roadway system along with planned CIP roadway and intersection improvements. The City's CIP project list represents a reasonable mitigation plan because the improvements are reasonably foreseeable based on a strong likelihood (and past history) that they would very likely be fully funded by the time they are needed based on the current fees being collected.

The only planned roadway improvement within the study area is the addition of a second southbound left-turn lane on Vernon Street at Cirby Way.

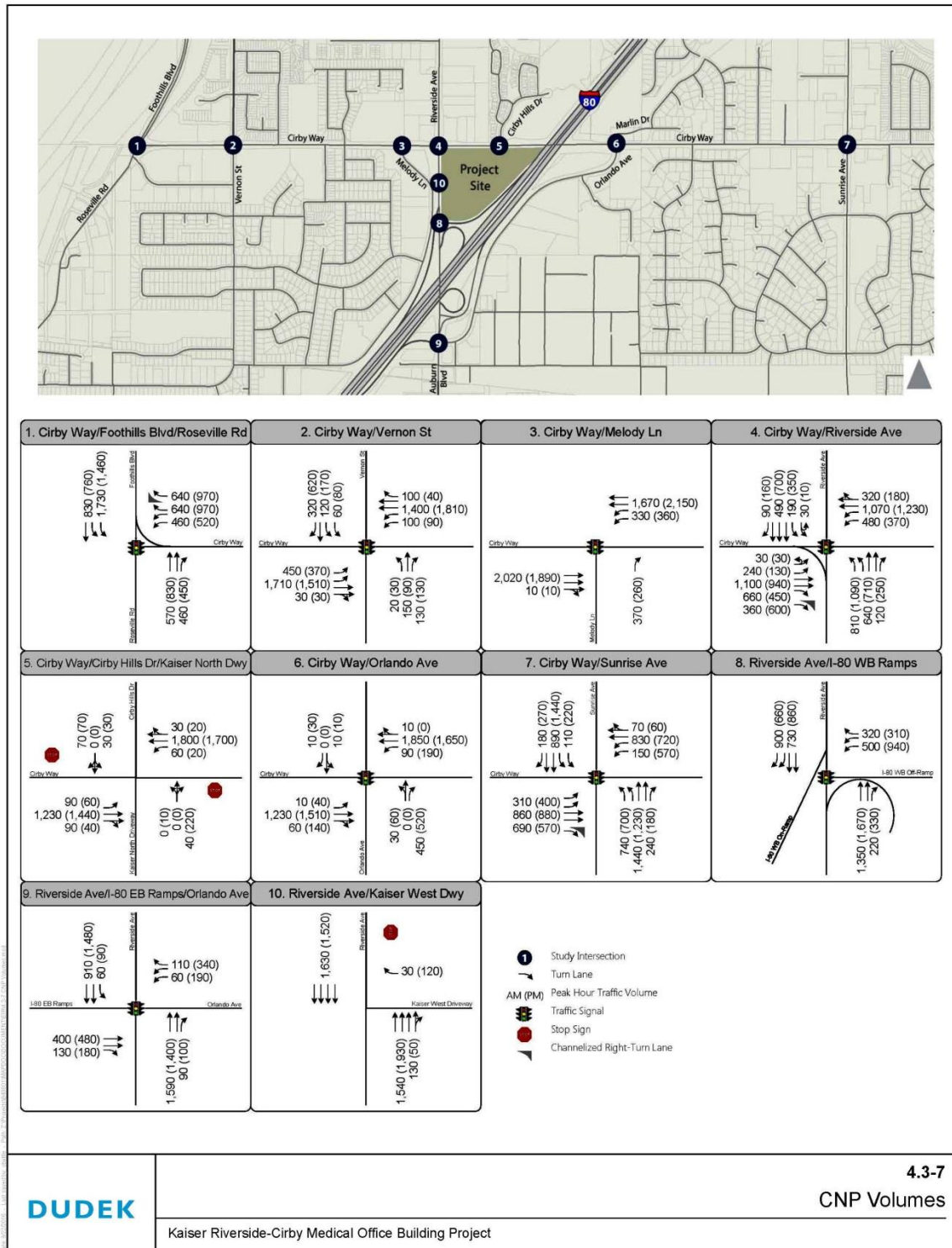
Traffic Forecasts

Traffic forecasts were developed for the following two cumulative scenarios:

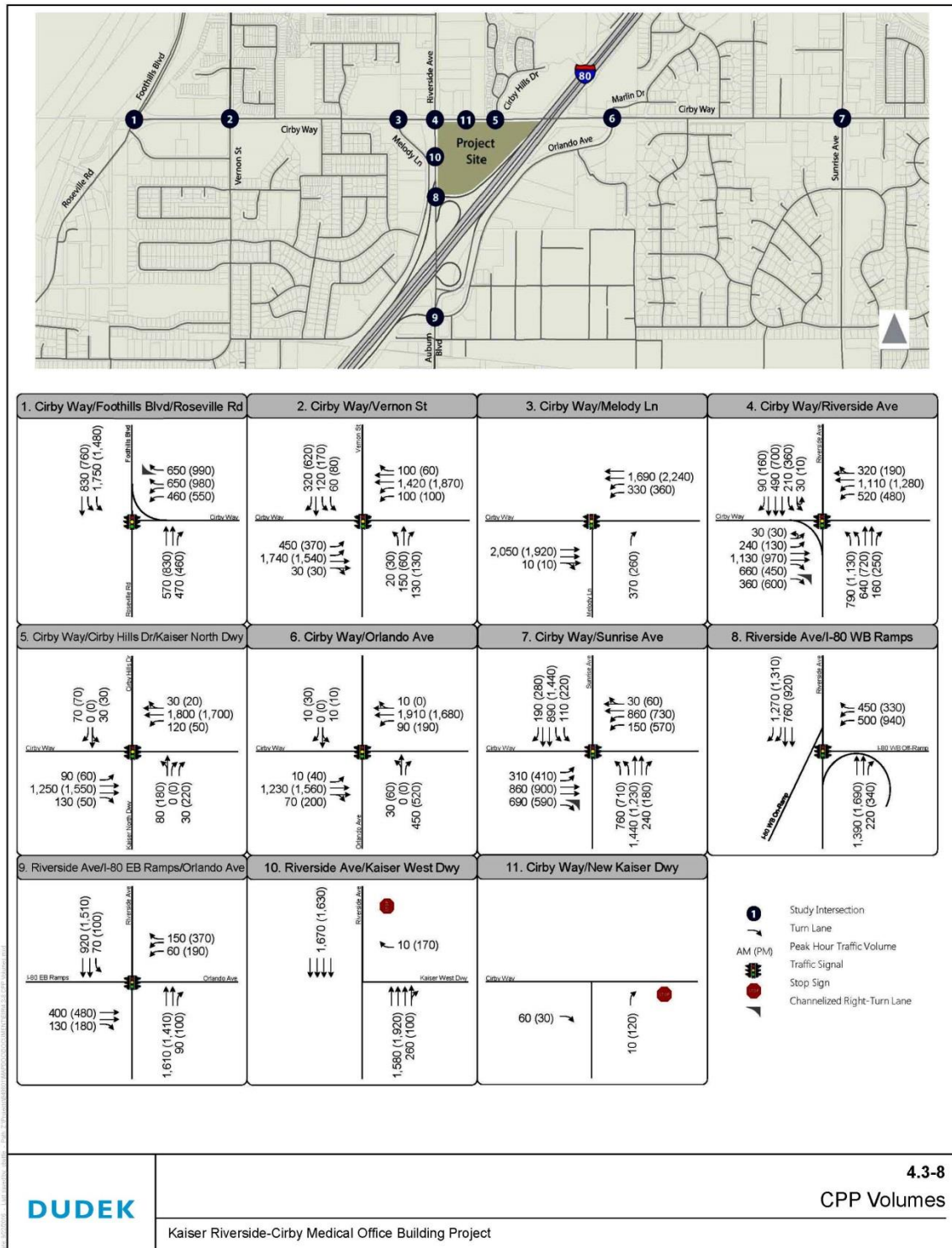
- Cumulative No Project – Assumes the existing project remains in place (and that a traffic signal is not installed at the Kaiser North Driveway).
- Cumulative Plus Project – Assumes the existing project is replaced by the proposed project (and that a traffic signal is installed at the Kaiser North Driveway).

Figure 4.3-7 shows the cumulative no project peak-hour forecasts at the study intersections. These forecasts show that the Cirby Way/Riverside Avenue intersection would experience a 33% and 35% increase in traffic over existing AM and PM peak-hour volumes, respectively. This suggests that additional congestion and queuing is expected at this intersection, which could have adverse queue spillback effects on adjacent intersections.

The proposed project expansion was added to the cumulative (2035 CIP) version of the City travel demand model. The model was run, and the results were checked to confirm that the external vehicle trips generated from the project's traffic analysis zone (TAZ) matched the trip generation totals in Table 4.3-6. The distribution of inbound and outbound trips varied slightly from existing conditions, as land uses and roadway connections within the City will have changed between these scenarios. Figure 4.3-8 shows the Cumulative Plus Project peak-hour forecasts at study intersections.



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Intersection Operations

Table 4.3-12 displays the traffic operations analysis results under cumulative conditions.

Table 4.3-12
Intersection Level of Service – Cumulative Conditions

Intersection	Control	Cumulative No Project Conditions				Cumulative Plus Project Conditions			
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
		Delay ¹	LOS ¹	Delay ¹	LOS ¹	Delay ¹	LOS ¹	Delay ¹	LOS ¹
Cirby Way/Foothills Boulevard/Roseville Road	Traffic Signal	77	E	61	E	79	E	79	E
Cirby Way/Vernon Street	Traffic Signal	30	C	71	E	34	C	71	E
Cirby Way/Melody Lane	Traffic Signal	25	C	17	B	33	C	14	B
Cirby Way/Riverside Avenue	Traffic Signal ²	111	F	64	E	85	F	73	E
Cirby Way/Cirby Hills Drive/Kaiser North Driveway	SSSC/ Traffic Signal ³	53 (436)	F (F)	11 (201)	B (F)	70	E	35	C
Cirby Way/Orlando Avenue	Traffic Signal	18	B	27	C	21	B	30	C
Cirby Way/Sunrise Avenue	Traffic Signal	112	F	142	F	114	F	141	F
Riverside Avenue/I-80 WB Ramps	Traffic Signal	41	D	34	C	42	D	34	C
Riverside Avenue/I-80 EB Ramps/Orlando Avenue	Traffic Signal	91	F	60	E	91	F	62	E
Riverside Avenue/Kaiser West Driveway	SSSC	11 (23)	B (C)	4 (16)	A (C)	11 (22)	A (C)	4 (14)	A (B)

Notes:

¹ Average delay (rounded to the nearest second) and LOS for signalized intersections is the weighted average for all movements. Average delay and LOS shown for both worst-case side street movement (in parentheses) and intersection as a whole.

² Refer to discussion on following page for rationale for why the project causes a reduction in delay at this intersection.

³ Intersection signalized under "plus project" conditions.

AWSC = All-way Stop Control. SSSC = Side-street Stop-Control.

Bolded text represents significant impacts.

Source: Appendix D

Table 4.3-12 shows that the proposed project would not cause any intersection to worsen by one LOS grade or more. However, the new signalized Kaiser North Driveway intersection on Cirby Way

would operate at LOS E during the AM peak hour. This occurs as a result of traffic queuing back into it from the westbound approach to the Cirby Way/Riverside Avenue intersection.

Table 4.3-12 also yields some other noteworthy results, including:

- The project causes AM peak-hour delays at the Cirby Way/Riverside Avenue intersection to be reduced from 111 to 85 seconds. This occurs as a result of introducing the new traffic signal into the network. Under no project conditions, all delay on the westbound Cirby Way approach is assigned to Cirby Way/Riverside Avenue; under plus project conditions, the westbound delay that occurs upstream of the new signal is assigned to the new signalized intersection.
- Under no project conditions, motorists would incur very lengthy delays during the AM and PM peak hours while attempting to enter or exit the unsignalized Kaiser North driveway.

Table 4.3-13 shows the maximum queues at the project driveways and key movements at study area public street intersections (refer to Appendix D for detailed calculations).

Table 4.3-13
Queueing Analysis – Cumulative Conditions

Driveway/Intersection	Movement ¹	Available Storage ² (feet)	Maximum Queue (feet) ³			
			Cumulative No Project Conditions		Cumulative Plus Project Conditions	
			AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
4. Cirby Way/ Riverside Avenue ⁴	Northbound Left	650	625	475	625	475
	Northbound Through	825	525	375	500	400
	Northbound Right	350	100	225	125	175
	Eastbound Left	150	<u>275</u>	<u>250</u>	<u>350</u>	<u>225</u>
	Eastbound Through	350	250	250	275	275
	Westbound Left	475	<u>600</u>	<u>600</u>	<u>625</u>	<u>650</u>
	Westbound Through ⁵	2,125/675	2,100	750	675	675
	Southbound Left	200	200	<u>325</u>	175	<u>325</u>
5. Cirby Way/Cirby Hills Drive/Kaiser North Driveway	Northbound Left/Through	250	N/A	N/A	125	<u>375</u>
	Northbound Right ⁵	75/250	75	<u>225</u>	50	125
	Westbound Left	175	<u>225</u>	25	<u>200</u>	150
	Westbound Through	1,375	1,375	100	1,375	650
	Eastbound Left	100	100	75	100	<u>125</u>
	Eastbound Through	675	0	0	100	300

Table 4.3-13
Queueing Analysis – Cumulative Conditions

Driveway/Intersection	Movement ¹	Available Storage ² (feet)	Maximum Queue (feet) ³			
			Cumulative No Project Conditions		Cumulative Plus Project Conditions	
			AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
	Southbound Left/Through	100	650	325	75	75
	Southbound Right	100	N/A	N/A	100	125
6. Cirby Way/ Orlando Avenue	Eastbound Through/Right	1,375	175	425	225	650
8. Riverside Avenue/I-80 WB Ramps	Westbound Right	1,325	425	325	700	325
	Westbound Left	750	325	375	400	325
	Northbound Through	1,350	500	200	675	575
9. Riverside Avenue/I-80 EB Ramps/Orlando Avenue	Westbound Right	325	75	575	150	700
	Northbound Through	1,500	1,500	1,275	1,500	1,250
	Eastbound Loop Off	N / A	N / A	N / A	N / A	N / A
10. Riverside Avenue/ Kaiser West Driveway	Westbound Right ⁵	200/125	50	125	50	125
11. Cirby Way/New Kaiser driveway	Northbound Right	50	-	-	50	125

Notes:

¹ Maximum queues shown for critical movements at adjacent intersections, project driveways, and Caltrans ramp terminal intersections.

² Based on measurements from aerial imagery and project site plan. For through movements, available storage is distance to upstream intersection.

³ Results based on average of 10 SimTraffic runs. Reported results are 'per lane'.

⁴ During the AM and PM peak hours, traffic spills out of the northbound left-turn lanes into the adjacent through lanes, queuing back to the I-80/Riverside Avenue WB Ramps intersection.

⁵ Turn lane storage changes under "plus project" conditions due to introduction of new traffic signal.

⁶ Intersection signalized under "plus project" conditions

Bolded and underlined cells indicate that maximum queue exceeds the available storage.

Source: Appendix D

The most notable queue exceedances under Cumulative Plus Project conditions include:

- Under both scenarios, traffic on westbound Cirby Way would spill back from Riverside Avenue across and beyond the I-80 overcrossing.
- The northbound left/through movement from the signalized Kaiser North Driveway intersection onto Cirby Way would experience a 375-foot maximum vehicle queue during the PM peak hour, which would exceed the 250 feet of available storage. This occurs as

a result of westbound queues from Cirby Way/Riverside Avenue spilling back into the new signal, thereby restricting the flow of northbound left-turn traffic exiting the site.

- The westbound left-turn from Cirby Way into the signalized Kaiser North Driveway intersection would experience a 200-foot maximum vehicle queue during the AM peak hour, which would exceed the 175 feet of available storage.

Table 4.3-13 shows that the project would not cause traffic on the I-80/Riverside Avenue eastbound and westbound off-ramps to queue back onto the I-80 mainline.

Roadway Operations

Table 4.3-14 summarizes average daily traffic on roadway segments surrounding the project site under cumulative conditions. As shown, the Riverside Avenue segment from Cirby Way to I-80 westbound ramps would see the greatest increase in project traffic, increasing by 2,200 daily vehicles. Cirby Way from Foothills Boulevard to Riverside Avenue would see the second largest increase, with 1,400 daily vehicles. All other roadway segments would see modest increases in average daily traffic.

Table 4.3-14
Roadway Average Daily Traffic – Cumulative Conditions

Roadway Segment	Number of Lanes	Cumulative No Project Conditions	Project-Added Trips	Cumulative Plus Project Conditions
Foothills Blvd – Vineyard to Cirby Way	5	56,900	1,000	57,900
Foothills Blvd – South of Cirby Way	2	39,700	200	39,900
Sunrise Ave – Coloma Way to Cirby Way	4	44,100	100	44,200
Sunrise Ave – South of Cirby Way	4	56,900	200	57,100
Cirby Way – Foothills Blvd to Riverside	4	61,300	1,400	62,700
Cirby Way – Riverside to Sunrise Ave	4	35,700	100	35,800
Cirby Way – Sunrise to Rocky Ridge	4	28,600	400	29,000
Riverside Ave – North of Cirby Way	4	25,100	100	25,200
Riverside Ave – Cirby Way to I-80 WB	6	47,700	2,200	49,900

Source: Appendix D

Freeway Operations

Table 4.3-15 displays the cumulative weekday AM and PM peak-hour operations at freeway facilities (refer to Appendix D for detailed calculations). As shown, all eastbound I-80 freeway facilities would operate acceptably at LOS E or better, while all westbound I-80 freeway facilities would operate at LOS F except for the Riverside Avenue diagonal on-ramp and mainline section west of Riverside Avenue, which would operate at LOS D and E, respectively.

Table 4.3-15
I-80 Freeway Level of Service – Cumulative Conditions

Freeway Facility	Type	Cumulative Conditions				Cumulative Plus Project Conditions			
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
		Density	LOS	Density	LOS	Density	LOS	Density	LOS
Eastbound I-80									
Antelope Rd to Riverside Ave	Basic	26.2	D	14.8	B	26.4	D	14.8	B
Riverside Ave Off-Ramp	Diverge	17.8	B	15.5	B	17.9	B	15.4	B
Riverside Ave On-Ramp	Merge	36.2	E	20.7	C	36.6	E	21.0	C
Riverside Ave to Douglas Blvd	Basic	35.1	E	14.9	B	35.7	E	15.1	B
Douglas Blvd Diagonal Off-Ramp	Diverge	26.9	C	10.3	B	27.2	C	10.4	B
Douglas Blvd Loop Off-Ramp.	Diverge	34.7	D	15.9	B	35.0	D	16.1	B
Westbound I-80									
Douglas Blvd Diagonal On-Ramp	Merge	31.0	D	-	F	31.3	D	-	F
Douglas Blvd Loop On-Ramp	Merge	32.6	D	-	F	32.8	D	-	F
Douglas Blvd to Riverside Ave	Basic	30.8	D	-	F	31.2	D	-	F
Riverside Ave Off-Ramp	Diverge	33.7	D	-	F	34.1	D	-	F
Riverside Ave Loop On-Ramp	Basic ¹	19.1	C	-	F	18.7	C	-	F
Riverside Ave Diagonal On-Ramp	Merge	26.7	C	34.6	D	26.5	C	35.0	D
Riverside Ave to Antelope Rd	Basic	24.7	C	42.0	E ²	24.3	C	42.4	E

Notes:

¹ On-ramp falls out of the realm of a merge segment and is thus analyzed as a basic segment.

³ During the AM peak hour, traffic congestion originating from the I-80/ Capital City Freeway interchange can occasionally spill back to this segment causing congestion. The queue spillbacks occur sporadically caused both by recurring and non-recurring (i.e., accidents, weather, etc.) congestion.

Density cannot be calculated for LOS F conditions. Thus, density value shows “-”.

Source: Appendix D

The proposed project would not cause any changes in freeway facility levels of service in the cumulative scenario. However, it would add traffic to certain freeway facilities projected to operate at LOS F during the PM peak hour:

- **Westbound I-80 Douglas Boulevard Diagonal On-Ramp and Loop On-Ramp merges, and Douglas Boulevard to Riverside Avenue mainline segment, Westbound I-80 Riverside Avenue Off-Ramp Diverge, and Westbound I-80 Riverside Avenue Loop On-Ramp:** The project would add 20 trips to these facilities, which carry 8,100 vehicles (within their ramp influence areas) during the PM peak hour. This represents a 0.02% increase, which is less than the variation in traffic volumes on a day-to-day basis.

Existing Plus Project Conditions

Impact 4.3-1	Change in LOS at Signalized Intersections in the City of Roseville
Applicable Policies and Regulations	City of Roseville General Plan
Significance with Policies and Regulations	Significant
Mitigation Measures	Mitigation Measure 4.3-1
Significance after Mitigation	Less than significant

The proposed project would cause the signalized Cirby Way/Vernon Street intersection to fall from LOS D to LOS E. This is considered a **significant impact**. The proposed project would not cause any study intersections to worsen from LOS C or better to LOS D or worse. Therefore, the proposed project would not cause the overall percentage of signalized intersections throughout the City operating at LOS C or better during the AM and PM peak hours to fall below 70%.

Impact 4.3-2	Add Traffic to Caltrans Freeway Ramps
Applicable Policies and Regulations	City of Roseville General Plan Caltrans requirements
Significance with Policies and Regulations	Less than significant
Mitigation Measures	None required
Significance after Mitigation	Less than significant

The proposed project would not cause a facility maintained by Caltrans to worsen from acceptable to unacceptable during the AM or PM peak hours. The project would not worsen unacceptable operations to a significant degree (as indicated by a change in the applicable performance

measure) at a facility maintained by Caltrans during the AM or PM peak hours. The project would not cause traffic at an off-ramp maintained by Caltrans to queue back to the mainline, or add traffic to an off-ramp that already queues back to the mainline. Therefore, project impacts to freeway facilities are considered **less than significant** and no mitigation is required.

Impact 4.3-3	Impacts to Bicycle Facilities or Network
Applicable Policies and Regulations	Bikeway Master Plan City of Roseville General Plan
Significance with Policies and Regulations	Less than significant
Mitigation Measures	None required
Significance after Mitigation	Less than significant

The City has recommended that a Class II bike lane not be constructed along the project frontage at this time because such a facility would not connect with any other bike lanes. Having a short, disconnected segment of bicycle lane could be confusing to drivers and bicyclists and would not contribute any benefits to the bikeway system. If and when the City does decide to add bike lanes to Cirby Way east of Riverside Avenue, it will be a more comprehensive addition of bike lanes on both sides of the road and for a longer section of roadway than just the Kaiser frontage. The project frontage has been designed to accommodate future restriping for bicycle lanes. The proposed project would not be inconsistent with any applicable policies and guidelines of Roseville's *Bikeway Master Plan* in terms of providing bicycle facilities. Therefore, project impacts to bicycle facilities are considered **less than significant** and no mitigation is required.

Impact 4.3-4	Impacts to Pedestrian Access
Applicable Policies and Regulations	Pedestrian Master Plan City of Roseville General Plan
Significance with Policies and Regulations	Less than significant
Mitigation Measures	None required
Significance after Mitigation	Less than significant

The proposed project would not interfere with the operation of an existing pedestrian facility or preclude the construction of a planned pedestrian facility. It would provide improved pedestrian connections to existing bus stops along Cirby Way and internally within the project site. Therefore, project impacts to pedestrian facilities are considered **less than significant** and no mitigation is required.

Impact 4.3-5	Increased Demand for Transit
Applicable Policies and Regulations	Short-Range Transit Plan City of Roseville General Plan
Significance with Policies and Regulations	Less than significant
Mitigation Measures	None required
Significance after Mitigation	Less than significant

The proposed project would not have a negative impact on transit operations, travel times, and/or circulation. It would include a new traffic signal on Cirby Way that would be coordinated with the other signals along the corridor to accommodate through-traffic progression. It would provide improved pedestrian connections to existing bus stops along Cirby Way. Therefore, project impacts to transit facilities are considered **less than significant** and no mitigation is required.

4.3.5 Cumulative Impacts

The cumulative analysis assesses whether cumulative impacts from past, present, and probable future projects, as well as the proposed project, are significant. If the cumulative impacts are not significant, this conclusion is presented. If the cumulative impacts are significant, a determination is then made as to whether the project's incremental contribution to those impacts is "cumulatively considerable" (that is, significant in and of itself). See description of year 2035 background conditions above in Section 4.3.4 under the Methods of Analysis section.

Impact 4.3-6	Decrease in LOS at City Intersections Under 2035 Conditions
Applicable Policies and Regulations	City of Roseville General Plan
Significance with Policies and Regulations	Significant
Mitigation Measures	None available
Significance after Mitigation	Significant and unavoidable

The proposed project includes the construction of a new traffic signal at the Cirby Way/Cirby Hills Drive/Kaiser North Driveway. Operations at this intersection would degrade from LOS B under existing conditions to LOS E during the AM peak hour under cumulative conditions due to queue spillbacks from the Cirby Way/Riverside Avenue intersection. Although a variety of signal timing modifications were tested, none were found to restore operations to LOS C or better (without substantially adversely affecting other corridors). Therefore, no feasible mitigation is available and this impact is considered **significant and unavoidable**. Pursuant to General Plan Policy, City Council approval is required for this impact. Adding this intersection to the list of intersections operating at LOS D or worse, a total of 79% of City intersections would operate acceptably during the PM peak hour, which meets the City's policy requiring acceptable operations for at least 70% of intersections.

Impact 4.3-7	Add traffic to Caltrans Freeway Ramps Under 2035 Conditions
Applicable Policies and Regulations	Caltrans requirements
Significance with Policies and Regulations	Less than significant
Mitigation Measures	None required
Significance after Mitigation	Less than significant

The proposed project would not cause a facility maintained by Caltrans to worsen from acceptable to unacceptable during the AM or PM peak hours. The project would cause a 0.02% increase in traffic to segments of westbound I-80 that would cumulatively operate unacceptably. This is less than the variation in traffic volumes on a day-to-day basis and would not be noticeable to the driving public. Therefore, project impacts to freeway facilities would not be considerable and the project would not contribute to an existing cumulative impact and the impact is considered **less than significant** and no mitigation is required.

4.3.6 Mitigation Measures

To address Impact 4.3-1, Mitigation Measure 4.3-1 would enable the southbound right-turn movement to operate simultaneously with the eastbound left-turn, and would restore operations to the existing LOS D condition during the PM peak hour (see Appendix D).⁶ This feasible improvement is not included in the City's CIP. Because eastbound U-turns are prohibited, this measure would not require any other changes in permitted movements. Therefore, this mitigation measure would restore this impact to a **less-than-significant level**.

4.3-1 The project applicant shall install a southbound right-turn overlap arrow at the Cirby Way/Vernon Street intersection.

4.3.7 Other Transportation Considerations

Construction Staging

Development of the proposed project requires a multi-phased construction staging plan that considers the need to demolish existing buildings, construct new buildings and parking lots/garages, reconstruct the Cirby Way project frontage (to improve sight distance), and reconstruct both project driveways. This effort is further complicated by the need to maintain continuous medical office services, adequate parking, and a safe and convenient walking environment throughout construction.

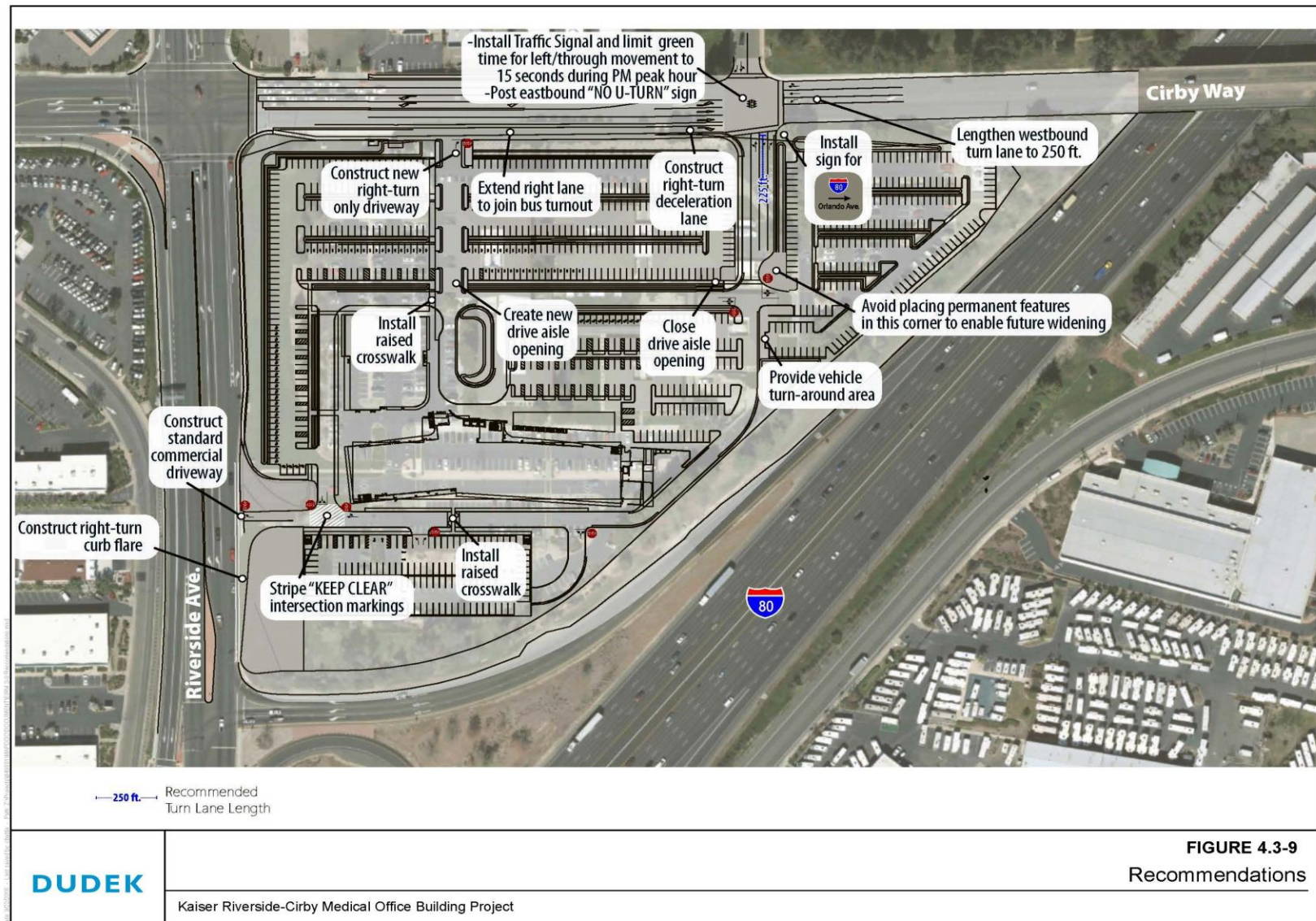
⁶ The southbound right-turn movement accommodates 235 AM peak-hour vehicles and 413 PM peak-hour vehicles in a single lane. These substantial volumes would benefit from a right-turn overlap phase.

Construction of the proposed project would generate a variety of truck and employee trips. Since the magnitude of these trips during peak hours would be less than that of the proposed project, absolute impacts (in terms of delay and queuing) when compared to project operations would not be significant. However, construction staging and lane closures could cause adverse effects (both on site and off site) if not carefully planned.

Accordingly, the applicant must develop a construction TMP in accordance with City requirements to the satisfaction of the City's Engineering Department. The plan would address overall construction staging, changes in vehicular access, employee parking, truck staging, and complete/partial street closures.

At this stage, any type of construction impact analysis is premature due to the uncertainty of the construction staging plan. Appendix D recommends that the construction TMP be developed such that the following performance standards are maintained at the site at all times:

- Delivery trucks do not idle/stage on Riverside Avenue or Cirby Way.
- All construction employees park on-site or in designated lots owned/leased by the applicant.
- A minimum of two driveway accesses are provided at all times into the project site.
- Special traffic management and construction staging is necessary for the reconstruction of Cirby Way to balance driver inconvenience, duration of construction, and cost.
- Roadways, sidewalks, crosswalks, and bicycle facilities shall be maintained clear of debris (e.g., rocks) that could otherwise impede travel and impact public safety.
- An adequate supply of parking is maintained on-site throughout construction to meet the parking needs of employees and members. Alternatively, employees park at a designated off-site lot and are shuttled to/from the project site.
- Pedestrian connections (including on-site and from public streets) are convenient and safe for pedestrian travel through construction.



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Access and Circulation Recommendations

Fehr & Peers reviewed the initial site plans for consistency with applicable standards contained in *City of Roseville Design Standards* (January 2013) and provided a number of recommendations in Appendix D and Figure 4.3-9 regarding site access. The revised site plans reflect those recommendations except for the area noted below where existing constraints or new design eliminates the need for the recommended improvements:

- Given the new outbound-only driveway on Cirby Way, the prior recommendation of a continuous auxiliary lane between the bus turnout and the new signal is no longer applicable. The new driveway would include a narrow throat width and curvature to discourage inbound right-turns.

The City will review the civil improvement drawings for Cirby Way to confirm the following recommendations:

- The westbound left-turn lane at the Cirby Way/Cirby Hills Drive/Kaiser North Driveway is lengthened from 175 to 250 feet to meet City design standards and accommodate projected vehicle queues.
- The eastbound right-turn lane at the Cirby Way/Cirby Hills Drive/Kaiser North Driveway is designed so that it consists of 190 feet of storage and a 90-foot taper (versus the current configuration of 160 feet of storage and a 120-foot taper).
- The eastbound left-turn lane at the new signal include signage prohibiting u-turns so as to avoid causing excess queuing in that turn lane, weaving across Cirby Way from the new driveway, and excess travel demand passing through the Cirby Way/Riverside Avenue intersection during the PM peak hour.
- Signage is placed in the narrow raised median indicating that the new driveway permits right-turns only, and that u-turns are prohibited beyond the end of the narrow raised median.
- If deemed necessary by the City, post a “No Right-Turn” sign in advance of the new right-turn outbound only driveway on Cirby Way.

Internal Circulation

The initial site plans were also reviewed for internal site circulation and recommendations were provided. Most of those recommendations were incorporated into the revised site design.

The project site plan includes a vehicle pick-up/drop-off area in the immediate vicinity of the two medical office buildings. Several circulation options for this area were considered and the design shown in Appendix D was deemed most preferable. As currently contemplated, the

westerly section of the drop-off would be inbound-only, whereas the easterly section would be two-way (i.e., necessary to provide ingress/egress to the adjacent parking areas to the east).

The following additional internal circulation recommendations are provided:

- At the first internal intersection along the Kaiser North Driveway, provide stop-control on the eastbound and westbound approaches only.
- Provide stop-control on the eastbound, westbound, and southbound approaches at the main drive aisle (north of the medical office buildings) that intersects with the drop-off area (westerly section).
- The project architect should review the configuration of the truck loading area in the southeast corner of the site to ensure that outbound trucks have an adequate line of sight of oncoming motorists.

Parking Supply and Demand

According to the project architect (HOK), the project would provide 1,050 parking spaces, which represents a ratio of one space per 200 square feet. This translates into a supply of parking of one space per 147 square feet based on the total square footage which is slightly less than the City's Zoning Ordinance, which requires one space per 150 square feet of medical office space.

The City's parking standards for General Medical services is based on the typical operations of a high-volume physician's office, such as a dentist, general practitioner, or pediatrician. In recognition that not all medical offices operate in the same way, there is a process outlined in the Zoning Ordinance for parking reductions. If it can be demonstrated that the individual use has a lower parking demand than the Zoning Ordinance standard, then the actual demand may be used in lieu of the Zoning Ordinance standard.

In order to determine what the parking demand would be for the project, Fehr & Peers completed a parking utilization study. Data was collected on Tuesday, October 16, and Wednesday, October 17, 2012. During each day, the number of parked vehicles was recorded on an hourly basis beginning at 8 AM and continuing until 6 PM. At that time, the campus had 583 regular spaces and 30 handicapped spaces for a total of 613 spaces. Table 4.3-17 shows the parking demand results. On each day, the peak parking demand occurred at 11 AM with approximately 80% of all spaces being occupied.

Table 4.3-17
Parking Demand – Existing Conditions

Date	Peak Demand	Parking Demand Rate per KSF	Parking Demand Rate per Provider
Tuesday, October 16, 2012	476 (78%) at 11 AM	5.27	6.70
Wednesday, October 17, 2012	501 (82%) at 11 AM	5.55	7.06
Average	489 (80%)	5.41	6.89

Notes: ksf = thousand square feet

Parking rate calculations are based on 90.29 ksf gross floor area and 71 health care providers.

Percentages are based on 613 total handicapped and regular parking spaces.

Source: Appendix D.

Table 4.3-17 shows that the campus had an average peak parking demand rate of 5.41 spaces per thousand square feet or 6.9 spaces per health care provider. As noted in Section 4.3.4, the number of health care providers is considered the most accurate measure of changes in travel activity at the campus because this number directly influences total campus employment as well as patient and visitor travel. Therefore, the parking demand rate per health care provider was used to calculate project parking demand. Table 4.3-18 shows the parking demand results under Existing Plus Project conditions.

Table 4.3-18
Parking Demand – Existing Plus Project Conditions

Scenario	Parking Supply	Peak Demand	Maximum Utilization	Parking Demand Rate per KSF	Parking Demand Rate per Provider
Existing Conditions	613	489	80%	5.41	6.89
Existing Plus Project Conditions	1,050	978	93%	4.66	6.89

Notes: ksf = thousand square feet

Existing parking rate calculations are based on 90.29 ksf gross floor area and 71 health care providers.

Percentages are based on 613 total handicapped and regular parking spaces.

Source: Fehr & Peers, 2016.

As shown, the projected parking demand of 978 spaces would represent 93% of the available parking supply. This estimate is based on the number of health care providers doubling, which effectively means decompression of the campus based on its 133% increase in square footage. If the number of health care providers should more than double, then the parking supply would likely exceed the values shown above. However, there are a number of other potentially influential variables that could affect parking demand, such as an aging population and increased use of public transit, paratransit, or rideshare services (e.g., Uber or Lyft).

Various engineering and parking resources discuss the differences in parking demand and supply (Appendix D). Most recommend an “effective supply factor” of 5% to 10% over the anticipated design hour accumulation of vehicles. This factor accounts for inefficiencies caused by parking restrictions, parking turnover, searching for parking, imbalanced lot usage, and other causes. The proposed parking supply would yield a 7% effective supply factor, which is within the suggested range. The parking analysis demonstrates that the proposed parking is sufficient to meet demand.

4.3.8 Sources

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4.4 VISUAL AND AESTHETIC RESOURCES

4.4.1 Introduction

This section of the Environmental Impact Report (EIR) evaluates potential impacts associated with the existing visual characteristics of the project site and neighboring areas that could result from development of the proposed Kaiser Riverside-Cirby Medical Office Building Project (proposed project). The analysis includes an evaluation of changes in visual character, effects on scenic views, visual compatibility with the project's surroundings, and the potential for sensitive receptors near the project site to be disturbed by light and glare associated with the proposed project. The cumulative impact analysis is included at the end of this section and describes impacts to visual resources caused by the proposed project in addition to other expected development in the City of Roseville (City).

No comment letters were received that addressed concerns with visual and aesthetic resources in response to the Notice of Preparation (NOP). Please see Appendix A for a copy of the comments received in response to the NOP.

Information referenced to prepare this section is based, in part, on information provided in the *City of Roseville General Plan 2035*, adopted June 2016 (City of Roseville 2016), and other City documents.

4.4.2 Environmental Setting

Existing Setting

Surrounding Development

The Kaiser Riverside-Cirby Medical Office Building Project site (project site) is located on the southeast corner of Riverside Avenue and Cirby Way in the City. The project site is bordered by Interstate 80 (I-80) at its south and east ends and Riverside Avenue at its west end. Cirby Way borders the project site's north end. The project site consists of approximately 14 acres and presently includes six one- and two-story buildings that comprise the Kaiser Permanente medical office complex located at 1001 Riverside Avenue, along with surface parking spaces and landscaping. Landscaping is present along the perimeter of the site and internal to the site, consisting of grasses, shrubs, and mature trees. There are a number of mature trees, including redwood trees in a small grove north of the main building and in the north parking lot and oak trees on the southwest corner of the project site.

Surrounding uses adjacent to the site include a mix of retail, medical office, apartments, and public storage. Figure 4.4-1 provides a map of the viewpoints and representative photographs of surrounding development. The north side of the site, across Cirby Way, includes commercial,

medium density residential, and business professional uses. To the west of the project site, across Riverside Avenue, are single-story buildings with retail uses such as Triple Crown Auto Sales and four retail single-story complexes containing stores such as Sherwin-William Paint Store, Complete Ponds, and Ink n Toner Solutions Roseville. These buildings are tan in color and have associated surface parking in front of the buildings along with parking lot lights and landscaping which includes pruned medium-sized shrubs, turf areas, and medium to large trees. This retail area also contains a large one-story off-white building with maroon accents (First Ukrainian Evangelical Church), a one-story tan building (The Olive Branch Church) and a one-story tan Sikh worship center surrounded by retail uses (Gurudwara Amrit Darbar). The First Ukrainian Church, shown in Figure 4.4-2, is abutted by a large surface parking lot at its backside and the other religious worship centers include surface parking as well.

Further to the south of these larger retail complexes along Melody Lane, there is a smaller five building complex that contains stores and office spaces in one-story tan buildings. This retail area is bordered to the west by a residential area containing single-story homes with backyards that face Melody Lane. The houses in this residential area have fences enclosing their backyards and generally have large lawns in their front yard, along with a variety of large, medium, and smaller trees. The exterior color of these houses is generally neutral tones in beige, gray and white. Views of the project site from this residential area are generally blocked by fencing, large trees, and surrounding buildings.

To the north of the project site, across Cirby Way, there is a large retail area containing four buildings with stores such as Starbucks, Savvy Nail Spa, and Gamboa's Body & Frame (see Figure 4.4-3). These one-story buildings are a light tan color with a flat roof and include rounded arches and brick columns as an aspect of their architecture. Many stores within this complex use red signs that are illuminated at night. There is surface parking in front with overhead parking lot lights. This complex also contains a Chevron gas station. Adjacent to this complex to the north along Cirby Way, there is a public storage site owned by Security Public Storage. This public storage facility includes 15 single-story white buildings with dark-rust trimmed roofs, surrounded by a paved area.

To the north of this public storage facility along Cirby Way, at the northeastern side of the project site, there is a large area containing tall untended grass surrounded by mature trees, including redwoods, along Cirby Hills Drive and Valley Oak Drive that leads to a residential neighborhood. Views of the project site from homes in this residential area are blocked by large mature trees that surround both the project site and the vegetated area at the entrance of Cirby Hills Drive. The residential areas along Valley Oak Drive and Live Oak Circle are townhome communities consisting of one and two-story gray houses with dark brown roofs and white trim. The majority of these houses face inward toward Valley Oak Drive or Live Oak Circle, with the exception of one house along Valley Oak Drive. These houses have front lawns, along with mature trees in their front and backyards.



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FIGURE 4.4-2
View of First Ukrainian Evangelical Church along Melody Lane



FIGURE 4.4-3
View of Buildings in Retail Area along Cirby Way

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Kaiser Riverside-Cirby Medical Office Building Project

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There is a large, tan two-story health care facility owned by Telecare Corporation situated between the residential area along Live Oak Circle and the project site that blocks views of the project site from the front and side of houses along Live Oak Circle (see Figure 4.4-4). Although the health care facility faces the project site, views of the site are blocked by large mature trees bordering the project site and surrounding the health care facility. This health care facility is surrounded at its west end by a large green lawn area that is bordered at its north and south ends by large mature trees. The border of the health care facility building is landscaped with small to medium pruned shrubs. The northeast end of the health care facility includes surface parking with lighting.

The southern and eastern ends of the project site are bordered by I-80. Views of the existing site from I-80 are largely blocked by mature trees along the edge of the freeway. Moreover, vehicles are traveling at high rates of speed (the posted limit is 65 miles per hour), making any views of the site limited and transitory.

Across from I-80 to the southeast, there is a retail area bordered by Orlando Avenue. This retail area includes a RV sales parking lot owned by Village RV, and stores including Camping World of Sacramento. The RV sales parking lot includes parking lights. Views from the parking lot include the existing medical complex, but these views are largely blocked by large mature trees on the perimeter of the project site.

Northeast of the Village RV parking lot along Orlando Avenue is the Skatetown Ice Arena, a large white building surrounded by substantial surface parking with overhead lighting. North of the Skatetown Ice Area across Orlando Avenue is a public storage facility, CubeSmart Self Storage, which consists of 11 white buildings surrounded by a paved area. To the southwest of this retail area is Merryhill Elementary and Middle School, a white building with a rust-colored roof, which is surrounded by green grass and medium to large-trees. There is a one-building retail complex below the school that is white in color and includes unlit surface parking with trees and small shrubs used as landscaping.

A residential area consisting of single family homes borders the east and south sides of the retail and school areas. These houses are primarily one to two-stories tall with large grass lawns in the front yard. Backyards are separated with wooden fences. Houses include a range of neutral colors.

Existing Project Site

The existing six buildings on the project site are off-white in color, with a light brown trim and brown roofing (shown in Figures 4.4-5 and 4.4-6). The buildings are surrounded by paved pathways for accessibility, as well as lighting, and landscaping. Landscaping around the buildings includes areas of grass interspersed with medium to large trees and small to medium shrubs. The parking lots surrounding the perimeter of the buildings includes parking lot lighting, as well as medium to large trees and small to medium shrubs as landscaping (shown in Figure

4.4-7). The project site is elevated above Riverside Avenue and slopes gently upward to the east, with a wide sloping lawn area backed by trees. The increase in elevation from Riverside Avenue to the center of the project site is approximately 25 feet.

Scenic Highways

There are no designated or eligible State Scenic Highways in or adjacent to the City (Caltrans 2016). The City's 2035 General Plan does not designate scenic vistas or scenic resources within the City (City of Roseville 2016).

Views of the Project Site from the Surrounding Area

Views of the project site from the surrounding area are primarily blocked due to the large, mature trees that border the project site, as well as trees and buildings in the project site vicinity. In addition, because the site is elevated relative to Riverside Avenue and the buildings are set back on the site only partial and limited views of the existing buildings looking west and northwest are available. The project site is shielded from view from residential areas along Valley Oak Drive and Cirby Hills Drive by landscaping including large, mature trees, and by the Telecare Corporation health care facility (Figure 4.4-8). Partial views of the project site can be seen from Cirby Hills Drive at the project site's north end and from the retail area along Cirby Way and Riverside Avenue (shown in Figures 4.4-9 and 4.4-10), and across Orlando Avenue and I-80 from the Village RV and Orlando Avenue retail area parking lot at the project's southeast end (shown in Figure 4.4-11). Views of the project site include the current medical complex, surface parking lots, and areas of green grass and mature trees.

Views from the Project Site

Views from the project site's north end consist of Cirby Way in the foreground and a small, single-story tan-colored retail complex in the middle-ground. Looking east along Cirby Way from the project site's north end, the single-story Security Public Storage is visible. These buildings are white in color with a dark-rust trimmed roof. Further along Cirby Way to the east, the tan-colored single-story Telecare Corporation medical facility is visible looking north from the entrance into the project site from Cirby Way (Figure 4.4-12). From this entrance, the large, mature trees and grass that border the entrance to Cirby Hills Drive are visible from the northern end of the project site as well. The residential area bordering Valley Oak Drive consisting of gray houses with dark brown roofs and white trim can be seen in the distance. Long range views are blocked by surrounding buildings and large mature trees. Views from the project site's eastern end primarily consist of views of I-80 in the foreground and the CubeSmart Self Storage facility, containing 11 single-story white buildings, in the background. Looking to the southeast, views of I-80 can be seen in the foreground, with views of the Village RV Parking lot in the background (Figure 4.4-13).



FIGURE 4.4-4
View of Telecare Corporation Health Care Facility along Cirby Hills Drive



FIGURE 4.4-5
View of Existing Kaiser "Sacramento" Building

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FIGURE 4.4-6
View of Existing Kaiser "Coloma" Building



FIGURE 4.4-7
View from Corner of Existing Kaiser "Mott" Building Parking Lot Looking Northeast

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Kaiser Riverside-Cirby Medical Office Building Project

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FIGURE 4.4-8
View of Project Site from Residential Area along Valley Oak Drive



FIGURE 4.4-9
View of Cirby Way looking east from entrance of Cirby Hills Drive

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FIGURE 4.4-10
View of Project Site from Intersection of Cirby Way and Riverside Avenue



FIGURE 4.4-11
View of Project Site Looking Northwest from Village RV parking lot

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FIGURE 4.4-12
View from Corner of Existing Kaiser "Junction" Building Looking Northeast Facing Cirby Way



FIGURE 4.4-13
View of I-80 from Corner of Existing Kaiser "Coloma" Building Looking Southeast

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Kaiser Riverside-Cirby Medical Office Building Project

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Views from the west include a large paved area that provides surface parking for Triple Crown Auto Sales and the large retail area bordering Melody Lane. This retail area consists of one-story brick-colored buildings with large black-trimmed windows and black awnings. The retail area's surface parking lots are fitted with lighting structures and landscaping which includes areas of grass and small pruned shrubs. The First Ukrainian Evangelical Church is also visible from the project site's west end (Figure 4.4-14). This is a large, one-story tan building with maroon accents.

Light and Glare

Nighttime lighting is used in order to provide for the safety and security of the public. Lighting, however, can sometimes create a nuisance for nearby light-sensitive receptors, such as residential neighborhoods, by illuminating areas beyond those intended. This is called light trespass, and includes unintentional illumination of nearby areas such as spillover light and glare. Oftentimes, artificial light sources will cause spillover light by lighting surfaces around the intended area. This effect is reduced when the intensity of the lighting source is increased, thereby decreasing the amount of light that dissipates into the surrounding area. The use of light sources that are modern, energy-efficient, and shielded or downward facing are useful in reducing spillover light.

Glare occurs when light is reflected off of surfaces and causes a nuisance to surrounding sensitive-receptors. Glare can result from sunlight or from artificial light reflecting off building exteriors, such as glass windows or other highly reflective surface materials. Squinting or turning away from a light source is an indication of glare. Glare resulting from sunlight reflecting off building exteriors can be reduced with design features that use low-reflective glass and exterior materials and colors that absorb, rather than reflect, light. Glare can be avoided or reduced by redirecting light sources so that there is no direct line of sight to the light source, or by blocking the direct line of sight, using low-intensity light fixtures, or reducing the reflectiveness of building exteriors and materials used.

Existing Light and Glare Conditions

The existing medical office complex uses lighting sources in its parking lots and buildings. Neighboring retail areas also use building lighting for security and for their parking lots. Existing sources of light from street lights and building lights is visible at night from residential and commercial uses to the north and from vehicle headlights on I-80 to the south and east, Riverside Avenue to the west, and Cirby Way to the north. There are no buildings that create glare conditions in the area.

Existing Zoning

The project site is zoned Business Professional (BP), which permits (allowed by right) professional offices and General Medical services, but not general hospital services. The maximum building height allowed by right is 50 feet (City of Roseville 2013).

4.4.3 Regulatory Setting

Federal Regulations

There are no specific federal regulations pertaining to visual quality or aesthetics that would apply to the proposed project.

State Regulations

California Scenic Highway Program

California's Scenic Highway Program was created by the Legislature in 1963 to preserve and protect scenic highway corridors from change which would diminish the aesthetic value of lands adjacent to highways. The state laws governing the Scenic Highway Program are found in the Streets and Highways Code, Section 260 et seq. The State Scenic Highway System includes a list of highways that are either eligible for designation as scenic highways or have been so designated.

There are no designated or eligible State Scenic Highways in or adjacent to the City (Caltrans 2016). The City's 2035 General Plan does not designate scenic vistas or scenic resources within the City (City of Roseville 2016).

Local Regulations

City of Roseville 2035 General Plan

The City of Roseville 2035 General Plan (General Plan) Land Use Element includes goals and policies for the enhancement and protection of visual quality. The following policies are applicable to the visual character of the proposed project:

Community Design Goals and Policies:

Goal 1 Achieve a consistent level of high quality aesthetic and functional design through the development of, and adherence to, superior design concepts and principles as defined in the Community Design Guidelines.



FIGURE 4.4-14
View of Riverside Avenue from Corner of Existing Kaiser "Mott" Building Looking Southwest

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- Goal 4** Emphasize the preservation and enhancement of historically and culturally significant buildings, native oak trees, woodlands and other significant features, as a primary element in defining Roseville’s community character.
- Policy 1** Through the design review process, apply design standards that promote the use of high quality building materials, architectural and site designs, landscaping signage, and amenities.
- Policy 2** Continue to develop and apply design standards that result in efficient site and building designs, pedestrian friendly projects that stimulate the use of alternative modes of transportation, and the establishment of a functional relationship between adjacent developments.
- Policy 3** Encourage designs that strike a balance between the incorporation of aesthetic and development requirements, and the economic considerations associated with development.
- Policy 4** Promote flexibility in the design review process to achieve design objectives, and encourage projects with innovative, unique and creative architectural style and design.
- Policy 6** Through the design review process, encourage site and building designs that are in scale and compatible with adjacent development with respect to height, bulk, form, mass, and community character.
- Policy 7** Encourage project designs that place a high priority and value on open space, and the preservation, enhancement and incorporation of natural resources and other features including consideration of topography, vegetation, wetlands, and water course.
- Policy 9** The location and preservation of native oak trees and oak woodlands shall be a primary factor in determining site design, building location, grading, construction and landscaping, and in establishing the character of projects through their use as a unifying element in both new and existing development.

City of Roseville Community Design Guidelines

The City’s Community Design Guidelines (last amended in 2008) define design elements that are important to the City to ensure design quality for the City’s projects. These guidelines discuss site layout and design, on and off-site circulation, parking, landscaping, shading requirements, light and screening, architecture, and building design, features, and materials used. Design goals for commercial projects within the City include:

- Incorporate environmentally sustainable features into project design. Consider and respond to the relationship and context of adjacent projects.
- To promote site designs that preserve, enhance, and incorporate the natural features of a site as an element within the overall design.
- Foster project designs that create and enhance a sense of identity and place.
- Create and promote usable, active, and thriving public spaces.
- Ensure community longevity by designing projects that will endure over time.
- Creating project designs that are transit and pedestrian friendly.
- Create and promote usable, active, and thriving public spaces.
- Ensuring project designs that are attractive and safe for customers, yield a variety of retail and business opportunities, and contribute to creating active gathering places for the community.
- Creating projects of superior architectural and visual interest, while recognizing the need for balance between form, function, and economic limitations.

The Community Design Guidelines are also intended to provide design professionals, property owners, planning commissioners, staff, and residents with a clear understanding of the City's expectations for the planning, design, and review of development proposals, and to increase the community's awareness and appreciation of design considerations. The following guidelines are applicable to the proposed project:

- CC-3** The relationship and orientation of buildings to arterial and other prominent roadways should be considered to enhance street frontage.
- CC-5** Projects on the corners of prominent intersections should be treated as community gateways and should be of the highest design quality.
- Corners should be defined with appropriate retail uses and architectural treatment.
 - Buildings on Signature Corners should be located at the back of the landscape corridor to provide massing and visual interest to frame the intersection.
- CC-6** Buildings should be placed on project sites to create a transition to surrounding uses and enhance community character.
- CC-9** Landscaping, public spaces, art and/or other “gateway” features should be used to define the entryways into the project.

- CC-10** Entryway features should reflect the overall architectural identity or character of the development.
- CC-14** Natural topography should be integrated into site design to the extent feasible.
- CC-15** Grade changes should be transitioned through landscaped slope banks and/or terraced retaining walls up to four feet in height where possible.
- CC-39** Overall character of the development should be defined through the use of a consistent design concept.
- Building design should be consistent with the defined architectural style and should incorporate the architectural embellishments commonly associated with that style.
 - Facades should be designed to include authentic architectural elements.
- CC-41** Variation of wall planes, rooflines, and building form should be considered to create visually engaging designs.
- Architectural elements such as varied roof forms, articulation of the facade, breaks in the roof, walls with texture materials and ornamental details, and landscaping should be incorporated to add visual interest.
 - Architectural elements such as fenestrations and recessed planes should be incorporated into façade design. Large areas of flat, blank wall and lack of treatment are strongly discouraged.
 - Roof height, pitch, ridgelines, and roof materials should be varied to create visual interest and avoid repetition. Architectural style should be considered when designing the roof plan.
- CC-42** Proportional relationship between adjacent buildings and between the building and the street should be maintained.
- Unit/building layout should ensure the gradual transition of building height and mass.
 - Pedestrian scaled entry should be a prominent feature of the front elevation.
- CC-44** Main building entries should be emphasized through building articulation and form to allow easy identification from the street and parking lot, and convenient access for pedestrians.

- Building entry zones should be clearly defined through the use, or combined use, of elements such as accent paving, accent planting, color pots and bollards.
- Architectural detail such as windows, awnings, trellises, articulation, arcades, landscape planters, and material changes at the street level should be used to soften the edge of the building and enhance pedestrian scale.

CC-46 Variation in color and materials should be considered to create visually engaging designs.

- High quality and durable materials, such as stone, brick, and cementitious siding are encouraged.
- Creative use of plaster and stucco finishes that add visual depth and texture is highly encouraged.
- Creative and appropriate use of color is encouraged.
- Use of color should be consistent with the overall architectural style or theme of the project.
- Variation in exterior treatment of adjacent buildings is encouraged.

CC-47 Architectural treatment shall be applied to all elevations of a building facing public areas. Options include elements such as color, materials, or form drawn from the design of the primary frontage. (Public areas is defined to include streets, parking lots, open space, and adjacent residential developments.) Consideration should be given to the level of visual access in determining the level of detail required on a particular elevation.

- Elevations of buildings facing a street should be given particular emphasis.
- Elevations of buildings on corners should include treatment on walls facing the street, and should incorporate design features such as variation in wall plane, variation in building mass, and window placement.

CC-50 Green building design should be considered in the project.

- Natural climate control features such as roofs with larger overhangs and trellises or deciduous trees over south-facing windows are encouraged to reduce energy demand.
- Use of windows for natural light indoors as much as possible is encouraged. Windows should be placed for cross-ventilation and airflow to promote natural cooling.

- Building materials that are less hazardous and/or are made from recycled materials are encouraged.
- Building designs that incorporate opportunities for renewable energy production such as solar panels are encouraged.
- Use of native vegetation is encouraged to reduce water consumption for landscaping.
- Use of recycled water is encouraged for landscaping, where available.

CC-54 Utilities and mechanical equipment should be screened from public view.

- Roof mounted equipment, including but not limited to air conditioners, fans, vents, antennas, and microwave dishes shall be setback from the roof edge, or placed behind a parapet or in a well so that they are not visible to motorists or pedestrians on the adjacent streets.

CC-59 Tree placement should provide shading of sidewalks, and outdoor public spaces.

CC-60 Native planting or compatible species of drought-tolerant plants should be used as much as possible to reduce water consumption, consistent with the City's Water Efficient Landscape Requirements.

CC-64 Trees should shade at least 50% of the paved parking areas as measured at 15 year maturity based on the tree species and midsummer sun angle conditions. The shade values for various tree species are located in the specific plan landscape guidelines. Shade calculations shall be made in accordance with the Parking Lot Shade Diagram in Appendix C.

CC-81 Pedestrian-scale lighting should be integrated into building and landscape design.

- Light fixtures should be compatible with the architectural style, materials, color, and scale of the project.
- Main entries/storefronts should have the highest level of illumination followed by pedestrian walking areas.

CC-86 Lighting sources shall have cut off lenses and should be located to avoid light spillage and glare on adjacent properties and in private spaces.

CC-89 Streets, entry drives, drive aisles, and parking areas shall have a minimum illumination level of 1.0 footcandle at the pavement surface.

CC-90 Pole mounted lighting should be spaced for maximum energy efficiency and be no taller than 25 feet.

City of Roseville Municipal Code

The City of Roseville Municipal Code includes requirements for zoning, signage, and the construction of buildings. It is assumed the project would comply with the City's Municipal Code regulations.

4.4.4 Impacts

Methods of Analysis

The significance of an environmental impact cannot always be determined through the use of a specific, quantifiable threshold. CEQA Guidelines Section 15064(b) affirms this by the statement indicating that “an ironclad definition of significant effect is not always possible because the significance of an activity may vary with the setting.” This is particularly true of aesthetic impacts. The value attached to changes in visual character is largely subjective. This EIR does not assign a judgment of “good” or “bad” to a proposed change; rather, it identifies any “substantial adverse effect,” as defined below, as a significant environmental impact.

The impact analysis for impacts associated with the existing visual character of the project site and surrounding areas evaluates any “substantial adverse effect” as a significant environmental impact. A substantial adverse effect pertaining to changes in visual character is determined based on the City's methods of visual analysis. Visual impacts are defined by the City based on the project site area's existing scenic quality, the nature of the change proposed compared to the existing site, the level of viewer exposure and concern about changes in the visual character of the area, and how visual changes due to the proposed project may be perceived by a given viewer group. The City's inclusion of viewer concern and exposure in determining visual impacts allows a somewhat subjective evaluation of changes in visual character to be set by those who would be most affected by the change. The existing visual quality, viewer exposure, and viewer concern for changes are first determined to assess the visual sensitivity of the location. This acts as a baseline to determine the impacts of the expected visual change. A substantial adverse effect can occur to visual resources when a project site has high visual sensitivity and high levels of adverse visual change or obstruction of scenic views.

In order to evaluate existing project conditions, a site visit was conducted. This analysis uses photographs from the site visit to determine visual characteristics. The City's 2035 General Plan was reviewed to assess the visual elements valued by the community. This analysis assumes that development of the project site would comply with the General Plan goals and policies, and Community Design Guidelines. Therefore, these were not considered mitigation measures in this analysis.

Issues Addressed in the Initial Study

The Initial Study prepared for the project (see Appendix B) reviewed the City's 2035 General Plan, which does not designate, identify, or define any scenic vistas or scenic resources within the City (City of Roseville 2016). The California Department of Transportation's (Caltrans) Scenic Highway Mapping System does not include any state-designated or eligible scenic vistas or scenic highways within or adjacent to the City of Roseville (Caltrans 2016). In addition, the project site does not contain any historic buildings or rock outcroppings that would be considered scenic resources. Therefore, impacts to these resources are less than significant and are not further evaluated.

Thresholds of Significance

Consistent with Appendix G of the California Environmental Quality Act (CEQA) Guidelines, the City's General Plan, and professional judgment, a significant impact would occur if the proposed project would do the following:

- Substantially degrade the existing visual character or quality (day or night) of the site and its surroundings, including changes in the natural terrain or topography.
- Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Impact 4.4-1	Substantially Degrade the Existing Visual Character of the Project Site
Applicable Policies and Regulations	City of Roseville General Plan policies City of Roseville Community Design Guidelines Zoning Ordinance
Significance with Policies and Regulations	Less than significant
Mitigation Measures	None required
Significance after Mitigation	Less than significant

The proposed project would involve removing the existing six buildings and surface parking on the project site to develop a five-story medical office building, along with a one-story pavilion building, parking deck and related site improvements, including site/building lighting, and landscaping on the already developed 14 acre project site. The most direct views of the site are from nearby commercial areas to the north and west of the site, as well as from vehicles traveling along Cirby Way, Riverside Avenue, and exiting I-80. The site is currently located in an urban setting and introducing a more intense level of development would not negatively impact any prominent or high-quality natural features. The analysis below provides an evaluation of the change in visual character of the site due to the proposed project.

The project is proposing to construct a five-story medical office building with a total building height of 80 feet. A smaller one story building and a two story parking deck would also be constructed. Both of these buildings would be less than 25 feet in height. Figures 2-5 through 2-8 in chapter 2, Project Description show elevations of the proposed new buildings. The City's General Plan designates the site for community commercial uses and the site is zoned BP, which allows (by right) buildings up to 50 feet in height. The City's Zoning Ordinance allows taller buildings after specific analysis of proposed building elevations as part of design review or a major project permit. The medical office building exceeds the height requirements of the zoning ordinance, therefore, the applicant is requesting a Major Project Permit to permit a taller building (City of Roseville 2016).

The proposed project has been designed to be consistent with the City's Community Design Guidelines and to ensure compatibility with the surrounding development. The exterior of the five-story medical office building would consist of a mix of metal panels, light-weight concrete panels, glass curtainwall, glazed storefronts and concrete masonry units. Rooftop mechanical equipment would be shielded by the building parapet. The one-story pavilion building would use the same exterior materials as the medical office building for design cohesiveness. The highest point of the pavilion building would be approximately 21 feet, with limited additional height for a screened mechanical enclosure at the roof level. These two buildings have been situated in a way that allows a single entry canopy feature to tie the two buildings together. The placement of the buildings also creates an opportunity for outdoor courtyards that feature water efficient gardens and space for multiple outdoor programs.

The exterior colors for the medical office building and pavilion building would include a sandy beige color. The concrete panels include varying degrees of exposed gray aggregate. The insulated metal panel colors would be silver and weathered zinc arranged in a pattern that provides a contrast to the beige concrete panels. The majority of the north, east and west elevations consist of pewter colored mullions, clear vision glass and light-gray colored spandrel glass. The base of the building is designed to have chocolate brown concrete masonry units with a shiplap profile for added visual interest.

The two-level concrete parking deck at the southwest corner of the project site would take advantage of the existing topography between the medical office building and adjacent freeway, allowing the top level of the deck to be at grade and the lower level to be partially underground. The total height above ground would be 10-feet, 10-inches tall. Exposed concrete facades of the parking deck would be gray-colored with a green screen mesh attached to the exposed surfaces for climbing vines. The structure of the parking deck would be designed for a possible future installation of solar photovoltaic (PV) panels on the top deck. These PV structures would also provide shade for vehicles parked on the top level of the deck, and would be designed to not create glare for vehicles traveling on Riverside Avenue or I-80. Building elevations are shown on

Figures 2-5 through 2-8 in chapter 2, Project Description. The proposed two-story parking deck would be shielded from view from vehicles on Riverside Avenue and I-80 by trees planted along the south and west sides of the project site. The pavilion building would be shielded from views once trees surrounding the building mature and due to its height would not be visible to vehicles traveling along Riverside Avenue or Cirby Way.

The project site would require building demolition, tree and landscape removal and grading to prepare for development. Construction is planned to occur in phases, with the existing medical office buildings remaining open and accessible to the public until the new buildings are completed and ready for occupancy. The first phase of construction would include site clearing and grading for the medical office building and parking deck. Once the new medical office building and parking deck are open, the existing buildings would be demolished and surface parking lots would be completed. Temporary landscaping would be provided along Riverside Avenue until final landscaping is completed. Construction of the pavilion building would begin about 9 months after initiating construction of the medical office building. Construction sites are generally of low visual quality, but these conditions are temporary and are somewhat expected in a developed urban area, such as exists on the existing site and in the vicinity. Therefore, building demolition, site grading, and tree and landscape removal would not permanently or substantially impact the existing developed character of the site and surroundings.

The proposed project is consistent with the City of Roseville General Plan and has been designed consistent with the City's Community Design Guidelines. The City of Roseville's Community Design Guidelines are intended to create building and community designs which are a visual asset to the community. The Community Design Guidelines include guidelines for building design, site design, and landscape design and were developed to enhance the existing urban visual environment in the City. The guidelines emphasize that buildings should be placed, designed, and arranged in a way that ensures connectivity with their surroundings. Designs with structural, material, and color diversity are encouraged. The Community Design Guidelines state that buildings should be located on project sites to allow for a transition to surrounding uses that respect the existing community character. The entrances of the project should be enhanced by landscaping and be consistent with the visual character of the surrounding development. The Community Design Guidelines also state that the natural topography of the site should be preserved as much as is possible. Furthermore, as oak trees are present on the project site, development must be consistent with the City's Tree Preservation Ordinance (City of Roseville 2008).

The proposed project has been designed to include extensive landscaping consistent with the City's Community Design Guidelines, which encourage the use of landscaping to screen views, require buffering of pedestrian walkways from the street, and require development to provide shade, a visual buffer, and relief from the visual appearance of large expanses of hard surfaces.

In addition, the parking lot includes trees to meet the City's shade tree guidelines, which require that at least 50% of the paved parking areas be shaded. The project site currently contains 290 mature trees, most of which were planted as part of the original landscaping plan. This includes six protected oak trees located in the southwest corner of the site. A total of 45 trees would be retained and 404 new trees would be planted on the project site, resulting in a total of 449 trees (a net gain of 156 trees). Landscaping would use native plants and be drought resistant where feasible. The project's landscaping plan has been designed consistent with the City's Design Guidelines and the City's Water Efficient Landscaping Ordinance. This landscaping plan proposes to divide the parking lot areas into smaller zones. Large deciduous trees would be planted along the main loop road that runs throughout the site. Where possible, existing mature trees, particularly redwood trees, would be preserved on site, including protected oak trees in the southwest corner of the site and redwood trees north of the main building and in the north parking lot. The proposed landscaping along Riverside Avenue would consist of water efficient native plants and trees, replacing the existing lawn. Trees and plants along Riverside Avenue have been selected to provide color or interest at all times of the year, with tree species that include spring flowers and fall leaf colors, and a variety of understory groundcover and shrubs that also flower during spring, summer, and fall.

As the project site slopes upward to the east from Riverside Avenue, accounting for an increase in elevation from Riverside Avenue to the center of the project site of approximately 25 feet, this slope would help shield direct views of the proposed project's surface parking lots and buildings.

Views of the project site from vehicles driving on I-80 would change from the existing single-story medical office complex shielded by mature trees to the two building medical office complex. The new medical office building would be taller than the existing buildings. Although the project site would include 449 trees at full build-out, the medical office building would still be taller than the trees at maturity, and therefore visible from the vicinity of the project site. Views of the project site from I-80 would therefore change from the current view which includes a landscaped perimeter with mature trees in the foreground and surface parking lots and single story buildings in the background, to views of landscaped areas with trees in the foreground and the new medical office buildings in the background.

Views from Riverside Avenue and Melody Lane looking east towards the project site would change from current views of landscaping consisting of lawn and mature trees in the foreground and partial views of the roofs of the buildings in the background, along with surrounding surface parking in the background, to views of landscaping including lawn and trees in the foreground, and views of surface parking and the proposed medical office building in the background. Immediately north of the area where the parking deck is located, background views of the project site from Riverside Avenue would change from surface parking to the medical office building. Near the intersection of Riverside Avenue and Cirby Way, the landscaped area

consisting of lawn bordering the project site would be reduced, and areas of surface parking would be expanded. Therefore, views from this section of Riverside Avenue would change from the existing large lawn area at the northwest side of the project site to views of trees in the foreground with partial views of surface parking in the background. Views of surface parking would be largely blocked by the slope on the western end of the site, as well as by the proposed dense landscaping. The pavilion building would be shielded from views once trees surrounding the building mature.

Views of the project site from Cirby Way would include surface parking bordered by landscaped areas. The majority of the proposed project's surface parking lots would be located on the northern end of the project site, adjacent to Cirby Way. As the proposed pavilion building and medical office building would be located to the south of these parking lots, views of the site would change from the existing one-story buildings to more surface parking surrounded by trees, shrubs and other landscaping in the foreground, with partial views of the upper floors of the medical office building in the distance. The pavilion building would be shielded from views once trees surrounding the building mature.

The major change in visual character of the project site would be the introduction of the much taller five-story medical office building. While this project would introduce a new component into the view shed, there are no existing scenic vistas or protected view sheds and the existing site is already developed with urban uses. Thus, the analysis focuses on the visual quality of the proposed project and the sensitivity of surrounding viewer groups to the proposed change.

As the project site is primarily surrounded by one to two-story buildings, the upper floors of the building would be visible from roadways and businesses near the site. Residential areas are farther from the site and surrounded by fences, buildings, and trees, and thus even when the building is five stories it would not be prominent or highly visible from residential properties primarily located to the west. For these reasons, the viewer groups who would be most strongly affected by the proposed project are those working or doing business at one of the surrounding commercial properties, or travelers on the surrounding roadways. The experience of the change in the visual environment would be more limited and transitory for this viewer group than it would be from a residential area, as viewers would be traveling past the site, walking from a vehicle to a building entrance, or conducting other business in the area. The transitory nature of the viewer experience reduces the sensitivity of this viewer group to change, when compared to more sensitive groups such as recreation users at parks or residents at homes.

As noted, the building design and landscaping complies with the City's Community Design Guidelines. The building architecture uses variation in wall planes, materials, and colors to create a façade with high visual interest. The landscaping along the roadway frontages likewise uses a range of color palettes and textures designed to maintain visual interest during all

seasons, and to screen the parking area from view. While any assessment of visual quality is necessarily subjective in nature, one purpose of the City's Community Design Guidelines is to provide a clear standard of review. Furthermore, CEQA Guidelines Section 15183(f) allows a lead agency to rely on previously adopted development policies or standards as mitigation for the environmental effects. The City of Roseville adopted CEQA Implementing Procedures in April 2008 (Resolution 08-172) which included a finding that compliance with the Community Design Guidelines would avoid significant visual impacts when applied in urban settings.

The proposed project would be built on an existing developed 14-acre site. The proposed project has been designed according to the City's Community Design Guidelines and City of Roseville 2035 General Plan, along with the City's Zoning Ordinance. The project site does not contain a high level of existing visual quality because it does not contain any scenic resources and is located in an urbanized setting. The introduction of urban-style development associated with the proposed project would not negatively impact any prominent or high-quality natural features. Because the proposed project would comply with the City's Community Design Guidelines and the proposed project would not substantially degrade the existing visual quality of the site, and because the predominantly affected viewer groups would experience the proposed change in a more limited and transitory way, the impact would be considered **less than significant**.

Impact 4.4-2	Introduction of New Sources of Light and Glare
Applicable Policies and Regulations	City of Roseville Community Design Guidelines City of Roseville Municipal Code
Significance with Policies and Regulations	Less than significant
Mitigation Measures	None required
Significance after Mitigation	Less than significant

As discussed previously, the existing medical office complex uses lighting sources in its parking lots, signage and buildings. Neighboring retail areas also use lighting for building security, signage and for their parking lots. There are no buildings that create glare conditions in the area or on the project site. Existing sources of light from street lights and building lights are visible at night from residential and commercial uses to the north and west of the project site, and from vehicle headlights on I-80 to the south and east, Riverside Avenue to the west, and Cirby Way to the north.

The proposed project involves the introduction of new light sources including overhead parking lot and roadway pole lights, low-level lighting on bollards to illuminate landscaped areas and sidewalks, illuminated signage, and building-mounted lighting. Architectural lighting would also be used to illuminate key architectural features and the two monument signs.

The proposed project is located within an urbanized area of the City with many existing lighting sources. The City requires new lighting to comply with City standards (i.e., Community Design Guidelines, which include limiting the height of light standards and requiring cut-off lenses and glare shields to minimize light and glare impacts). The proposed project's lighting fixtures would use premium-efficiency LED light sources that would automatically turn-off during the day and would be motion-activated to provide dim lighting at night when there is no activity. Lighting would be designed to minimize light trespass, reduce sky-glow to increase night sky access, and improve night-time visibility through glare reduction. Hours of operation would generally be Monday through Friday from 7:00 a.m. to 6:00 p.m. The Conference Center in the pavilion building may be open until 10:00 p.m. on some days depending on events and class schedules.

The proposed project would include monument signs at both entries to the project site (Cirby Way and Riverside Avenue), as well as directional signage on the site (see Figure 2-3). The monument signs would be constructed of aluminum and would be internally illuminated. The total height would be 15-feet, as shown in Figure 2-9. Each building would include illuminated exterior signage at the first floor to direct patients, visitors, and staff. Large illuminated signs would be mounted at the top of the medical office building and would be visible from I-80 and site entries. The City's Community Design Guidelines specify that lighting should be used in outdoor parking areas and pedestrian walkways and that light fixtures should comply with the architectural style and visual character of the project. The Community Design Guidelines state

that light should serve to increase safety and security of the project and pole mounted lighting should be 25 feet in height at maximum and energy efficiency should be considered for all lighting design (City of Roseville 2008).

The two proposed buildings would use a mix of metal panels, light-weight concrete panels, glass curtainwall, glazed storefronts and concrete masonry units for its exterior façade. None of the project elements are expected to be highly reflective, and thus the project would not contribute to an increased source of glare. The proposed project would result in an increase in cars on local roadways and within the parking lots on the project site, which would create light and glare impacts resulting from car headlights. However, these additional cars would not account for a substantial increase to existing conditions, as light and glare effects from car headlights within the parking lots would be blocked by landscaping surrounding the project site and also due to the elevated nature of the site, and therefore would not result in substantial light impacts outside of the project boundaries. Along local roadways within the project site's vicinity, the increase in light and glare associated with car headlights would not be a substantial change to existing conditions. The proposed two-story parking deck would be shielded from view from vehicles on Riverside Avenue and I-80 by trees planted along the south and west sides of the project site. The medical office building would face north and south and the building façade does not contain any large expanse of glass or other reflective surfaces. The pavilion building would be shielded from views once trees surrounding the building mature and due to its height would not be visible to vehicles traveling along Riverside Avenue or Cirby Way. As the project site slopes upward approximately 25 feet from Riverside Avenue to the center of the project site, views of the project site's surface parking lots and buildings, and associated glare and light spillover from car headlights, parking lights and building lighting will be shielded.

A photometric lighting assessment determined that parking lots lights would have between 1.5 and 4 foot candles (FC) illuminance, which would provide good visibility while being consistent with IES NA 2010 (Illuminating Engineering Society Lighting Handbook) and IES NA RP-8-14 (Recommended Practices for Roadway Lighting) recommendation (Silverman & Light 2017). Pedestrian pathways throughout the site would be illuminated with a minimum of 1 FC in the center of the egress pathway, and therefore follows NFPA 101 requirements. Pedestrian areas surrounding the main entrance and attached canopy of the medical office building are more highly illuminated than other areas, which supports patient wayfinding, drop-off, and pick-up. Light levels around the perimeter of the project site are between 2 and 4 FC, and therefore would not cause excessive light pollution. Furthermore, all fixtures that would be used on the project site (with the exception of the tree uplights) do not produce any uplight, according to the LED Luminaire Standard Schedule. The tree lights are within 3% of the total site lumens in total, and therefore follow California Building Code Title 24 and the U.S. Green Building Council LEED v4 Light Pollution requirements. This assessment shows that the proposed project meets all current required codes and recommendations regarding lighting quality, pedestrian egress

and overall light pollution. The proposed project lighting would also meet the City's Design Guidelines' standards of a minimum of 1 FC illumination of streets, entry drives, drive aisles, and parking areas. Furthermore, this updated lighting meets modern standards for efficiency and light trespass reduction and would be replacing the existing parking lot lighting on the site, which uses older, less efficient fixtures.

As discussed above, project lighting would use light spillover and glare reduction methods to reduce light impacts. These include height limitations for lighting, and using cut-off lenses and glare shields. Light sources would automatically be turned off during the day and only dim-lighting during the nighttime when no activity is present. Landscaping along the site boundary would furthermore shield light spillover from the site. Compliance with the City's Community Design Guidelines requirements would reduce the impact on light associated with the project that could be disruptive to adjacent areas ensuring impacts associated with light and glare would be **less than significant**.

4.4.5 Mitigation Measures

None required.

4.4.6 Cumulative Impacts

The cumulative context for the proposed project is buildout of the City's 2035 General Plan (City of Roseville 2016). The scope of the cumulative analysis includes areas within the view shed of and from the project site into the foreseeable future. Cumulative light effects will be evaluated based on whether development light sources in the surrounding area could impact a similar area as that which is impacted by the proposed project's light sources.

Impact 4.4-5	Contribution to Cumulative Changes in the Existing Visual Character
Applicable Policies and Regulations	City of Roseville Community Design Guidelines City of Roseville 2035 General Plan
Significance with Policies and Regulations	Less than significant
Mitigation Measures	None required
Significance after Mitigation	Less than significant

The majority of the area surrounding the project site has been developed with urban uses, which include a mix of commercial, business/professional, and residential uses. There is minimal potential for development to occur adjacent to the project site because the area has been developed, but future development is possible along Cirby Hills Drive and Valley Oak Drive and in the areas that border these roads. There are also a few undeveloped lots further away from the project area that have the potential to be developed. It is anticipated

development in these areas are likely to be urban/suburban residential development or commercial development consistent with current surrounding uses. Because these uses would be consistent with the current visual character of the surroundings, this would not be considered a cumulative impact as they are within an already developed setting.

As discussed previously, the proposed project would change the existing visual character of the project site, but the change would not be considered substantial. The project site does not contain any scenic resources, high-quality natural resources, or a high level of existing visual quality and is located in an area with similar visual attributes. Therefore, the proposed project's contribution to cumulative impacts on visual resources would be **less than significant**.

Impact 4.4-6	Contribution to a Cumulative Increase in Light and Glare
Applicable Policies and Regulations	City of Roseville Community Design Guidelines City of Roseville 2035 General Plan
Significance with Policies and Regulations	Less than significant
Mitigation Measures	None required
Significance after Mitigation	Less than significant

The existing development surrounding the project area already consists of artificial lighting from buildings, signage, parking lot lights, street lighting, and car headlights. As the project site is surrounded by three roadways, car headlights contribute a source of artificial lighting. Future development in the area surrounding the project site would account for an increase in artificial lighting. However, the amount of land that could be developed within the project's vicinity is limited. Any future development would be required to follow the City's Community Design Guidelines which intend to minimize light spillover and glare.

As stated previously, the proposed project involves introduction of new nighttime light sources to provide for the security and safety of project users. This would include overhead parking lot and roadway pole lights, illuminated signage, low-level lighting on bollards to illuminate landscaped areas and sidewalks, and building-mounted lighting at entrances, as well as architectural lighting. The proposed project would also account for an increase in the light source from car headlights. All of these light sources would increase existing ambient light conditions. However, these lights would only contribute low-level lighting at night and would be off during the day. The City's Design Guidelines require limiting the height of light standards and requiring cut-off lenses and glare shields to minimize light and glare impacts. Because all lighting would be required to be cut-off fixtures and reduce glare, the proposed project would not contribute to a substantial increase in spillover light or glare. Due to this, the portion of light and glare impacts that the project would contribute to the cumulative increase in light and glare would not be substantial, and therefore the impact would be **less than significant**.

4.4.7 Mitigation Measures

None required.

4.4.8 Sources

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CHAPTER 5 CEQA CONSIDERATIONS

5.1 INTRODUCTION

Section 15126 of the California Environmental Quality Act (CEQA) Guidelines requires that all phases of a project must be considered when evaluating its impact on the environment, including planning, acquisition, development, and operation. As part of this analysis, the Environmental Impact Report (EIR) must also identify (1) significant environmental effects of the proposed project, (2) significant environmental effects that cannot be avoided if the proposed project is implemented, (3) significant irreversible environmental changes that would result from implementation of the proposed project, (4) growth-inducing impacts of the proposed project, and (5) alternatives to the proposed project (evaluated in Chapter 6, Project Alternatives).

5.2 SIGNIFICANT ENVIRONMENTAL EFFECTS

Chapter 3 of this EIR, Executive Summary, and Chapter 4, Environmental Analysis, Sections 4.1 through 4.4, and the Initial Study prepared for the project (see Appendix B) provide a comprehensive identification of the Kaiser Riverside-Cirby Medical Office Building project's (proposed project's) significant environmental effects, including the level of significance both before and after mitigation.

5.3 SIGNIFICANT AND UNAVOIDABLE IMPACTS

Section 15126.2(b) of the CEQA Guidelines requires that an EIR describe any significant impacts that cannot be avoided, even with the implementation of feasible mitigation measures. The environmental effects of the proposed project on various aspects of the environment are discussed in detail in the technical sections contained in Chapter 4, Environmental Analysis, of this EIR. There is one cumulative traffic impact that cannot be avoided if the proposed project is approved, listed below. All of the remaining impacts can be mitigated to a less-than-significant level through the adoption of recommended mitigation measures.

- Decrease in level of service at City intersections under 2035 conditions.

5.4 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL EFFECTS

Section 15126.2 (c) of the CEQA Guidelines requires a discussion of any significant irreversible environmental change that would be caused by the proposed project. Generally, a project would result in significant irreversible changes if:

- The primary and secondary impacts would generally commit future generations to similar uses (such as highway improvement that provides access to a previously inaccessible area);

- Irreversible damage could result from any potential environmental accidents associated with the project;
- The project would involve a large commitment of nonrenewable resources; or
- The proposed consumption of resources is not justified.

Implementation of the proposed project would result in the long-term commitment of resources of the project site to urban land use. The development of the proposed project would likely result in or contribute to the following irreversible environmental change:

- Irreversible consumption of energy and natural resources associated with the future use of the site.

Development of the proposed project would continue the commitment of the project site to urban development. Restoration of the site to an un-developed condition, prior to development of the existing medical office complex, would not be feasible given the degree of disturbance, the urbanization of the area, and the level of capital investment.

Resources that would be permanently and continually consumed by project implementation include water, electricity, natural gas, and fossil fuels. Wood products, asphalt, and concrete would be used in construction, along with gas and diesel fuel. With respect to operational activities, compliance with all applicable state and local building codes, as well as mitigation measures, planning policies, and standard conservation features, would ensure that resources are conserved to the maximum extent possible. The project would incorporate a number of sustainable practices that reduce the consumption of energy. Nonetheless, construction activities related to the proposed project would result in the irretrievable commitment of nonrenewable energy resources, primarily in the form of fossil fuels, natural gas, and gasoline and diesel for automobiles and construction equipment.

The CEQA Guidelines also require a discussion of the potential for irreversible environmental damage caused by environmental accidents associated with the project. While the project would result in the use, transport, storage, and disposal of minor amounts of hazardous materials during project construction and operation, as described in the Initial Study (see Appendix B), all such activities would comply with applicable local, state and federal laws related to the use, storage and transport hazardous materials, which significantly reduces the likelihood and severity of accidents that could result in irreversible environmental damage. The project itself does not include any uniquely hazardous uses that would require any special handling or storage. Further, the project does not contain any industrial uses that would use or store acutely hazardous materials.

Implementation of the proposed project would result in the long-term commitment of resources to urban development, consistent with current conditions. The most notable significant

irreversible impacts include the use of non-renewable and/or slowly renewable natural and energy resources, such as lumber and other forest products and water resources during construction activities. Operations associated with future uses would also consume an increase in natural gas and electricity compared to existing conditions. These irreversible impacts, which are unavoidable consequences of urban growth, are described in detail in the appropriate sections of this EIR (see Chapter 4).

5.5 GROWTH-INDUCING IMPACTS

As required by Section 15126.2(d) of the CEQA Guidelines, an EIR must discuss ways in which a proposed project could foster economic or population growth or the construction of additional housing, either directly or indirectly, in the surrounding environment. Also, the EIR must discuss the characteristics of the project that could encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. Growth can be induced in a number of ways, such as through the elimination of obstacles to growth, the stimulation of economic activity within the region, or the establishment of policies or other precedents that directly or indirectly encourage additional growth. Under CEQA, this growth is not to be considered necessarily detrimental, beneficial, or of significant consequence. Induced growth would be considered a significant impact if it can be demonstrated that the potential growth, directly or indirectly, significantly affects the environment.

In general, a project could foster spatial, economic, or population growth in a geographic area if the project removes an impediment to growth (e.g., the establishment of an essential public service, the provision of new access to an area, or a change in zoning or General Plan amendment approval), or economic expansion or growth occurs in an area in response to the project (e.g., changes in revenue base, employment expansion). These circumstances are further described below.

- **Elimination of Obstacles to Growth:** This refers to the extent to which a proposed project removes infrastructure limitations or provides infrastructure capacity, or removes regulatory constraints that could result in growth unforeseen at the time of project approval.
- **Economic Effects:** This refers to the extent to which a proposed project could cause increased activity in the local or regional economy. Economic effects can include such effects as the “multiplier effect.” A “multiplier” is an economic term used to describe interrelationships among various sectors of the economy. The multiplier effect provides a formula of how much economic output increases with an increase in spending attributed to the direct employment effect of a project, as well as indirect and induced employment growth. The multiplier effect acknowledges that on-site employment and population growth of each project is not the complete picture of growth caused by the project.

Elimination of Obstacles to Growth

The elimination of either physical or regulatory obstacles to growth is considered to be a growth-inducing effect, though not necessarily a significant one (i.e., one that results in significant environmental effects). A physical obstacle to growth typically involves the lack of public service infrastructure. The extension of public service infrastructure, including roadways, water mains, and sewer lines, into areas that are not currently provided with these services would be expected to support new development. Similarly, the elimination or change to a regulatory obstacle, including existing growth and development policies, could result in new growth. The proposed project is located in a developed area of the City and the project site is currently served by City utilities. Development of the project would not eliminate any obstacles to future growth.

The elimination of physical obstacles to growth is considered a growth-inducing effect, though not necessarily a significant one. There are no known physical constraints to growth in the vicinity of the project site.

The proposed project includes the reuse of an existing developed site completely surrounded by urban development within the City. The project site is immediately adjacent to Interstate 80 (I-80) to the south and east, which would preclude development immediately south and east of the site; a mix of auto sales and other retail development is located to the west, which would preclude inducing growth to the west of the site. Land to the north of the project site, across Cirby Way, is also developed with retail uses, public storage and apartments; which would preclude inducing growth to the north of the site. The upsizing of on-site utility infrastructure to accommodate the project would not be considered growth-inducing because there are existing development limitations surrounding the project site, for which the infrastructure would not be modified, and the project is re-developing an existing developed site. Due to the location of the project site and the fact that the proposed project would not remove any constraints that could potentially be obstacles to growth, implementation of the proposed project would not induce growth within this area of the City.

Economic Effects

Additional local employment can be generated through the multiplier effect, as discussed previously in this chapter. The multiplier effect tends to be greater in regions with larger, diverse economies due to a decrease in the requirement to import goods and services from outside the region.

Two different types of additional employment are tracked through the multiplier effect. *Indirect* employment includes those additional jobs that are generated through the expenditure patterns of direct employment associated with the project. Indirect jobs tend to be in relatively close proximity to the places of employment and residence.

The multiplier effect also calculates *induced* employment. Induced employment follows the economic effect beyond the expenditures of the residents within the project area to include jobs created by the stream of goods and services necessary to support residences within the proposed project. When a manufacturer buys or sells products, the employment associated with those inputs or outputs are considered *induced* employment.

For example, when an employee of the project goes out to lunch, the person who serves the employee lunch holds a job that is *indirectly* related to the proposed project. When the server then goes out and spends money in the economy, the jobs generated by this third-tier effect are considered *induced* employment.

The multiplier effect also considers the secondary effect of employee expenditures. Thus, it includes the economic effect of the dollars spent by those employees and residents who support the employees of the project.

Increased future employment generated by employee spending ultimately results in physical development of space to accommodate those employees. It is the characteristics of this physical space and its specific location that will determine the type and magnitude of environmental impacts of this additional economic activity. The proposed project would affect the local economy through the construction of a larger medical office complex. The new medical office complex would create approximately 202 new jobs and the 224 existing employees would relocate to the new project for a total of approximately 426 employees. The addition of approximately 202 new jobs would help contribute to both indirect and induced employment opportunities, as described previously. Although some degree of economic effect can be predicted, but the actual environmental implications of this type of economic growth are too speculative to predict or evaluate, since they likely would be spread throughout the City, Placer County, and beyond.

Impacts of Induced Growth

The growth induced directly and indirectly by the proposed project could contribute to its environmental impacts, discussed in Chapter 4, in the City and adjacent Placer County, as well as the greater regional area. Any such environmental effects, however, are too diffuse and speculative to predict or describe with any particularity.

Indirect and induced population growth in the city would further contribute to the loss of open space because it would encourage the conversion of undeveloped land to urban uses for additional housing and infrastructure. However, it is assumed this new growth would occur within areas of the City designated and zoned for development. In addition, even if any open space were converted to urban uses, the particular open space that might be converted cannot be predicted with any certainty. According to the City of Roseville Business Services Division, the City has an unbuilt housing supply of approximately 20,000 residential units in its approved Specific Plan areas.

In summary, although the proposed project can be said to induce some growth, the consequences of such growth-inducement are too speculative to predict and thus cannot be said to contribute meaningfully to any significant environmental effect. Growth-inducing effects are therefore **less than significant**.

5.6 CUMULATIVE IMPACTS

CEQA requires that an EIR contain an assessment of the cumulative impacts that could be associated with the proposed project. This assessment involves examining project-related effects on the environment in the context of similar effects that have been caused by past or existing projects, and the anticipated effects of future projects. As indicated in the CEQA Guidelines, the discussion of cumulative impacts need not provide the same level of detail as project-related impacts. The discussion should be guided by “standards of practicality and reasonableness” (CEQA Guidelines, Section 15130(b)). Although project-related impacts can be individually minor, the cumulative effects of these impacts, in combination with the impacts of other projects, could be significant under CEQA and must be addressed (14 CCR 15130(a)). Where a lead agency concludes that the cumulative effects of a project, taken together with the impacts of other closely related past, present, and reasonably foreseeable probable future projects are significant, the lead agency then must determine whether the project’s incremental contribution to such significant cumulative impact is “cumulatively considerable” (and thus significant in and of itself).

Cumulative Context

To ensure an adequate discussion of cumulative impacts is included in an EIR, CEQA allows the lead agency to use either a list of past, present, and probable future projects (including those projects outside of the control of the lead agency), or projections included in an adopted local, regional, or statewide plan like a general plan (CEQA Guidelines, Section 15130(b)(1)). The general cumulative impact context for evaluating cumulative impacts for the majority of the technical issue areas evaluated in Chapter 4 of this EIR considers development projections identified in the City’s 2035 General Plan, as amended, or evaluates the potential loss of resources on a much broader, regional scale. These cumulative impact analyses in this EIR thus do not rely on any list of specific pending, reasonably foreseeable development proposals in the general vicinity of the proposed project.

It is important to note that the assumptions made in the cumulative analysis varies by technical area. For example, traffic and traffic-related air emissions assume development that is planned and/or anticipated in the City, as well as the surrounding unincorporated area, because each contributes to traffic on local and regional roadways that is quantifiable. Operational air quality impacts are evaluated against conditions in the City of Roseville and

surrounding areas within the Sacramento Federal Nonattainment Area for ozone. The cumulative analysis in each of the technical sections first evaluates the overall impact of the cumulative scenario (including the proposed project); if that impact is found to be significant, then the analysis evaluates the proposed project's incremental contribution to the cumulative scenario to determine if that contribution is cumulatively significant. A description of the cumulative context for each issue area evaluated is included in the cumulative impacts at the end of each technical section of Chapter 4.

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CHAPTER 6

PROJECT ALTERNATIVES

6.1 INTRODUCTION

The CEQA Guidelines state that “An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives. An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation. An EIR is not required to consider alternatives which are infeasible.” (CEQA Guidelines, Section 15126.6, subd. (a). “[T]he discussion ... shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly” (*Id.*, subd. (b).). The feasibility of an alternative may be determined based on a variety of factors, including, but not limited to, site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries, and site accessibility and control (*Id.*, subd. (f)(1)). An EIR need not evaluate the environmental effects of alternatives in the same level of detail as the proposed project, but must include enough information to allow meaningful evaluation, analysis, and comparison with the proposed project.

Alternatives in an EIR must be *potentially* feasible (CEQA Guidelines, Section 15126.6(a)). The courts have clarified that agency decision makers ultimately decide what is “actually feasible.” Under CEQA, “feasible” is defined as capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors (CEQA Guidelines, Section 15364). The concept of “feasibility” also encompasses the question of whether a particular alternative or mitigation measure promotes the underlying goals and objectives of a project and is based on a reasonable balancing of the relevant economic, environmental, social, legal, and technological factors.

The lead agency’s decision making body, in this case the Roseville City Council, has the discretion to select a project alternative in lieu of the project. If this were to occur, the City Council would need to ensure that the level of detail included in the alternatives analysis is adequate and that there would not be any new or significant impacts. The required Findings of Fact and Statement of Overriding Considerations and Mitigation Monitoring and Reporting Plan would need to be prepared that identifies the alternative as the project selected for approval. It is anticipated that if any of the project alternatives is selected, the mitigation measures identified for the project would not change and would still be required.

This chapter identifies the proposed project objectives, describes the project alternatives, and evaluates the comparative effects of the alternatives relative to the proposed project. As required under Section 15126.6(e) of the CEQA Guidelines, the environmentally superior alternative is identified and included at the end of this chapter.

One significant and unavoidable cumulative impact was identified for the project. Impact 4.6-3, Decrease in Level of Service at City Intersections under 2035 Conditions.

Project Objectives

Pursuant to CEQA Guidelines, Section 15124(b), a clear statement of project objectives is required. Development of the proposed project is intended to be consistent with the policies of the City. The applicant has identified the following specific objectives for the project:

- Develop a replacement outpatient medical office building that includes a café, health education, optical center, physical therapy/rehab, comprehensive diagnostic imaging, eight adult primary care clinics, specialty clinics for obstetrics and gynecology, dermatology and allergy, injection clinic, and comprehensive eye services including ophthalmology and optometry on an underutilized property with multiple end-of-life structures to accommodate existing and growing demand for medical care in the Roseville community.
- Provide high-quality healthcare to serve up to 9,000 Kaiser Permanente members (and their family or care-givers) per day in a medical facility for those needing medical assistance in Roseville and surrounding communities.
- Provide convenient access and reduce vehicle trips for Kaiser Permanente members to obtain routine, rapid-transaction medical services (e.g., pharmacy and laboratory) and provide onsite conference facilities for classes, training and other events.
- Achieve Leadership in Energy and Environmental Design (LEED) Gold Certification as well as Kaiser's existing sustainable building strategies.
- Provide uninterrupted services to Kaiser Permanente members throughout the construction period by staging project construction in phases.
- Provide new employment opportunities for over 200 new employees in the Riverside-Cirby medical office buildings and temporary construction jobs through redevelopment.

Alternatives Evaluated but Dismissed

As noted previously, the purpose of an alternatives analysis is to develop alternatives to the proposed project that substantially lessen at least one of the significant environmental effects identified as a result of the project, while still meeting most, if not all, of the basic project

objectives. Project alternatives that would reduce the size of development on the site or change the mix of uses that would lessen the severity of impacts identified under the project are addressed later in this chapter.

The City has determined that a site adjacent to or near easy access to a freeway is required for this type of regional project. City staff evaluated other parcels of land within the City that could support the project and determined that there are no other parcels of undeveloped land of similar size close to freeway access that could support the project and for which the site is designated and zoned for commercial uses, does not contain any (or has minimal) biological resources, and provides adequate site accessibility. Because staff was unable to find a suitable site that could meet these requirements as well as meet the project objectives, an off-site or alternate project location was dismissed from further evaluation. A suitable site was not identified within the City that would eliminate environmental effects and/or would be potentially feasible.

6.2 ALTERNATIVES ANALYZED

CEQA requires the evaluation of the comparative impacts of the “No Project” alternative (CEQA Guidelines, Section 15126.6(e)(1)). The No Project Alternative “shall discuss the existing conditions at the time the [NOP] is published, or if no notice of preparation is published, at the time environmental analysis is commenced, as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services” (CEQA Guidelines, Section 15126.6(e)(2)). “The purpose of describing and analyzing a no project alternative is to allow decision makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project” (CEQA Guidelines, Section 15126.6(e)(1)).

This section provides a description of the alternatives to the proposed project analyzed in this Draft EIR and evaluates how specific impacts differ in severity from those associated with the project. The potentially significant impacts identified under the alternatives analysis can be fully mitigated through compliance with mitigation measures identified in Sections 4.1 through 4.4 included in Chapter 4, which contains the environmental analysis of the proposed project.

The project alternatives identified herein address the significant impacts (before mitigation) identified for the project, including traffic and air emissions associated with project construction and operation. Thus, the alternatives developed for the project contemplate a smaller project footprint and changes to the building size to address these impacts. In many instances, the majority of impacts (e.g., land disturbance) are virtually identical to, or very similar to, the proposed project and are described as such.

This Draft EIR has incorporated a reasonable range of project alternatives that attain a majority of the project objectives in a reasonable manner while reducing the severity of the significant impacts (before mitigation) identified under the proposed project.

The alternatives to the proposed project analyzed in this Draft EIR are:

- Alternative 1: No Project/No Development**, assumes the project would not be built and the existing Kaiser medical office complex would remain.
- Alternative 2: Reduced Footprint**, would eliminate the pavilion building, thereby reducing the project footprint and reducing the number of parking spaces required.
- Alternative 3: Larger Parking Deck**, adds two levels to the parking deck reducing the number of surface parking spaces and increasing the size of the parking deck.
- Alternative 4: Smaller Medical Office Building**, reduces the size of the medical office building by one floor and reduces the number of surface parking spaces.

Table 6-1
Comparison of Development Assumptions for the Project Alternatives

	Project Components
Proposed Project	Medical Office Building - 194,000 sf, five-stories Pavilion Building - 16,000 sf, one-story Parking Deck - 82,630 sf parking deck with 255 parking spaces Surface parking – 803 spaces
Alternative 1: No Project/ No Development	None
Alternative 2: Reduced Footprint	Medical Office Building – No change Pavilion Building - Eliminated Parking Deck – No change Surface parking – 697 spaces (reduction by 106 spaces)
Alternative 3: Larger Parking Deck	Medical Office Building- No change Pavilion Building – No change Parking Deck – Add two levels and approximately 254 parking spaces Surface parking - 549 spaces (reduction of 254 spaces)
Alternative 4: Smaller Medical Office Building	Medical Office Building – Reduce to 156,000 sf, 4 stories Pavilion Building – No change Parking Deck – No change Surface parking - 545 (reduction of 258 spaces)

Alternative 1: No Project/No Development Alternative***Description***

The No Project/No Development Alternative considers the effects of forgoing the project entirely, and leaving the existing medical office building. The No Project/No Development Alternative thus allows decision-makers to compare the impacts of the proposed project to retaining the existing condition of the site. The No Project/No Development Alternative describes the environmental conditions that exist at the time that the environmental analysis commences (CEQA Guidelines, Section 15126.6 (e)(2)).

Comparative Analysis of Environmental Effects

The No Project/No Development Alternative would produce no changes on the project site, because the site would remain in its current condition, effectively eliminating those project impacts discussed in this Draft EIR. There would be no air emissions associated with project construction and no potential disturbance to any nesting birds in trees on or adjacent to the project site. There would be no potential to unearth any unknown subsurface cultural or historic resources and there would be no increase in the number of vehicles accessing the site and on area roadways and intersections. There would be no operational impacts on the surrounding roadway network and there would be no increase in demand for water supply, wastewater treatment and solid waste disposal.

Relationship to Proposed Project Objectives

The No Project/No Development Alternative would not achieve any of the project objectives because it would not develop the site with medical office uses, would not provide employee opportunities, and would not provide sustainably designed buildings.

Alternative 2: Reduced Footprint***Description***

Under the Reduced Footprint Alternative the 16,000 square foot pavilion building is eliminated along with approximately 106 surface parking spaces. The other components of the proposed project would remain the same under this alternative. Eliminating the pavilion building and 106 surface parking spaces would eliminate the onsite pharmacy, laboratory, and conference space, create a reduction in the amount of impervious surface area, reduce the number of trees to be removed, and would allow more landscaped areas on the site.

Comparative Analysis of Environmental Effects

Impacts under the Reduced Footprint Alternative would be similar to those of the proposed project, but overall less intense because it would generate a decrease in vehicle trips compared to the proposed project due to eliminating the pharmacy, laboratory and conference space in the pavilion building. Impacts associated with construction and site disturbance (i.e., air emissions, biological resources, and cultural resources) would essentially be the same as the proposed project because the existing medical office buildings would still be removed to accommodate the new medical office building and parking deck and the required offsite improvements to Cirby Way and the extension of utilities would still be required. It is assumed the medical office building would be located in a similar location on the site as the proposed project with vehicular access provided from Cirby Way and Riverside Avenue, the same as the project. Surface parking is assumed to be provided around the buildings in the same configuration as the project. But because there would be a reduction in the need for 106 parking spaces it would allow slightly more undeveloped acreage to remain on the project site.

Impacts Identified as Being the Same as or Similar to those of the Proposed Project

Overall impacts associated with project construction, site disturbance, and building demolition would be essentially the same as the proposed project. It is assumed under this alternative that roughly the entire site would be disturbed to accommodate project development. Therefore, the potential disturbance to any nesting birds and unknown subsurface prehistoric and historic resources due to project construction would be the same as the proposed project and Mitigation Measures BIO-1 and CUL-1 identified in the Initial Study would still be required. The increase in air emissions associated with construction equipment and activity would also not change from what was evaluated under the proposed project.

Impacts Identified as Being Less Severe than those of the Proposed Project

Under this alternative, the total number of vehicle trips would be reduced due to elimination of the pavilion building, as shown in Table 6-2. On a daily basis, the proposed project would generate 3,753 daily trips. Alternative 2 would generate 3,106 daily trips, or a 17.2% decrease in trips compared to the proposed project. Under AM peak hour conditions there would be a reduction of 71 trips and under PM peak hour conditions there would be a reduction of 69 trips. Under Existing plus Project conditions an impact was identified at the Cirby Way/Vernon Street intersection during the PM peak hour. Under Alternative 2 this impact would not change and Mitigation Measure 4.3-1 would still be required. In addition, the cumulative significant and unavoidable traffic impact would still occur under this alternative.

A reduction in vehicles would also contribute to a slight reduction in air emissions associated with project operation. The demand for water supply, wastewater treatment, and generation of

solid waste would also be slightly reduced under this alternative. In addition, the elimination of the pavilion building would change the visual character of the site compared to the proposed project, and project lighting would be lessened under this alternative because building and parking lot lights would be eliminated. The number of trees and additional landscaped areas would increase under this alternative due to the reduction in surface parking. Under this alternative the increase in stormwater runoff would be lessened due to less impervious surface and the number of trees to be removed could also be reduced.

Table 6-2
Trip Generation of Project Alternatives

Facility	ksf	Trip Rates (per ksf)		Trips	
		AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
Existing Medical Center	90.29	3.87	5.07	349	458
Proposed Project	210 ¹	3.23 ²	4.37 ²	698	917
Net Increase in Trips				+349	+458
Proposed Project	210	3.23	4.37	698	917
Alt 2: Reduced Footprint ³	194	3.23	4.37	627	848
Change in Trips				-71	-69
Proposed Project	210	3.23	4.37	698	917
Alt 4: Smaller MOB ⁴	172	3.23	4.37	556	752
Change in Trips				-142	-165

Notes:

¹ We were directed to assume all 210 ksf of building would be MOB use (i.e., pavilion building is included).

² Trip rate associated with proposed project expansion calculated by dividing total trips by square footage. However, as noted in TIS, trip generation is based on the increase in health care providers, which dictate both the number of on-site employees and patient visits.

³ Alternative 2 would eliminate the pavilion building. For consistency of approach across alternatives, its trip generation has been calculated based on this reduced square footage amount (i.e., there are proportionally fewer providers).

⁴ Alternative 4 would reduce the total amount of MOB space. For consistency of approach across alternatives, its trip generation has been calculated based on this reduced square footage amount (i.e., there are proportionally fewer providers).

Source: Fehr & Peers 2017

Impacts Identified as Being More Severe than those of the Proposed Project

Under this alternative there are no impacts that would be considered more severe than the proposed project.

Relationship to Project Objectives

Under this alternative, not all of the project objectives would be met. Due to the elimination of the pavilion building there would not be a pharmacy, laboratory or conference space available to Kaiser members. Therefore, the third objective would not be met. In addition, there would be

fewer jobs available and it would be less convenient for Kaiser members to get prescriptions and lab results; therefore, this alternative also does not meet the last project objective.

Alternative 3: Larger Parking Deck

Description

Under Alternative 3, two levels would be added to the parking deck adding approximately 254 parking spaces thereby reducing surface parking by 254 spaces. The pavilion building and the medical office building would still be developed under this alternative and would not change from the proposed project. The reduction in surface parking spaces would reduce the amount of impervious surface area, would reduce the number of trees to be removed, and would allow more landscaped areas on the site.

Comparative Analysis of Environmental Effects

Impacts under the Larger Parking Deck Alternative associated with site clearing, grading, building demolition and general construction activities would essentially be the same as the proposed project. Impacts associated with biological resources, and cultural resources would not change and Mitigation Measures BIO-1 and CUL-1 identified in the Initial Study would still be required. The number of vehicle trips would remain the same and Mitigation Measure 4.3-1 would still be required. The primary difference between this alternative and the proposed project is that there would be area that would be available for development as a small park with tables and benches for both employees and members to enjoy.

Impacts Identified as Being the Same as or Similar to those of the Proposed Project

Overall impacts associated with project construction and site disturbance would be essentially the same as the project. It is assumed under this alternative that roughly the entire site would be graded and cleared to accommodate project development including removing the existing medical office buildings, installing the required offsite improvements to Cirby Way, and extending utilities to serve the site. Mitigation Measures BIO-1 and CUL-1 would still be required. The number of vehicle trips would also remain the same as the proposed project and Mitigation Measure 4.3-1 would still be required and the significant and unavoidable cumulative traffic impact would also not change under this alternative. In addition, the increase in demand for public utilities would be the same as the project as well as the increase in air emissions associated with both project construction and operation. Lastly, under this alternative the medical office building and pavilion Building would remain the same as the proposed project and the visual impacts would not change from what was evaluated. The parking deck would increase from two stories, or approximately 11 feet tall to four stories or 33 to 34 feet tall. The parking deck is located on the back side or south side of the medical office building and would

be visible from I-80 and Riverside Boulevard. The increase in height of this structure would not result in any changes to the impact analysis and impacts to visual resources would remain less than significant.

Impacts Identified as Being Less Severe than those of the Proposed Project

Under this alternative the increase in stormwater runoff would decrease due to less impervious surface and the number of trees to be removed could be reduced. Although impacts associated with stormwater runoff and tree removal were found to be less than significant, under this alternative removal of areas designated for surface parking would potentially allow for development of a passive park for both employees and members to use as a quiet respite. In addition, because there would be a reduction in the amount of surface parking spaces the number of parking lot lights would be reduced. This would slightly reduce the overall amount of light generated by the project.

Impacts Identified as Being More Severe than those of the Proposed Project

Under this alternative there are no impacts that would be considered more severe than the proposed project.

Relationship to Project Objectives

Under this alternative all of the project objectives would be met because the primary project elements are not changing. The medical office building would still be developed and high-quality healthcare would still be provided to serve Kaiser Permanente members. There would be no disruption to medical services during project construction and all buildings would be designed to meet LEED gold standards and employment opportunities would be provided.

Alternative 4: Smaller Medical Office Building

Description

Under the Smaller Medical Office Building alternative, the size of the medical office building is reduced by approximately 38,800 square feet which would reduce the building to four stories in height and would reduce parking by approximately 258 spaces. The pavilion building and parking deck would still be developed under this alternative. The 258 parking spaces would be removed from the surface parking reducing the amount of impervious surface area, reducing the number of trees to be removed, and allowing more landscaped areas on the site.

Comparative Analysis of Environmental Effects

Under the Smaller Medical Office Building Alternative impacts associated with site clearing, grading and construction activities would essentially be the same as the proposed project because the general project footprint would stay the same. As discussed in the Initial Study, impacts associated with biological resources and cultural resources would occur due to construction activities and Mitigation Measures BIO-1 and CUL-1 would still be required. Overall, the number of vehicle trips would decrease slightly due to the reduction in the availability of medical services; however, Mitigation Measure 4.3-1 would still be required. The primary difference between this alternative and the proposed project is that there would be a smaller medical office building and a reduction in the amount of surface parking.

Impacts Identified as Being the Same as or Similar to those of the Proposed Project

Impacts associated with site clearing, building demolition and grading would essentially be the same as the proposed project and Mitigation Measures BIO-1 and CUL-1 would still be required. Air emissions associated with construction would not change from what was analyzed as part of the project.

Impacts Identified as Being Less Severe than those of the Proposed Project

Under this alternative because there would be a reduction in the amount of medical office space, the increase in demand for water supply, wastewater treatment and generation of solid waste would all decrease slightly under this alternative. In addition, the amount of traffic would also slightly decrease under this alternative due to the reduction in medical offices. On a daily basis, the proposed project would generate 3,753 daily trips. Alternative 4 would generate 2,330 daily trips, or a 37.9% decrease compared to the proposed project. Under AM peak hour conditions there would be a reduction of 142 trips and under PM peak hour conditions there would be a reduction of 165 trips, as shown in Table 6-2. Under Existing plus Project conditions an impact was identified at the Cirby Way/Vernon Street intersection during the PM peak hour. Under Alternative 4 it is likely this impact would not occur and Mitigation Measure 4.3-1 would not be required. In addition, the cumulative significant and unavoidable traffic impact would still occur under this alternative. Any reduction in vehicle trips would also reduce air emissions, including greenhouse gases.

The overall height of the medical office building would reduce from five stories to four stories, a reduction of approximately 14 feet. The total height of the building including the parapet would be reduced from approximately 80 feet to 66 feet. The change in visual character of the site, and project lighting would be slightly lessened under this alternative because the medical office building would be slightly lower in height and the number of parking lot lights would be reduced.

Impacts Identified as Being More Severe than those of the Proposed Project

Under this alternative there are no impacts that would be considered more severe than the proposed project.

Relationship to Project Objectives

This alternative would generally meet all the project objectives, but because there would be a reduction in the number of medical offices it would not meet all the amenities and services provided in the first objective and would meet the second and last objective, but to a lesser degree than the proposed project because there would be a reduction in the number of health care providers and construction workers.

Environmentally Superior Alternative

An EIR is required to identify the environmentally superior alternative from among the range of reasonable alternatives that are evaluated. Section 15126.6(e)(2) of the CEQA Guidelines requires that an environmentally superior alternative be designated and states that if the environmentally superior alternative is the “No Project” alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives.

From the alternatives evaluated for the project, the environmentally superior alternative would be Alternative 1, the No Project/No Development Alternative. This alternative would avoid all significant impacts associated with the proposed project because it would not require any site disturbance, project construction, or an increase in vehicle trips.

Based on a review of the remaining project alternatives, Alternative 4, the Smaller Medical Office Building Alternative would be the environmentally superior alternative. This alternative would not avoid all impacts associated with project construction and operation, but would slightly reduce the severity of the impacts associated with site disturbance and project construction and, more specifically, project-related traffic.

Table 6-3
Evaluation of Alternatives by Impact Area

Impact	Proposed Project	Alternative 1: No Project/No Development	Alternative 2: Reduced Footprint	Alternative 3: Larger Parking Deck	Alternative 4: Smaller Medical Office Building
<i>4.1 Air Quality and Greenhouse Gas Emissions</i>					
4.1-1: Conflict with applicable air quality plan.	LS	NI	LS	LS	LS
4.1-2: Violate the City of Roseville's standards for air quality.	LS	NI	LS-	LS	LS-
4.1-3: Result in a cumulatively considerable net increase in criteria pollutants and impede the City's efforts to meet AB 32 standards for the reduction of GHG emissions.	LS	NI	LS-	LS	LS-
4.1-4: Generate a substantial contribution to GHG emissions that conflicts with an applicable plan or policy.	LS	NI	LS-	LS	LS-
<i>4.2 Public Utilities</i>					
4.2-1: Availability of water supplies to meet project demand in Wet/Dry years.	LS	NI	LS-	LS	LS-
4.2-2: Construct or expand water treatment, conveyance, and/or storage facilities to accommodate the project	LS	NI	LS	LS	LS
4.2-3: Deplete groundwater supplies or interfere with groundwater recharge.	LS	NI	LS-	LS-	LS-
4.2-4: Construction or expansion of wastewater collection or treatment facilities.	LS	NI	LS	LS	LS
4.2-5: Capacity at the DCWWTP to serve the proposed project.	LS	NI	LS-	LS	LS-
4.2-6: Exceed wastewater treatment requirements of the Regional Water Quality Control Board.	LS	NI	LS	LS	LS

Table 6-3
Evaluation of Alternatives by Impact Area

Impact	Proposed Project	Alternative 1: No Project/No Development	Alternative 2: Reduced Footprint	Alternative 3: Larger Parking Deck	Alternative 4: Smaller Medical Office Building
4.2-7: Capacity for solid waste disposal at the MRF or WRSL.	LS	NI	LS-	LS	LS-
4.2-8: Compliance with applicable federal, state, and local statutes and regulations related to solid waste.	LS	NI	LS	LS	LS
4.2-9: Result in the wasteful consumption of energy,	LS	NI	LS-	LS	LS-
4.2-10: Cumulative increase in demand for water supply and treatment capacity.	LS	NI	LS-	LS	LS-
4.2-11: Cumulative increase in demand for wastewater treatment and plant capacity.	LS	NI	LS-	LS	LS-
4.2-12: Cumulative increase in solid waste disposal at the WRSL.	LS	NI	LS-	LS	LS-
<i>4.3 Transportation</i>					
4.3-1: Change in LOS at signalized intersections in the City of Roseville.	LS/MM	NI	LS/MM-	LS/MM	LS
4.3-2: Add traffic to Caltrans freeway ramps.	LS	NI	LS-	LS	LS-
4.3-3: Impacts to bicycle facilities or network.	LS	NI	LS	LS	LS
4.3-4: Impacts to pedestrian access.	LS	NI	LS	LS	LS
4.3-5: Increased demand for transit.	LS	NI	LS	LS	LS
4.3-6: Decrease in LOS at city intersections under 2035 conditions.	SU/MM	NI	SU/MM-	SU/MM	SU/MM-
4.3-7: Add traffic to freeway off-ramps under 2035 conditions.	LS	NI	LS-	LS	LS-

Table 6-3
Evaluation of Alternatives by Impact Area

Impact	Proposed Project	Alternative 1: No Project/No Development	Alternative 2: Reduced Footprint	Alternative 3: Larger Parking Deck	Alternative 4: Smaller Medical Office Building
<i>4.4 Visual and Aesthetic Resources</i>					
4.4-1: Substantially degrade the existing visual character of the project site	LS	NI	LS-	LS+	LS-
4.4-2: Introduction of new sources of light and glare.	LS	NI	LS-	LS+	LS-
<i>Initial Study – Appendix B</i>					
Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.	LS/MM	NI	LS/MM	LS/MM	LS/MM
Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.	LS/MM	NI	LS/MM	LS/MM	LS/MM
Disturb any human remains, including those interred outside of formal cemeteries.	LS/MM	NI	LS/MM	LS/MM	LS/MM

Notes:

LS = impacts less than significant

NI = No impact

LS/MM = Impacts less than significant after mitigation

SU = Impacts significant and unavoidable

SU/M = Impacts significant even with mitigation

“+” indicates the impact is more severe than the project impact

“-” indicates that the impact is similar to the project impact but less severe

No “+” or “-” indicates the impact would be similar to the project impact.

CHAPTER 7 LIST OF PREPARERS

REPORT PREPARATION

Dudek prepared this document under the direction of the City of Roseville.

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APPENDIX A

NOP and NOP Comments Received

NOTICE OF PREPARATION

Date: June 7, 2016

To: State Clearinghouse
Responsible Agencies
Trustee Agencies
Interested Parties

Subject: Notice of Preparation of an Environmental Impact Report for the proposed Kaiser Riverside and Cirby Medical Office Building Project

Project Title/File Number: Kaiser Riverside and Cirby Medical Office Building
File number: PL16-0146

NOP Comment Period: End of posting period is July 6, 2016 at 5:00 p.m.

Project Location: 1001 Riverside Avenue, Roseville 95678
APN 472-260-026

Project Applicant: Kaiser Permanente Health Plan

Property Owner: Kaiser Permanente Health Plan

Lead Agency and Contact Person: Lauren Hocker, Associate Planner
City of Roseville Planning Department
311 Vernon Street
Roseville, CA 95678
(916) 774-5276
Fax: (916) 774-5219
Email: lhocker@roseville.ca.us
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1.0 INTRODUCTION

The City of Roseville (City) will be the lead agency for the Kaiser Riverside and Cirby Medical Office Building project ("proposed project"). This Notice of Preparation (NOP) has been issued to notify responsible and trustee agencies and other interested parties that the City will be preparing an Environmental Impact Report (EIR) for the proposed project, and to solicit feedback on the scope and content of the analysis in the EIR. The proposed project will require the approvals listed in Section 4 below.

The proposed project description is provided in Section 3 of this NOP. A location map, vicinity map, and site plan are provided as Figure 1–3 of this NOP. Exhibits and a project description are also available on the City's website: www.roseville.ca.us/kaiser. In addition, the City has prepared an Initial Study/Environmental Checklist for the proposed project to identify potential and probable environmental impacts and to focus out of the analysis those issues where impacts are either less than significant or can clearly be reduced to a less-than-significant level through mitigation measures to which the applicant has agreed. The City has determined that

the proposed project may have a significant effect on the environment; therefore, an EIR is being prepared to address the topic areas in which the Initial Study/Environmental Checklist determined that the proposed project may generate significant effects.

NOP Comment Period: Due to the time limits mandated by state law, your response to this NOP must be sent no later than 30 calendar days after receipt of this notice, and should be received by July 6, 2016 (30 days after the date this notice was first posted). Please submit comments to City of Roseville no later than 5 p.m. on July 6, 2016. Please provide written comments to:

Lauren Hocker, Associate Planner
City of Roseville Planning Department
311 Vernon Street
Roseville, CA 95678
(916) 774-5276
Fax: (916) 774-5219
Email: lhocker@roseville.ca.us

2.0 REGULATORY BACKGROUND

This NOP provides notification that an EIR will be prepared for the proposed project. This NOP has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code, 21000 et seq.), and with Section 15082 of the State "CEQA Guidelines" (Cal. Code of Regulations, Title 14, Division 6 Chapter 3). According to CEQA Guidelines Section 15064, an EIR must be prepared if there is substantial evidence in light of the whole record that the proposed project may have a significant effect on the environment.

This NOP describes the proposed project in Section 3, and describes the requested project approvals in Section 4. Section 5 identifies the probable environmental effects of the proposed project that will be the subject of the EIR. Section 6 discusses the cumulative impacts analysis.

3.0 Project Description

The proposed project includes a one-story pavilion building, five-story medical office building, and a parking deck that will replace the existing one and two-story Kaiser Permanente medical office building complex. The approximately 14-acre project site is located in the City of Roseville, as shown on Figure 1, Regional Location.

3.1 Project Location

The project site is located on the southeastern corner of Riverside Avenue and Cirby Way, as shown in Figure 2, Site Vicinity. Interstate 80 (I-80) borders the southern and eastern sides of the site, with adjacent commercial uses to the west, south and east. Property to the north of the site, across Cirby Way, includes commercial, medium density residential, and business professional uses. The project site is located on Parcel 177 within the City's Infill Planning Area.

The assessor's parcel number (APN) for the project site is 472-260-026-000.

3.2 Project Setting and Surrounding Land Uses

The project site is currently developed with six buildings totaling 90,290 square feet that comprise the Kaiser Permanente medical office complex, along with 613 surface parking spaces and landscaping. The project site is designated for Commercial/Community Commercial uses in the City's General Plan. The site is zoned Business Professional (BP). Uses permitted in the Commercial/Community Commercial designation and zoned BP include professional offices and general medical services.

Surrounding uses include the following:

Location	Zoning	General Plan Land Use	Current Use of Property
On-Site	Business Professional (BP)	Community Commercial (CC)	Medical Office
North	Community Commercial (CC), General Commercial/Special Area (GC/SA), Planned Development (PD)	Community Commercial (CC), Medium Density Residential (MDR), Business Professional (BP)	Retail uses, Public storage, Apartments
South	N/A - I-80	N/A - I-80	I-80
East	N/A - I-80	N/A - I-80	I-80
West	Planned Development (PD)	Community Commercial (CC)	Auto Sales, Retail uses

Source: City of Roseville, 2016

The project site is primarily developed with buildings and surface parking lots; however, there are areas of landscaping along the perimeter of the site and internal to the site. A number of mature landscape trees are present throughout the site. From Riverside Avenue the project site slopes upward to the east. The change in elevation from Riverside Avenue to the center of the project site is approximately 25 feet.

The most recent California Department of Conservation Important Farmland Map for Placer County designates the site as Urban and Built up Land (California Department of Conservation 2012).

3.3 Proposed Project Elements

The applicant proposes to develop an approximately 194,000 square-foot, five-story medical office building along with a one-story, 16,000 square-foot pavilion building and related site improvements, including a parking deck, site/building lighting, and landscaping, described in more detail below. The Site Plan is shown in Figure 3. The EIR will evaluate the effects associated with the net new increase in square footage of the project, along with the effects of demolishing all of the existing buildings and other improvements on the site. Demolition of the existing buildings will occur after the new buildings are completed and operational (see Figure 4, showing the buildings to be demolished).

Off-site improvements associated with the project include the addition of a traffic signal at the Cirby Way and Cirby Hills Drive intersection, to improve access and traffic in and out of the project site. A section of Cirby Way would also be lowered to improve driver sight visibility at the new traffic light.

Project Design

The proposed project is comprised of two buildings. The single-story pavilion building would house the pharmacy, laboratory and conference space. The ground floor of the five-story medical office building would include retail and public functions such as a café, health education, and optical center, as well as Physical Therapy/Rehab and comprehensive diagnostic imaging. The clinic floors in the medical office building would be devoted to medical offices and are projected to include eight adult primary care clinics, specialty clinics for OB/GYN, Dermatology and Allergy, injection clinic, and comprehensive eye services including Ophthalmology, and Optometry. This new medical office building would double the capacity of the existing clinic to facilitate better member access. The highest point of the medical office building would be approximately 80 feet, with the highest occupied floor (the 5th) beginning at approximately 55 feet.

The existing medical office buildings would remain operational during project construction. This requires the project be phased to maintain public safety and to allow for sufficient patient and visitor access during construction. Once the new buildings are completed, the existing medical office buildings would be demolished to make way for the project's surface parking lot.

Project Access and Parking

The main entry to the project site would be from Riverside Avenue, with a secondary entry at Cirby Way, as shown in Figure 3. The main Riverside Avenue entry would include a public two-way driveway and an internal vehicular circulation system that would provide access to a surface parking lot and parking deck with approximately 1,052 stalls, as shown in Figure 3. A series of drop-off zones would provide patient access to the medical office building entrance, to ensure traffic flow is maintained while passenger loading and unloading occurs.

The secondary entry driveway at Cirby Way includes one-lane access into the site, with 3 lanes leaving the site. A new traffic signal is proposed at the Cirby Way entrance to facilitate traffic into and out of the project site and to enable vehicles to have a protected left-turn lane or straight through access to Cirby Hills Drive, with a right-turn lane from the site.

Signage

The proposed project would include monument signs at both entries to the project site, as well as directional signage on the site. The buildings would include signage at the first floor level to direct patients, visitors and staff. It is anticipated that large signs would be mounted at the top of the five-story building (approximately 55 feet to the occupied floor and 80 feet above grade to the top of the parapet) and would be visible from the freeway and site entries. These signs would be lit at night.

Lighting and Landscaping

To provide for the safety and security of staff and the public, the project would provide overhead parking lot and roadway pole lights, low level lighting on bollards to illuminate landscaped areas and sidewalks, and building-mounted lighting at entrances. Architectural lighting may also be used to illuminate key architectural features.

The project description information submitted by the applicant indicates that light fixtures would use premium-efficiency LED light sources. Area lighting would automatically turn-off during the day, and motion-activated controls would be provided to dim the lighting at night when there is

no activity. Lighting would be designed to minimize light trespass, reduce sky-glow to increase night sky access, and improve night-time visibility through glare reduction.

The project's conceptual landscaping plan proposes to divide the parking lot areas into smaller zones. Large deciduous trees would be planted along the main loop road that runs throughout the site. Where possible, existing mature trees, particularly redwood trees would be preserved on site, including protected oak trees in the southwestern corner of the site and redwood trees north of the main building and in the north parking lot. It is anticipated that landscaping would use native plants and be drought resistant where feasible, and will comply with the City's Water Efficient Landscape Ordinance.

Sustainability Features

The proposed project will be designed to meet Kaiser Permanente's sustainability requirements, which include LEED NC 2009 Gold certification and specific energy efficiency thresholds. The Energy Performance Requirement includes a minimum of 25% energy savings compared against ASHRAE 90.1 2007 Baseline. The project must also comply with the California Energy Code, Title 24.

Energy conservation features proposed would include:

- High performance building envelope
- Optimized orientation and massing on the east/west axis
- Daylight dimming of electric lighting
- LED lighting
- Solar thermal water heating
- Electrochromic glass to reduce HVAC energy use and improve occupant visual comfort
- Optimized HVAC system
- "Solar ready" approach to easily integrate photovoltaics at a later date
- Measurement and verification of energy usage

Additional proposed sustainability strategies include:

- Preferred parking spaces for high-efficiency and low-emitting vehicles, and charging stations for electric vehicles
- Preferred parking for high occupancy vehicles (2 or more people)
- Bicycle racks for all occupants and showers for staff
- Low-flow and low-flush plumbing fixtures
- Efficient irrigation systems
- Low-emitting materials such as adhesives, sealants, paint, coatings, flooring systems, and composite wood
- Carbon dioxide sensors in densely occupied spaces

Public Utilities

The proposed project would require connections to City utilities. The following describes the proposed potable water, sanitary sewer, and storm drainage improvements. A discussion of off-site improvements follows below.

Potable Water: The existing campus is served by a 6-inch water line stub connected to a 10-inch public distribution main in Cirby Hills Drive. This service would be maintained until the new buildings are occupied to provide continuous service to the existing buildings during construction. For the new buildings, a new 10-inch service line would connect to the existing 10-inch main at Cirby Hills Drive and would be stubbed to the property.

- Fire: The private onsite fire service would include a 10-inch looped system around the site, generally following on-site roads and parking areas. The loop system would connect to the new 10-inch service stub with a double detector check backflow device. Private fire hydrants would be located around the site, connecting to the 10-inch loop. Sprinkler service lines to the new buildings from the 10-inch loop would include an in-line check valve, a post indicator valve, and a fire department connection.
- Domestic: A domestic service line would be stubbed off of the new 10-inch service stub and will include a City meter and reduced pressure principle backflow device.
- Irrigation: An irrigation service line would be stubbed off of the new 10-inch service stub and will include a City meter and reduced pressure principle backflow device.

Sanitary Sewer: The existing campus is served by a 6-inch sanitary sewer connecting to a 6-inch public sewer main in Cirby Way which in turn connects to an 8-inch sewer main in Riverside Avenue. The onsite system would be maintained until the new buildings are occupied to provide continuous service to the existing buildings during construction. For the new buildings, due to limited capacity of the 8-inch sewer main in Riverside Avenue, two new 6-inch service lines would be installed. The first would connect to the 6-inch main in Cirby Way, similar to the existing service. The second would connect to an existing public manhole in Cirby Hills Drive.

Storm Drainage: The existing campus is served by two connections to the City's storm drain system. The first is a curb inlet just south of the Riverside/Cirby intersection. The second is an 18-inch pipe just east of the existing Cirby Way entrance. These two connection points would be maintained.

- Hydrology: Existing on-site hydrologic areas would be maintained to the maximum extent feasible. Pre-project flow rates would be maintained through the use of on-site infiltration and detention. Detention would be achieved via an orifice structure just upstream of the connection to the public system. Detention volume of the 10% chance (10-year) storm event would be stored in infiltration galleries and the void space of the rock layers beneath the bio-treatment areas.
- Drainage: Pavement runoff would be directed to bio-treatment areas or curb inlets. Roof runoff will be connected to subsurface infiltration galleries. The treatment areas and on-site piping system would be designed to convey the 10% chance (10-year) storm event. Overland release would be provided to convey the 1% chance (100-year) storm event.
- Low Impact Development (LID): The bio-treatment areas would serve as pretreatment for the underlying infiltration layers and secondary subsurface infiltration galleries. Infiltration measures would be sized to infiltrate the 50% chance

(2-year) storm event to meet the NPDES post-construction LID and hydro-modification requirements.

Off-Site/Public Works Improvements

The applicant proposes to complete some additional off-site improvements, with the intent of improving driver sight distance, improving the frontage, and improving site access. Approximately 400 feet of Cirby Way adjacent to the project site would be removed and reconstructed. The vertical profile of the roadway would be lowered by as much as 18 inches to improve driver sight distance. The project also includes surface improvements at the frontage of the self-storage facility on the north side of Cirby Way, including removal and reconstruction of concrete driveways, concrete curbs, asphalt pavement areas, planting areas, and site lighting. In addition, a monument sign and a flagpole may need to be relocated as a result of the lowering of the roadway profile.

- Utilities: Utility systems affected by the lowering of the roadway profile include a 2-inch domestic water line (City of Roseville), potable water system isolation valves (City of Roseville), potable water system air-release valves (City of Roseville), telecommunications/fiber optics conduits (MCI, Sprint), street lighting (Roseville Electric), primary and secondary power conduits (Roseville Electric), and a 4-inch gas distribution main (PG&E). These systems would need to be relocated (lowered) to maintain minimum cover requirements.
- Improvements: Curbs, gutters, sidewalks, median islands, and asphalt pavement along Cirby Way will be reconstructed. Traffic striping within the demolition limits will be restored. A new traffic signal system at the Cirby Way/Cirby Hills Drive intersection would be constructed.

Construction Timeline

Project construction is anticipated to take approximately three years to complete. Pending project approval, construction for the parking deck and Medical Office Building would start in late 2016/early 2017. Both the parking deck and new building would be completed and open for operation by summer 2019. Once the new building and parking deck are open, the existing buildings would be demolished and surface parking lots would be completed. The project is scheduled to be complete by late spring 2020.

4.0 PROJECT APPROVALS

The EIR will serve as the environmental document for City approvals and any permits required from other governmental bodies for project construction and operation including required onsite and offsite public improvements, which may include water, wastewater, and storm drainage infrastructure; and dry utilities. The EIR will analyze construction and operation of the proposed project on a project-specific level (CEQA Guidelines Section 15161). The project-level analysis in the EIR will also provide the basis for CEQA compliance for subsequent approvals for the project, such as any use permits, design review permits, and other discretionary permits issued by the City or any other regulatory agency.

The following approvals would be required for the project:

- Major Project Permit – Stage 1 (Preliminary Development Plan)

- Major Project Permit – Stage 2 (Architecture and Landscape Review)

5.0 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

Preliminarily, the City anticipates potentially significant impacts with respect to the following categories (though mitigation measures may be available to reduce some or all of these impacts to less-than-significant levels):

- Air Quality and Greenhouse Gases (Climate Change)
- Public Utilities (water, wastewater)
- Transportation and Circulation

Preliminarily, the City anticipates less-than-significant impacts, or no impacts in the following categories:

- | | |
|-----------------------------------|----------------------------------|
| • Aesthetics | • Mineral Resources |
| • Agriculture/Forestry Resources | • Noise |
| • Biological Resources | • Population/Housing |
| • Cultural Resources | • Public Services |
| • Geology/Soils | • Recreation |
| • Hazards and Hazardous Materials | • Public Utilities (solid waste) |
| • Hydrology/Water Quality | |
| • Land Use/Planning | |

6.0 CUMULATIVE IMPACTS ANALYSIS

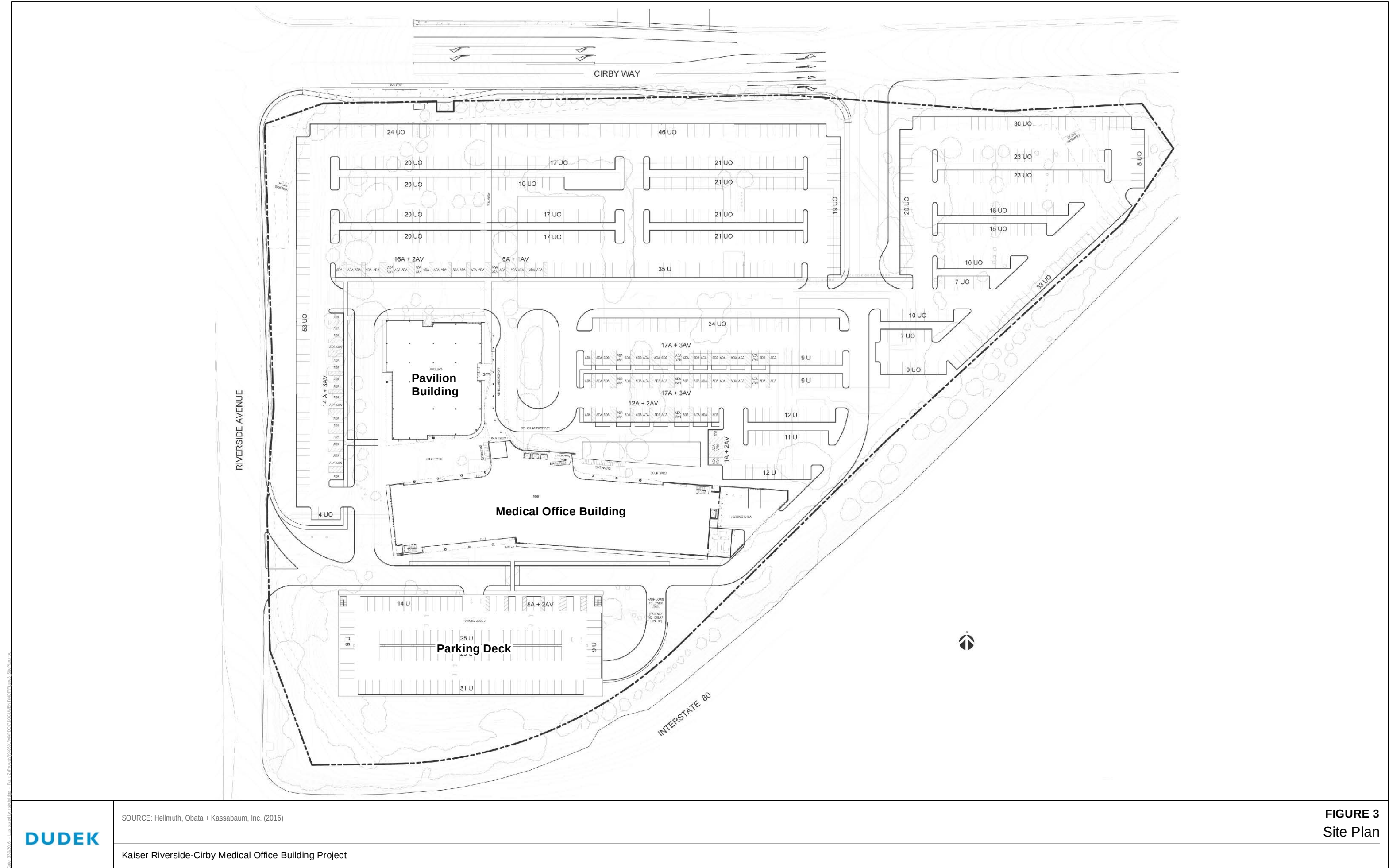
As required by CEQA, the EIR will also evaluate the cumulative impacts of the proposed project. As stated in CEQA Section 15065(a)(3), proposed projects should be evaluated to determine whether the project's impacts are "cumulatively considerable," which means that the "incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of current projects, and the effects of probable future projects."



SOURCE: Bing Maps (Accessed 2016)

Kaiser Riverside-Cirby Medical Office Building Project

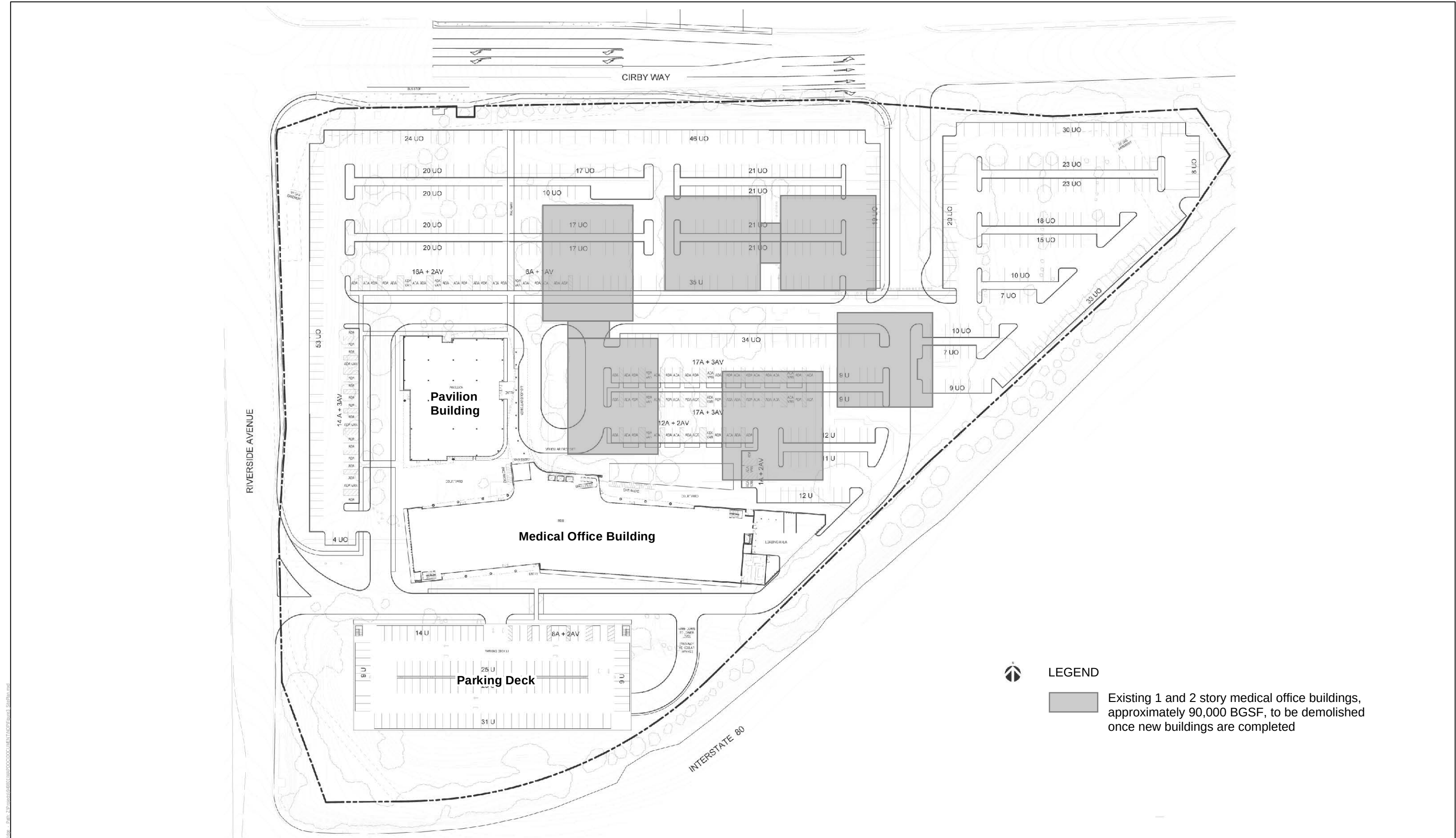
FIGURE 2
Project Site



SOURCE: Hellmuth, Obata + Kassabaum, Inc. (2016)

Kaiser Riverside-Cirby Medical Office Building Project

FIGURE 3
Site Plan



DEPARTMENT OF TRANSPORTATION**DISTRICT 3**

703 B STREET
MARYSVILLE, CA 95901
PHONE (530) 741-4199
FAX (530) 741-5346
TTY 711
www.dot.ca.gov/dist3



*Serious Drought.
Serious drought.
Help save water!*

July 8, 2016

FMP# 032016-PLA-0099
03-PLA-80/PM 0.504
SCH# 2016062020

Ms. Lauren Hocker
Development Services - Planning Division
City of Roseville
311 Vernon Street
Roseville, CA 95678

Kaiser Riverside & Cirby Medical Office Building

Dear Ms. Hocker,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the project referenced above. Caltrans' new mission, vision, and goals signal a modernization of our approach to California's transportation system. We review this local development for impacts to the State Highway System in keeping with our mission, vision and goals for sustainability/livability/economy, and safety/health. We provide these comments consistent with the State's smart mobility goals that support a vibrant economy, and build communities, not sprawl.

The proposed project consists of a new 210,000 sq ft medical office building with associated site improvements and the demolition of existing buildings on the site, and is located on the southeast corner of Riverside Avenue and Cirby Way and is directly adjacent to Interstate 80 (I 80). The following comments are based on the Notice of Preparation.

Traffic Operations

This new building is replacing a building that is approximately 120,000 square feet smaller than the existing building. Therefore, the project is expected to generate an additional 190 a.m. peak hour trips and 180 p.m. peak hour trips.

Due to recent pending changes in legislation, we suggest that the transportation analysis include Vehicle Miles Traveled (VMT) calculations. In addition, we suggest the project take into account the recommended thresholds in the Office of Planning & Research (OPR) guidelines.

See link below:

https://www.opr.ca.gov/docs/Revised_VMT_CEQA_Guidelines_Proposal_January_20_2016.pdf

Finally, the analysis should include a focus on evaluating opportunities to enhance multi-modal connectivity to the local streets network for access to this project site. Encouraging and providing opportunities for alternate modes could facilitate improved traffic movement and reduce potential traffic conflicts.

Traffic Management Plan

If it is determined that traffic restrictions and detours are needed on or affecting State highways, a TMP or construction Traffic Impact Study may be required for approval by Caltrans prior to construction. TMPs must be prepared in accordance with Caltrans' *Manual on Uniform Traffic Control Devices*. Further information is available for download at the following web address: <http://www.dot.ca.gov/hq/traffops/signtech/mutcdsupp/pdf/camuted2012/Part6.pdf>.

Hydraulics

The redevelopment of this site may increase impervious surface area through the construction of roads, driveways, parking lots, buildings, etc. with a corresponding increase in surface water runoff. This project may decrease surface water detention, retention and infiltration. No net increase to 100-year storm event peak discharge may be realized within the State's highway right of way and/or Caltrans drainage facilities as a result of the project. Any cumulative impacts to Caltrans drainage facilities arising from effects of development on surface water runoff discharge from the 100-year storm event should be minimized through project drainage mitigation measures.

Increases in peak runoff discharge for the 100-year storm event to the State's highway right of way and to Caltrans' highway drainage facilities must be reduced to at or below the pre-construction levels. The cumulative effects on drainage due to development within the region should be considered in the overall development plan of this area.

All grading and/or drainage improvements must maintain or improve existing drainage pathways and may not result in adverse hydrologic or hydraulic conditions within the State's highway right of way or to Caltrans drainage facilities. The developer must maintain or improve existing drainage patterns and/or facilities affected by the proposed project to the satisfaction of the State and Caltrans. This may be accomplished through the implementation of storm water management Best Management Practices (i.e., detention/retention ponds or basins, sub-surface galleries, on-site storage and/or infiltration ditches, etc.). Once installed, the property owner must properly maintain these systems. The proponent/developer may be held liable for future damages due to impacts for which adequate mitigation was not undertaken or sustained.

Runoff from the proposed project that will enter the State's highway right of way and/or Caltrans drainage facilities must meet all regional water quality control board water quality standards

Ms. Lauren Hocker/City of Roseville
July 8, 2016
Page 3

prior to entering the State's highway right of way or Caltrans drainage facilities. Appropriate storm water quality Best Management Practices may be applied to ensure that runoff from the site meets these standards (i.e., is free of oils, greases, metals, sands, sediment, etc.). Once installed, the property owner must properly maintain these systems in perpetuity.

Encroachment Permit

Any work or traffic control that encroaches upon the State's ROW requires a Caltrans issued encroachment permit. To apply, a completed encroachment permit application, environmental documentation, and five sets of plans indicating the State's ROW must be submitted to the address below:

Office of Permits
Caltrans – District 3
703 B Street
Marysville, CA 95901

Traffic-related mitigation measures should be incorporated into the construction plans prior to the encroachment permit process. Please visit the following URL for additional information: <http://www.dot.ca.gov/hq/traffops/developserv/permits/>.

We would appreciate the opportunity to review and comment on any changes related to this development. Please provide our office with copies of any other actions concerning this project.

If you have questions regarding these comments or require additional information, please contact Kevin Yount, Intergovernmental Review Coordinator for Placer, by phone at (530) 741-4286 or via email to kevin.yount@dot.ca.gov.

Sincerely,



SUSAN ZANCHI, Chief
Office of Transportation Planning – North



Central Valley Regional Water Quality Control Board

29 June 2016

Lauren Hocker
City of Roseville
311 Vernon Street
Roseville, CA 95678

CERTIFIED MAIL
91 7199 9991 7035 8363 8751

COMMENTS TO REQUEST FOR REVIEW FOR THE NOTICE OF PREPARATION FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT, KAISER RIVERSIDE AND CIRBY MEDICAL OFFICE BUILDING PROJECT, SCH# 2016062020, PLACER COUNTY

Pursuant to the State Clearinghouse's 7 June 2016 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Notice of Preparation for the Draft Environment Impact Report* for the Kaiser Riverside and Cirby Medical Office Building Project, located in Placer County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases,

the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/.

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Policy is available on page IV-15.01 at:

http://www.waterboards.ca.gov/centralvalleywater_issues/basin_plans/sacsjr.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan

(SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

Waste Discharge Requirements – Discharges to Waters of the State

If USACOE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver) R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program. There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/app_approval/index.shtml; or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently \$1,084 + \$6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Low or Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of the waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit3.shtml

If you have questions regarding these comments, please contact me at (916) 464-4644 or Stephanie.Tadlock@waterboards.ca.gov.



Stephanie Tadlock
Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento



CITY OF CITRUS HEIGHTS

7927 Auburn Boulevard • Citrus Heights, CA 95610-1437 • (916) 725-2448
Fax (916) 725-5799 • TDD (916) 725-6185 • www.citrusheights.net

The City of Citrus Heights is committed to providing high quality, economical, responsive city services to our community.

July 6, 2016

City of Roseville Planning Department
Ms. Lauren Hocker
311 Vernon Street
Roseville, CA 95678

Via: Email and Regular Mail

lhocker@roseville.ca.us

Subject: Notice of Preparation of an Environmental Impact Report for the proposed Kaiser Riverside and Cirby Medical Office Building Project – City of Citrus Heights Comments

Dear Ms. Hocker

Thank you for the opportunity to provide comment on the subject project Notice of Preparation. The project is located very close to the border Citrus Heights shares with the City of Roseville. The City of Citrus Heights has been working closely with the City of Roseville and Placer County on Citrus Heights' Auburn Boulevard Complete Streets Project, Phase 2. The proposed Kaiser Medical Office Building Project could not only impact the City of Citrus Heights' roadway network but also our current design for the Auburn Boulevard Complete Streets Project, Phase 2. As a result, the City of Citrus Heights recommends that the EIR for the project consider analysis of the traffic impacts to the City of Citrus Heights' roadway network. The exact limits, intersections, roadways, etc. to be studied would be determined once more information on the trip distribution and generation for the proposed project is received.

Citrus Heights staff would be happy to meet to discuss the project and anticipated impacts further.

Thank you for consideration of our comments.

Sincerely,

Devon Rodriguez
Economic Development Specialist

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710
Fax (916) 373-5471
Email: naahc@naahc.ca.gov
Website: <http://www.naahc.ca.gov>
Twitter: @CA_NAHC



June 14, 2016

Lauren Hocker
City of Roseville
311 Vernon Street
Roseville, CA 95678

sent via e-mail:
lhocker@roseville.ca.us

RE: SCH# 2016062020 Kaiser Riverside and Cirby Medical Office Building Project, draft Environmental Impact Report, City of Roseville, Placer County, California

Dear Ms. Hocker:

The Native American Heritage Commission has received the Notice of Preparation (NOP) for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 et seq.), specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b) (CEQA Guidelines Section 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared. (Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd.(a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a **separate category of cultural resources**, "tribal cultural resources" (Pub. Resources Code § 21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code § 21084.3 (a)). **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. § 800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments. **Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. **Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code § 21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code § 21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code § 21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. (Pub. Resources Code § 21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18). (Pub. Resources Code § 21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code § 21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code § 21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code § 21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code § 21082.3 (b)).
7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
 - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code § 21080.3.2 (b)).
8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code § 21082.3 (a)).
9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code section 21084.3 (b). (Pub. Resources Code § 21082.3 (e)).
10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
 - a. Avoidance and preservation of the resources in place, including, but not limited to:
 1. Planning and construction to avoid the resources and protect the cultural and natural context.

- II. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - I. Protecting the cultural character and integrity of the resource.
 - II. Protecting the traditional use of the resource.
 - III. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code § 21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a nonfederally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code § 815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code § 5097.991).
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code § 21082.3 (d)). *This process should be documented in the Cultural Resources section of your environmental document.*

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code § 65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code § 65352.3 (a)(2)).
2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.
3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code section 65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction. (Gov. Code § 65352.3 (b)).
4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have been already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.
3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

Please contact me if you need any additional information at gayle.totton@nahc.ca.gov.

Sincerely,



Gayle Totton, M.A., PhD.
Associate Governmental Program Analyst

cc: State Clearinghouse

July 6, 2016

City of Roseville
Development Services - Planning Division
311 Vernon Street
Roseville, CA 95678

SENT VIA : planningdept@roseville.ca.us

SUBJECT: Kaiser Riverside & Cirby Medical Office Building Notice of Preparation of an Environmental Impact Report, (PL 16-0146)

Dear Planning Staff,

Thank you for submitting the **Kaiser Riverside & Cirby Medical Office Building** (Project) and associated **Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR)** to the Placer County Air Pollution Control District (District) for review. The applicant is requesting approval to construct a new 210,000 square foot medical office building and associated site improvements, and the demolition of the existing buildings on the site. The District provides the following comments for consideration.

Environmental Review

The District recently developed a California Environmental Quality Act (CEQA) Air Quality Handbook (Handbook) to assist public agencies with the preparation of air quality analyses for land use projects within Placer County. This Handbook provides recommended analytical approaches and feasible mitigation measures when preparing air quality analyses for land use projects. The Handbook is available via the District's website at <http://www.placer.ca.gov/departments/air/landuseceqa>. Additional detail relating to the following recommended items can be found within the Handbook.

1. The Project is located within the Sacramento Valley Air Basin (SVAB) and is under the jurisdiction of the District. The SVAB is designated as nonattainment for federal and state ozone (O₃) standards, nonattainment for the state particulate matter standard (PM₁₀). Within the Air Quality section of the Initial Study, the District recommends the discussion include the area designations for the federal and state standards for the SVAB.
2. The District recommends the following Project-level Thresholds of Significance when analyzing the Project related construction and operational activities to determine potential air quality impacts.

PCAPCD Recommended Project-Level Thresholds	
82 lbs/day	Nitrogen Oxide (NOx) Reactive Organic Gas (ROG) Particulate Matter (PM ₁₀)

3. The District recommends the following Cumulative-level Thresholds for the purposes of identifying if additional mitigation measures are necessary. Additional information on the District's Cumulative Threshold can be found in Chapter 2 of the District's CEQA Handbook (October, 2012)¹.

PCAPCD Recommended Cumulative-Level Thresholds	
10 lbs/day	Nitrogen Oxide (NOx) Reactive Organic Gas (ROG)

4. Although the District has not formally adopted or approved a (GHG) threshold, the District continues to recommend lead agencies consider use of an adopted or approved threshold when analyzing a project's related GHG impacts and potential to interfere with the Global Warming Solutions Act (AB32) GHG reduction goals, including but not limited to the Sacramento Metropolitan Air Quality Management District's (SMAQMD) GHG thresholds adopted October 24, 2014. Additional information on the SMAQMD's GHG Threshold, including screening tables, recommended methodology, and mitigation measures can be found by visiting their webpage at <http://airquality.org/ceqa/cegaguideupdate.shtml>. Additionally, the CAPCOA guidance document "Quantifying Greenhouse Gas Mitigation Measures" provides additional resources to identify feasible mitigation measures and quantification of emission reductions¹.
5. The California Emissions Estimator Model (CalEEMod) is recommended when estimating the Project related construction and operational emissions. CalEEMod quantifies criteria pollutant emissions, including greenhouse gases (GHGs) from construction and operation (including vehicle use), as well as GHG emissions from energy production, solid waste handling, vegetation planting and/or removal, and water conveyance. In addition, CalEEMod calculates the benefits from implementing mitigation measures, including GHG mitigation measures, developed and approved by CAPCOA. Please contact the District for information on appropriate default settings applicable to the project area. A free download of CalEEMod is available at <http://www.capcoa.org/caleemod/>.
6. In the event that the air quality analysis demonstrates the potential for the Project to cause or generate significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. Additional mitigation measures can be found in the District's CEQA Handbook within the related appendices.
7. The District recommends that if either of the following criteria is associated with of any intersection or roundabout is determined by the traffic study to degrade to a level of

1

<http://www.placer.ca.gov/~media/apc/documents/Planning/CEQAHandbook/Final/PCAPCDCEQAHandbook2.ashx>

service “E” or “F” as a result of this project, alone or cumulatively:

- A traffic study for the project indicates that the peak-hour Level of Service (LOS) on one or more streets or at one or more intersections (both signalized and non-signalized) in the project vicinity will be degraded from an acceptable LOS (e.g., A, B, C, or D) to an unacceptable LOS (e.g., LOS E or F); or where the total project-level CO emissions exceed 550 lbs/day; **or**
- A traffic study indicates that the project will substantially worsen an already existing unacceptable peak-hour LOS on one or more streets or at one or more intersections in the project vicinity. “Substantially worsen” includes situations where delay would increase by 10 seconds or more when project-generated traffic is included.

If either of these criteria is true of any intersection affected by the project with traffic mitigation incorporated, the District recommends that the applicant/consultant conduct a CO dispersion modeling analysis using a program such as CALINE-4. The CALINE-4 dispersion model used to estimate local CO concentrations resulting from motor vehicle emissions was developed by California Department of Transportation (Caltrans) and is available from Caltrans Environmental Division’s web page at http://www.dot.ca.gov/hq/env/air/main_sections/analysistools.htm.

CALINE-4 requires the user to supply certain input parameters. The inputs should be as recommended in the CO Protocol. If inputs other than those recommended in the Caltrans CO Protocol are used, they should be documented in the environmental document.

8. If existing or future sensitive receptors are located within close proximity to the Project area, where there is the potential for exposure to toxic air contaminants (TAC) and other hazardous air pollutants (e.g., such as diesel particulate matter (DPM) from diesel exhaust), the District recommends the environmental document describe the level of analysis, such as a Health Risk Assessment (HRA) or other modeling analysis, necessary to determine if the Project will have the potential to cause adverse health impacts.

Advisory Comment

The Asbestos National Emission Standard for Hazardous Air Pollutants (Asbestos NESHAP) (Title 40 Code of Federal Regulations, Subpart M § 61.145) establishes requirements applicable to demolition and renovation projects. Generally, these requirements are:

1. Prior to beginning renovation or demolition, a thorough asbestos inspection must be conducted by a California Division of Occupational Safety and Health (CALOSHA) Certified Asbestos Consultant or a Site Surveillance Technician.
2. Owners or operators must submit written notification to the California Air Resources Board (ARB) and the U.S. Environmental Protection Agency at least 10 working days prior to beginning renovation or demolition activity.
 - a. **For demolition projects:** Written notification is required for all demolition projects, even if no asbestos is identified in the inspection. State law prohibits local agencies from issuing demolition permits unless the applicant has demonstrated exemption or compliance with the notification

requirements of the Asbestos NESHAP (CA Health and Safety Code § 19827.5).

- b. **For renovation projects:** Written notification is required if the amount of asbestos containing material that will be disturbed during the renovation exceeds 260 linear feet of material on pipe, 160 square feet of material on other facility components, or 35 cubic feet of “off facility components” where the length or area could not be measured prior to disturbance.

Construction Related Conditions of Approval

- 1a) Prior to approval of Grading or Improvement Plans, on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan (DCP) to the Placer County Air Pollution Control District. The applicant shall not break ground prior to receiving District approval of the DCP, and delivering that approval to the local jurisdiction issuing the permit. The DCP is available online and can be submitted via the District’s website².
- 1b) The prime contractor shall submit to the District a comprehensive inventory ([Model Equipment List \(XLS\)](#))³ of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.
- 1c) Prior to approval of Grading or Improvement Plans, the applicant shall submit to the District a Construction Mitigation Calculation ([Construction Mitigation Calculator \(XLS 4.4 Mb\)](#))⁴ demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average of 20% of NOx and 45% of DPM reduction as compared to CARB statewide fleet average emissions. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.
2. The following standard notes shall be listed on the Improvement/Grading Plan, or as an attached form:
 - a. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
 - b. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
 - c. Idling of construction related equipment and construction related vehicles should not occur within 1,000 feet of any sensitive receptor.

² <http://www.placer.ca.gov/departments/air/dustctrlreqs>

³ <http://airquality.org/ceqa/modelequipmentlist3-3-16.xls>

⁴ http://airquality.org/ceqa/ConstructionEmissionsMitigationCalculator_v6_2012Jan.xls

3. The District's Rules and Regulations shall be listed as standard notes, or as an attached form to all subsequent Grading/Improvement Plans. A list of the District's Rules and Regulations can be found in Appendix B of the District's CEQA Handbook⁵.

Operational Related Conditions of Approval

1. The District's Rules and Regulations shall be listed as standard notes or as an attached form to all subsequent Building Permits for the operational phase of the Project. A list of the District's Rules and Regulations can be found in Appendix D of the District's CEQA Handbook.
2. In compliance with District Rule 501⁶, an Authority to Construct (ATC) permit must be obtained from the District for any stationary sources or processes (e.g., certain types of engines, back-up generators, boilers, heaters, etc.) consisting of 1) Any engine greater than 50 brake horsepower, 2) Any boiler that produces heat in excess of 1,000,000 Btu per hour, or 3) Any equipment or process which discharges 2 pounds per day or more of pollutants (California Health & Safety Code § 39013).

Thank you for allowing the District this opportunity to review the project proposal. Please do not hesitate to contact me at 530.745.2333 or agreen@placer.ca.gov if you have any questions.

Sincerely,



Angel Green
Associate Planner
Planning & Monitoring Section

cc: Yu-Shuo Chang, Planning & Monitoring Section Supervisor

⁵ <http://www.placer.ca.gov/departments/air/landuseceqa>

⁶ <http://www.placer.ca.gov/~media/apc/documents/rules/reg%205/rule501generalpermitrequirements.pdf?la=en>

APPENDIX B

Initial Study

INITIAL STUDY & ENVIRONMENTAL CHECKLIST

Project Title/File Number: Kaiser Riverside-Cirby Medical Office Building Project File Number: PL16-0146

Project Location: 1001 Riverside Avenue, Roseville 95678 APN 472-26-026

Project Description: The applicant requests approval of a two stage Major Project Permit for development of a one-story pavilion building, five-story medical office building and a parking deck that will replace the existing one and two-story Kaiser Permanente medical office building complex.

Project Applicant: Kaiser Permanente Health Plan, 1600 Eureka Road, Roseville 95661

Property Owner: Kaiser Permanente Health Plan, 1600 Eureka Road, Roseville 95661

Lead Agency Contact: Lauren Hocker, Associate Planner; Phone (916) 774-5276

This initial study has been prepared to identify and assess the anticipated environmental impacts of the above described project application. The document relies on site-specific studies prepared to address in detail the effects or impacts associated with the project. Where documents were submitted by consultants working for the applicant, City staff reviewed such documents in order to determine whether, based on their own professional judgment and expertise, staff found such documents to be credible and persuasive. Staff has only relied on documents that reflect their independent judgment, and has not accepted at face value representations made by consultants for the applicant.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA), (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The initial study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a negative declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures to which the applicant agrees, the impact will be reduced to a less-than-significant effect, a mitigated negative declaration shall be prepared.

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PROJECT DESCRIPTION

Project Location

The proposed Kaiser Riverside-Cirby Medical Office Building Project (proposed project) area encompasses approximately 14-acres in the City of Roseville (see Figure 1, Project Location Map). The project site is located at 1001 Riverside Avenue on the southeast corner of Riverside Avenue and Cirby Way, as shown in Figure 2, Site Vicinity. Interstate 80 (I-80) borders the south and east sides of the site, with adjacent commercial uses to the west, south and east. The north side of the site, across Cirby Way, includes commercial, medium density residential, and business professional uses. The project site is located on Parcel 177 within the City's Infill Planning Area.

Background

The project site is currently developed with five buildings that comprise the Kaiser Permanente medical office complex along with surface parking and landscaping. The existing medical office complex includes a total of 90,290 square-feet and 613 parking spaces. Landscaping is present along the perimeter of the site and internal to the site, including a number of mature trees. From Riverside Avenue the project site slopes to the east. The increase in elevation from Riverside Avenue to the center of the project site is approximately 25 feet.

Environmental Setting

The project site is designated for Community Commercial uses in the City's General Plan. The site is zoned Business Professional (BP). Under this designation CC uses typically include sites between 5 and 25 acres with buildings that range from 50,000 to 250,000 square feet with a floor area ratio (FAR) of between 20 to 40 percent. Primary uses within the CC designation include retail stores and businesses selling a full range of goods and services. Secondary uses allowed include professional office uses, medical offices and clinics. The BP zoning permits professional offices but not general hospital services and the maximum building height allowed by right is 50-feet.

Surrounding uses include the following:

Table 1: Existing Zoning, General Plan Land Use Designations and Use of Adjacent Areas

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	Business Professional (BP)	Community Commercial (CC)	Medical Office
North	Community Commercial (CC), General Commercial/Special Area (GC/SA), Planned Development (PD)	Community Commercial (CC), Medium Density Residential (MDR), Business Professional (BP)	Retail uses, public storage, apartments
South	N/A – I-80	N/A – I-80	I-80
East	N/A – I-80	N/A – I-80	I-80
West	Planned Development (PD)	Community Commercial (CC)	Auto sales and retail uses

Source: City of Roseville, 2015

Proposed Project

The applicant proposes to develop an approximately 194,000 square-foot, five-story medical office building along with a one-story 16,000 square-foot pavilion building and related site improvements including a parking deck, site/building lighting, and landscaping. The existing Kaiser Medical Office complex would be removed

and replaced with the proposed project; which would result in the addition of 119,710 square-feet of medical office space.

The proposed project is comprised of two buildings. The single-story pavilion building would house the pharmacy, laboratory and conference space. The ground floor of the five-story medical office building includes retail and public functions such as a café, health education, and optical center, as well as Physical Therapy/Rehab and comprehensive diagnostic imaging. The clinic floors in the MOB include eight adult primary care clinics, specialty clinics for OB/GYN, Dermatology and Allergy, injection clinic, and comprehensive eye services including Ophthalmology and Optometry. This new medical office building doubles the capacity of the existing clinic to facilitate better member access. Currently, the existing medical complex employs 224 people and the proposed project would add an additional 202 people for a total of 426 employees.

Off-site improvements associated with the project include the addition of a traffic signal at the Cirby Way and Cirby Hills Drive intersection, to improve access and traffic in and out of the project site. A section of Cirby Way would also be lowered to improve driver sight visibility at the new traffic light.

CITY OF ROSEVILLE MITIGATION ORDINANCES, GUIDELINES, AND STANDARDS

For projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified, CEQA Guidelines section 15183(f) allows a lead agency to rely on previously adopted development policies or standards as mitigation for the environmental effects, when the standards have been adopted by the City, with findings based on substantial evidence, that the policies or standards will substantially mitigate environmental effects, unless substantial new information shows otherwise (CEQA Guidelines §15183(f)). The City of Roseville adopted CEQA Implementing Procedures (Implementing Procedures) which are consistent with this CEQA Guidelines section. The current version of the Implementing Procedures were adopted in April 2008, along with Findings of Fact, as Resolution 08-172. The below regulations and ordinances were found to provide uniform mitigating policies and standards, and are applicable to development projects. The City's Mitigating Policies and Standards are referenced, where applicable, in the Initial Study Checklist.

- City of Roseville 2035 General Plan Policies
- City of Roseville Zoning Ordinance (RMC Title 19)
- City of Roseville Improvement Standards (Resolution 02-37)
- City of Roseville Construction Standards (Resolution 01-208)
- Noise Regulation (RMC Ch.9.24)
- Drainage Fees (Dry Creek [RMC Ch.4.49] and Pleasant Grove Creek [RMC Ch.4.48])
- Stormwater Quality Design Manual (Resolution 16-152)
- Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch. 14.20)
- Traffic Mitigation Fee (RMC Ch.4.44)
- Highway 65 Joint Powers Authority Improvement Fee (Resolution 2008-02)
- South Placer Regional Transportation Authority Transportation and Air Quality Mitigation Fee (Resolution 09-05)
- Tree Preservation Ordinance (RMC Ch.19.66)
- Community Design Guidelines (Resolution 95-347)

OTHER ENVIRONMENTAL DOCUMENTS RELIED UPON

- Amoruso Ranch Specific Plan Final Environmental Impact Report

Pursuant to CEQA Guidelines Section 15183, any project which is consistent with the development densities established by zoning, a Community Plan, or a General Plan for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. The Amoruso Ranch Specific Plan EIR updated the City's General Plan to 2035, and updated the citywide analyses of traffic, water supply, water treatment, wastewater treatment, and waste disposal. The proposed project is consistent with the adopted land use designations examined within the environmental document listed above, and thus this analysis relies on the above documents to adequately disclose and mitigate City-wide effects. When applicable, the topical sections within the Initial Study summarize the findings within the City's Mitigating Policies and Standards documents listed above. The analysis, supporting technical materials, and findings of the environmental documents are incorporated by reference, and are available for review at the Civic Center, 311 Vernon Street, Roseville, CA.

EXPLANATION OF INITIAL STUDY CHECKLIST

The California Environmental Quality Act (CEQA) Guidelines recommend that lead agencies use an Initial Study Checklist to determine potential impacts of the proposed project on the physical environment. The Initial Study Checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by this project. This section of the Initial Study incorporates a portion of Appendix G Environmental Checklist Form, contained in the CEQA Guidelines. Within each topical section (e.g. Air Quality) a description of the setting is provided, followed by the checklist responses, thresholds used, and finally a discussion of each checklist answer.

There are four (4) possible answers to the Environmental Impacts Checklist on the following pages. Each possible answer is explained below:

- 1) A "Potentially Significant Impact" is appropriate if there is enough relevant information and reasonable inferences from the information that a fair argument based on substantial evidence can be made to support a conclusion that a substantial, or potentially substantial, adverse change may occur to any of the physical conditions within the area affected by the project. When one or more "Potentially significant Impact" entries are made, an EIR is required.
- 2) A "Less Than Significant With Mitigation" answer is appropriate when the lead agency incorporates mitigation measures to reduce an impact from "Potentially Significant" to "Less than Significant." For example, floodwater impacts could be reduced from a potentially-significant level to a less-than-significant level by relocating a building to an area outside of the floodway. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level. Mitigation measures are identified as MM followed by a number.
- 3) A "Less Than significant Impact" answer is appropriate if there is evidence that one or more environmental impacts may occur, but the impacts are determined to be less than significant, or the application of development policies and standards to the project will reduce the impact(s) to a less-than-significant level. For instance, the application of the City's Improvement Standards reduces potential erosion impacts to a less-than-significant level.
- 4) A "No Impact" answer is appropriate where it can be demonstrated that the impact does not have the potential to adversely affect the environment. For instance, a project in the center of an urbanized area with no agricultural lands on or adjacent to the project area clearly would not have an adverse effect on agricultural resources or operations. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources cited in the Initial Study. Where a "No Impact" answer is adequately supported by the information sources cited in the Initial Study, further

narrative explanation is not required. A "No Impact" answer is explained when it is based on project-specific factors as well as generous standards.

All answers must take account of the whole action involved, including off- and on-site, indirect, direct, construction, and operation impacts, except as provided for under State CEQA Guidelines.

INITIAL STUDY CHECKLIST

I. Aesthetics

The approximately 14-acre project site is currently developed with commercial uses that include five one- and two-story buildings that comprise the Kaiser Permanente medical office complex and surface parking, constructed in 1980 and 1985. Interstate 80 (I-80) borders the south and east sides of the site, with adjacent commercial uses to the west, south and east. The north side of the site, across Cirby Way, includes commercial, medium density residential, and business professional uses. The project is located in an area designated as Infill in the City's General Plan (City of Roseville 2015, Figure 2-1). The project site contains mature trees, including redwood trees north of the main building and in the north parking lot and oak trees on the southwest corner. The General Plan does not designate scenic vistas or scenic resources within the City. Existing sources of light from street lights and building lights is visible at night from residential and commercial uses to the north and from vehicle headlights on I-80 to south and east, Riverside Avenue to the west, and Cirby way to the north. There are no designated or eligible State Scenic Highways in or adjacent to the City (Caltrans 2016).

The buildings' exterior façades would consist of a mix of metal panels and screens, light weight concrete panels and/or plaster, glass and brick. The highest point of the medical office building would be approximately 80 feet. The highest occupied floor (5th floor) would be 55 feet high (from existing grade) with a typical floor-to-floor height of 13 feet 6 inches. The top of parapet would be 75-feet tall. Mechanical screens would be used to shield rooftop mechanical equipment.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

Thresholds of Significance and Regulatory Setting:

The significance of an environmental impact cannot always be determined through the use of a specific, quantifiable threshold. CEQA Guidelines Section 15064(b) affirms this by the statement “an ironclad definition of significant effect is not always possible because the significance of an activity may vary with the setting.” This is particularly true of aesthetic impacts. As an example, a proposed parking lot in a dense urban center would have markedly different visual effects than a parking lot in an open space area. For the purpose of this study, the significance thresholds are as stated in CEQA Guidelines Appendix G, as shown in a–d of the checklist above. The Findings of the Implementing Procedures indicate that compliance with the Zoning Ordinance (e.g. building height, setbacks, etc.), and Community Design Guidelines (CDG) (Resolution 95-347) will prevent significant impacts in urban settings as it relates to items a, b, and c, below.

Discussion of Checklist Answers:

- a–b) The City’s General Plan does not designate, identify, or define any scenic vistas or scenic resources within the City. The project site is currently developed and does not contain any historic buildings or rock outcroppings that would be considered scenic resources. According to the California Department of Transportation’s (Caltrans) Scenic Highway Mapping System there are no state-designated or eligible scenic vistas or scenic highways within or adjacent to the City of Roseville (Caltrans 2016). Since the project site does not contain any designated scenic resources and is not within a State scenic highway, development of the project site would have **no impact** on these resources.
- c) The project site is located in an urban setting and as a result lacks any prominent or high-quality natural features which could be negatively impacted by development. The City of Roseville’s CDG are intended to create building and community designs which are a visual asset to the community. The CDG includes guidelines for building design, site design and landscape design, developed to enhance the existing urban visual environment. The project site is currently developed with commercial uses and is surrounded by a mix of residential and commercial development. The project site contains 290 mature trees, most of which were planted as part of the original landscaping plan. Approximately 255 trees would be removed to accommodate the project, 35 trees would be preserved on site where possible, and 411 new trees would be planted. The project’s landscaping plan has been designed consistent with the City’s CDG and the City’s Water Efficient Landscaping Ordinance; therefore, the project would not substantially degrade the existing visual quality of the site and the impact would be **less than significant**.
- d) The proposed project involves nighttime lighting to provide for the security and safety of project users. However, the project is already located within an urbanized setting with many existing lighting sources. The City requires new lighting comply with City standards (i.e., CDG), which includes limiting the height of light standards and requiring cut-off lenses and glare shields to minimize light and glare impacts. The project’s light fixtures would use premium-efficiency LED light sources that would automatically turn-off during the day and would be motion-activated to provide dim lighting at night when there is no activity. Lighting would be designed to minimize light trespass, reduce sky-glow to increase night sky access, and improve night-time visibility through glare reduction. None of the project elements are highly reflective, and thus the project would not contribute to an increased source of glare. Design of building elements and lighting is in compliance with the CDG and would ensure that impacts to light and glare would be **less than significant**.

II. Agricultural & Forestry Resources

The State Department of Conservation (DOC) oversees the Farmland Mapping and Monitoring Program, which was established to document the location, quality, and quantity of agricultural lands, and the conversion of those lands over time. The primary land use classifications on the maps generated through this program are: Urban and Built Up Land, Grazing Land, Farmland of Local Importance, Unique Farmland, Farmland of

Statewide Importance, and Prime Farmland. According to the current California Department of Conservation Placer County Important Farmland Map (DOC 2014), the majority of the City, including the project site, is designated as Urban and Built-Up Land. The current Williamson Act Contract map shows that there are no Williamson Act contracts within the City (DOC 2016). None of the land within the City is considered forest land by the California Department of Forestry and Fire Protection (Cal Fire 2006).

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Thresholds of Significance and Regulatory Setting:

Unique Farmland, Farmland of Statewide Importance, and Prime Farmland are called out as protected farmland categories within CEQA Guidelines Appendix G. Neither the City nor the State has adopted quantified significance thresholds related to impacts to protected farmland categories or to agricultural and forestry resources. For the purpose of this study, the significance thresholds are as stated in CEQA Guidelines Appendix G, as shown in a–e of the checklist above.

Discussion of Checklist Answers:

- a–e) The project site is developed with commercial uses and is in an urban area of the City. The project site is not used for agricultural purposes, does not include agricultural zoning, and is not within or adjacent to one of the areas of the City designated as a protected farmland category on the Placer County Important Farmland map. The project site is designated as Urban Built-Up Land on the Placer County Important Farmland map, which is defined as land occupied by structures with a building density of at least 1 unit to 1.5 acres (DOC 2014). The project site does not include land under a Williamson Act Contract. The site is not considered forest land and does not contain a zoning or General Plan land use designation for forestry or timber resources. The project would have **no impact** on the loss or conversion of farmland, Williamson Act Contract land, forestland or timberland to non-agricultural or non-forest uses.

III. Air Quality and Greenhouse Gases

The City of Roseville, along with the south Placer County area, is located in the Sacramento Valley Air Basin (SVAB). The SVAB is within the Sacramento Federal Ozone Non-Attainment Area. Under the Clean Air Act, Placer County has been designated a "serious non-attainment" area for the federal 8-hour ozone standard, "non-attainment" for the state ozone standard, and a "non-attainment" area for the state PM₁₀ (particulate matter less than 10 microns in diameter) standard (CARB 2013). The primary pollutants of concern for the City are PM₁₀, Carbon Monoxide (CO), and ozone (City of Roseville 2015, p. IV-2). Within Placer County, the Placer County Air Pollution Control District (PCAPCD) is responsible for ensuring that emission standards are not violated. The State Implementation Plan (SIP) and the *Sacramento Regional 8-Hour Ozone Attainment and Reasonable Future Progress Plan* are applicable federal air quality plans for the project site and the PCAPCD's 2015 Triennial Progress Report is an applicable local air quality plan for the project site.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	X			

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	X			
d) Expose sensitive receptors to substantial pollutant concentrations?	X			
e) Create objectionable odors affecting a substantial number of people?			X	

Thresholds of Significance and Regulatory Setting:

In responding to checklist items a, b, and d, project-related air emissions would have a significant effect if they would result in concentrations that either violate an ambient air quality standard or contribute to an existing air quality violation. To assist in making this determination, the PCAPCD adopted thresholds of significance, which were developed by considering both the health-based ambient air quality standards and the attainment strategies outlined in the State Implementation Plan. The PCAPCD-recommended significance threshold is 82 pounds daily of reactive organic gases (ROG), nitrogen oxides (NO_x), and particulate matter (PM), which are the thresholds applied for both construction-related emissions and operational emissions. For all other constituents, significance is determined based on the concentration-based limits in the Federal and State Ambient Air Quality Standards. Toxic Air Contaminants (TAC) are also of public health concern, but no thresholds or standards are provided because they are considered to have no safe level of exposure. Analysis of TAC is based on the *Air Quality and Land Use Handbook – A Community Health Perspective* (April 2005, California Air Resources Board), which lists TAC sources and recommended buffer distances from sensitive uses.

For checklist item c, the PCAPCD's *CEQA Air Quality Handbook (Handbook)* recommends the use of a cumulative threshold of significance for land use projects of 10 pounds per day for ROG and NO_x. Although described as a significance threshold, the *Handbook* specifically states that the threshold should not be used to determine whether to prepare an EIR; in other words, that it is not intended to be used as a threshold for significance. The *Handbook* recommends that the "threshold" be used to determine when to apply mitigation for cumulative impacts. Given that it is not recommended for use as a threshold for determining the significance of a cumulative impact, the City (acting as CEQA lead agency), has chosen to rely on a two-tier cumulative analysis methodology similar to that adopted by the Sacramento Metropolitan Air Quality Management District (SMAQMD), as outlined in the *SMAQMD Guide to Air Quality Assessment in Sacramento County*. The City is located within the SVAB, which is the same air basin where the SMAQMD methodology is used by numerous CEQA lead agencies; on these grounds, the City finds use of this methodology to be appropriate.

The first analysis tier involves determining whether a project would result in significant project-level criteria air pollutant emissions for which the region is designated non-attainment (i.e., exceed the PCAPCD recommended project threshold of 82 lbs/day for ROG or NO_x). If it does not, then project emissions would not be considered cumulatively considerable. Should a project exceed the thresholds, a Tier 2 evaluation is conducted to determine whether project emissions would jeopardize implementation of the State Implementation Plan (SIP), which is a methodology consistent with CEQA Guidelines Section 15064 (h)(3). Under the Tier 2 analysis, projects found to be consistent with the SIP and which would not conflict with the SIP emissions budget are considered less than cumulatively considerable.

With regard to checklist item e, there are no quantified significance thresholds for exposure to objectionable odors. Significance is determined after taking into account multiple factors, including screening distances from odor sources (as found in the PCAPCD CEQA Handbook), the direction and frequency of prevailing winds, the time of day when odors are present, and the nature and intensity of the odor source.

Discussion of Checklist Answers:

a–b) The proposed project site is under the jurisdiction of the PCAPCD within the SVAB. The SVAB is designated nonattainment for both federal and State ozone standards. Accordingly, the PCAPCD, along with other local air districts in the SVAB, is required to comply with and implement the SIP to demonstrate when and how the region can attain the federal ozone standards. As such, the PCAPCD, along with the other air districts in the region, prepared the *Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan* in December 2008. This Plan demonstrates how existing and new control strategies would provide the necessary future emission reductions to meet the federal Clean Air Act requirements and adoption of all reasonably available control measures is required for attainment. Regional air quality plans contain emissions inventories and a project would be considered in conflict with, or obstruct implementation of, regional air quality plans if the project would be inconsistent with the emissions inventory. These emissions inventories are developed based on projected increases in population growth and vehicle miles traveled within a region. The project is designated and zoned for commercial activities and would be consistent with the assumptions for that land use. Because the project is consistent with the City's adopted land use plans, it would not be expected to conflict with or obstruct implementation of applicable air quality plans, and the impact would be **less than significant**.

Emissions associated with construction and operation of the proposed project would be quantified to determine if the project would violate any air quality standard or contribute substantially to an existing or projected air quality violation. Therefore, this would be considered a **potentially significant** impact and will be further evaluated in the EIR.

c) The SVAB is designated nonattainment for both federal and State ozone standards. Reductions in emissions are necessary within nonattainment areas in order to improve air quality and attain health-based standards. Vehicle usage and business activity within the nonattainment area from the project, combined with other past, present and reasonably foreseeable projects within the City could delay attainment of the standards. The project could cumulatively contribute to regional air quality health effects through emissions of criteria or mobile source air pollutants. This is considered a **potentially significant** impact and will be further addressed in the EIR.

d) The proposed project includes development of a medical office building on a site previously developed with commercial uses. The project site is surrounded by existing roadways and development, including apartments to the north. There is a potential that construction and operation of the proposed project could expose sensitive receptors to an increase in pollutants. This is considered a **potentially significant** impact and will be further addressed in the EIR.

- e) Diesel fumes from construction equipment and delivery trucks are often found to be objectionable; however, construction is temporary and diesel emissions are minimal and regulated. Typical urban projects such as residences and businesses generally do not result in substantial objectionable odors when operated in compliance with City Ordinances (e.g., proper trash disposal and storage). The project does not contain any uses or activities that would cause the generation of substantial unpleasant odors. Thus, construction and operation of the proposed project would not result in the creation of objectionable odors affecting a substantial number of people nor would the project site be affected by any existing objectionable odors. Impacts related to odors are **less than significant**.

IV. Biological Resources

The project site is fully developed with commercial uses consisting of five buildings forming the Kaiser Permanente medical office complex. Landscaping is present along the perimeter of the site and internal to the site, including a number of mature trees. There are a total of 290 mature trees on the project site, most of which were planted as part of the original landscaping plan and include redwood trees located north of the main building and in the north parking lot, but which also include six protected oak trees located in the southwest corner of the site. The project site is bordered by I-80 to the south and east and a mix of retail uses, apartments and public storage to the north and west. An existing creek, Cirby Creek, is located 0.36 mile north of the project site and is designated as wetland/potential wetland area (City of Roseville 2015 Figure V-2). There are no adopted Habitat Conservation Plans or Natural Community Conservation Plans within the City.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Thresholds of Significance and Regulatory Setting:

There is no ironclad definition of significance as it relates to biological resources. Thus, the significance of impacts to biological resources is defined by the use of expert judgment supported by facts, and relies on the policies, codes, and regulations adopted by the City and by regulatory agencies which relate to biological resources (as cited and described in the Discussion of Checklist Answers section). Thresholds for assessing the significance of environmental impacts are based on the CEQA Guidelines checklist items a–f, above. Consistent with CEQA Guidelines Section 15065, a project may have a significant effect on the environment if:

The project has the potential to substantially degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; [or] substantially reduce the number or restrict the range of an endangered, rare or threatened species . . .

Various agencies regulate impacts to the habitats and animals addressed by the CEQA Guidelines checklist. These include the United States Fish and Wildlife Service (USFWS), National Oceanic and Atmospheric Administration–Fisheries, United States Army Corps of Engineers (Army Corps), Central Valley Regional Water Quality Control Board (CVRWQCB), and California Department of Fish and Wildlife (CDFW). The primary regulations affecting biological resources are described in the sections below.

Checklist item a. addresses impacts to special status species. A “special status” species is one which has been identified as having relative scarcity and/or declining populations. Special status species include those formally listed as threatened or endangered, those proposed for formal listing, candidates for federal listing, and those classified as species of special concern. Also included are those species considered to be “fully protected” by the CDFW, those granted “special animal” status for tracking and monitoring purposes, and those plant species considered to be rare, threatened, or endangered in California by the California Native Plant Society (CNPS). The primary regulatory protections for special status species are within the Federal Endangered Species Act (FESA), California Endangered Species Act (CESA), California Fish and Game Code, and the Federal Migratory Bird Treaty Act (MBTA).

Checklist item b. addresses all “sensitive natural communities” that may be affected by local, State, or federal regulations/policies while checklist item c. focuses specifically on one type of such a community: federally-protected wetlands. Focusing first on wetlands, there are two questions to be posed in examining wet habitats: the first is whether the wetted area meets the technical definition of a wetland, and the second is whether the wetland is subject to federal jurisdiction. The 1987 Army Corps Wetlands Delineation Manual is used to determine whether an area meets the technical criteria for a wetland. A delineation verification by the Army Corps verifies the size and condition of the wetlands and other waters in question, and determines the extent of government jurisdiction as it relates to the federal and state Clean Water Act.

The Clean Water Act protects all “navigable waters”, which are defined as traditional navigable waters that are or were used for commerce, or may be used for interstate commerce; tributaries of covered waters; and wetlands adjacent to covered waters, including tributaries. Isolated wetlands—that is, those wetlands that are not hydrologically connected to other “navigable” surface waters (or their tributaries)—are not considered to be subject to the Clean Water Act. Thus, isolated wetlands are not subject to federal wetland protection regulations. However, in addition to the Clean Water Act, the State also has jurisdiction over impacts to surface waters through the Porter-Cologne Water Quality Control Act (Porter-Cologne), which does not require that waters be “navigable”. For this reason, federal non-jurisdictional waters—isolated wetlands—can be regulated by the State pursuant to Porter-Cologne. The City of Roseville General Plan also provides protection for wetlands, including isolated wetlands, pursuant to the General Plan Open Space and Conservation Element. Federal, State and City regulations/policies all seek to achieve no net loss of wetland acreage, values, or function.

Aside from wetlands, checklist item b. also addresses other “sensitive natural communities,” which includes any habitats protected by local or regional plans, policies or regulations or by the CDFW or USFWS. The City of Roseville General Plan Open Space and Conservation Element includes policies for the protection of riparian areas (streamside habitat) and floodplain areas; these are Vegetation and Wildlife section Policies 2 and 3. Policy 4 also directs preservation of additional area around stream corridors and floodplain if there is sensitive woodland, grassland, or other habitat which could be made part of a contiguous open space area. Other than wetlands, which were already discussed, USFW and CDFW habitat protections generally result from species protections, and are thus addressed via checklist item a.

For checklist item d., there are no regulations specific to the protection of migratory corridors. This item is addressed by an analysis of the habitats present in the vicinity and analyzing the probable effects on access to those habitats which will result from a project.

The City of Roseville Tree Preservation ordinance (RMC Ch.19.66) requires protection of native oak trees, and compensation for oak tree removal. The Findings of the Implementing Procedures indicate that compliance

with the City of Roseville Tree Preservation ordinance (RMC Ch.19.66) will prevent significant impacts related to loss of native oak trees, referenced by item e., above.

Regarding checklist item f., there are no adopted Habitat Conservation Plans within the City of Roseville.

Discussion of Checklist Answers:

- a) The project site does not contain any habitat types suitable for special-status plant or wildlife species since the site is developed with buildings, sidewalks, and surface parking. However, the site contains mature redwood and oak trees, which could be used for nesting by raptors and migratory birds protected by the Fish and Game Code and federal regulations. There are 290 mature trees present on-site of which, 255 are proposed for removal. The remaining 35 trees, including protected oak trees in the southwest corner of the site and redwood trees north of the main building and in the north parking lot, would be preserved on site. The potential disturbance of protected nesting birds during construction activities would be considered a significant impact. Compliance with Mitigation Measure BIO-1 requires pre-construction surveys for nesting raptors be conducted if construction is initiated during the nesting season (generally between March 1 and August 31), and requires that a non-disturbance buffer be established around any active nests that are discovered and be maintained until the nest is determined to be inactive. With implementation of Mitigation Measure BIO-1, the project would have a **less-than-significant impact** on sensitive species.
- b-c) The project site is developed with buildings, sidewalks and surface parking and does not contain any sensitive natural communities, riparian habitat, floodplains or wetlands. The nearest designated wetland and riparian habitat is Cirby Creek, located approximately 0.36 mile north of the project site (City of Roseville 2015, Figure V-2). Land uses immediately adjacent to the project site include I-80 and a mix of retail, residential and light industrial uses. Therefore, re-use of the project site would have **no impact** on sensitive natural communities, riparian habitat, floodplains or wetlands since none are located on or immediately adjacent to the project site.
- d) Throughout the City there is an interconnected network of open space corridors and preserves, designed to ensure that the movement of wildlife is not substantially impeded as the City develops. The project site is not within or adjacent to an area designated as open space or parks and recreation space in the City's General Plan (City of Roseville 2015, Figure V-1). The nearest open space designated land is located approximately 0.36 mile north of the project site. Land uses adjacent to the project site are developed with a mix of retail, residential and light industrial uses. The project site is currently developed and re-use of this site would not negatively impact existing or planned open space corridors. Therefore, the project would have **no impact** on interference with movement of wildlife or native wildlife nursery sites.
- e) The City's Tree Preservation Ordinance is defined in Chapter 19.66 of the Zoning Ordinance. Under this ordinance protected trees are defined as native oak trees equal to or greater than six inches diameter at breast height (dbh) measured as a total of a single trunk or multiple trunks (City of Roseville 2014). The project site contains a number of mature trees including oak trees in the southwest corner and redwood trees north of the main building and in the north parking lot. Of the 290 mature trees on the project site, six native oak trees located in the southwest corner of the project site are considered to be protected trees under the City's Zoning Ordinance. A total of 255 trees are proposed for removal including 60 trees which were recommended for removal in the Arborist Report (Tree Associates 2016) completed for the project. Of the 255 trees proposed for removal, two native oak trees are protected under the City's Tree Preservation Ordinance. The project would be required to request a Tree Permit from the City for removal of the two protected trees (Pers. Comm. Yi). Under the Tree Permit the removal of these trees would require replacement trees be planted that meet the provisions of the Tree Preservation Ordinance. The project is proposing to plant 411 new trees throughout the project site and

would follow the recommendations in the Arborist Report to preserve trees and minimize impacts during project construction. This would ensure that the project's impact related to conflict with local policies and regulations protecting biological resources would be **less than significant**.

- f) There are no Habitat Conservation Plans; Natural Community Conservation Plans; or other approved local, regional, or state habitat conservation plans that apply to the project site. Therefore the project would have **no impact** on conflicts with conservation plans.

Mitigation Measure

BIO-1: To avoid take of any active raptor nest or disturbance of other protected native birds, to the extent feasible site disturbance shall be avoided from March 1 through August 31, which coincides with the typical nesting season for most common bird species in the region.

If construction work is required to be scheduled during the typical nesting season (March through August), a qualified biologist shall conduct a preconstruction survey of the work area to determine if any native birds, including raptors, are nesting in or in the immediate vicinity of the vegetation to be removed. The preconstruction survey shall be conducted within 15 days prior to the start of work from March through May (since there is a higher potential for birds to initiate nesting during this period), and within 30 days prior to the start of work from June through August. If active nests are found in the work area, the biologist shall determine an appropriately-sized buffer around the nest based on the nesting species and its sensitivity to disturbance in which no work shall be allowed until the young have successfully fledged. The size of the nest buffer shall be determined by City staff based on the input from the biologist (using information provided in existing regulations and in guidance documents, e.g. CDFW Handbook for Swainson's Hawks), and, if necessary, after consultation with the CDFW.

V. Cultural Resources

The Roseville region was within the territory of the Nisenan (also Southern Maidu or Valley Maidu) and two large permanent Nisenan habitation sites have been identified and protected in Maidu Park (City of Roseville 2015, p. V-31). Numerous smaller cultural resources, such as midden deposits and bedrock mortars, have also been recorded in the City. The gold rush which began in 1848 marked another settlement period, and evidence of Roseville's ranching and mining past are still found today. Historic features include rock walls, ditches, low terraces, and other remnants of settlement and activity. A majority of documented sites within the City are located in areas designated for open space uses (City of Roseville 2015, p. V-31). The Haman House and the Maidu Indian sites are listed on the National Register of Historic Places (City of Roseville 2015, p. V-31). The nearest designated site of historical and cultural importance is located approximately 1.08 miles north of the project site (City of Roseville 2015, Figure V-4).

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of an historic resource as defined in Section 15064.5?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?		X		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?		X		
e) Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074?			X	

Thresholds of Significance and Regulatory Setting:

The significance of impacts to cultural resources is based directly on the CEQA Guidelines checklist items a–d listed above. The Archaeological, Historic, and Cultural Resources section of the City of Roseville General Plan also directs the proper evaluation of and, when feasible, protection of significant resources (Policies 1 and 2). There are also various federal and State regulations regarding the treatment and protection of cultural resources, including the National Historic Preservation Act and the Antiquities Act (which regulate items of significance in history), and Section 7050.5 of the California Health and Safety Code and Section 5097.9 of the California Public Resources Code (which regulates the treatment of human remains), and Section 21073 et seq. of the California Public Resources Code (regarding Tribal Cultural Resources). The CEQA Guidelines also contains specific sections, other than the checklist items, related to the treatment of effects on historic resources.

Pursuant to the CEQA Guidelines, if it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts to be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (Section 21083.2 (a), (b), and (c)). A *historical resource* is a resource listed, or determined to be eligible for listing, in the California Register of Historical Resources (CRHR) (Section 21084.1); a resource included in a local register of historical resources (Section 15064.5(a)(2)); or any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant (Section 15064.5 (a)(3)). Public Resources Code Section 5024.1 requires evaluation of historical resources to determine their eligibility for listing on the CRHR.

In addition to archeological resources, tribal cultural resources are also given particular treatment. Tribal cultural resources are defined in Public Resources Code Section 21074, as either (1) a site, feature, place, geographically-defined cultural landscape, sacred place, or object with cultural value to a California Native American Tribe, that is listed or eligible for listing on the California Register of Historical Resources, or on a

local register of historical resources or, as (2) a resource determined by the lead agency, supported by substantial evidence, to be significant according to the historical register criteria in Public Resources Code section 5024.1(c), and considering the significance of the resource to a California Native American Tribe.

Because the project site was completely graded and disturbed to construct the buildings and parking areas that currently occupy the site in 1980, a records search was not conducted for this project because of the disturbed and developed nature of the project site.

Discussion of Checklist Answers:

- a-b) The project site is not located in a designated historic district and no designated historic resources are located on or adjacent to the project site. Buildings on the project site slated for removal were constructed in 1980 and 1985 and are not considered historically or architecturally significant. The project site is developed and no archaeological resources are known to exist on the project site; however, earth disturbing activities have the potential to uncover previously unidentified archaeological resources. Should any be found on-site, mitigation measure CUL-1 would apply, which requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. Implementation of Mitigation Measure CUL-1 would ensure that the project's impact to historic and archaeological resources is **less than significant**.

- c-d) The project site is developed and does not contain any unique geologic features. Due to development on the project site no paleontological resources or human remains are known to exist on the site nor is this area listed in the City's General Plan as an area of historical or cultural importance; however, earth disturbing activities, such as grading, have the potential to uncover previously undiscovered resources or remains. Compliance with Section 7050.5 of the California Health and Safety Code and Section 5097.9 of the California Public Resources Code, both regulate the treatment of human remains if unearthed during project activities. Specifically, it is stated that in the event of the discovery of human remains, the County Coroner shall be immediately notified and if the remains are determined to be Native American, the guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of remains. This would ensure that the project has a **less than significant** impact on the discovery of paleontological resources or of human remains.

- e) Notice of the proposed project was mailed to tribes which had requested such notice pursuant to AB 52. A request for consultation was not received within the mandated 30 day response time, and consistent with items a-b and d above, no resources are known to exist on the project site. However, mitigation measure CUL-1 requires specific steps be taken to reduce impacts to cultural resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. Impacts to tribal cultural resources are anticipated to be **less than significant**.

Mitigation Measure

CUL-1: A minimum of seven days prior to beginning earthwork or other soil disturbance activities, the applicant shall notify the City of the proposed earthwork start-date, in order to provide the City with time to contact the United Auburn Indian Community (UAIC). A UAIC tribal representative shall be invited to inspect the project site, including any soil piles, trenches, or other disturbed areas, within the first five days of groundbreaking activity. During this inspection, a site meeting of construction personnel shall also be held in order to afford the tribal representative the opportunity to provide cultural resources awareness information. If any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains are encountered during this initial inspection or during any subsequent construction activities, work shall be suspended within 100 feet of the find, and

the project applicant shall immediately notify the City of Roseville Development Services Director. The project applicant shall coordinate any necessary investigation of the site with a qualified archaeologist approved by the City, and as part of the site investigation and resource assessment the archeologist shall consult with the UAIC and provide proper management recommendations should potential impacts to the resources be found by the City to be significant. A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the City by the qualified archaeologist. Possible management recommendations for historical or unique archaeological resources could include resource avoidance or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, preservation in place or other measures. The contractor shall implement any measures deemed by City staff to be necessary and feasible to avoid or minimize significant effects to the cultural resources.

VI. Geology and Soils

The south Placer area, including the City, is located in an area designated as a low-severity earthquake zone (California Geological Survey 2008). There are three inactive faults (Volcano Hill, Linda Creek, and an unnamed fault) in the vicinity, but there are no known active seismic faults within Placer County (City of Roseville 2015, p. VIII-3). Neither Placer County nor the City is on the list of cities and counties affected by Alquist-Priolo Earthquake Fault Zones (DOC 2010). Due to the geographic location and soil characteristics within the City, the General Plan indicates that soil liquefaction, landslides, and subsidence are not a significant risk in the area (City of Roseville 2015, p. VIII-3).

The nearest faults to the project site are Willows and Deadman faults, which are located approximately 10 miles to the southwest and east-northeast at their nearest points, respectively (RMA Group 2015). According to the Geotechnical Report prepared for the project, the project site is underlain by Pleistocene age older alluvial deposits and soils on the project site are medium dense to dense generally consisting of interbedded layers of sandy clays, clayey sands, and silty sands with the occasional gravel and silty fines (RMA Group 2015). These soils were determined to have a low expansion classification. The project site has a 3% gradient downward to the southeast and is not expected to be at risk for landslides.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to geology and soils is based directly on the CEQA Guidelines checklist items a–e listed above. Regulations applicable to this topic include the Alquist-Priolo Act, which addresses earthquake safety in building permits, and the Seismic Hazards Mapping Act, which requires the state to gather and publish data on the location and risk of seismic faults.

The Findings of the Implementing Procedures indicate that compliance with the Flood Damage Prevention Ordinance (RMC Ch.9.80) and Design/Construction Standards (Resolution 07-107) will prevent significant impacts related to checklist item b. The Ordinance and standards include permit requirements for construction and development in erosion-prone areas and ensure that grading activities will not result in significant soil erosion or loss of topsoil. The use of septic tanks or alternative waste systems is not permitted in the City of Roseville, and therefore no analysis of criterion e is necessary.

Discussion of Checklist Answers:

- a) The project will not expose people or structures to potential substantial adverse effects involving seismic shaking, ground failure or landslides.
- i-iii) According to United States Geological Service mapping and literature, active faults are largely considered to be those which have had movement within the last 10,000 years (within the Holocene or Historic time periods) (USGS 2016) and there are no major active faults in Placer County. The California Geological Survey has prepared a map of the state which shows the earthquake shaking potential of areas throughout California based primarily on an area's distance from known active faults. The map shows that the City lies in a relatively low-intensity ground-shaking zone (California Geological Survey 2008). Neither Placer County nor the City is on the list of cities and counties affected by Alquist-Priolo Earthquake Fault Zones (DOC 2010). Since the site is not located within the boundaries of an Earthquake Fault Zone and no faults are known to pass through the project site, surface fault rupture within the site is considered unlikely. Commercial, institutional, and residential buildings as well as all related infrastructure are required, in conformance with Chapter 16, *Structural Design Requirements*, Division IV, *Earthquake Design* of the California Building Code (CBC), to lessen the exposure to potentially damaging vibrations through seismic-resistant design. In compliance with the Code, all structures on the project site would be built to withstand ground shaking from possible earthquakes in the region; therefore, impacts are **less than significant**.
- iv) Landslides typically occur where soils on steep slopes become saturated or where natural or manmade conditions have taken away supporting structures and vegetation. The project site has a three percent gradient downward to the southeast. The existing slope of the project site is not steep enough to present a hazard during development or upon completion of the project. In addition, measures would be incorporated during construction to shore minor slopes and prevent potential earth movement. Therefore, impacts associated with landslides are **less than significant**.
- b) Grading activities would result in the disruption, displacement, compaction and over-covering of soils associated with site preparation (grading and trenching for utilities). Grading activities for the project would be required for construction on-site and for the off-site road improvements. Grading activities require a grading permit from the Engineering Division. The grading permit is reviewed for compliance with the City's Improvement Standards, including the provision of proper drainage, appropriate dust control, and erosion control measures. Grading and erosion control measures will be incorporated into the required grading plans and improvement plans. Additionally, project construction is subject to the requirements of the National Pollution Discharge Elimination System (NPDES) Construction General Permit issued by the Regional Water Quality Control Board and the City's 2016 Design/Construction Standards, which require preparation of a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP would identify measures taken to prevent sedimentation and erosion during project construction (City of Roseville 2016). The project would comply with requirements in the City's Design/Construction standards as well as provisions of the grading permit; therefore, the impacts associated with disruption, displacement, and compaction of soils associated with the project are **less than significant**.
- c, d) A geotechnical report was prepared for the project by RMA Group, as required by the City's Public Works Department, Engineering Division. Soils on the project site are medium dense to dense generally consisting of interbedded layers of sandy clays, clayey sands, and silty sands with the occasional gravel and silty fines and were determined to have a low expansion classification (RMA Group 2015). Site specific liquefaction analysis concluded that the soils on the project site would not be subject to liquefaction during the ground motion expected during an earthquake (RMA Group 2015). The City's Building Department would review construction plans before a building permit is issued and

the Engineering Division would review and approval all rough grading plans to ensure that all measures recommended by the geotechnical report are incorporated as appropriate. Therefore, impacts related to unstable or expansive soils that could result in liquefaction, landslides, lateral spread or collapse endangering life or property would be **less than significant**.

VII. Greenhouse Gases

Greenhouse gases trap heat in the earth's atmosphere. The principal greenhouse gases (GHGs) that enter the atmosphere because of human activities are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and fluorinated gases. As explained by the United States Environmental Protection Agency (US EPA), global average temperature has increased by more than 1.5 degrees Fahrenheit since the late 1800s, and most of the warming of the past half century has been caused by human emissions (US EPA 2016). The City has taken proactive steps to reduce GHG emissions, which include the introduction of General Plan policies to reduce emissions, changes to City operations, and climate action initiatives.

The City developed a *Greenhouse Gas Emissions Reduction Action Plan Analysis* (City of Roseville 2009), which includes an emissions inventory, strategies to reduce GHG emissions and specific energy conservation measures. A 2006 GHG emissions inventory for the City was prepared for use in the 2009 analysis as a baseline against which to measure future GHG emissions reductions. The results showed that buildings accounted for the highest percentage of emissions (27%), followed by fleet (26%) and wastewater (25%), commute (11%), streetlights (7%) and solid waste (4%) (City of Roseville 2009, Figure 1).

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	X			
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	X			

Thresholds of Significance and Regulatory Setting:

In Assembly Bill 32 (the California Global Warming Solutions Act), signed by Governor Schwarzenegger in September 2006, the legislature found that climate change resulting from global warming was a threat to California, and directed that "the State Air Resources Board design emissions reduction measures to meet the statewide emissions limits for greenhouse gases . . .". The target established in AB 32 was to reduce GHG emissions to 1990 levels by the year 2020. CARB subsequently prepared the *Climate Change Scoping Plan* (Scoping Plan) for California, which was approved in 2008. The Scoping Plan provides the outline for actions to reduce California's GHG emissions. CARB's updated August 2011 Scoping Plan calculated a reduction needed of 21.7% from future "Business As Usual" (BAU) conditions in the year 2020. The current Scoping Plan (adopted May 2014) indicates that statewide emissions of GHG in 1990 amounted to 431 million metric tons, and that the 2020 BAU scenario is estimated as 509 million metric tons (including Pavley and Renewables Portfolio Standard reduction), which would require a reduction of 15.3% from 2020 BAU.

The Placer County Air Pollution Control District (PCAPCD) recommends that thresholds of significance for GHG be related to AB 32 reduction goals, but has not adopted a threshold. However, the neighboring Air District, the Sacramento Metropolitan Air Quality Management District (SMAQMD), has established thresholds which relate significance to AB 32. The City is located within the Sacramento Valley Air Basin, which is the same air basin where the SMAQMD methodology is used by numerous CEQA lead agencies; on these grounds, the City finds use of these thresholds to be appropriate. The thresholds were developed to ensure that 90% of new GHG emissions would be reviewed and assessed for mitigation. In accordance with these thresholds, if the project emits 1,100 or more metric tons of carbon dioxide equivalents (CO₂e) per year in either the construction phase or the operational phase, mitigation is required. Thus a GHG impact is significant if a project generates 1,100 metric tons of CO₂e per year or more (during either construction or operation).

Discussion of Checklist Answers:

- a–b) The project has the potential to generate GHG emissions through use of construction equipment and trucks as well as from energy usage, vehicle traffic, solid waste generation, and wastewater generation from operation of the proposed medical office building. GHG emissions associated with construction and operation of the proposed project are considered **potentially significant** and will be further addressed in the EIR.

VIII. Hazards and Hazardous Materials

Hazardous materials and hazardous wastes are heavily regulated by federal, State and local agencies including the U.S. and California Environmental Protection Agencies (EPA and CalEPA) and the California Department of Toxic Substances Control (DTSC). The largest hazardous waste generators in the City include NEC, Hewlett-Packard, Union Pacific Railroad and H.B. Fuller Company (City of Roseville, p. VIII-40). There are no designated routes for the transportation of hazardous materials within the City, but most hazardous materials are transported by truck and the City does have designated truck routes which attempt to avoid residential areas (City of Roseville 2015 p. VIII-40).

The City has adopted the 2011 *Multi-Hazard Mitigation Plan* as the local hazard mitigation plan for natural disasters. Additionally, the Roseville Fire Department (RFD) has developed a *Hazardous Materials Response Plan*, which identifies participants, responsibilities, and operational duties in the event of a hazardous material emergency, including clean-up and contamination procedures (City of Roseville 2015, p. VIII-41). The RFD has a Hazardous Materials Response Team and has the primary responsibility for handling hazardous materials emergency response. All hazardous materials handlers which store in excess of 55 gallons, 500 pounds or 200 cubic feet of gas are required to submit Hazardous Materials Management (Business) Plans, which provides information to emergency responders on the quantity and location of hazardous materials (City of Roseville 2015, p. VIII-40).

The project site is not included in the Cortese List for hazardous waste and substances and no hazardous waste and substance sites have been identified within 1,000 feet of the project site (DTSC 2007). A Pre-Demolition Asbestos and Lead Survey Report was completed for the project site by Forensic Analytical Consulting Services (FACS 2016). The report concluded that limited amounts of asbestos containing materials (ACMs) and lead-based paints were found on the project site. The nearest school to the project site is Merryhill Elementary and Middle School located approximately 0.16 mile south across I-80. There are no airports located within the City and the project site is not included in the area of influence for any airports or private airstrips. Due to its location, urban development, and lack of steep slopes and thick brush, most of the City is in a low-severity zone for wildland fire hazards (City of Roseville 2015, p. VIII-31).

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment though reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within on-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area?				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to hazardous materials is based directly on the CEQA Guidelines checklist items a–h listed above. The determination of significance based on the above criteria also depends on the probable frequency and severity of consequences to people who might be exposed to the health hazard, and the degree to which project design or existing regulations would reduce the frequency of or severity of exposure. A material is defined as hazardous if it appears on a list of hazardous materials prepared by a federal, state or local regulatory agency, or if it has characteristics defined as hazardous by such an agency. As an example, products commonly used for household cleaning are classified as hazardous when transported in large quantities, but one would not conclude that the presence of small quantities of household cleaners at a home would pose a risk to a school located within ¼-mile.

Many federal and State agencies regulate hazards and hazardous substances, including the U.S. and California EPA, California DTSC, Central Valley Regional Water Quality Control Board (CVRWQCB), and the California Occupational Safety and Health Administration (Cal OSHA). The state has been granted primacy (primary responsibility for oversight) by the US EPA to administer and enforce hazardous waste management programs. State regulations also have detailed planning and management requirements to ensure that hazardous materials are handled, stored, and disposed of properly to reduce human health risks. California regulations pertaining to hazardous waste management are published in the California Code of Regulations (see 8 CCR, 22 CCR, and 23 CCR).

The project site is not within an airport land use plan, within two miles of a public or public use airport and there are also no private airstrips in the vicinity of the project areas. Therefore, no further discussion is provided for items e. and f.

Discussion of Checklist Answers:

- a, b) Standard construction activities would require the use of hazardous materials such as fuels, oils, lubricants, glues, paints and paint thinners, and cleaning solvents. The Pre-Demolition Asbestos and Lead Survey Report identified ACMs and lead-based paints in buildings on the project site (FACS 2016). Demolition of buildings and disposal of ACMs and lead-based paints would be required to comply with federal and State Occupational Safety and Health (Federal OSHA, Cal/OSHA) standards for abatement. The Cal/OSHA requirements for asbestos and lead abatement are found in Title 8 of the

California Code of Regulations Section 1529 and 1532.2, respectively, Compliance with Cal/OSHA requirements and proper hazardous management practices, such as use and storage in the manner specified on the material packaging and disposal of hazardous waste at a facility equipped to treat such waste would ensure that hazardous material use during construction would remain less-than-significant.

During project operation, the MOB would use hazardous materials and would generate hazardous waste. The project is replacing an existing medical facility and would not be introducing a new land use or handling hazardous materials that are not already handled onsite. Hazardous waste commonly found in medical facilities could include radioactive materials, biohazardous materials, pharmaceuticals, chemicals used for equipment sterilization, formaldehyde, and solvents, oxidizers, corrosives, and stains used in clinical laboratories. Hazardous waste present during project operation could potentially include hazardous chemical waste, radioactive waste, biohazardous waste and medical sharps (i.e., needles or blades). Chapter 9.60 of the City's Municipal Code requires disclosure of the use and storage of hazardous materials in existing and proposed commercial activities in accordance with Placer County guidelines and state law (City of Roseville 1983). According to the General Plan the project would be required to submit a Hazardous Materials Management Plan, which would detail site specific chemical inventories, emergency contact information, as well as vicinity and facility maps if the project would store 55 gallons, 500 pounds or 200 cubic feet of gas (City of Roseville 2015, p. VIII-40).

Since the project would generate hazardous waste there is a potential for the accidental release of hazardous materials into the environment if they are not properly handled and disposed. Hazardous waste would be properly contained and disposed of according to standard hazardous materials regulations set forth by the EPA and Cal EPA, DTSC, California Department of Public Health (CDPH), the California Building Code (CBC) and the California Fire Code (CFC). There are no designated routes for the transportation of hazardous materials in the City, but most transport of these materials would use designated truck routes which are designed to divert traffic away from residential areas. Plans for the transportation of hazardous materials on state and federal highways, including I-80 and Highway 65 have been created by the California Highway Patrol (City of Roseville 2015, VIII-40-41). The City's Hazardous Materials Release Reporting Policy (City of Roseville 2008a) requires immediate notification via 911, the emergency dispatch number, in the event of a chemical release. This policy also contains criteria for determining if a release poses a significant threat to human health and safety and outlines follow up policies that must be taken by the owner or operator of the facility. Existing regulations and programs are sufficient to ensure that potential impacts associated with the transport, use and disposal of hazardous materials or through reasonable foreseeable accident conditions during project operation are **less than significant**.

- c) The nearest school to the project site is Merryhill Elementary and Middle School, located approximately 0.16 mile south across I-80 to the southeast. The project is replacing an existing medical facility and would not be introducing a new land use or handling hazardous materials that are not already handled onsite. As discussed in items (a) and (b) above, the proposed project would comply with all required regulations pertaining to use, storage and disposal of hazardous materials. Existing regulations and programs are sufficient to ensure that potential impacts as a result of the use or storage of hazardous materials within one quarter mile of a school are reduced to **less-than-significant** levels.
- d) The project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and no hazardous waste and substance sites have been identified within 1,000 feet of the project site (DTSC 2007). Therefore, **no impact** would occur.
- g) This project is located within an area currently receiving City emergency services and the site is already developed and incorporated into emergency response plans. The project does not include construction of new roads or uses that would interfere with the City's emergency response or evacuation plans. During project construction and the re-contouring of Cirby Way, traffic in the project vicinity would be temporarily impacted; however, access along Cirby Way would be maintained during construction and the project is

not expected to impact access for emergency vehicles. Ultimately, the project's off-site improvements to Cirby Way would improve circulation in the vicinity of the project site making it more accessible to emergency vehicles. The project would be designed in accordance with the RFD development standards and emergency routes would remain open during construction. Therefore, the project would result in a **less-than-significant** impact to the City's Emergency Response or Management Plans.

- h) The California Department of Forestry and Fire Protection (CAL Fire) is the state agency responsible for wildland fire protection and management. As part of that task, CAL Fire maintains maps designating Wildland Fire Hazard Severity zones. The City is not located within a Very High Fire Hazard Severity Zone, and is not within a CAL Fire responsibility area. Fire suppression is entirely under the responsibility of the RFD (Cal Fire 2008). The project site is in an urban area, and therefore would not expose people to any risk from wildland fire. There would be **no impact** with regard to this criterion.

IX. Hydrology and Water Quality

The City is located within the Pleasant Grove Creek Basin and the Dry Creek Basin. Pleasant Grove Creek and its tributaries drain most of the western and central areas of the City and Dry Creek and its tributaries drain the remainder of the City (City of Roseville 2015, p. VIII-10). Most major stream areas in the City are located within designated open space.

The project site is not located within a 100- or 200-year floodplain (City of Roseville 2015, Figure VIII-2). The closest dam to the project site is Folsom Dam, which is located approximately 7.30 miles southeast of the project site.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted water?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
j) Inundation by seiches, tsunami, or mudflow?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to hydrology and water quality is based directly on the CEQA Guidelines checklist items a–j listed above. For checklist item a, the Findings of the Implementing Procedures indicate that compliance with the City of Roseville Design/Construction Standards (Resolution 07-107), Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch. 14.20), and Stormwater Quality Design Manual (Resolution 16-152) will prevent significant impacts. The standards require preparation of an erosion and sediment control plan for construction activities and includes designs to control pollutants within post-construction urban water runoff. Likewise, it is indicated that the Drainage Fees for the Dry Creek and Pleasant Grove Watersheds (RMC Ch.4.48) and City of Roseville Design/Construction Standards (Resolution 07-107) will prevent significant impacts related to item e. The ordinance and standards require the collection of drainage fees to fund improvements that mitigate potential flooding impacts, and require the design of a water drainage system that will adequately convey anticipated stormwater flows. Finally, it is indicated that compliance with the Flood Damage Prevention Ordinance (RMC Ch. 9.80) will prevent significant impacts related to items g, h, and i. The Ordinance includes standard requirements for all new construction, including regulation of development with the potential to impede or redirect flood flows, and prohibits development within flood hazard areas. Impacts from tsunamis and seiches were screened out of the analysis (item j) given the fact that the project is not located near a water body or other feature that would pose a risk of such an event.

Discussion of Checklist Answers:

a,c,d,f) The project site is currently developed, but the project would require building demolition, grading, trenching for utilities, construction of new buildings and completion of surface parking lots. Disturbing the soil during grading or trenching can allow sediment to be mobilized by rain or wind, and cause displacement into waterways. Dry Creek is located less than half a mile to the north and Cirby Creek is located less than half a mile northeast of the project site. To address this and other issues, the developer is required to receive a grading permit prior to the start of construction. The City's grading permit requires measures be included for dust and erosion control. In addition, the City's NPDES Municipal Stormwater Permit issued by the CVRWQCB requires the City to reduce pollutants in stormwater to the maximum extent practicable. The City does this, in part, by means of the City's 2016 Design/Construction Standards, which require preparation and implementation of a SWPPP, as discussed above in Geology and Soils. All permanent stormwater quality control measures must be designed to comply with the City's Manual for Stormwater Quality Control Standards for New Development, the City's 2016 Design/Construction Standards, Urban Stormwater Quality Management and Discharge Control Ordinance, and Stormwater Quality Design Manual. Additionally, the project includes Low Impact Design (LID) elements such as bio-treatment areas, which would serve as pretreatment for the underlying infiltration layers and secondary subsurface infiltration. Compliance with these standards and regulations and approval of a grading permit would ensure that impacts related to water quality, runoff, and erosion are **less than significant**.

b) The project does not involve the installation of groundwater wells. The City maintains wells to supplement surface water supplies during multiple dry years. The project site is already developed and the project would not change the land use. The proposed project is consistent with the General Plan land use designation for the site, and is thus consistent with the citywide Water Supply Assessment. Project impacts related to groundwater extraction are **less than significant**.

- e) The project site is served by two connections to the City's storm drain system, one curb inlet just south of the Riverside/Cirby intersection and one 18-inch pipe just east of the existing Cirby Way entrance. The project would maintain the pre-project flow rates through use of on-site infiltration and detention. Detention would be achieved via an orifice structure just upstream of the connection to the public system. Detention volume of the 10% chance (10-year) storm event would be stored in infiltration galleries (horizontal drain) and the void space of the rock layers beneath the bio-treatment areas. Pavement runoff would be directed to bio-treatment areas or curb inlets while roof runoff would be connected to subsurface infiltration galleries. The treatment areas and on-site piping would be designed to convey the 10% chance (10-year) storm event and overland release would be provided to convey the 1% chance (100-year) storm event. Infiltration measures would be sized to infiltrate the 50% chance (2-year) storm event to meet the NPDES post-construction LID and hydro-modification requirement, in accordance with City Design and Construction standards. Additionally, the project would pay the Drainage Fees for the Dry Creek and Pleasant Grove Watersheds in accordance with Chapter 4.48 of the Municipal Code. Compliance with City standards and payment of the drainage fee would ensure that the project would maintain pre-project flow rates and the existing and planned infrastructure would be sufficient to handle runoff. This impact would be **less than significant**.

- g,h) According to the City's floodplain data, the project site is not located within a 100- or 200-year floodplain (City of Roseville 2015, Figure VIII-2). As a result, implementation of the proposed project would not place any structures within an area at risk of flooding. There would be **no impact** with regard to this criterion.

- i) Folsom Dam, which is located approximately 7.30 miles southeast of the project site, is the closest dam to the project site. While portions of the City could be subject to flooding in the event of failure or damage to Folsom Dam, the project site is not located in an area that would be subject to inundation due to dam failure. Therefore, there would be **no impact**.

- j) Because the proposed project is located within an area that is flat and is not within a floodplain there is no risk of debris flow or mudflow. Therefore, there would be **no impact** with regard to this criterion.

X. Land Use and Planning

The project site is currently developed with five buildings that comprise the Kaiser Permanente medical office complex. The City's 2035 General Plan designates the site for Community Commercial (CC). Under this designation CC uses typically include sites between 5 and 25 acres with buildings that range from 50,000 to 250,000 square feet with a Floor Area Ratio (FAR) of between 20 and 40%. Primary uses within the CC designation include retail stores and businesses selling a full range of goods and services including auto sales and repair, and commercial child care facilities. Secondary uses allowed include professional office uses, medical offices and clinics (City of Roseville 2015, p. II-25).

The project site is zoned for Business Professional (BP), which permits (allowed by right) professional offices including medical offices, but not general hospital services. The maximum building height allowed by right is 50-feet, but taller buildings can be approved through the Major Project Permit approval process.

Surrounding land uses include a mix of retail uses, public storage, apartments and I-80. The surrounding land uses have General Plan designations of CC, MDR and BP; while the zoning of surrounding land uses includes CC, GC/SA and PD (refer to Table 1 in the Project Description above).

The project site is located in a planning area designated as Infill (City of Roseville 2015 Figure II-1), which is not governed by a specific plan. There are no Habitat Conservation Plans or Natural Community Conservation Plans within the City.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to land use is based directly on the CEQA Guidelines checklist items a–c listed above. This analysis assumes consistency with applicable City General Plan policies, Improvement Standards, and design standards prior to determining significance, so these requirements do not appear as mitigation measures.

Discussion of Checklist Answers:

- a) The project site is currently developed and located adjacent to I-80 and other developed land uses, including a mix of retail, residential and light industrial uses. Development of the project site would include offsite roadway improvements, but would not expand the development footprint or add new roadways. The project would not divide or disrupt an existing community and therefore there would be **no impact**.
- b) The project site is designated for CC in the City's General Plan and located in an infill area which is not governed by a specific plan. The project site is zoned BP in Chapter 19 of the City's Municipal Code. Adjacent land uses have General Plan designations of CC, MDR and BP. According to Table II-9 in the General Plan Land Use element, the CC designation is compatible with BP land uses and other CC land uses and conditionally compatible with MDR land uses. The project is consistent with the City's intended use for the site; since the site is currently developed with a medical office building complex, the project would not introduce any new land uses to the site. Additionally, the project would be required to comply with the City's Improvement Standards and Construction Standards and Community Design Guidelines in order to receive a grading and building permit. Compliance with these standards and consistency with the underlying General Plan and zoning designations would ensure that impacts related to conflict with applicable land use plans is **less than significant**.

- c) There are no Habitat Conservation Plans or Natural Community Conservation Plans covering the project site; therefore, **no impact** would occur.

XI. Mineral Resources

The Surface Mining and Reclamation Act (SMARA) of 1975 requires the State Geologist to classify land into Mineral Resource Zones (MRZ's) based on the known or inferred mineral resource potential of that land. The California Division of Mines and Geology (CDMG) is responsible for the classification and designation of areas containing—or potentially containing—significant mineral resources. CDMG published Open File Report 95-10 (CDMG 1995), which provides the mineral classification map for Placer County. A detailed evaluation of mineral resources has not been conducted within the City limits, but MRZ's have been identified. There are four broad MRZ categories (MRZ-1 through MRZ-4), and only MRZ-2 represents an area of known significant mineral resources. According to the Open File Report 95-10 map, a majority of the City of Roseville, including the project site, is located within an area designated as MRZ-4. A MRZ-4 designation indicates that there are no known mineral occurrences, but geologic information does not rule out either the presence or absence of significant mineral resources (CDMG 1995).

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Thresholds of Significance:

The significance of impacts related to mineral resources is based directly on the CEQA Guidelines checklist items a. and b. listed above.

Discussion of Checklist Answers:

- a–b) The project site is not in the area of the City known to include any mineral resources that would be of local, regional, or statewide importance. The project does not propose to excavate the site for mineral resources; therefore, **no impacts** related to mineral resources would result from construction of the project.

XII. Noise

The project site is located immediately adjacent to I-80 on the south and west sides. Other surrounding land uses in the project area include a mix of retail uses, public storage and apartments. The closest sensitive receptor is the apartments located north of Cirby Way, approximately 0.15 mile from the project site. Figure IX-

5 in the City's General Plan identifies noise sensitive receptor sites within the City. Three of these sites, all identified as religious institutions, are located within a 0.5 mile radius of the project site. According to the General Plan, the project site is within the 60 L_{dn} noise contour for existing roadways and the 65 L_{dn} noise contour for future roadways (City of Roseville 2015, Figure IX-1 and Figure IX-2). Figure IX-4 of the City's General Plan identifies 13 major existing stationary noise sources; the closest noise source to the project is Lonestar located approximately 0.73 mile northeast. The General Plan established noise level for office buildings is 60 L_{dn} for outdoor activity areas and 45 L_{eq} for interior spaces (City of Roseville 2015, Table IX-1).

Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Exposer of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive ground borne vibration of ground borne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Thresholds of Significance and Regulatory Setting:

Standards for transportation noise and non-transportation noise affecting existing or proposed land uses are established within the City of Roseville General Plan Noise Element Table IX-1 and IX-3, and these standards are used as the thresholds to determine the significance of impacts related to items a. and c. The significance of other noise impacts is based directly on the CEQA Guidelines checklist items b., and d–f listed above. The Findings of the Implementing Procedures indicate that compliance with the City Noise Regulation (RMC Ch. 9.24) will prevent significant non-transportation noise as it relates to items a., b., and c. The Ordinance establishes noise exposure standards that protect noise-sensitive receptors from a variety of noise sources, including non-transportation/fixed noise, amplified sound, industrial noise, and events on public property. The project is not within an airport land use plan, within two miles of a public or public use airport and there are also no private airstrips in the vicinity of the project area. Therefore, items e. and f. have been ruled out from further analysis.

Discussion of Checklist Answers:

- a,c) The closest sensitive receptors (e.g., residents) are the apartments located north of Cirby Way approximately 0.15 mile from the project site and three religious institutions located within a 0.5 mile radius. Land uses on the project site would not change since the site is already developed with a medical office facility and the project would not introduce any new sources of noise. Therefore, project operation would not contribute to a substantial increase in ambient noise levels above existing conditions. Ambient noise levels are expected to be within the City's acceptable noise thresholds for project operation; therefore, this impact is considered **less than significant**.
- b,d) Surrounding uses may experience short-term increases in groundborne vibration, groundborne noise, and airborne noise levels during construction. However, these increases would only occur for a short period of time. When conducted during daytime hours, construction activities are exempt from complying with the City's noise standards (RMC Chapter 9, Health and Safety, 9.24 Noise Regulation [Noise Ordinance]). The Noise Ordinance exempts "private construction (e.g., construction, alteration or repair activities) between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between the hours of 8:00 a.m. and 8:00 p.m. Saturday and Sunday; provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order (Ord. 3638 §1, 2001.)". No pile driving would be required to construct the building and groundborne vibration would be limited to the City's permitted hours of project construction. In addition, the potential for groundborne vibration or noise to occur is low because the type of equipment used and construction activities would not be creating the type of vibration or groundborne noise that could be experienced by adjacent uses. While the noise and groundborne vibration generated may be a minor nuisance, the City's Noise standards are designed to ensure that impacts are not unduly intrusive. Based on this, the impact is **less than significant**.

XIII. Population and Housing

The project site is located in an infill area of the City and consists of five office buildings employing approximately 224 people. Construction of the proposed project is expected to generate an additional 202 jobs. The project site does not contain any housing and no housing is proposed as part of the project.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to population and housing is based directly on the CEQA Guidelines checklist items a–c listed above.

Discussion of Checklist Answers:

- a) The CEQA Guidelines identify several ways in which a project could have growth-inducing impacts (Public Resources Code Section 15126.2), either directly or indirectly. Growth-inducement may be the result of fostering economic growth, fostering population growth, providing new housing, or removing barriers to growth. Growth inducement may be detrimental, beneficial, or of no impact or significance under CEQA. An impact is only deemed to occur when it directly or indirectly affects the ability of agencies to provide needed public services, or if it can be shown that the growth would significantly affect the environment in some other way.

The project site is currently developed with five buildings forming the Kaiser Permanente Medical Office complex which employs approximately 224 people. The project would remove the existing buildings and construct a new, larger MOB. The new facility is expected to generate an additional 202 jobs. Given the City's unemployment rate of approximately 5.7%, these positions should be filled by people who already reside in the area, or are currently employed at the existing facility (City of Roseville 2015, p. X-51). The project is not large enough to induce substantial population growth resulting in the need to construct new homes and provide new services for this new population. Additionally, the City has ample land approved for residential development in the Sierra Vista and West Roseville Specific Plans to accommodate future residential population growth. The project site does not contain any housing and housing would not be constructed as part of the proposed project. The project would connect to

existing utilities and although off-site roadway improvements would be made to Cirby Way, these improvements are localized and would not extend the roadway into an undeveloped area. Therefore, the project would have a **less than significant** impact related to directly or indirectly inducing population growth.

- b, c) The project site is currently developed with a five building medical office complex. No housing exists on the project site, and construction of the project would not result in the displacement of any housing or people. The project would have **no impact** on displacing a substantial number of people or housing necessitating construction of replacement housing elsewhere.

XIV. Public Services

Fire protection is provided by the Roseville Fire Department (RFD). RFD has ten fire stations throughout the City (City of Roseville 2015, Figure VIII-5). The nearest fire station to the project site is Station 3 located at 1300 Cirby Way, approximately 0.90 mile east of the project site. As of January 2009, there was a total 122 Fire Department personnel assigned to four main departments: Administration (8), Operations (103), Training (1) and Fire Prevention (10) (City of Roseville 2015, p. VIII-30). The City has an established four minute response time standard, but does not have specific staffing standards relative to the population. The RFD currently meets the four minute response standard 70% of the time (City of Roseville 2015, p. VIII-31).

Police protection in the City is provided by the Roseville Police Department (RPD). The RPD is headquartered at 1501 Junction Boulevard, approximately 2.16 miles from the project site. The City has not adopted a formal staffing standard, but strives to maintain a ratio of 1.2 sworn officers per 1,000 residents (City of Roseville 2015, p. VIII-27). The RPD has a force of 128 sworn officers and 77 non-sworn officers.

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?				X
d) Parks?				X
e) Other public facilities?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to public services is based directly on the CEQA Guidelines checklist items a–e listed above. Development Agreements and other conditions have been adopted in all proposed growth areas of the City which identify the physical facilities needed to serve growth, and the funding needed to provide for the construction and operation of those facilities and services. In addition, the project has been routed to the various public service agencies, both internal and external, to ensure that the project meets the agencies' design standards (where applicable) and to provide an opportunity to recommend appropriate conditions of approval.

Discussion of Checklist Answers:

- a) The project site is currently receiving fire protection services from the RFD and would not require additional fire personnel or the construction or expansion of existing facilities to serve the project. The nearest fire station is Station 3 located at 1300 Cirby Way, approximately 0.90 mile east of the project site. Existing City codes and regulations require adequate water pressure be available, and construction must comply with the Uniform Fire and Building Codes used by the City. The project would include a 10-inch looped system around the site that would connect to a new 10-inch service stub with a double detector check backflow device to ensure adequate water is provided in the event of a fire. Private fire hydrants would be located around the site, connecting to the 10-inch loop system. Sprinkler service lines to the new buildings from the 10-inch loop system would include an in-line check valve, a post indicator valve, and a fire department connection. Additionally, in accordance with the General Plan implementing measure related to provision of fire protection services, the applicant is required to pay a fire service construction tax, which is used for purchasing capital facilities for the RFD. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure **less than significant** impacts.
- b) The project site is currently developed and receiving services from the RPD. The RPD is headquartered at 1501 Junction Boulevard, approximately 2.16 miles from the project site. The City has not adopted a formal staffing standard for the police department, but strives to keep a ratio above 1.2 officers per 1,000 residents (City of Roseville 2015, p. VIII-27). The RPD has a force of 128 sworn officers and 77 non-sworn officers. Based on the United States Census Bureau's 2014 estimated population for the City (128,615 residents), the City would need approximately 154 officers to satisfy the City's desired police-to-population ratio. Although the Department is currently below this ratio, the project does not include any residential uses that would add a permanent new population. In addition, the project would not require the expansion of the existing police department, or require the construction of a new facility. The applicant would be required to pay fees into a Community Facilities District, which provides funding for police services. Sales taxes and property taxes resulting from the project would also add revenue to the City's General Fund, which also serves to fund police services. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure **less than significant** impacts.
- c-e) The project does not include any residential uses; therefore, the project would not result in a population increase that would require new schools, parks or access to other public facilities and services. Therefore, the project would have **no impact** on school, parks or other public facilities.

XV. Recreation

Parks and recreation facilities in the City are operated by the City of Roseville Parks and Recreation Department. The City has adopted a standard of providing 9 acres of park land (three acres for each neighborhood, city-wide and open space) per 1,000 residents. Based on the buildout of the General Plan, the City has secured approximately 12 acres of park land per 1,000 residents (City of Roseville 2015, p. VI-1). Other recreation facilities in the City include four golf courses, fitness/racquet clubs, and recreation areas in multi-family developments or other commercial recreation businesses such as entertainment centers or water parks.

According to the City's General Plan Parks and Recreation element, the nearest open space area to the project site is the Dry Creek open space/floodway, located approximately 0.27 mile northeast. The nearest park is Eastwood Park located approximately 0.62 mile northeast of the project site (City of Roseville 2015, Figure VI-1).

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Thresholds of Significance:

The significance of impacts related to recreation services is based directly on the CEQA Guidelines checklist items a–b listed above.

Discussion of Checklist Answers:

- a-b) The project does not include any residential use that would generate a demand for parks or recreation facilities or require the construction of new or expansion of existing recreational facilities. Given that the project is consistent with the General Plan land use designation and includes medical office building, the project would not cause any unforeseen or new impacts related to the use of existing or proposed parks and recreational facilities. Therefore, the project would have **no impact** on the provision of or degradation of parks and recreational facilities.

XVI. Transportation/Traffic

The major freeways that serve the City are State Route (SR) 65 and I-80. The project site is located immediately adjacent to I-80 on the south and west sides. Table III-1 in the City's General Plan identified major arterial streets in the infill area including Cirby Way, Riverside Avenue, Auburn Boulevard, Sunrise Avenue, Douglas Boulevard, Vernon Street and Atlantic Street and major collector streets including Melody Lane, Whyte Avenue, Orlando Avenue and Oak Ridge Drive (City of Roseville 2015, Table III-1). Cirby Way, from Roseville Road to Riverside Avenue, and Riverside Avenue from Cirby Way to the I-80 west-bound on-ramp, are designated Surface Transportation Assistance Act (STAA) approved roads. Cirby Way, from Riverside Avenue to Sunrise Avenue, and Sunrise Avenue from Cirby Way south to the City limits, are California legal approved truck routes. Additionally, Roseville Road from Cirby Way south to the City limits is an approved truck route, and from Cirby Way north to Main Street is a designated STAA approved road (City of Roseville 2015, Figure III-2).

Currently, there are ten intersections in the City that operate below a level of service (LOS) C during an average weekday P.M. peak hour (City of Roseville 2015, p. III-13). Of these ten intersections, three occur in the general vicinity of the project area; Vernon Street at Cirby Way (LOS D), Sunrise Boulevard at Douglas

Boulevard (LOS E), and Cirby Way at Sunrise Avenue (LOS D). According to Figure III-4 of the General Plan four “normal” at-grade intersection improvement projects are scheduled along Cirby Way from Roseville Road to Sunrise Avenue, two “extraordinary” intersection improvement projects are scheduled along Riverside Avenue from Cirby Way to the I-80 west-bound on-ramp, and two “normal” at-grade intersection improvement projects are scheduled along Riverside Avenue north of Cirby Way to Douglas Boulevard (City of Roseville 2015, Figure III-3). Three roadway widening projects are scheduled in the project vicinity; one along Cirby Way from Roseville Road to Riverside Avenue, one on Sunrise Boulevard from the City limits north to Douglas Boulevard, and one along Roseville Road from the City limits north to Main Street (City of Roseville 2015, Figure III-3).

Cirby Way and Riverside Avenue are both used by public transit and a transit stop, Louis/Orlando Transfer Point, is located 0.37 mile south of the project site on Auburn Boulevard at Whyte Avenue. The site designated in the General Plan as a potential light rail line is located east of Roseville Road approximately one mile from the project site (City of Roseville 2015, Figure III-5). According to Figure III-6 of the City’s General Plan, a number of Class I (trails), Class II (bike lanes) and Class III (bike routes) bicycle designations are provided in the project vicinity. Cirby Way is designated as a Class II bike lane and Riverside Avenue is designated as a Class III bike route (City of Roseville 2015, Figure III-6).

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	X			
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	X			

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e) Result in inadequate emergency access?			X	
f) Conflict with adopted policies, plans, or programs supporting public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X	

Thresholds of Significance and Regulatory Setting:

The significance of checklist items c–f are based directly on the CEQA Guidelines checklist descriptions. For checklist items a. and b., the Circulation Element of the General Plan establishes Level of Service C or better as an acceptable operating condition at all signalized intersections and roadway segments during p.m. peak hours. Exceptions to this policy may be made by the City Council, but a minimum of 70% of all signalized intersections should maintain LOS C. The Findings of the City's Implementing Procedures indicate that compliance with the Traffic Mitigation Fee (RMC Ch. 4.44) will fund roadway projects and improvements necessary to maintain the City's Level of Service standards for projects consistent with the General Plan. An existing plus project conditions (short-term) traffic impact study may be required for projects with unique trip generation or distribution characteristics, in areas of local traffic constraints, or to study project access. A cumulative plus project conditions (long-term) study is required if a project is inconsistent with the General Plan or Specific Plan and would generate more than 50 pm peak-hour trips. The guidelines for the preparation of a traffic study are found in the City of Roseville Design and Construction Standards–Section 4.

The project site is not located within an airport planning area or within any height restriction area established around an airport for the purpose of protecting navigable airspace. Consequently, impacts to changes in air traffic patterns (checklist item c) were screened out of this analysis.

Impacts with regard to items d. and e. are assessed based on the expert judgment of the City Engineer and City Fire Department, as based upon evidence and consistency with the City's Design and Construction Standards.

Discussion of Checklist Answers:

- a,b) The project site is already developed with medical office buildings, however, the project would expand the complex by 119,710 square-feet and create an additional 439 parking spaces and could generate an increase in vehicles accessing the project site. Since the project has the potential to generate an increase in traffic that could potentially change the performance of the circulation system and roadways serving the area this impact is considered **potentially significant** and will be further evaluated in the EIR.
- d,e) The project has been designed in compliance with City Engineering and the RFD standards to ensure emergency access meets current standards. The main entry to the project site would be from Riverside Avenue with a secondary entry at Cirby Way. The main Riverside Avenue entry would include a public two-way driveway and an internal vehicular circulation system would provide access to a surface parking lot. The secondary entrance on Cirby Way includes one lane access into the site, with three lanes leaving the site. The internal driveways throughout the site have been designed to meet fire equipment turning radii and to ensure access in the event of an emergency. Furthermore, if the project is approved, the City and RFD would review the project plans prior to issuing a grading permit to ensure that the project complies with the required standards and adequate emergency access is provided. In addition, the project site is not located near agricultural areas and does not include any existing potentially hazardous design features that would exacerbated by the project. Therefore, emergency access impacts and impacts due to existing design hazards and incompatible uses are considered **less than significant**.
- f) The City of Roseville has adopted a Pedestrian Master Plan (City of Roseville 2011a), Bicycle Master Plan (City of Roseville 2008b), and a Short-Range Transit Plan (City of Roseville 2005). Policies in the Pedestrian Master Plan require provision of sidewalks on both sides of the street, improved pedestrian crossings at areas of high pedestrian activity, sidewalks and street crossings that provide access for all people consistent with the Americans with Disabilities Act (ADA), and streetscape design that enhances the comfort and appeal of the pedestrian environment (City of Roseville 2011a). Policies in the Master Bicycle Plan requires, if feasible, provision of bicycle signal detectors at modified intersections where bicycle lanes exist and installation of Class II bike lanes during major roadway improvement projects on arterial streets without bike lanes. The Bicycle Plan also encourages installation of Class I off-street bike paths to create bikeway continuity. Additional policies include providing support facilities that would encourage bicycling such as showers and changing facilities and providing adequate short term bike parking conveniently located at business entrances (City of Roseville 2008b). Lastly, policies in the Short-Range Transit Plan detail the City's service plan to provide additional stops, modified routes, and expanded service areas for public transportation including regional transit, commuter services, and dial-a-ride (City of Roseville 2005).

The project includes 53 bike parking spaces and 27 bike lockers consistent with the City's Zoning Ordinance requirements, the Transportation System Management Ordinance, CalGreen standards, and recommendations in the Bicycle Master Plan. Sidewalks five-foot to eight-feet in width would be provided around the medical office buildings. The project would provide bicycle facilities and sidewalks in accordance with applicable ordinances, policy and plan requirements. Therefore, the project would have a **less-than-significant** impact on conflict with adopted plans, policies or regulations related to public transit, bicycle and pedestrian facilities. However, this issue will be evaluated in the EIR.

XVII. Utilities and Service Systems

Water

Water to the project site is provided by the City of Roseville. The Roseville Water Treatment Plant (WTP) is located on Barton Road in the eastern part of the City, approximately 5.5 miles from the project site. The

Roseville WTP was most recently expanded in 2008 and is capable of treating up to 100 million gallons per day (mgd) of raw water from its source at Folsom Lake (City of Roseville 2011b). The City obtains its water through the Federal Central Valley Project and is entitled to 32,000 acre-feet per year (AFY) through this contract. Other contracts with the Placer County Water Agency and the San Juan Water District provide the City with an additional 34,000 AFY (City of Roseville 2011b). In 2010, the City used approximately 30,000 AFY (City of Roseville 2015, p. VII-31). The City's water distribution system consists of water mains ranging from four to 66 inches in diameter. The City requires water meters on all new construction projects (City of Roseville 2015, p. VII-31).

The project site is served by a 6-inch water line stub connected to a 10-inch public distribution main in Cirby Hills Drive. This service would be maintained until the new buildings are occupied to provide continuous service to the existing buildings during construction. For the new buildings, two 10-inch service lines would connect to the City system and would be stubbed to the property: (1) at the existing 10-inch distribution main at Cirby Hills Drive; and (2) at the 24-inch transmission main in Cirby Way, approximately 250 lineal feet east of the Riverside Avenue Intersection. A domestic service line and irrigation line would be stubbed off of one of the new 10-inch service stubs and would include a City water meter and reduced pressure principal backflow device.

Wastewater

The City of Roseville would be the wastewater service provider for the project site. The City is a participant in the South Placer Wastewater Authority and operates two regional wastewater treatment facilities on behalf of the regional partners. All flows from the project site would be directed to the Dry Creek Wastewater Treatment Plant (DCWWTP). The DCWWTP is located at 1800 Booth Road and serves the City in addition to Rocklin, Loomis, and portions of Granite Bay and unincorporated Placer County. The DCWWTP can discharge up to 18 mgd average dry weather flows (ADFW) and 45 mgd peak wet weather flows (PWWF) into Dry Creek under the existing National Pollution Discharge Elimination System (NPDES) permit No. CA0079502 (City of Roseville 2011b). The DCWWTP is currently operating at approximately 60% of rated flow capacity (City of Roseville 2015, p. VII-38). The DCWWTP has an ADFW of approximately 10 mgd, of which approximately 6 mgd come from the City (City of Roseville 2011b). The DCWWTP currently produces 850 AFY of recycled water that is used within the City's service area boundary for irrigation purposes (City of Roseville 2011b).

The project site is served by a 6-inch sanitary sewer connecting to a 6-inch public sewer main in Cirby Way which in turn connects to an 8-inch sewer main in Riverside Avenue. The project would install two new 6-inch service lines; the first connecting to the 6-inch main in Cirby Way and the second connecting to an existing public manhole in Cirby Hills Drive. The project would not require pump stations.

Stormwater

The City operates under a NPDES Municipal Stormwater Permit, which requires development, implementation and enforcement of a NPDES Phase 2 Stormwater Management Program (SWMP). The City's SWMP (City of Roseville 2004) outlines a comprehensive set of activities and strategies that comprise the City's minimum control measures and best management practices (BMPs) to reduce stormwater pollutants. Additionally, the Stormwater Ordinance, Chapter 14.20 of the City's Municipal Code, outlines design requirements, maintenance and management plans, regulations, enforcement actions and BMPs related to controlling, preventing and reducing stormwater pollutants.

The project site is served by two connections to the City's storm drain system; the first is a curb inlet just south of the Riverside Avenue/Cirby Way intersection and the second is an 18-inch pipe just east of the existing Cirby Way entrance. Pre-project flows would be maintained through use of on-site infiltration and detention. Detention would be achieved via an orifice structure just upstream of the connection to the public system. Detention volumes would be stored in infiltration galleries (pipes) and the void space of the rock layers beneath the bio-treatment areas. Pavement runoff would be directed to bio-treatment areas or curb inlets, while roof

runoff would be connected to the subsurface infiltration galleries. The treatment areas and on-site piping system would be designed to convey the 10% chance (10-year) storm event. Overland release would be provided to convey the 1% chance (100-year) storm event. Low Impact Development (LID) design elements would also be included. This includes bio-treatment areas that would serve as pretreatment for the underlying infiltration layers and secondary subsurface infiltration galleries.

Solid Waste

The Western Placer Waste Management Authority (Authority) is the regional agency handling recycling and waste disposal for the City and the surrounding areas and would provide solid waste disposal and recycling services to the project site. The Authority oversees the operation of the Western Regional Sanitary Landfill (WRSL), located at the southwest corner of Athens Road and Fiddymont Road, and serving the western portion of the County including the City. The Authority also oversees a Materials Recovery Facility (MRF), which separates and recovers waste products for recycling, reuse, or conversion to energy resources. Currently, the WRSL (Facility Permit 31-AA-0210) is permitted to accept 1,900 tons of refuse per day, and the average tonnage received is approximately 803 tons per day over a 7-day period. The WRSL has a total capacity of 36,350,000 cubic yards, and as of June 2005, a remaining capacity of 29,093,819 cubic yards. Under current projected development, the WRSL has a projected lifespan extending through 2058 (CalRecycle 2016).

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	X			
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	X			

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?	X			
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	X			
g) Comply with federal, state, and local statutes and regulations related to solid waste?	X			

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to utilities and service systems is based directly on the CEQA Guidelines checklist items a–g listed above.

Discussion of Checklist Answers:

- a,e) The proposed project would be served by the DCWWTP. The Central Valley RWQCB regulates water quality and quantity of effluent discharged from the City's wastewater treatment facilities. The DCWWTP has the capacity to treat 18 mgd and is currently treating 9.4 mgd. The project site is currently developed with five medical office buildings, but the project would add approximately 119,710 square-feet and 202 new employees to the project site. The expansion of the facilities would result in increased generation of wastewater requiring treatment by the DCWWTP. Additionally, due to limited capacity of the existing 8-inch sewer main in Cirby Way, the project is proposing to add two new 6-inch service lines. The first would connect to the 8-inch main in Cirby Way and the second would connect to an existing public manhole in Cirby Hills Drive. This impact is considered **potentially significant**; the increase in wastewater generated by the project will be quantified and the capacity of the existing wastewater conveyance will be evaluated in the EIR.
- b,c) The project would increase impervious surfaces, expand overall building square footage and add employees which could increase stormwater runoff, water demand, and wastewater generation. New water, wastewater and storm drain infrastructure would be constructed within the project site to tie the project into the City's existing infrastructure and would be constructed in locations where site development is already occurring as part of the overall project. However, the project's increase in demand for water supplies and storm drain capacity and runoff is considered **potentially significant** and will be further quantified and evaluated in the EIR.
- d) Potable water to serve the project would be provided by the City. The City's primary source of water is Folsom Lake, and the City's supply totals 66,000 AFY (City of Roseville 2011b). The untreated surface water is delivered to the City's WTP on Barton Road, which is capable of treating up to 100 mgd of raw

water from its source at Folsom Lake. In addition to potable water, the City uses recycled water supplies to meet a portion of the non-potable water demand. The project site is already developed with medical office buildings that generate a demand for water. However construction of the new medical office buildings would increase the project's overall water demand. Water demand associated with the project is considered **potentially significant** and will be quantified and further evaluated in the EIR.

- f, g) The Western Placer Waste Management Authority is the regional agency handling recycling and waste disposal for Roseville and surrounding areas. The regional waste facilities include a MRF and the WRSL. Currently, the WRSL is permitted to accept up to 1,900 tons of municipal solid waste per day. Under current projected development conditions the WRSL has a projected lifespan extending through 2058. Currently, the WRSL accepts an approximate average tonnage of 803 tons per day. The project would increase the total square footage of the existing building by 119,710 square feet and would add 202 new employees which would increase the solid waste generation of the project. This impact is considered **potentially significant** and will be further quantified and evaluated in the EIR.

XVIII. Mandatory Findings of Significance

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	X			
c) Does the project have environmental effects	X			

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
which will cause substantial adverse effects on human beings, either directly or indirectly?				

Significance Criteria and Regulatory Setting:

The significance of impacts related to mandatory findings of significance is based directly on the CEQA Guidelines checklist items a–c listed above.

Discussion of Checklist Answers:

- a) The project site is currently developed with five office buildings forming the Kaiser Permanente Medical Office complex. There are no special-status species, special-status species habitat, riparian habitat, wetland habitat or sensitive natural communities located on the project site. The project site contains a number of mature trees, which would be preserved on-site to the extent feasible and any tree removal would be completed in compliance with the City's Tree Preservation Ordinance. The project site does not contain any historical buildings, is not within a historical district and does not contain any architecture that would be considered architecturally significant. Development of the project site would have a **less than significant** cumulative impact on the loss or degradation of biological or cultural resources.
- b) Project-level air quality emissions resulting from construction and operation could contribute to a cumulative increase in air quality emissions and will be further evaluated in the EIR. GHG emissions are cumulative in nature and the project specific potential GHG emissions will be further evaluated in the EIR. The project would generate additional demand for utilities and could contribute to the need for additional or expanded infrastructure. Project related cumulative impacts to water, wastewater, solid waste and energy are considered **potentially significant** and will be further analyzed in the EIR.
- c) The proposed project would generate an increase in air emissions and GHG emissions through construction and operation that may directly or indirectly have an adverse effect on residents living in the area. This impact is considered **potentially significant** and will be further evaluated in the EIR.

ENVIRONMENTAL DETERMINATION:

*In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that there are some impacts that would be considered potentially significant and therefore an EIR is required. Therefore, **on the basis of the foregoing initial study:***

- ☐ I find that the proposed project COULD, but with mitigation agreed to by the applicant, clearly will not have a significant effect on the environment and a *MITIGATED NEGATIVE DECLARATION* has been prepared.
- ☐ I find that the proposed project WILL NOT have a significant effect on the environment and a *NEGATIVE DECLARATION* has been prepared.
- ☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Initial Study Prepared by:

Lauren Hocker, Associate Planner
City of Roseville, Planning Division

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APPENDIX C

Air Quality/Greenhouse Gas Model Outputs

CalEEMod Version: CalEEMod.2016.3.1

Date: 11/4/2016 8:53 AM

Riverside Cirby MOB - Placer-Sacramento County, Annual

Riverside Cirby MOB
Placer-Sacramento County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	210.00	1000sqft	4.00	210,000.00	0
Parking Lot	805.00	Space	6.98	304,049.00	0
Unenclosed Parking Structure	245.00	Space	2.20	82,630.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	74
Climate Zone	2	Operational Year	2020		
Utility Company	Roseville Electric				
CO2 Intensity (lb/MW hr)	584.45	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Riverside Cirby MOB. Placer County (Sacramento Valley Air Basin). CO2 Intensity adjusted based on RE 33% Renewables by 2020.

Land Use - Project includes development of two buildings totaling 210,000-square-feet (194 ksf of MOB space and 16 ksf pavilion), an 82,630 sf parking garage and 805 surface parking on approx 14 acres.

Construction Phase - Construction would occur from March 2017 to September 2020.

Off-road Equipment - Update construction equipment per client. Modified hours/day to reflect total hours over phase.

Off-road Equipment - Update construction equipment per client. Modified hours/day to reflect total hours over phase.

Off-road Equipment - Update construction equipment per client. Modified hours/day to reflect total hours over phase.

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Off-road Equipment - Update construction equipment per client. Modified hours/day to reflect total hours over phase.

Off-road Equipment - Update construction equipment per client. Modified hours/day to reflect total hours over phase.

Trips and VMT - Rounded worker trips. 2 two-way vendor trips during building construction. 1,200 two-way haul trips for grading (distributed amongst all grading phases) and 1,000 two-way haul trips for demo. Haul trip length to nearest facility is 12 miles.

Demolition - Demolition would result in 7,760.72 tons of waste material (4,149.61 tons from the structure and 3,611.11 tons from pavement).

Grading - 19,406 cubic yards of soil exported (distributed amongst all grading phases).

Vehicle Trips - New trip rate calculated based on total trips generated by the project from traffic analysis. Average trip length of 8.2 miles.

Energy Use - T24, NT24, and lighting energy intensities adjusted based on project's energy consumption of 850,000 kWh.

Water And Wastewater - Updated indoor and outdoor water use as calculated in 4.2 Public Utilities.

Solid Waste - 598.6 tons per year waste generate as calculated in 4.2 Public Utilities.

Construction Off-road Equipment Mitigation - Fugitive dust reductions.

Water Mitigation - Reduce water consumption by 20% by 2020.

Waste Mitigation - 75% waste diversion consistent with AB 341.

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	40	0
tblConstructionPhase	NumDays	20.00	44.00
tblConstructionPhase	NumDays	300.00	521.00
tblConstructionPhase	NumDays	20.00	65.00

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tblConstructionPhase	NumDays	30.00	27.00
tblConstructionPhase	NumDays	30.00	34.00
tblConstructionPhase	NumDays	30.00	11.00
tblConstructionPhase	NumDays	30.00	11.00
tblConstructionPhase	NumDays	30.00	14.00
tblConstructionPhase	NumDays	20.00	17.00
tblConstructionPhase	NumDays	20.00	11.00
tblConstructionPhase	NumDays	20.00	8.00
tblConstructionPhase	NumDays	20.00	11.00
tblConstructionPhase	NumDays	20.00	8.00
tblConstructionPhase	NumDays	20.00	5.00
tblConstructionPhase	NumDays	10.00	14.00
tblEnergyUse	LightingElect	3.25	1.31
tblEnergyUse	NT24E	3.62	1.31
tblEnergyUse	T24E	3.37	1.42
tblGrading	MaterialExported	0.00	5,225.00
tblGrading	MaterialExported	0.00	6,717.00
tblGrading	MaterialExported	0.00	2,239.00
tblGrading	MaterialExported	0.00	2,239.00
tblGrading	MaterialExported	0.00	2,986.00
tblLandUse	BuildingSpaceSquareFeet	322,000.00	304,049.00
tblLandUse	BuildingSpaceSquareFeet	98,000.00	82,630.00
tblLandUse	LandUseSquareFeet	322,000.00	304,049.00
tblLandUse	LandUseSquareFeet	98,000.00	82,630.00
tblLandUse	LotAcreage	4.82	4.00
tblLandUse	LotAcreage	7.24	6.98
tblOffRoadEquipment	HorsePower	402.00	400.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00

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tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
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tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
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tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	1.00
tblOffRoadEquipment	PhaseName		Site Preparation
tblOffRoadEquipment	PhaseName		Site Preparation
tblOffRoadEquipment	PhaseName		Site Preparation
tblOffRoadEquipment	PhaseName		Demolition

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tblOffRoadEquipment	PhaseName		Demolition
tblOffRoadEquipment	PhaseName		Demolition
tblOffRoadEquipment	UsageHours	6.00	5.50
tblOffRoadEquipment	UsageHours	7.00	2.70
tblOffRoadEquipment	UsageHours	8.00	2.50
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tblOffRoadEquipment	UsageHours	8.00	2.40
tblOffRoadEquipment	UsageHours	8.00	2.40
tblOffRoadEquipment	UsageHours	8.00	2.40
tblOffRoadEquipment	UsageHours	8.00	2.40
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tblOffRoadEquipment	UsageHours	8.00	2.30
tblOffRoadEquipment	UsageHours	8.00	2.30
tblOffRoadEquipment	UsageHours	8.00	2.30
tblOffRoadEquipment	UsageHours	8.00	2.30

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tblTripsAndVMT	WorkerTripNumber	28.00	16.00
tblVehicleTrips	CC_TL	7.30	8.20
tblVehicleTrips	CNW_TL	7.30	8.20
tblVehicleTrips	CW_TL	9.50	8.20
tblVehicleTrips	WD_TR	36.13	35.73
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	IndoorWaterUseRate	26,350,912.89	3,839,355.00
tblWater	OutdoorWaterUseRate	5,019,221.50	731,306.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	0.1939	1.2046	1.1712	2.7900e-003	0.2248	0.0482	0.2730	0.0760	0.0444	0.1203	0.0000	256.3653	256.3653	0.0314	0.0000	257.1490
2018	1.0296	0.7479	1.3401	3.1900e-003	0.2562	0.0350	0.2912	0.0704	0.0326	0.1031	0.0000	288.8102	288.8102	0.0216	0.0000	289.3497
2019	0.2734	0.3663	0.5483	1.4400e-003	0.1135	0.0156	0.1291	0.0324	0.0144	0.0468	0.0000	130.3268	130.3268	0.0121	0.0000	130.6284
2020	0.0709	0.6057	0.3901	1.3000e-003	0.1141	0.0185	0.1326	0.0237	0.0171	0.0408	0.0000	119.1006	119.1006	0.0200	0.0000	119.6016
Maximum	1.0296	1.2046	1.3401	3.1900e-003	0.2562	0.0482	0.2912	0.0760	0.0444	0.1203	0.0000	288.8102	288.8102	0.0314	0.0000	289.3497

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	0.1939	1.2046	1.1712	2.7900e-003	0.1829	0.0482	0.2311	0.0560	0.0444	0.1004	0.0000	256.3652	256.3652	0.0314	0.0000	257.1489
2018	1.0296	0.7479	1.3401	3.1900e-003	0.2504	0.0350	0.2854	0.0677	0.0326	0.1003	0.0000	288.8101	288.8101	0.0216	0.0000	289.3497
2019	0.2734	0.3663	0.5483	1.4400e-003	0.1078	0.0156	0.1233	0.0297	0.0144	0.0441	0.0000	130.3267	130.3267	0.0121	0.0000	130.6283
2020	0.0709	0.6057	0.3901	1.3000e-003	0.0611	0.0185	0.0796	0.0133	0.0171	0.0304	0.0000	119.1005	119.1005	0.0200	0.0000	119.6015
Maximum	1.0296	1.2046	1.3401	3.1900e-003	0.2504	0.0482	0.2854	0.0677	0.0444	0.1004	0.0000	288.8101	288.8101	0.0314	0.0000	289.3497

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	15.02	0.00	12.89	17.69	0.00	11.52	0.00	0.00	0.00	0.00	0.00	0.00

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2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.9490	1.1000e-004	0.0117	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0225	0.0225	6.0000e-005	0.0000	0.0240
Energy	0.0187	0.1703	0.1430	1.0200e-003		0.0129	0.0129		0.0129	0.0129	0.0000	538.8091	538.8091	0.0211	7.0300e-003	541.4304
Mobile	1.7635	11.8486	18.3322	0.0615	4.2576	0.0678	4.3254	1.1453	0.0639	1.2092	0.0000	5,656.5711	5,656.5711	0.2641	0.0000	5,663.1733
Waste						0.0000	0.0000		0.0000	0.0000	121.5104	0.0000	121.5104	7.1811	0.0000	301.0369
Water						0.0000	0.0000		0.0000	0.0000	1.3584	6.1860	7.5444	4.9800e-003	3.0200e-003	8.5681
Total	2.7312	12.0190	18.4869	0.0625	4.2576	0.0807	4.3384	1.1453	0.0769	1.2222	122.8688	6,201.5887	6,324.4574	7.4713	0.0101	6,514.2327

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.9490	1.1000e-004	0.0117	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0225	0.0225	6.0000e-005	0.0000	0.0240
Energy	0.0187	0.1703	0.1430	1.0200e-003		0.0129	0.0129		0.0129	0.0129	0.0000	538.8091	538.8091	0.0211	7.0300e-003	541.4304
Mobile	1.7635	11.8486	18.3322	0.0615	4.2576	0.0678	4.3254	1.1453	0.0639	1.2092	0.0000	5,656.5711	5,656.5711	0.2641	0.0000	5,663.1733
Waste						0.0000	0.0000		0.0000	0.0000	30.3776	0.0000	30.3776	1.7953	0.0000	75.2592
Water						0.0000	0.0000		0.0000	0.0000	1.0867	4.9488	6.0355	3.9900e-003	2.4100e-003	6.8545
Total	2.7312	12.0190	18.4869	0.0625	4.2576	0.0807	4.3384	1.1453	0.0769	1.2222	31.4643	6,200.3515	6,231.8158	2.0845	9.4400e-003	6,286.7414

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	74.39	0.02	1.46	72.10	6.07	3.49

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	3/1/2017	3/20/2017	5	14	
2	Grading (West Lot/South Lot)	Grading	4/26/2017	6/1/2017	5	27	
3	Paving (West Lot First Lift)	Paving	6/1/2017	6/7/2017	5	5	
4	Building Construction	Building Construction	6/2/2017	5/31/2019	5	521	
5	Grading (MOB Location)	Grading	6/20/2017	8/4/2017	5	34	
6	Paving (South Lot)	Paving	8/14/2017	9/5/2017	5	17	
7	Grading (Pavilion Location)	Grading	10/22/2018	11/5/2018	5	11	
8	Architectural Coating	Architectural Coating	11/12/2018	1/10/2019	5	44	
9	Paving (MOB/Pavilion Location)	Paving	3/18/2019	4/1/2019	5	11	
10	Grading (East Lot)	Grading	11/18/2019	12/2/2019	5	11	
11	Paving (East Lot)	Paving	1/1/2020	1/10/2020	5	8	
12	Demolition	Demolition	2/1/2020	5/1/2020	5	65	
13	Grading (Center Lot/North Lot)	Grading	4/15/2020	5/4/2020	5	14	
14	Paving (Center Lot/North Lot)	Paving	7/1/2020	7/15/2020	5	11	
15	Paving (West Lot Final Lift)	Paving	9/1/2020	9/10/2020	5	8	

Acres of Grading (Site Preparation Phase): 4.99

Acres of Grading (Grading Phase): 0

Acres of Paving: 9.18

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 315,000; Non-Residential Outdoor: 105,000; Striped Parking

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OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Excavators	1	2.50	158	0.38
Demolition	Skid Steer Loaders	2	8.00	65	0.37
Demolition	Sweepers/Scrubbers	1	2.60	64	0.46
Demolition	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Excavators	1	2.90	158	0.38
Site Preparation	Graders	1	5.70	187	0.41
Site Preparation	Off-Highway Trucks	2	4.30	402	0.38
Site Preparation	Rubber Tired Dozers	1	2.90	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	1	5.70	97	0.37
Grading (West Lot/South Lot)	Rubber Tired Dozers	1	2.10	247	0.40
Grading (West Lot/South Lot)	Scrapers	1	2.30	367	0.48
Grading (West Lot/South Lot)	Tractors/Loaders/Backhoes	1	4.10	97	0.37
Grading (MOB Location)	Rubber Tired Dozers	1	2.10	247	0.40
Grading (MOB Location)	Scrapers	1	2.30	367	0.48
Grading (MOB Location)	Tractors/Loaders/Backhoes	1	4.10	97	0.37
Grading (Pavilion Location)	Rubber Tired Dozers	1	2.10	247	0.40
Grading (Pavilion Location)	Scrapers	1	2.30	367	0.48
Grading (Pavilion Location)	Tractors/Loaders/Backhoes	1	4.10	97	0.37
Grading (East Lot)	Rubber Tired Dozers	1	2.10	247	0.40
Grading (East Lot)	Scrapers	1	2.30	367	0.48
Grading (East Lot)	Tractors/Loaders/Backhoes	1	4.10	97	0.37
Grading (Center Lot/North Lot)	Rubber Tired Dozers	1	2.10	247	0.40
Grading (Center Lot/North Lot)	Scrapers	1	2.30	367	0.48
Grading (Center Lot/North Lot)	Tractors/Loaders/Backhoes	1	4.10	97	0.37
Building Construction	Cranes	1	2.70	231	0.29
Building Construction	Excavators	1	0.20	158	0.38
Building Construction	Forklifts	2	2.00	89	0.20

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Building Construction	Graders	1	0.10	187	0.41
Building Construction	Plate Compactors	1	0.10	8	0.43
Building Construction	Sweepers/Scrubbers	1	1.00	64	0.46
Paving (West Lot First Lift)	Off-Highway Trucks	5	1.60	402	0.38
Paving (West Lot First Lift)	Pavers	1	2.40	130	0.42
Paving (West Lot First Lift)	Rollers	2	1.60	80	0.38
Paving (West Lot First Lift)	Skid Steer Loaders	2	0.80	65	0.37
Paving (West Lot First Lift)	Tractors/Loaders/Backhoes	1	1.60	97	0.37
Paving (South Lot)	Off-Highway Trucks	5	1.60	400	0.38
Paving (South Lot)	Pavers	1	2.40	130	0.42
Paving (South Lot)	Rollers	2	1.60	80	0.38
Paving (South Lot)	Skid Steer Loaders	2	0.80	65	0.37
Paving (South Lot)	Tractors/Loaders/Backhoes	1	1.60	97	0.37
Paving (MOB/Pavilion Location)	Off-Highway Trucks	5	1.60	402	0.38
Paving (MOB/Pavilion Location)	Pavers	1	2.40	130	0.42
Paving (MOB/Pavilion Location)	Rollers	2	1.60	80	0.38
Paving (MOB/Pavilion Location)	Skid Steer Loaders	2	0.80	65	0.37
Paving (MOB/Pavilion Location)	Tractors/Loaders/Backhoes	1	1.60	97	0.37
Paving (East Lot)	Off-Highway Trucks	5	1.60	402	0.38
Paving (East Lot)	Pavers	1	2.40	130	0.42
Paving (East Lot)	Rollers	2	1.60	80	0.38
Paving (East Lot)	Skid Steer Loaders	2	0.80	65	0.37
Paving (East Lot)	Tractors/Loaders/Backhoes	1	1.60	97	0.37
Paving (Center Lot/North Lot)	Off-Highway Trucks	5	1.60	402	0.38
Paving (Center Lot/North Lot)	Pavers	1	2.40	130	0.42
Paving (Center Lot/North Lot)	Rollers	2	1.60	80	0.38
Paving (Center Lot/North Lot)	Skid Steer Loaders	2	0.80	65	0.37
Paving (Center Lot/North Lot)	Tractors/Loaders/Backhoes	1	1.60	97	0.37
Paving (West Lot Final Lift)	Off-Highway Trucks	5	1.60	402	0.38

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Paving (West Lot Final Lift)	Pavers	1	2.40	130	0.42
Paving (West Lot Final Lift)	Rollers	2	1.60	80	0.38
Paving (West Lot Final Lift)	Skid Steer Loaders	2	0.80	65	0.37
Paving (West Lot Final Lift)	Tractors/Loaders/Backhoes	1	1.60	97	0.37
Architectural Coating	Air Compressors	2	5.50	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	14.00	0.00	2,000.00	10.80	7.30	12.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	6	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading (West Lot/South Lot)	3	8.00	0.00	646.00	10.80	7.30	12.00	LD_Mix	HDT_Mix	HHDT
Grading (MOB Location)	3	8.00	0.00	832.00	10.80	7.30	12.00	LD_Mix	HDT_Mix	HHDT
Grading (Pavilion Location)	3	8.00	0.00	276.00	10.80	7.30	12.00	LD_Mix	HDT_Mix	HHDT
Grading (East Lot)	3	8.00	0.00	276.00	10.80	7.30	12.00	LD_Mix	HDT_Mix	HHDT
Grading (Center Lot/North Lot)	3	8.00	0.00	370.00	10.80	7.30	12.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	230.00	2.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving (West Lot First Lift)	11	16.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving (South Lot)	11	16.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving (MOB/Pavilion Location)	11	16.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving (East Lot)	11	16.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving (Center Lot/North Lot)	11	16.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving (West Lot Final Lift)	11	16.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	2	46.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0179	0.0000	0.0179	8.6900e-003	0.0000	8.6900e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0149	0.1707	0.0774	1.8000e-004		7.2700e-003	7.2700e-003		6.6900e-003	6.6900e-003	0.0000	16.9721	16.9721	5.2000e-003	0.0000	17.1021
Total	0.0149	0.1707	0.0774	1.8000e-004	0.0179	7.2700e-003	0.0252	8.6900e-003	6.6900e-003	0.0154	0.0000	16.9721	16.9721	5.2000e-003	0.0000	17.1021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.3000e-004	2.5000e-004	2.6100e-003	1.0000e-005	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.5202	0.5202	2.0000e-005	0.0000	0.5206
Total	3.3000e-004	2.5000e-004	2.6100e-003	1.0000e-005	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.5202	0.5202	2.0000e-005	0.0000	0.5206

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					8.0700e-003	0.0000	8.0700e-003	3.9100e-003	0.0000	3.9100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0149	0.1707	0.0774	1.8000e-004		7.2700e-003	7.2700e-003		6.6900e-003	6.6900e-003	0.0000	16.9720	16.9720	5.2000e-003	0.0000	17.1020
Total	0.0149	0.1707	0.0774	1.8000e-004	8.0700e-003	7.2700e-003	0.0153	3.9100e-003	6.6900e-003	0.0106	0.0000	16.9720	16.9720	5.2000e-003	0.0000	17.1020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.3000e-004	2.5000e-004	2.6100e-003	1.0000e-005	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.5202	0.5202	2.0000e-005	0.0000	0.5206
Total	3.3000e-004	2.5000e-004	2.6100e-003	1.0000e-005	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.5202	0.5202	2.0000e-005	0.0000	0.5206

3.3 Grading (West Lot/South Lot) - 2017**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0258	0.0000	0.0258	0.0122	0.0000	0.0122	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0117	0.1328	0.0732	1.1000e-004		6.4900e-003	6.4900e-003		5.9700e-003	5.9700e-003	0.0000	10.2602	10.2602	3.1400e-003	0.0000	10.3388
Total	0.0117	0.1328	0.0732	1.1000e-004	0.0258	6.4900e-003	0.0322	0.0122	5.9700e-003	0.0182	0.0000	10.2602	10.2602	3.1400e-003	0.0000	10.3388

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.6500e-003	0.0828	0.0136	1.8000e-004	3.2600e-003	4.5000e-004	3.7100e-003	9.0000e-004	4.3000e-004	1.3300e-003	0.0000	17.2870	17.2870	9.5000e-004	0.0000	17.3108
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.1000e-004	3.9000e-004	4.0300e-003	1.0000e-005	8.5000e-004	1.0000e-005	8.5000e-004	2.3000e-004	1.0000e-005	2.3000e-004	0.0000	0.8025	0.8025	3.0000e-005	0.0000	0.8032
Total	3.1600e-003	0.0832	0.0176	1.9000e-004	4.1100e-003	4.6000e-004	4.5600e-003	1.1300e-003	4.4000e-004	1.5600e-003	0.0000	18.0895	18.0895	9.8000e-004	0.0000	18.1140

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0116	0.0000	0.0116	5.5000e-003	0.0000	5.5000e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0117	0.1328	0.0732	1.1000e-004		6.4900e-003	6.4900e-003		5.9700e-003	5.9700e-003	0.0000	10.2601	10.2601	3.1400e-003	0.0000	10.3387
Total	0.0117	0.1328	0.0732	1.1000e-004	0.0116	6.4900e-003	0.0181	5.5000e-003	5.9700e-003	0.0115	0.0000	10.2601	10.2601	3.1400e-003	0.0000	10.3387

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.6500e-003	0.0828	0.0136	1.8000e-004	3.2600e-003	4.5000e-004	3.7100e-003	9.0000e-004	4.3000e-004	1.3300e-003	0.0000	17.2870	17.2870	9.5000e-004	0.0000	17.3108
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.1000e-004	3.9000e-004	4.0300e-003	1.0000e-005	8.5000e-004	1.0000e-005	8.5000e-004	2.3000e-004	1.0000e-005	2.3000e-004	0.0000	0.8025	0.8025	3.0000e-005	0.0000	0.8032
Total	3.1600e-003	0.0832	0.0176	1.9000e-004	4.1100e-003	4.6000e-004	4.5600e-003	1.1300e-003	4.4000e-004	1.5600e-003	0.0000	18.0895	18.0895	9.8000e-004	0.0000	18.1140

3.4 Paving (West Lot First Lift) - 2017**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.0000e-003	0.0330	0.0179	4.0000e-005		1.4300e-003	1.4300e-003		1.3200e-003	1.3200e-003	0.0000	3.8744	3.8744	1.1900e-003	0.0000	3.9041
Paving	9.1400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0121	0.0330	0.0179	4.0000e-005		1.4300e-003	1.4300e-003		1.3200e-003	1.3200e-003	0.0000	3.8744	3.8744	1.1900e-003	0.0000	3.9041

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.4000e-004	1.4900e-003	0.0000	3.1000e-004	0.0000	3.2000e-004	8.0000e-005	0.0000	9.0000e-005	0.0000	0.2972	0.2972	1.0000e-005	0.0000	0.2975
Total	1.9000e-004	1.4000e-004	1.4900e-003	0.0000	3.1000e-004	0.0000	3.2000e-004	8.0000e-005	0.0000	9.0000e-005	0.0000	0.2972	0.2972	1.0000e-005	0.0000	0.2975

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.0000e-003	0.0330	0.0179	4.0000e-005		1.4300e-003	1.4300e-003		1.3200e-003	1.3200e-003	0.0000	3.8744	3.8744	1.1900e-003	0.0000	3.9041
Paving	9.1400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0121	0.0330	0.0179	4.0000e-005		1.4300e-003	1.4300e-003		1.3200e-003	1.3200e-003	0.0000	3.8744	3.8744	1.1900e-003	0.0000	3.9041

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.4000e-004	1.4900e-003	0.0000	3.1000e-004	0.0000	3.2000e-004	8.0000e-005	0.0000	9.0000e-005	0.0000	0.2972	0.2972	1.0000e-005	0.0000	0.2975
Total	1.9000e-004	1.4000e-004	1.4900e-003	0.0000	3.1000e-004	0.0000	3.2000e-004	8.0000e-005	0.0000	9.0000e-005	0.0000	0.2972	0.2972	1.0000e-005	0.0000	0.2975

3.5 Building Construction - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0296	0.3135	0.1469	2.4000e-004		0.0178	0.0178		0.0164	0.0164	0.0000	22.7314	22.7314	6.9600e-003	0.0000	22.9053
Total	0.0296	0.3135	0.1469	2.4000e-004		0.0178	0.0178		0.0164	0.0164	0.0000	22.7314	22.7314	6.9600e-003	0.0000	22.9053

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.8000e-004	0.0220	5.1500e-003	4.0000e-005	9.9000e-004	1.9000e-004	1.1700e-003	2.9000e-004	1.8000e-004	4.6000e-004	0.0000	4.2552	4.2552	2.5000e-004	0.0000	4.2615
Worker	0.0824	0.0625	0.6485	1.4300e-003	0.1364	9.7000e-004	0.1373	0.0363	8.9000e-004	0.0372	0.0000	129.0383	129.0383	4.3300e-003	0.0000	129.1465
Total	0.0832	0.0844	0.6537	1.4700e-003	0.1374	1.1600e-003	0.1385	0.0366	1.0700e-003	0.0377	0.0000	133.2935	133.2935	4.5800e-003	0.0000	133.4079

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0296	0.3135	0.1469	2.4000e-004		0.0178	0.0178		0.0164	0.0164	0.0000	22.7313	22.7313	6.9600e-003	0.0000	22.9053
Total	0.0296	0.3135	0.1469	2.4000e-004		0.0178	0.0178		0.0164	0.0164	0.0000	22.7313	22.7313	6.9600e-003	0.0000	22.9053

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.8000e-004	0.0220	5.1500e-003	4.0000e-005	9.9000e-004	1.9000e-004	1.1700e-003	2.9000e-004	1.8000e-004	4.6000e-004	0.0000	4.2552	4.2552	2.5000e-004	0.0000	4.2615
Worker	0.0824	0.0625	0.6485	1.4300e-003	0.1364	9.7000e-004	0.1373	0.0363	8.9000e-004	0.0372	0.0000	129.0383	129.0383	4.3300e-003	0.0000	129.1465
Total	0.0832	0.0844	0.6537	1.4700e-003	0.1374	1.1600e-003	0.1385	0.0366	1.0700e-003	0.0377	0.0000	133.2935	133.2935	4.5800e-003	0.0000	133.4079

3.5 Building Construction - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0437	0.4688	0.2371	4.2000e-004		0.0257	0.0257		0.0237	0.0237	0.0000	38.6665	38.6665	0.0120	0.0000	38.9672
Total	0.0437	0.4688	0.2371	4.2000e-004		0.0257	0.0257		0.0237	0.0237	0.0000	38.6665	38.6665	0.0120	0.0000	38.9672

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.3100e-003	0.0357	7.8000e-003	8.0000e-005	1.7000e-003	2.5000e-004	1.9500e-003	4.9000e-004	2.4000e-004	7.3000e-004	0.0000	7.3238	7.3238	4.0000e-004	0.0000	7.3339
Worker	0.1255	0.0936	0.9737	2.4000e-003	0.2357	1.6200e-003	0.2373	0.0627	1.4900e-003	0.0642	0.0000	216.6484	216.6484	6.5000e-003	0.0000	216.8109
Total	0.1268	0.1292	0.9815	2.4800e-003	0.2374	1.8700e-003	0.2393	0.0632	1.7300e-003	0.0650	0.0000	223.9722	223.9722	6.9000e-003	0.0000	224.1448

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0437	0.4688	0.2371	4.2000e-004		0.0257	0.0257		0.0237	0.0237	0.0000	38.6664	38.6664	0.0120	0.0000	38.9671
Total	0.0437	0.4688	0.2371	4.2000e-004		0.0257	0.0257		0.0237	0.0237	0.0000	38.6664	38.6664	0.0120	0.0000	38.9671

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.3100e-003	0.0357	7.8000e-003	8.0000e-005	1.7000e-003	2.5000e-004	1.9500e-003	4.9000e-004	2.4000e-004	7.3000e-004	0.0000	7.3238	7.3238	4.0000e-004	0.0000	7.3339
Worker	0.1255	0.0936	0.9737	2.4000e-003	0.2357	1.6200e-003	0.2373	0.0627	1.4900e-003	0.0642	0.0000	216.6484	216.6484	6.5000e-003	0.0000	216.8109
Total	0.1268	0.1292	0.9815	2.4800e-003	0.2374	1.8700e-003	0.2393	0.0632	1.7300e-003	0.0650	0.0000	223.9722	223.9722	6.9000e-003	0.0000	224.1448

3.5 Building Construction - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0163	0.1746	0.0942	1.8000e-004		9.4000e-003	9.4000e-003		8.6400e-003	8.6400e-003	0.0000	15.8870	15.8870	5.0200e-003	0.0000	16.0126
Total	0.0163	0.1746	0.0942	1.8000e-004		9.4000e-003	9.4000e-003		8.6400e-003	8.6400e-003	0.0000	15.8870	15.8870	5.0200e-003	0.0000	16.0126

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.8000e-004	0.0140	2.9100e-003	3.0000e-005	7.1000e-004	9.0000e-005	8.0000e-004	2.1000e-004	8.0000e-005	2.9000e-004	0.0000	3.0326	3.0326	1.6000e-004	0.0000	3.0366
Worker	0.0474	0.0343	0.3633	9.7000e-004	0.0984	6.7000e-004	0.0991	0.0262	6.2000e-004	0.0268	0.0000	87.7668	87.7668	2.4000e-003	0.0000	87.8269
Total	0.0479	0.0484	0.3662	1.0000e-003	0.0992	7.6000e-004	0.0999	0.0264	7.0000e-004	0.0271	0.0000	90.7994	90.7994	2.5600e-003	0.0000	90.8635

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0163	0.1746	0.0942	1.8000e-004		9.4000e-003	9.4000e-003		8.6400e-003	8.6400e-003	0.0000	15.8870	15.8870	5.0200e-003	0.0000	16.0126
Total	0.0163	0.1746	0.0942	1.8000e-004		9.4000e-003	9.4000e-003		8.6400e-003	8.6400e-003	0.0000	15.8870	15.8870	5.0200e-003	0.0000	16.0126

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.8000e-004	0.0140	2.9100e-003	3.0000e-005	7.1000e-004	9.0000e-005	8.0000e-004	2.1000e-004	8.0000e-005	2.9000e-004	0.0000	3.0326	3.0326	1.6000e-004	0.0000	3.0366
Worker	0.0474	0.0343	0.3633	9.7000e-004	0.0984	6.7000e-004	0.0991	0.0262	6.2000e-004	0.0268	0.0000	87.7668	87.7668	2.4000e-003	0.0000	87.8269
Total	0.0479	0.0484	0.3662	1.0000e-003	0.0992	7.6000e-004	0.0999	0.0264	7.0000e-004	0.0271	0.0000	90.7994	90.7994	2.5600e-003	0.0000	90.8635

3.6 Grading (MOB Location) - 2017**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0324	0.0000	0.0324	0.0154	0.0000	0.0154	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0147	0.1673	0.0922	1.4000e-004		8.1700e-003	8.1700e-003		7.5100e-003	7.5100e-003	0.0000	12.9202	12.9202	3.9600e-003	0.0000	13.0192
Total	0.0147	0.1673	0.0922	1.4000e-004	0.0324	8.1700e-003	0.0406	0.0154	7.5100e-003	0.0229	0.0000	12.9202	12.9202	3.9600e-003	0.0000	13.0192

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.4100e-003	0.1067	0.0175	2.3000e-004	4.2000e-003	5.8000e-004	4.7800e-003	1.1600e-003	5.5000e-004	1.7100e-003	0.0000	22.2643	22.2643	1.2300e-003	0.0000	22.2950
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.4000e-004	4.9000e-004	5.0800e-003	1.0000e-005	1.0700e-003	1.0000e-005	1.0800e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	1.0106	1.0106	3.0000e-005	0.0000	1.0115
Total	4.0500e-003	0.1072	0.0226	2.4000e-004	5.2700e-003	5.9000e-004	5.8600e-003	1.4400e-003	5.6000e-004	2.0000e-003	0.0000	23.2749	23.2749	1.2600e-003	0.0000	23.3064

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0146	0.0000	0.0146	6.9200e-003	0.0000	6.9200e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0147	0.1673	0.0922	1.4000e-004		8.1700e-003	8.1700e-003		7.5100e-003	7.5100e-003	0.0000	12.9202	12.9202	3.9600e-003	0.0000	13.0192
Total	0.0147	0.1673	0.0922	1.4000e-004	0.0146	8.1700e-003	0.0228	6.9200e-003	7.5100e-003	0.0144	0.0000	12.9202	12.9202	3.9600e-003	0.0000	13.0192

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.4100e-003	0.1067	0.0175	2.3000e-004	4.2000e-003	5.8000e-004	4.7800e-003	1.1600e-003	5.5000e-004	1.7100e-003	0.0000	22.2643	22.2643	1.2300e-003	0.0000	22.2950
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.4000e-004	4.9000e-004	5.0800e-003	1.0000e-005	1.0700e-003	1.0000e-005	1.0800e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	1.0106	1.0106	3.0000e-005	0.0000	1.0115
Total	4.0500e-003	0.1072	0.0226	2.4000e-004	5.2700e-003	5.9000e-004	5.8600e-003	1.4400e-003	5.6000e-004	2.0000e-003	0.0000	23.2749	23.2749	1.2600e-003	0.0000	23.3064

3.7 Paving (South Lot) - 2017**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0102	0.1117	0.0606	1.4000e-004		4.8600e-003	4.8600e-003		4.4700e-003	4.4700e-003	0.0000	13.1212	13.1212	4.0200e-003	0.0000	13.2217
Paving	9.1400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0193	0.1117	0.0606	1.4000e-004		4.8600e-003	4.8600e-003		4.4700e-003	4.4700e-003	0.0000	13.1212	13.1212	4.0200e-003	0.0000	13.2217

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.4000e-004	4.9000e-004	5.0800e-003	1.0000e-005	1.0700e-003	1.0000e-005	1.0800e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	1.0106	1.0106	3.0000e-005	0.0000	1.0115
Total	6.4000e-004	4.9000e-004	5.0800e-003	1.0000e-005	1.0700e-003	1.0000e-005	1.0800e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	1.0106	1.0106	3.0000e-005	0.0000	1.0115

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0102	0.1117	0.0606	1.4000e-004		4.8600e-003	4.8600e-003		4.4700e-003	4.4700e-003	0.0000	13.1212	13.1212	4.0200e-003	0.0000	13.2217
Paving	9.1400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0193	0.1117	0.0606	1.4000e-004		4.8600e-003	4.8600e-003		4.4700e-003	4.4700e-003	0.0000	13.1212	13.1212	4.0200e-003	0.0000	13.2217

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.4000e-004	4.9000e-004	5.0800e-003	1.0000e-005	1.0700e-003	1.0000e-005	1.0800e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	1.0106	1.0106	3.0000e-005	0.0000	1.0115
Total	6.4000e-004	4.9000e-004	5.0800e-003	1.0000e-005	1.0700e-003	1.0000e-005	1.0800e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	1.0106	1.0106	3.0000e-005	0.0000	1.0115

3.8 Grading (Pavilion Location) - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0105	0.0000	0.0105	4.9800e-003	0.0000	4.9800e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.2500e-003	0.0480	0.0268	5.0000e-005		2.2900e-003	2.2900e-003		2.1100e-003	2.1100e-003	0.0000	4.1137	4.1137	1.2800e-003	0.0000	4.1457
Total	4.2500e-003	0.0480	0.0268	5.0000e-005	0.0105	2.2900e-003	0.0128	4.9800e-003	2.1100e-003	7.0900e-003	0.0000	4.1137	4.1137	1.2800e-003	0.0000	4.1457

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	9.8000e-004	0.0330	5.2000e-003	8.0000e-005	1.3900e-003	1.3000e-004	1.5300e-003	3.8000e-004	1.3000e-004	5.1000e-004	0.0000	7.3379	7.3379	3.8000e-004	0.0000	7.3475
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.8000e-004	1.4000e-004	1.4300e-003	0.0000	3.5000e-004	0.0000	3.5000e-004	9.0000e-005	0.0000	9.0000e-005	0.0000	0.3176	0.3176	1.0000e-005	0.0000	0.3178
Total	1.1600e-003	0.0331	6.6300e-003	8.0000e-005	1.7400e-003	1.3000e-004	1.8800e-003	4.7000e-004	1.3000e-004	6.0000e-004	0.0000	7.6555	7.6555	3.9000e-004	0.0000	7.6653

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.7200e-003	0.0000	4.7200e-003	2.2400e-003	0.0000	2.2400e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.2500e-003	0.0480	0.0268	5.0000e-005		2.2900e-003	2.2900e-003		2.1100e-003	2.1100e-003	0.0000	4.1137	4.1137	1.2800e-003	0.0000	4.1457
Total	4.2500e-003	0.0480	0.0268	5.0000e-005	4.7200e-003	2.2900e-003	7.0100e-003	2.2400e-003	2.1100e-003	4.3500e-003	0.0000	4.1137	4.1137	1.2800e-003	0.0000	4.1457

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	9.8000e-004	0.0330	5.2000e-003	8.0000e-005	1.3900e-003	1.3000e-004	1.5300e-003	3.8000e-004	1.3000e-004	5.1000e-004	0.0000	7.3379	7.3379	3.8000e-004	0.0000	7.3475
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.8000e-004	1.4000e-004	1.4300e-003	0.0000	3.5000e-004	0.0000	3.5000e-004	9.0000e-005	0.0000	9.0000e-005	0.0000	0.3176	0.3176	1.0000e-005	0.0000	0.3178
Total	1.1600e-003	0.0331	6.6300e-003	8.0000e-005	1.7400e-003	1.3000e-004	1.8800e-003	4.7000e-004	1.3000e-004	6.0000e-004	0.0000	7.6555	7.6555	3.9000e-004	0.0000	7.6653

3.9 Architectural Coating - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.8404					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.8500e-003	0.0662	0.0612	1.0000e-004		4.9700e-003	4.9700e-003		4.9700e-003	4.9700e-003	0.0000	8.4258	8.4258	8.0000e-004	0.0000	8.4458
Total	0.8502	0.0662	0.0612	1.0000e-004		4.9700e-003	4.9700e-003		4.9700e-003	4.9700e-003	0.0000	8.4258	8.4258	8.0000e-004	0.0000	8.4458

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.4600e-003	2.5800e-003	0.0269	7.0000e-005	6.5000e-003	4.0000e-005	6.5500e-003	1.7300e-003	4.0000e-005	1.7700e-003	0.0000	5.9765	5.9765	1.8000e-004	0.0000	5.9810
Total	3.4600e-003	2.5800e-003	0.0269	7.0000e-005	6.5000e-003	4.0000e-005	6.5500e-003	1.7300e-003	4.0000e-005	1.7700e-003	0.0000	5.9765	5.9765	1.8000e-004	0.0000	5.9810

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.8404					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.8500e-003	0.0662	0.0612	1.0000e-004		4.9700e-003	4.9700e-003		4.9700e-003	4.9700e-003	0.0000	8.4257	8.4257	8.0000e-004	0.0000	8.4458
Total	0.8502	0.0662	0.0612	1.0000e-004		4.9700e-003	4.9700e-003		4.9700e-003	4.9700e-003	0.0000	8.4257	8.4257	8.0000e-004	0.0000	8.4458

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.4600e-003	2.5800e-003	0.0269	7.0000e-005	6.5000e-003	4.0000e-005	6.5500e-003	1.7300e-003	4.0000e-005	1.7700e-003	0.0000	5.9765	5.9765	1.8000e-004	0.0000	5.9810
Total	3.4600e-003	2.5800e-003	0.0269	7.0000e-005	6.5000e-003	4.0000e-005	6.5500e-003	1.7300e-003	4.0000e-005	1.7700e-003	0.0000	5.9765	5.9765	1.8000e-004	0.0000	5.9810

3.9 Architectural Coating - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1868					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.9500e-003	0.0135	0.0135	2.0000e-005		9.4000e-004	9.4000e-004		9.4000e-004	9.4000e-004	0.0000	1.8724	1.8724	1.6000e-004	0.0000	1.8763
Total	0.1887	0.0135	0.0135	2.0000e-005		9.4000e-004	9.4000e-004		9.4000e-004	9.4000e-004	0.0000	1.8724	1.8724	1.6000e-004	0.0000	1.8763

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.0000e-004	5.0000e-004	5.3300e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.2883	1.2883	4.0000e-005	0.0000	1.2892
Total	7.0000e-004	5.0000e-004	5.3300e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.2883	1.2883	4.0000e-005	0.0000	1.2892

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1868					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.9500e-003	0.0135	0.0135	2.0000e-005		9.4000e-004	9.4000e-004		9.4000e-004	9.4000e-004	0.0000	1.8724	1.8724	1.6000e-004	0.0000	1.8763
Total	0.1887	0.0135	0.0135	2.0000e-005		9.4000e-004	9.4000e-004		9.4000e-004	9.4000e-004	0.0000	1.8724	1.8724	1.6000e-004	0.0000	1.8763

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.0000e-004	5.0000e-004	5.3300e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.2883	1.2883	4.0000e-005	0.0000	1.2892
Total	7.0000e-004	5.0000e-004	5.3300e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.2883	1.2883	4.0000e-005	0.0000	1.2892

3.10 Paving (MOB/Pavilion Location) - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	5.2300e-003	0.0534	0.0350	9.0000e-005		2.2400e-003	2.2400e-003		2.0600e-003	2.0600e-003	0.0000	8.2511	8.2511	2.6100e-003	0.0000	8.3164
Paving	9.1400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0144	0.0534	0.0350	9.0000e-005		2.2400e-003	2.2400e-003		2.0600e-003	2.0600e-003	0.0000	8.2511	8.2511	2.6100e-003	0.0000	8.3164

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.3000e-004	2.4000e-004	2.5500e-003	1.0000e-005	6.9000e-004	0.0000	7.0000e-004	1.8000e-004	0.0000	1.9000e-004	0.0000	0.6162	0.6162	2.0000e-005	0.0000	0.6166
Total	3.3000e-004	2.4000e-004	2.5500e-003	1.0000e-005	6.9000e-004	0.0000	7.0000e-004	1.8000e-004	0.0000	1.9000e-004	0.0000	0.6162	0.6162	2.0000e-005	0.0000	0.6166

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	5.2300e-003	0.0534	0.0350	9.0000e-005		2.2400e-003	2.2400e-003		2.0600e-003	2.0600e-003	0.0000	8.2511	8.2511	2.6100e-003	0.0000	8.3163
Paving	9.1400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0144	0.0534	0.0350	9.0000e-005		2.2400e-003	2.2400e-003		2.0600e-003	2.0600e-003	0.0000	8.2511	8.2511	2.6100e-003	0.0000	8.3163

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.3000e-004	2.4000e-004	2.5500e-003	1.0000e-005	6.9000e-004	0.0000	7.0000e-004	1.8000e-004	0.0000	1.9000e-004	0.0000	0.6162	0.6162	2.0000e-005	0.0000	0.6166
Total	3.3000e-004	2.4000e-004	2.5500e-003	1.0000e-005	6.9000e-004	0.0000	7.0000e-004	1.8000e-004	0.0000	1.9000e-004	0.0000	0.6162	0.6162	2.0000e-005	0.0000	0.6166

3.11 Grading (East Lot) - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0105	0.0000	0.0105	4.9800e-003	0.0000	4.9800e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.9800e-003	0.0444	0.0254	5.0000e-005		2.0900e-003	2.0900e-003		1.9200e-003	1.9200e-003	0.0000	4.0452	4.0452	1.2800e-003	0.0000	4.0772
Total	3.9800e-003	0.0444	0.0254	5.0000e-005	0.0105	2.0900e-003	0.0126	4.9800e-003	1.9200e-003	6.9000e-003	0.0000	4.0452	4.0452	1.2800e-003	0.0000	4.0772

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	9.0000e-004	0.0311	4.8600e-003	8.0000e-005	1.3900e-003	1.1000e-004	1.5100e-003	3.8000e-004	1.1000e-004	4.9000e-004	0.0000	7.2592	7.2592	3.7000e-004	0.0000	7.2684
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.7000e-004	1.2000e-004	1.2800e-003	0.0000	3.5000e-004	0.0000	3.5000e-004	9.0000e-005	0.0000	9.0000e-005	0.0000	0.3081	0.3081	1.0000e-005	0.0000	0.3083
Total	1.0700e-003	0.0312	6.1400e-003	8.0000e-005	1.7400e-003	1.1000e-004	1.8600e-003	4.7000e-004	1.1000e-004	5.8000e-004	0.0000	7.5673	7.5673	3.8000e-004	0.0000	7.5767

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.7200e-003	0.0000	4.7200e-003	2.2400e-003	0.0000	2.2400e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.9800e-003	0.0444	0.0254	5.0000e-005		2.0900e-003	2.0900e-003		1.9200e-003	1.9200e-003	0.0000	4.0452	4.0452	1.2800e-003	0.0000	4.0772
Total	3.9800e-003	0.0444	0.0254	5.0000e-005	4.7200e-003	2.0900e-003	6.8100e-003	2.2400e-003	1.9200e-003	4.1600e-003	0.0000	4.0452	4.0452	1.2800e-003	0.0000	4.0772

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	9.0000e-004	0.0311	4.8600e-003	8.0000e-005	1.3900e-003	1.1000e-004	1.5100e-003	3.8000e-004	1.1000e-004	4.9000e-004	0.0000	7.2592	7.2592	3.7000e-004	0.0000	7.2684
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.7000e-004	1.2000e-004	1.2800e-003	0.0000	3.5000e-004	0.0000	3.5000e-004	9.0000e-005	0.0000	9.0000e-005	0.0000	0.3081	0.3081	1.0000e-005	0.0000	0.3083
Total	1.0700e-003	0.0312	6.1400e-003	8.0000e-005	1.7400e-003	1.1000e-004	1.8600e-003	4.7000e-004	1.1000e-004	5.8000e-004	0.0000	7.5673	7.5673	3.8000e-004	0.0000	7.5767

3.12 Paving (East Lot) - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.5300e-003	0.0345	0.0247	7.0000e-005		1.4400e-003	1.4400e-003		1.3300e-003	1.3300e-003	0.0000	5.8677	5.8677	1.9000e-003	0.0000	5.9152
Paving	9.1400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0127	0.0345	0.0247	7.0000e-005		1.4400e-003	1.4400e-003		1.3300e-003	1.3300e-003	0.0000	5.8677	5.8677	1.9000e-003	0.0000	5.9152

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.2000e-004	1.6000e-004	1.6600e-003	0.0000	5.0000e-004	0.0000	5.1000e-004	1.3000e-004	0.0000	1.4000e-004	0.0000	0.4338	0.4338	1.0000e-005	0.0000	0.4341
Total	2.2000e-004	1.6000e-004	1.6600e-003	0.0000	5.0000e-004	0.0000	5.1000e-004	1.3000e-004	0.0000	1.4000e-004	0.0000	0.4338	0.4338	1.0000e-005	0.0000	0.4341

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.5300e-003	0.0345	0.0247	7.0000e-005		1.4400e-003	1.4400e-003		1.3300e-003	1.3300e-003	0.0000	5.8677	5.8677	1.9000e-003	0.0000	5.9152
Paving	9.1400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0127	0.0345	0.0247	7.0000e-005		1.4400e-003	1.4400e-003		1.3300e-003	1.3300e-003	0.0000	5.8677	5.8677	1.9000e-003	0.0000	5.9152

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.2000e-004	1.6000e-004	1.6600e-003	0.0000	5.0000e-004	0.0000	5.1000e-004	1.3000e-004	0.0000	1.4000e-004	0.0000	0.4338	0.4338	1.0000e-005	0.0000	0.4341
Total	2.2000e-004	1.6000e-004	1.6600e-003	0.0000	5.0000e-004	0.0000	5.1000e-004	1.3000e-004	0.0000	1.4000e-004	0.0000	0.4338	0.4338	1.0000e-005	0.0000	0.4341

3.13 Demolition - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0830	0.0000	0.0830	0.0126	0.0000	0.0126	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0173	0.1866	0.2186	3.1000e-004		0.0105	0.0105		9.6400e-003	9.6400e-003	0.0000	27.6379	27.6379	8.9400e-003	0.0000	27.8613
Total	0.0173	0.1866	0.2186	3.1000e-004	0.0830	0.0105	0.0935	0.0126	9.6400e-003	0.0222	0.0000	27.6379	27.6379	8.9400e-003	0.0000	27.8613

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	5.8200e-003	0.2100	0.0325	5.5000e-004	0.0101	6.1000e-004	0.0107	2.7800e-003	5.8000e-004	3.3600e-003	0.0000	52.0635	52.0635	2.4900e-003	0.0000	52.1257
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5800e-003	1.1000e-003	0.0118	3.0000e-005	3.5700e-003	2.0000e-005	3.6000e-003	9.5000e-004	2.0000e-005	9.7000e-004	0.0000	3.0839	3.0839	8.0000e-005	0.0000	3.0858
Total	7.4000e-003	0.2111	0.0443	5.8000e-004	0.0137	6.3000e-004	0.0143	3.7300e-003	6.0000e-004	4.3300e-003	0.0000	55.1475	55.1475	2.5700e-003	0.0000	55.2115

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0374	0.0000	0.0374	5.6600e-003	0.0000	5.6600e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0173	0.1866	0.2186	3.1000e-004		0.0105	0.0105		9.6400e-003	9.6400e-003	0.0000	27.6378	27.6378	8.9400e-003	0.0000	27.8613
Total	0.0173	0.1866	0.2186	3.1000e-004	0.0374	0.0105	0.0479	5.6600e-003	9.6400e-003	0.0153	0.0000	27.6378	27.6378	8.9400e-003	0.0000	27.8613

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	5.8200e-003	0.2100	0.0325	5.5000e-004	0.0101	6.1000e-004	0.0107	2.7800e-003	5.8000e-004	3.3600e-003	0.0000	52.0635	52.0635	2.4900e-003	0.0000	52.1257
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5800e-003	1.1000e-003	0.0118	3.0000e-005	3.5700e-003	2.0000e-005	3.6000e-003	9.5000e-004	2.0000e-005	9.7000e-004	0.0000	3.0839	3.0839	8.0000e-005	0.0000	3.0858
Total	7.4000e-003	0.2111	0.0443	5.8000e-004	0.0137	6.3000e-004	0.0143	3.7300e-003	6.0000e-004	4.3300e-003	0.0000	55.1475	55.1475	2.5700e-003	0.0000	55.2115

3.14 Grading (Center Lot/North Lot) - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0134	0.0000	0.0134	6.3400e-003	0.0000	6.3400e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.7300e-003	0.0520	0.0308	6.0000e-005		2.4200e-003	2.4200e-003		2.2300e-003	2.2300e-003	0.0000	5.0363	5.0363	1.6300e-003	0.0000	5.0771
Total	4.7300e-003	0.0520	0.0308	6.0000e-005	0.0134	2.4200e-003	0.0158	6.3400e-003	2.2300e-003	8.5700e-003	0.0000	5.0363	5.0363	1.6300e-003	0.0000	5.0771

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.0800e-003	0.0389	6.0200e-003	1.0000e-004	1.8700e-003	1.1000e-004	1.9800e-003	5.1000e-004	1.1000e-004	6.2000e-004	0.0000	9.6318	9.6318	4.6000e-004	0.0000	9.6433
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.4000e-004	1.4500e-003	0.0000	4.4000e-004	0.0000	4.4000e-004	1.2000e-004	0.0000	1.2000e-004	0.0000	0.3796	0.3796	1.0000e-005	0.0000	0.3798
Total	1.2700e-003	0.0390	7.4700e-003	1.0000e-004	2.3100e-003	1.1000e-004	2.4200e-003	6.3000e-004	1.1000e-004	7.4000e-004	0.0000	10.0113	10.0113	4.7000e-004	0.0000	10.0231

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					6.0100e-003	0.0000	6.0100e-003	2.8500e-003	0.0000	2.8500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.7300e-003	0.0520	0.0308	6.0000e-005		2.4200e-003	2.4200e-003		2.2300e-003	2.2300e-003	0.0000	5.0363	5.0363	1.6300e-003	0.0000	5.0771
Total	4.7300e-003	0.0520	0.0308	6.0000e-005	6.0100e-003	2.4200e-003	8.4300e-003	2.8500e-003	2.2300e-003	5.0800e-003	0.0000	5.0363	5.0363	1.6300e-003	0.0000	5.0771

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.0800e-003	0.0389	6.0200e-003	1.0000e-004	1.8700e-003	1.1000e-004	1.9800e-003	5.1000e-004	1.1000e-004	6.2000e-004	0.0000	9.6318	9.6318	4.6000e-004	0.0000	9.6433
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.4000e-004	1.4500e-003	0.0000	4.4000e-004	0.0000	4.4000e-004	1.2000e-004	0.0000	1.2000e-004	0.0000	0.3796	0.3796	1.0000e-005	0.0000	0.3798
Total	1.2700e-003	0.0390	7.4700e-003	1.0000e-004	2.3100e-003	1.1000e-004	2.4200e-003	6.3000e-004	1.1000e-004	7.4000e-004	0.0000	10.0113	10.0113	4.7000e-004	0.0000	10.0231

3.15 Paving (Center Lot/North Lot) - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.8600e-003	0.0475	0.0339	9.0000e-005		1.9800e-003	1.9800e-003		1.8200e-003	1.8200e-003	0.0000	8.0681	8.0681	2.6100e-003	0.0000	8.1334
Paving	9.1400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0140	0.0475	0.0339	9.0000e-005		1.9800e-003	1.9800e-003		1.8200e-003	1.8200e-003	0.0000	8.0681	8.0681	2.6100e-003	0.0000	8.1334

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-004	2.1000e-004	2.2800e-003	1.0000e-005	6.9000e-004	0.0000	7.0000e-004	1.8000e-004	0.0000	1.9000e-004	0.0000	0.5965	0.5965	1.0000e-005	0.0000	0.5968
Total	3.0000e-004	2.1000e-004	2.2800e-003	1.0000e-005	6.9000e-004	0.0000	7.0000e-004	1.8000e-004	0.0000	1.9000e-004	0.0000	0.5965	0.5965	1.0000e-005	0.0000	0.5968

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.8600e-003	0.0475	0.0339	9.0000e-005		1.9800e-003	1.9800e-003		1.8200e-003	1.8200e-003	0.0000	8.0681	8.0681	2.6100e-003	0.0000	8.1334
Paving	9.1400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0140	0.0475	0.0339	9.0000e-005		1.9800e-003	1.9800e-003		1.8200e-003	1.8200e-003	0.0000	8.0681	8.0681	2.6100e-003	0.0000	8.1334

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-004	2.1000e-004	2.2800e-003	1.0000e-005	6.9000e-004	0.0000	7.0000e-004	1.8000e-004	0.0000	1.9000e-004	0.0000	0.5965	0.5965	1.0000e-005	0.0000	0.5968
Total	3.0000e-004	2.1000e-004	2.2800e-003	1.0000e-005	6.9000e-004	0.0000	7.0000e-004	1.8000e-004	0.0000	1.9000e-004	0.0000	0.5965	0.5965	1.0000e-005	0.0000	0.5968

3.16 Paving (West Lot Final Lift) - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.5300e-003	0.0345	0.0247	7.0000e-005		1.4400e-003	1.4400e-003		1.3300e-003	1.3300e-003	0.0000	5.8677	5.8677	1.9000e-003	0.0000	5.9152
Paving	9.1400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0127	0.0345	0.0247	7.0000e-005		1.4400e-003	1.4400e-003		1.3300e-003	1.3300e-003	0.0000	5.8677	5.8677	1.9000e-003	0.0000	5.9152

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.2000e-004	1.6000e-004	1.6600e-003	0.0000	5.0000e-004	0.0000	5.1000e-004	1.3000e-004	0.0000	1.4000e-004	0.0000	0.4338	0.4338	1.0000e-005	0.0000	0.4341
Total	2.2000e-004	1.6000e-004	1.6600e-003	0.0000	5.0000e-004	0.0000	5.1000e-004	1.3000e-004	0.0000	1.4000e-004	0.0000	0.4338	0.4338	1.0000e-005	0.0000	0.4341

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.5300e-003	0.0345	0.0247	7.0000e-005		1.4400e-003	1.4400e-003		1.3300e-003	1.3300e-003	0.0000	5.8677	5.8677	1.9000e-003	0.0000	5.9152
Paving	9.1400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0127	0.0345	0.0247	7.0000e-005		1.4400e-003	1.4400e-003		1.3300e-003	1.3300e-003	0.0000	5.8677	5.8677	1.9000e-003	0.0000	5.9152

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.2000e-004	1.6000e-004	1.6600e-003	0.0000	5.0000e-004	0.0000	5.1000e-004	1.3000e-004	0.0000	1.4000e-004	0.0000	0.4338	0.4338	1.0000e-005	0.0000	0.4341
Total	2.2000e-004	1.6000e-004	1.6600e-003	0.0000	5.0000e-004	0.0000	5.1000e-004	1.3000e-004	0.0000	1.4000e-004	0.0000	0.4338	0.4338	1.0000e-005	0.0000	0.4341

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.7635	11.8486	18.3322	0.0615	4.2576	0.0678	4.3254	1.1453	0.0639	1.2092	0.0000	5,656.571 1	5,656.571 1	0.2641	0.0000	5,663.173 3
Unmitigated	1.7635	11.8486	18.3322	0.0615	4.2576	0.0678	4.3254	1.1453	0.0639	1.2092	0.0000	5,656.571 1	5,656.571 1	0.2641	0.0000	5,663.173 3

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Medical Office Building	7,503.30	1,881.60	325.50	11,453,903	11,453,903
Parking Lot	0.00	0.00	0.00		
Unenclosed Parking Structure	0.00	0.00	0.00		
Total	7,503.30	1,881.60	325.50	11,453,903	11,453,903

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Medical Office Building	8.20	8.20	8.20	29.60	51.40	19.00	60	30	10
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Unenclosed Parking Structure	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Medical Office Building	0.489257	0.041257	0.220156	0.132626	0.025790	0.006586	0.027831	0.045583	0.001467	0.001229	0.006102	0.000783	0.001333
Parking Lot	0.489257	0.041257	0.220156	0.132626	0.025790	0.006586	0.027831	0.045583	0.001467	0.001229	0.006102	0.000783	0.001333
Unenclosed Parking Structure	0.489257	0.041257	0.220156	0.132626	0.025790	0.006586	0.027831	0.045583	0.001467	0.001229	0.006102	0.000783	0.001333

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	353.4553	353.4553	0.0175	3.6300e-003	354.9751
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	353.4553	353.4553	0.0175	3.6300e-003	354.9751
NaturalGas Mitigated	0.0187	0.1703	0.1430	1.0200e-003		0.0129	0.0129		0.0129	0.0129	0.0000	185.3539	185.3539	3.5500e-003	3.4000e-003	186.4553
NaturalGas Unmitigated	0.0187	0.1703	0.1430	1.0200e-003		0.0129	0.0129		0.0129	0.0129	0.0000	185.3539	185.3539	3.5500e-003	3.4000e-003	186.4553

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Medical Office Building	3.4734e+06	0.0187	0.1703	0.1430	1.0200e-003		0.0129	0.0129		0.0129	0.0129	0.0000	185.3539	185.3539	3.5500e-003	3.4000e-003	186.4553
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unenclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0187	0.1703	0.1430	1.0200e-003		0.0129	0.0129		0.0129	0.0129	0.0000	185.3539	185.3539	3.5500e-003	3.4000e-003	186.4553

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Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Medical Office Building	3.4734e+06	0.0187	0.1703	0.1430	1.0200e-003		0.0129	0.0129		0.0129	0.0129	0.0000	185.3539	185.3539	3.5500e-003	3.4000e-003	186.4553
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unenclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0187	0.1703	0.1430	1.0200e-003		0.0129	0.0129		0.0129	0.0129	0.0000	185.3539	185.3539	3.5500e-003	3.4000e-003	186.4553

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Medical Office Building	848400	224.9126	0.0112	2.3100e-003	225.8797
Parking Lot	267563	70.9315	3.5200e-003	7.3000e-004	71.2365
Unenclosed Parking Structure	217317	57.6112	2.8600e-003	5.9000e-004	57.8589
Total		353.4553	0.0175	3.6300e-003	354.9751

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Medical Office Building	848400	224.9126	0.0112	2.3100e-003	225.8797
Parking Lot	267563	70.9315	3.5200e-003	7.3000e-004	71.2365
Unenclosed Parking Structure	217317	57.6112	2.8600e-003	5.9000e-004	57.8589
Total		353.4553	0.0175	3.6300e-003	354.9751

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.9490	1.1000e-004	0.0117	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0225	0.0225	6.0000e-005	0.0000	0.0240
Unmitigated	0.9490	1.1000e-004	0.0117	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0225	0.0225	6.0000e-005	0.0000	0.0240

6.2 Area by SubCategory**Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1027					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.8452					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.1000e-003	1.1000e-004	0.0117	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0225	0.0225	6.0000e-005	0.0000	0.0240
Total	0.9490	1.1000e-004	0.0117	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0225	0.0225	6.0000e-005	0.0000	0.0240

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1027					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.8452					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.1000e-003	1.1000e-004	0.0117	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0225	0.0225	6.0000e-005	0.0000	0.0240
Total	0.9490	1.1000e-004	0.0117	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0225	0.0225	6.0000e-005	0.0000	0.0240

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	6.0355	3.9900e-003	2.4100e-003	6.8545
Unmitigated	7.5444	4.9800e-003	3.0200e-003	8.5681

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Medical Office Building	3.83935 / 0.731306	7.5444	4.9800e-003	3.0200e-003	8.5681
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unenclosed Parking Structure	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		7.5444	4.9800e-003	3.0200e-003	8.5681

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Medical Office Building	3.07148 / 0.585045	6.0355	3.9900e-003	2.4100e-003	6.8545
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unenclosed Parking Structure	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		6.0355	3.9900e-003	2.4100e-003	6.8545

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	30.3776	1.7953	0.0000	75.2592
Unmitigated	121.5104	7.1811	0.0000	301.0369

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Medical Office Building	598.6	121.5104	7.1811	0.0000	301.0369
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unenclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000
Total		121.5104	7.1811	0.0000	301.0369

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Medical Office Building	149.65	30.3776	1.7953	0.0000	75.2592
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unenclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000
Total		30.3776	1.7953	0.0000	75.2592

Riverside Cirby MOB - Placer-Sacramento County, Summer

Riverside Cirby MOB
Placer-Sacramento County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	210.00	1000sqft	4.00	210,000.00	0
Parking Lot	805.00	Space	6.98	304,049.00	0
Unenclosed Parking Structure	245.00	Space	2.20	82,630.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	74
Climate Zone	2			Operational Year	2020
Utility Company	Roseville Electric				
CO2 Intensity (lb/MW hr)	584.45	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Riverside Cirby MOB. Placer County (Sacramento Valley Air Basin). CO2 Intensity adjusted based on RE 33% Renewables by 2020.

Land Use - Project includes development of two buildings totaling 210,000-square-feet (194 ksf of MOB space and 16 ksf pavilion), an 82,630 sf parking garage and 805 surface parking on approx 14 acres.

Construction Phase - Construction would occur from March 2017 to September 2020.

Off-road Equipment - Update construction equipment per client.

Off-road Equipment - Update construction equipment per client.

Off-road Equipment - Update construction equipment per client.

Off-road Equipment - Update construction equipment per client.

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Off-road Equipment - Update construction equipment per client.

Off-road Equipment - Update construction equipment per client.

Off-road Equipment - Update construction equipment per client.

Off-road Equipment - Update construction equipment per client.

Trips and VMT - Rounded worker trips. 2 two-way vendor trips during building construction. 1,200 two-way haul trips for grading (distributed amongst all grading phases) and 1,000 two-way haul trips for demo. Haul trip length to nearest facility is 12 miles.

Demolition - Demolition would result in 7,760.72 tons of waste material (4,149.61 tons from the structure and 3,611.11 tons from pavement).

Grading - 19,406 cubic yards of soil exported (distributed amongst all grading phases).

Vehicle Trips - New trip rate calculated based on total trips generated by the project from traffic analysis. Average trip length of 8.2 miles.

Energy Use - T24, NT24, and lighting energy intensities adjusted based on project's energy consumption of 850,000 kWh.

Water And Wastewater - Updated indoor and outdoor water use as calculated in 4.2 Public Utilities.

Solid Waste - 598.6 tons per year waste generate as calculated in 4.2 Public Utilities.

Construction Off-road Equipment Mitigation - Fugitive dust reductions.

Water Mitigation - Reduce water consumption by 20% by 2020.

Waste Mitigation - 75% waste diversion consistent with AB 341.

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	40	0
tblConstructionPhase	NumDays	20.00	44.00
tblConstructionPhase	NumDays	300.00	521.00
tblConstructionPhase	NumDays	20.00	65.00
tblConstructionPhase	NumDays	30.00	27.00

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tblConstructionPhase	NumDays	30.00	34.00
tblConstructionPhase	NumDays	30.00	11.00
tblConstructionPhase	NumDays	30.00	11.00
tblConstructionPhase	NumDays	30.00	14.00
tblConstructionPhase	NumDays	20.00	17.00
tblConstructionPhase	NumDays	20.00	11.00
tblConstructionPhase	NumDays	20.00	8.00
tblConstructionPhase	NumDays	20.00	11.00
tblConstructionPhase	NumDays	20.00	8.00
tblConstructionPhase	NumDays	20.00	5.00
tblConstructionPhase	NumDays	10.00	14.00
tblConstructionPhase	PhaseEndDate	3/25/2020	1/10/2019
tblConstructionPhase	PhaseEndDate	10/31/2019	5/31/2019
tblConstructionPhase	PhaseEndDate	5/30/2017	5/1/2020
tblConstructionPhase	PhaseEndDate	7/26/2017	6/1/2017
tblConstructionPhase	PhaseEndDate	9/12/2017	8/4/2017
tblConstructionPhase	PhaseEndDate	9/27/2017	11/5/2018
tblConstructionPhase	PhaseEndDate	10/12/2017	12/2/2019
tblConstructionPhase	PhaseEndDate	11/1/2017	5/4/2020
tblConstructionPhase	PhaseEndDate	12/2/2019	9/5/2017
tblConstructionPhase	PhaseEndDate	12/17/2019	4/1/2019
tblConstructionPhase	PhaseEndDate	12/27/2019	1/10/2020
tblConstructionPhase	PhaseEndDate	1/13/2020	7/15/2020
tblConstructionPhase	PhaseEndDate	1/23/2020	9/10/2020
tblConstructionPhase	PhaseEndDate	11/7/2019	6/7/2017
tblConstructionPhase	PhaseEndDate	6/19/2017	3/20/2017
tblConstructionPhase	PhaseStartDate	1/24/2020	11/12/2018
tblConstructionPhase	PhaseStartDate	11/2/2017	6/2/2017
tblConstructionPhase	PhaseStartDate	3/1/2017	2/1/2020

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tblConstructionPhase	PhaseStartDate	6/20/2017	4/26/2017
tblConstructionPhase	PhaseStartDate	7/27/2017	6/20/2017
tblConstructionPhase	PhaseStartDate	9/13/2017	10/22/2018
tblConstructionPhase	PhaseStartDate	9/28/2017	11/18/2019
tblConstructionPhase	PhaseStartDate	10/13/2017	4/15/2020
tblConstructionPhase	PhaseStartDate	11/8/2019	8/14/2017
tblConstructionPhase	PhaseStartDate	12/3/2019	3/18/2019
tblConstructionPhase	PhaseStartDate	12/18/2019	1/1/2020
tblConstructionPhase	PhaseStartDate	12/28/2019	7/1/2020
tblConstructionPhase	PhaseStartDate	1/14/2020	9/1/2020
tblConstructionPhase	PhaseStartDate	11/1/2019	6/1/2017
tblConstructionPhase	PhaseStartDate	5/31/2017	3/1/2017
tblEnergyUse	LightingElect	3.25	1.31
tblEnergyUse	NT24E	3.62	1.31
tblEnergyUse	T24E	3.37	1.42
tblGrading	AcresOfGrading	27.00	7.76
tblGrading	AcresOfGrading	34.00	9.77
tblGrading	AcresOfGrading	11.00	3.16
tblGrading	AcresOfGrading	11.00	3.16
tblGrading	AcresOfGrading	14.00	4.02
tblGrading	AcresOfGrading	7.00	4.99
tblGrading	MaterialExported	0.00	5,225.00
tblGrading	MaterialExported	0.00	6,717.00
tblGrading	MaterialExported	0.00	2,239.00
tblGrading	MaterialExported	0.00	2,239.00
tblGrading	MaterialExported	0.00	2,986.00
tblLandUse	BuildingSpaceSquareFeet	322,000.00	304,049.00
tblLandUse	BuildingSpaceSquareFeet	98,000.00	82,630.00
tblLandUse	LandUseSquareFeet	322,000.00	304,049.00

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tblLandUse	LandUseSquareFeet	98,000.00	82,630.00
tblLandUse	LotAcreage	4.82	4.00
tblLandUse	LotAcreage	7.24	6.98
tblOffRoadEquipment	HorsePower	402.00	400.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
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tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	5.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	1.00

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tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	1.00
tblOffRoadEquipment	PhaseName		Building Construction
tblOffRoadEquipment	PhaseName		Building Construction
tblOffRoadEquipment	PhaseName		Paving (West Lot First Lift)
tblOffRoadEquipment	PhaseName		Building Construction
tblOffRoadEquipment	PhaseName		Demolition
tblOffRoadEquipment	PhaseName		Paving (West Lot First Lift)
tblOffRoadEquipment	PhaseName		Demolition
tblOffRoadEquipment	PhaseName		Building Construction
tblOffRoadEquipment	PhaseName		Demolition
tblOffRoadEquipment	PhaseName		Paving (West Lot First Lift)
tblOffRoadEquipment	UsageHours	7.00	8.00
tblProjectCharacteristics	CO2IntensityFactor	793.8	584.45
tblProjectCharacteristics	OperationalYear	2018	2020
tblSolidWaste	SolidWasteGenerationRate	2,268.00	598.60
tblTripsAndVMT	HaulingTripLength	20.00	12.00
tblTripsAndVMT	HaulingTripLength	20.00	12.00
tblTripsAndVMT	HaulingTripLength	20.00	12.00
tblTripsAndVMT	HaulingTripLength	20.00	12.00
tblTripsAndVMT	HaulingTripLength	20.00	12.00
tblTripsAndVMT	HaulingTripLength	20.00	12.00
tblTripsAndVMT	HaulingTripNumber	767.00	2,000.00
tblTripsAndVMT	HaulingTripNumber	653.00	646.00
tblTripsAndVMT	HaulingTripNumber	840.00	832.00

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tblTripsAndVMT	HaulingTripNumber	280.00	276.00
tblTripsAndVMT	HaulingTripNumber	280.00	276.00
tblTripsAndVMT	HaulingTripNumber	373.00	370.00
tblTripsAndVMT	VendorTripNumber	98.00	2.00
tblTripsAndVMT	WorkerTripNumber	13.00	14.00
tblTripsAndVMT	WorkerTripNumber	28.00	16.00
tblTripsAndVMT	WorkerTripNumber	28.00	16.00
tblTripsAndVMT	WorkerTripNumber	28.00	16.00
tblTripsAndVMT	WorkerTripNumber	28.00	16.00
tblTripsAndVMT	WorkerTripNumber	28.00	16.00
tblTripsAndVMT	WorkerTripNumber	15.00	10.00
tblTripsAndVMT	WorkerTripNumber	28.00	16.00
tblVehicleTrips	CC_TL	7.30	8.20
tblVehicleTrips	CNW_TL	7.30	8.20
tblVehicleTrips	CW_TL	9.50	8.20
tblVehicleTrips	WD_TR	36.13	35.73
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	IndoorWaterUseRate	26,350,912.89	3,839,355.00
tblWater	OutdoorWaterUseRate	5,019,221.50	731,306.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	11.0754	79.6254	47.0871	0.0967	8.5749	3.5058	11.5413	3.9395	3.2266	6.6942	0.0000	9,811.5810	9,811.5810	2.4941	0.0000	9,871.0766
2018	50.6720	59.2972	37.4175	0.0861	8.5820	2.5553	11.1373	3.9414	2.3526	6.2940	0.0000	8,694.9665	8,694.9665	1.7072	0.0000	8,737.6451
2019	50.2956	51.8718	41.8470	0.0954	6.6791	2.4025	7.9502	3.4363	2.2111	4.6065	0.0000	9,442.2299	9,442.2299	2.3618	0.0000	9,501.2749
2020	5.0541	46.0222	26.5411	0.0753	9.6872	1.7107	11.3980	3.9463	1.5751	5.5215	0.0000	7,553.5725	7,553.5725	1.5754	0.0000	7,590.0694
Maximum	50.6720	79.6254	47.0871	0.0967	9.6872	3.5058	11.5413	3.9463	3.2266	6.6942	0.0000	9,811.5810	9,811.5810	2.4941	0.0000	9,871.0766

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	11.0754	79.6254	47.0871	0.0967	5.0829	3.5058	8.0493	2.0989	3.2266	4.8537	0.0000	9,811.5810	9,811.5810	2.4941	0.0000	9,871.0766
2018	50.6720	59.2972	37.4175	0.0861	5.0897	2.5553	7.6449	2.1007	2.3526	4.4534	0.0000	8,694.9665	8,694.9665	1.7072	0.0000	8,737.6451
2019	50.2956	51.8718	41.8470	0.0954	3.1867	2.4025	4.4578	1.5957	2.2111	2.7658	0.0000	9,442.2299	9,442.2299	2.3618	0.0000	9,501.2749
2020	5.0541	46.0222	26.5411	0.0753	4.7891	1.7107	6.4999	1.8928	1.5751	3.4680	0.0000	7,553.5725	7,553.5725	1.5754	0.0000	7,590.0694
Maximum	50.6720	79.6254	47.0871	0.0967	5.0897	3.5058	8.0493	2.1007	3.2266	4.8537	0.0000	9,811.5810	9,811.5810	2.4941	0.0000	9,871.0766

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	45.86	0.00	36.58	49.63	0.00	32.77	0.00	0.00	0.00	0.00	0.00	0.00

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Unmitigated Operational

Mitigated Operational

[illegible]

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	3/1/2017	3/20/2017	5	14	
2	Grading (West Lot/South Lot)	Grading	4/26/2017	6/1/2017	5	27	
3	Paving (West Lot First Lift)	Paving	6/1/2017	6/7/2017	5	5	
4	Building Construction	Building Construction	6/2/2017	5/31/2019	5	521	
5	Grading (MOB Location)	Grading	6/20/2017	8/4/2017	5	34	
6	Paving (South Lot)	Paving	8/14/2017	9/5/2017	5	17	
7	Grading (Pavilion Location)	Grading	10/22/2018	11/5/2018	5	11	
8	Architectural Coating	Architectural Coating	11/12/2018	1/10/2019	5	44	
9	Paving (MOB/Pavilion Location)	Paving	3/18/2019	4/1/2019	5	11	
10	Grading (East Lot)	Grading	11/18/2019	12/2/2019	5	11	
11	Paving (East Lot)	Paving	1/1/2020	1/10/2020	5	8	
12	Demolition	Demolition	2/1/2020	5/1/2020	5	65	
13	Grading (Center Lot/North Lot)	Grading	4/15/2020	5/4/2020	5	14	
14	Paving (Center Lot/North Lot)	Paving	7/1/2020	7/15/2020	5	11	
15	Paving (West Lot Final Lift)	Paving	9/1/2020	9/10/2020	5	8	

Acres of Grading (Site Preparation Phase): 4.99

Acres of Grading (Grading Phase): 0

Acres of Paving: 9.18

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 315,000; Non-Residential Outdoor: 105,000; Striped Parking

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Excavators	1	8.00	158	0.38
Demolition	Skid Steer Loaders	2	8.00	65	0.37
Demolition	Sweepers/Scrubbers	1	8.00	64	0.46
Demolition	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Excavators	1	8.00	158	0.38
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Off-Highway Trucks	2	4.00	402	0.38
Site Preparation	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading (West Lot/South Lot)	Rubber Tired Dozers	1	8.00	247	0.40
Grading (West Lot/South Lot)	Scrapers	1	8.00	367	0.48
Grading (West Lot/South Lot)	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading (MOB Location)	Rubber Tired Dozers	1	8.00	247	0.40
Grading (MOB Location)	Scrapers	1	8.00	367	0.48
Grading (MOB Location)	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading (Pavilion Location)	Rubber Tired Dozers	1	8.00	247	0.40
Grading (Pavilion Location)	Scrapers	1	8.00	367	0.48
Grading (Pavilion Location)	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading (East Lot)	Rubber Tired Dozers	1	8.00	247	0.40
Grading (East Lot)	Scrapers	1	8.00	367	0.48
Grading (East Lot)	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading (Center Lot/North Lot)	Rubber Tired Dozers	1	8.00	247	0.40
Grading (Center Lot/North Lot)	Scrapers	1	8.00	367	0.48
Grading (Center Lot/North Lot)	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Excavators	1	8.00	158	0.38
Building Construction	Forklifts	2	8.00	89	0.20

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Building Construction	Graders	1	8.00	187	0.41
Building Construction	Plate Compactors	1	8.00	8	0.43
Building Construction	Sweepers/Scrubbers	1	8.00	64	0.46
Paving (West Lot First Lift)	Off-Highway Trucks	5	4.00	402	0.38
Paving (West Lot First Lift)	Pavers	1	8.00	130	0.42
Paving (West Lot First Lift)	Rollers	2	8.00	80	0.38
Paving (West Lot First Lift)	Skid Steer Loaders	2	8.00	65	0.37
Paving (West Lot First Lift)	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Paving (South Lot)	Off-Highway Trucks	5	4.00	400	0.38
Paving (South Lot)	Pavers	1	8.00	130	0.42
Paving (South Lot)	Rollers	2	8.00	80	0.38
Paving (South Lot)	Skid Steer Loaders	2	8.00	65	0.37
Paving (South Lot)	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Paving (MOB/Pavilion Location)	Off-Highway Trucks	5	4.00	402	0.38
Paving (MOB/Pavilion Location)	Pavers	1	8.00	130	0.42
Paving (MOB/Pavilion Location)	Rollers	2	8.00	80	0.38
Paving (MOB/Pavilion Location)	Skid Steer Loaders	2	8.00	65	0.37
Paving (MOB/Pavilion Location)	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Paving (East Lot)	Off-Highway Trucks	5	4.00	402	0.38
Paving (East Lot)	Pavers	1	8.00	130	0.42
Paving (East Lot)	Rollers	2	8.00	80	0.38
Paving (East Lot)	Skid Steer Loaders	2	8.00	65	0.37
Paving (East Lot)	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Paving (Center Lot/North Lot)	Off-Highway Trucks	5	4.00	402	0.38
Paving (Center Lot/North Lot)	Pavers	1	8.00	130	0.42
Paving (Center Lot/North Lot)	Rollers	2	8.00	80	0.38
Paving (Center Lot/North Lot)	Skid Steer Loaders	2	8.00	65	0.37
Paving (Center Lot/North Lot)	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Paving (West Lot Final Lift)	Off-Highway Trucks	5	4.00	402	0.38

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Paving (West Lot Final Lift)	Pavers	1	8.00	130	0.42
Paving (West Lot Final Lift)	Rollers	2	8.00	80	0.38
Paving (West Lot Final Lift)	Skid Steer Loaders	2	8.00	65	0.37
Paving (West Lot Final Lift)	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	2	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	14.00	0.00	2,000.00	10.80	7.30	12.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	6	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading (West Lot/South Lot)	3	8.00	0.00	646.00	10.80	7.30	12.00	LD_Mix	HDT_Mix	HHDT
Grading (MOB Location)	3	8.00	0.00	832.00	10.80	7.30	12.00	LD_Mix	HDT_Mix	HHDT
Grading (Pavilion Location)	3	8.00	0.00	276.00	10.80	7.30	12.00	LD_Mix	HDT_Mix	HHDT
Grading (East Lot)	3	8.00	0.00	276.00	10.80	7.30	12.00	LD_Mix	HDT_Mix	HHDT
Grading (Center Lot/North Lot)	3	8.00	0.00	370.00	10.80	7.30	12.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	230.00	2.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving (West Lot First Lift)	11	16.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving (South Lot)	11	16.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving (MOB/Pavilion Location)	11	16.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving (East Lot)	11	16.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving (Center Lot/North Lot)	11	16.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving (West Lot Final Lift)	11	16.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	2	46.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.4001	0.0000	6.4001	3.3510	0.0000	3.3510			0.0000			0.0000
Off-Road	3.3132	37.6826	17.0253	0.0367		1.6865	1.6865		1.5516	1.5516		3,752.3646	3,752.3646	1.1497		3,781.1075
Total	3.3132	37.6826	17.0253	0.0367	6.4001	1.6865	8.0866	3.3510	1.5516	4.9026		3,752.3646	3,752.3646	1.1497		3,781.1075

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0528	0.0316	0.4150	9.0000e-004	0.0822	5.6000e-004	0.0827	0.0218	5.1000e-004	0.0223		89.7279	89.7279	2.9600e-003		89.8018
Total	0.0528	0.0316	0.4150	9.0000e-004	0.0822	5.6000e-004	0.0827	0.0218	5.1000e-004	0.0223		89.7279	89.7279	2.9600e-003		89.8018

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.8800	0.0000	2.8800	1.5080	0.0000	1.5080			0.0000			0.0000
Off-Road	3.3132	37.6826	17.0253	0.0367		1.6865	1.6865		1.5516	1.5516	0.0000	3,752.3646	3,752.3646	1.1497		3,781.1075
Total	3.3132	37.6826	17.0253	0.0367	2.8800	1.6865	4.5665	1.5080	1.5516	3.0596	0.0000	3,752.3646	3,752.3646	1.1497		3,781.1075

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0528	0.0316	0.4150	9.0000e-004	0.0822	5.6000e-004	0.0827	0.0218	5.1000e-004	0.0223		89.7279	89.7279	2.9600e-003		89.8018
Total	0.0528	0.0316	0.4150	9.0000e-004	0.0822	5.6000e-004	0.0827	0.0218	5.1000e-004	0.0223		89.7279	89.7279	2.9600e-003		89.8018

3.3 Grading (West Lot/South Lot) - 2017**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.3488	0.0000	6.3488	3.3465	0.0000	3.3465			0.0000			0.0000
Off-Road	2.8687	33.0000	17.3883	0.0268		1.5489	1.5489		1.4250	1.4250		2,740.900 0	2,740.900 0	0.8398		2,761.895 2
Total	2.8687	33.0000	17.3883	0.0268	6.3488	1.5489	7.8977	3.3465	1.4250	4.7715		2,740.900 0	2,740.900 0	0.8398		2,761.895 2

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1919	6.0143	0.9295	0.0137	0.2514	0.0328	0.2842	0.0689	0.0314	0.1004		1,431.272 9	1,431.272 9	0.0737		1,433.115 3
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0422	0.0253	0.3320	7.2000e-004	0.0657	4.5000e-004	0.0662	0.0174	4.1000e-004	0.0178		71.7823	71.7823	2.3600e-003		71.8414
Total	0.2341	6.0396	1.2615	0.0144	0.3171	0.0333	0.3504	0.0864	0.0318	0.1182		1,503.055 2	1,503.055 2	0.0761		1,504.956 7

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.8569	0.0000	2.8569	1.5059	0.0000	1.5059			0.0000			0.0000
Off-Road	2.8687	33.0000	17.3883	0.0268		1.5489	1.5489		1.4250	1.4250	0.0000	2,740.900 0	2,740.900 0	0.8398		2,761.895 2
Total	2.8687	33.0000	17.3883	0.0268	2.8569	1.5489	4.4059	1.5059	1.4250	2.9309	0.0000	2,740.900 0	2,740.900 0	0.8398		2,761.895 2

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1919	6.0143	0.9295	0.0137	0.2514	0.0328	0.2842	0.0689	0.0314	0.1004		1,431.272 9	1,431.272 9	0.0737		1,433.115 3
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0422	0.0253	0.3320	7.2000e-004	0.0657	4.5000e-004	0.0662	0.0174	4.1000e-004	0.0178		71.7823	71.7823	2.3600e-003		71.8414
Total	0.2341	6.0396	1.2615	0.0144	0.3171	0.0333	0.3504	0.0864	0.0318	0.1182		1,503.055 2	1,503.055 2	0.0761		1,504.956 7

3.4 Paving (West Lot First Lift) - 2017**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.7205	40.5352	23.9123	0.0502		1.9227	1.9227		1.7689	1.7689		5,135.2958	5,135.2958	1.5735		5,174.6320
Paving	3.6575					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	7.3780	40.5352	23.9123	0.0502		1.9227	1.9227		1.7689	1.7689		5,135.2958	5,135.2958	1.5735		5,174.6320

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0845	0.0506	0.6639	1.4400e-003	0.1314	8.9000e-004	0.1323	0.0349	8.2000e-004	0.0357		143.5647	143.5647	4.7300e-003		143.6829
Total	0.0845	0.0506	0.6639	1.4400e-003	0.1314	8.9000e-004	0.1323	0.0349	8.2000e-004	0.0357		143.5647	143.5647	4.7300e-003		143.6829

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.7205	40.5352	23.9123	0.0502		1.9227	1.9227		1.7689	1.7689	0.0000	5,135.2958	5,135.2958	1.5735		5,174.6320
Paving	3.6575					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	7.3780	40.5352	23.9123	0.0502		1.9227	1.9227		1.7689	1.7689	0.0000	5,135.2958	5,135.2958	1.5735		5,174.6320

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0845	0.0506	0.6639	1.4400e-003	0.1314	8.9000e-004	0.1323	0.0349	8.2000e-004	0.0357		143.5647	143.5647	4.7300e-003		143.6829
Total	0.0845	0.0506	0.6639	1.4400e-003	0.1314	8.9000e-004	0.1323	0.0349	8.2000e-004	0.0357		143.5647	143.5647	4.7300e-003		143.6829

3.5 Building Construction - 2017**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.3873	26.2818	12.9042	0.0237		1.3682	1.3682		1.2595	1.2595		2,406.0030	2,406.0030	0.7302		2,424.2582
Total	2.3873	26.2818	12.9042	0.0237		1.3682	1.3682		1.2595	1.2595		2,406.0030	2,406.0030	0.7302		2,424.2582

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0114	0.2852	0.0627	6.0000e-004	0.0136	2.4500e-003	0.0160	3.9000e-003	2.3500e-003	6.2500e-003		62.9756	62.9756	3.4500e-003		63.0619
Worker	1.2142	0.7272	9.5441	0.0208	1.8894	0.0128	1.9022	0.5012	0.0118	0.5130		2,063.7419	2,063.7419	0.0680		2,065.4415
Total	1.2256	1.0124	9.6068	0.0214	1.9030	0.0153	1.9182	0.5051	0.0142	0.5192		2,126.7175	2,126.7175	0.0714		2,128.5035

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.3873	26.2818	12.9042	0.0237		1.3682	1.3682		1.2595	1.2595	0.0000	2,406.003 0	2,406.003 0	0.7302		2,424.258 2
Total	2.3873	26.2818	12.9042	0.0237		1.3682	1.3682		1.2595	1.2595	0.0000	2,406.003 0	2,406.003 0	0.7302		2,424.258 2

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0114	0.2852	0.0627	6.0000e-004	0.0136	2.4500e-003	0.0160	3.9000e-003	2.3500e-003	6.2500e-003		62.9756	62.9756	3.4500e-003		63.0619
Worker	1.2142	0.7272	9.5441	0.0208	1.8894	0.0128	1.9022	0.5012	0.0118	0.5130		2,063.741 9	2,063.741 9	0.0680		2,065.441 5
Total	1.2256	1.0124	9.6068	0.0214	1.9030	0.0153	1.9182	0.5051	0.0142	0.5192		2,126.717 5	2,126.717 5	0.0714		2,128.503 5

3.5 Building Construction - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.0872	23.1112	12.3607	0.0237		1.1605	1.1605		1.0685	1.0685		2,367.9229	2,367.9229	0.7300		2,386.1732
Total	2.0872	23.1112	12.3607	0.0237		1.1605	1.1605		1.0685	1.0685		2,367.9229	2,367.9229	0.7300		2,386.1732

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	9.8300e-003	0.2682	0.0547	6.0000e-004	0.0136	1.9000e-003	0.0155	3.9000e-003	1.8200e-003	5.7200e-003		62.7316	62.7316	3.2200e-003		62.8121
Worker	1.0754	0.6310	8.3436	0.0202	1.8894	0.0124	1.9018	0.5012	0.0114	0.5126		2,004.9672	2,004.9672	0.0594		2,006.4522
Total	1.0852	0.8992	8.3983	0.0208	1.9030	0.0143	1.9172	0.5051	0.0133	0.5183		2,067.6988	2,067.6988	0.0626		2,069.2643

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.0872	23.1112	12.3607	0.0237		1.1605	1.1605		1.0685	1.0685	0.0000	2,367.9229	2,367.9229	0.7300		2,386.1732
Total	2.0872	23.1112	12.3607	0.0237		1.1605	1.1605		1.0685	1.0685	0.0000	2,367.9229	2,367.9229	0.7300		2,386.1732

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	9.8300e-003	0.2682	0.0547	6.0000e-004	0.0136	1.9000e-003	0.0155	3.9000e-003	1.8200e-003	5.7200e-003		62.7316	62.7316	3.2200e-003		62.8121
Worker	1.0754	0.6310	8.3436	0.0202	1.8894	0.0124	1.9018	0.5012	0.0114	0.5126		2,004.9672	2,004.9672	0.0594		2,006.4522
Total	1.0852	0.8992	8.3983	0.0208	1.9030	0.0143	1.9172	0.5051	0.0133	0.5183		2,067.6988	2,067.6988	0.0626		2,069.2643

3.5 Building Construction - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8968	20.8545	11.9901	0.0237		1.0273	1.0273		0.9459	0.9459		2,328.7305	2,328.7305	0.7295		2,346.9669
Total	1.8968	20.8545	11.9901	0.0237		1.0273	1.0273		0.9459	0.9459		2,328.7305	2,328.7305	0.7295		2,346.9669

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	8.6700e-003	0.2533	0.0487	5.9000e-004	0.0136	1.5400e-003	0.0151	3.9000e-003	1.4800e-003	5.3800e-003		62.2043	62.2043	3.0500e-003		62.2806
Worker	0.9750	0.5547	7.4956	0.0195	1.8894	0.0123	1.9017	0.5012	0.0113	0.5125		1,945.0271	1,945.0271	0.0529		1,946.3485
Total	0.9837	0.8079	7.5443	0.0201	1.9030	0.0138	1.9168	0.5051	0.0128	0.5178		2,007.2314	2,007.2314	0.0559		2,008.6291

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8968	20.8545	11.9901	0.0237		1.0273	1.0273		0.9459	0.9459	0.0000	2,328.7305	2,328.7305	0.7295		2,346.9669
Total	1.8968	20.8545	11.9901	0.0237		1.0273	1.0273		0.9459	0.9459	0.0000	2,328.7305	2,328.7305	0.7295		2,346.9669

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	8.6700e-003	0.2533	0.0487	5.9000e-004	0.0136	1.5400e-003	0.0151	3.9000e-003	1.4800e-003	5.3800e-003		62.2043	62.2043	3.0500e-003		62.2806
Worker	0.9750	0.5547	7.4956	0.0195	1.8894	0.0123	1.9017	0.5012	0.0113	0.5125		1,945.0271	1,945.0271	0.0529		1,946.3485
Total	0.9837	0.8079	7.5443	0.0201	1.9030	0.0138	1.9168	0.5051	0.0128	0.5178		2,007.2314	2,007.2314	0.0559		2,008.6291

3.6 Grading (MOB Location) - 2017**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.3492	0.0000	6.3492	3.3465	0.0000	3.3465			0.0000			0.0000
Off-Road	2.8687	33.0000	17.3883	0.0268		1.5489	1.5489		1.4250	1.4250		2,740.900 0	2,740.900 0	0.8398		2,761.895 2
Total	2.8687	33.0000	17.3883	0.0268	6.3492	1.5489	7.8981	3.3465	1.4250	4.7715		2,740.900 0	2,740.900 0	0.8398		2,761.895 2

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1963	6.1512	0.9507	0.0140	0.2571	0.0336	0.2907	0.0705	0.0321	0.1026		1,463.855 1	1,463.855 1	0.0754		1,465.739 5
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0422	0.0253	0.3320	7.2000e-004	0.0657	4.5000e-004	0.0662	0.0174	4.1000e-004	0.0178		71.7823	71.7823	2.3600e-003		71.8414
Total	0.2385	6.1765	1.2826	0.0147	0.3228	0.0340	0.3568	0.0879	0.0326	0.1205		1,535.637 5	1,535.637 5	0.0777		1,537.580 9

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.8571	0.0000	2.8571	1.5059	0.0000	1.5059			0.0000			0.0000
Off-Road	2.8687	33.0000	17.3883	0.0268		1.5489	1.5489		1.4250	1.4250	0.0000	2,740.900 0	2,740.900 0	0.8398		2,761.895 2
Total	2.8687	33.0000	17.3883	0.0268	2.8571	1.5489	4.4061	1.5059	1.4250	2.9310	0.0000	2,740.900 0	2,740.900 0	0.8398		2,761.895 2

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1963	6.1512	0.9507	0.0140	0.2571	0.0336	0.2907	0.0705	0.0321	0.1026		1,463.855 1	1,463.855 1	0.0754		1,465.739 5
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0422	0.0253	0.3320	7.2000e-004	0.0657	4.5000e-004	0.0662	0.0174	4.1000e-004	0.0178		71.7823	71.7823	2.3600e-003		71.8414
Total	0.2385	6.1765	1.2826	0.0147	0.3228	0.0340	0.3568	0.0879	0.0326	0.1205		1,535.637 5	1,535.637 5	0.0777		1,537.580 9

3.7 Paving (South Lot) - 2017**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.7096	40.4123	23.8537	0.0501		1.9181	1.9181		1.7647	1.7647		5,118.4926	5,118.4926	1.5683		5,157.7000
Paving	1.0757					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	4.7854	40.4123	23.8537	0.0501		1.9181	1.9181		1.7647	1.7647		5,118.4926	5,118.4926	1.5683		5,157.7000

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0845	0.0506	0.6639	1.4400e-003	0.1314	8.9000e-004	0.1323	0.0349	8.2000e-004	0.0357		143.5647	143.5647	4.7300e-003		143.6829
Total	0.0845	0.0506	0.6639	1.4400e-003	0.1314	8.9000e-004	0.1323	0.0349	8.2000e-004	0.0357		143.5647	143.5647	4.7300e-003		143.6829

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.7096	40.4123	23.8537	0.0501		1.9181	1.9181		1.7647	1.7647	0.0000	5,118.4926	5,118.4926	1.5683		5,157.7000
Paving	1.0757					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	4.7854	40.4123	23.8537	0.0501		1.9181	1.9181		1.7647	1.7647	0.0000	5,118.4926	5,118.4926	1.5683		5,157.7000

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0845	0.0506	0.6639	1.4400e-003	0.1314	8.9000e-004	0.1323	0.0349	8.2000e-004	0.0357		143.5647	143.5647	4.7300e-003		143.6829
Total	0.0845	0.0506	0.6639	1.4400e-003	0.1314	8.9000e-004	0.1323	0.0349	8.2000e-004	0.0357		143.5647	143.5647	4.7300e-003		143.6829

3.8 Grading (Pavilion Location) - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.3498	0.0000	6.3498	3.3466	0.0000	3.3466			0.0000			0.0000
Off-Road	2.5791	29.3812	15.4999	0.0268		1.3562	1.3562		1.2477	1.2477		2,697.748 2	2,697.748 2	0.8399		2,718.744 3
Total	2.5791	29.3812	15.4999	0.0268	6.3498	1.3562	7.7059	3.3466	1.2477	4.5943		2,697.748 2	2,697.748 2	0.8399		2,718.744 3

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1735	5.8836	0.8683	0.0142	0.2636	0.0239	0.2875	0.0723	0.0228	0.0951		1,491.858 7	1,491.858 7	0.0726		1,493.673 7
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0374	0.0220	0.2902	7.0000e-004	0.0657	4.3000e-004	0.0662	0.0174	4.0000e-004	0.0178		69.7380	69.7380	2.0700e-003		69.7896
Total	0.2109	5.9056	1.1585	0.0149	0.3293	0.0243	0.3536	0.0897	0.0232	0.1130		1,561.596 7	1,561.596 7	0.0747		1,563.463 4

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.8574	0.0000	2.8574	1.5060	0.0000	1.5060			0.0000			0.0000
Off-Road	2.5791	29.3812	15.4999	0.0268		1.3562	1.3562		1.2477	1.2477	0.0000	2,697.748 2	2,697.748 2	0.8399		2,718.744 3
Total	2.5791	29.3812	15.4999	0.0268	2.8574	1.3562	4.2136	1.5060	1.2477	2.7536	0.0000	2,697.748 2	2,697.748 2	0.8399		2,718.744 3

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1735	5.8836	0.8683	0.0142	0.2636	0.0239	0.2875	0.0723	0.0228	0.0951		1,491.858 7	1,491.858 7	0.0726		1,493.673 7
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0374	0.0220	0.2902	7.0000e-004	0.0657	4.3000e-004	0.0662	0.0174	4.0000e-004	0.0178		69.7380	69.7380	2.0700e-003		69.7896
Total	0.2109	5.9056	1.1585	0.0149	0.3293	0.0243	0.3536	0.0897	0.0232	0.1130		1,561.596 7	1,561.596 7	0.0747		1,563.463 4

3.9 Architectural Coating - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	46.6872					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.5973	4.0115	3.7084	5.9400e-003		0.3011	0.3011		0.3011	0.3011		562.8971	562.8971	0.0535		564.2343
Total	47.2845	4.0115	3.7084	5.9400e-003		0.3011	0.3011		0.3011	0.3011		562.8971	562.8971	0.0535		564.2343

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2151	0.1262	1.6687	4.0300e-003	0.3779	2.4800e-003	0.3804	0.1002	2.2900e-003	0.1025		400.9934	400.9934	0.0119		401.2904
Total	0.2151	0.1262	1.6687	4.0300e-003	0.3779	2.4800e-003	0.3804	0.1002	2.2900e-003	0.1025		400.9934	400.9934	0.0119		401.2904

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	46.6872					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.5973	4.0115	3.7084	5.9400e-003		0.3011	0.3011		0.3011	0.3011	0.0000	562.8971	562.8971	0.0535		564.2343
Total	47.2845	4.0115	3.7084	5.9400e-003		0.3011	0.3011		0.3011	0.3011	0.0000	562.8971	562.8971	0.0535		564.2343

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2151	0.1262	1.6687	4.0300e-003	0.3779	2.4800e-003	0.3804	0.1002	2.2900e-003	0.1025		400.9934	400.9934	0.0119		401.2904
Total	0.2151	0.1262	1.6687	4.0300e-003	0.3779	2.4800e-003	0.3804	0.1002	2.2900e-003	0.1025		400.9934	400.9934	0.0119		401.2904

3.9 Architectural Coating - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	46.6872					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.5329	3.6708	3.6827	5.9400e-003		0.2575	0.2575		0.2575	0.2575		562.8961	562.8961	0.0475		564.0847
Total	47.2201	3.6708	3.6827	5.9400e-003		0.2575	0.2575		0.2575	0.2575		562.8961	562.8961	0.0475		564.0847

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1950	0.1109	1.4991	3.9100e-003	0.3779	2.4500e-003	0.3803	0.1002	2.2600e-003	0.1025		389.0054	389.0054	0.0106		389.2697
Total	0.1950	0.1109	1.4991	3.9100e-003	0.3779	2.4500e-003	0.3803	0.1002	2.2600e-003	0.1025		389.0054	389.0054	0.0106		389.2697

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	46.6872					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.5329	3.6708	3.6827	5.9400e-003		0.2575	0.2575		0.2575	0.2575	0.0000	562.8961	562.8961	0.0475		564.0847
Total	47.2201	3.6708	3.6827	5.9400e-003		0.2575	0.2575		0.2575	0.2575	0.0000	562.8961	562.8961	0.0475		564.0847

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1950	0.1109	1.4991	3.9100e-003	0.3779	2.4500e-003	0.3803	0.1002	2.2600e-003	0.1025		389.0054	389.0054	0.0106		389.2697
Total	0.1950	0.1109	1.4991	3.9100e-003	0.3779	2.4500e-003	0.3803	0.1002	2.2600e-003	0.1025		389.0054	389.0054	0.0106		389.2697

3.10 Paving (MOB/Pavilion Location) - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.9175	30.1708	21.7912	0.0502		1.3606	1.3606		1.2517	1.2517		4,970.9618	4,970.9618	1.5728		5,010.2807
Paving	1.6625					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	4.5800	30.1708	21.7912	0.0502		1.3606	1.3606		1.2517	1.2517		4,970.9618	4,970.9618	1.5728		5,010.2807

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0678	0.0386	0.5214	1.3600e-003	0.1314	8.5000e-004	0.1323	0.0349	7.9000e-004	0.0357		135.3062	135.3062	3.6800e-003		135.3982
Total	0.0678	0.0386	0.5214	1.3600e-003	0.1314	8.5000e-004	0.1323	0.0349	7.9000e-004	0.0357		135.3062	135.3062	3.6800e-003		135.3982

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.9175	30.1708	21.7912	0.0502		1.3606	1.3606		1.2517	1.2517	0.0000	4,970.9617	4,970.9617	1.5728		5,010.2807
Paving	1.6625					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	4.5800	30.1708	21.7912	0.0502		1.3606	1.3606		1.2517	1.2517	0.0000	4,970.9617	4,970.9617	1.5728		5,010.2807

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0678	0.0386	0.5214	1.3600e-003	0.1314	8.5000e-004	0.1323	0.0349	7.9000e-004	0.0357		135.3062	135.3062	3.6800e-003		135.3982
Total	0.0678	0.0386	0.5214	1.3600e-003	0.1314	8.5000e-004	0.1323	0.0349	7.9000e-004	0.0357		135.3062	135.3062	3.6800e-003		135.3982

3.11 Grading (East Lot) - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.3498	0.0000	6.3498	3.3466	0.0000	3.3466			0.0000			0.0000
Off-Road	2.4327	27.3256	14.6482	0.0268		1.2508	1.2508		1.1507	1.1507		2,652.7848	2,652.7848	0.8393		2,673.7677
Total	2.4327	27.3256	14.6482	0.0268	6.3498	1.2508	7.6005	3.3466	1.1507	4.4973		2,652.7848	2,652.7848	0.8393		2,673.7677

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1593	5.5523	0.8110	0.0141	0.2636	0.0199	0.2835	0.0723	0.0190	0.0913		1,476.0587	1,476.0587	0.0696		1,477.7995
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0339	0.0193	0.2607	6.8000e-004	0.0657	4.3000e-004	0.0661	0.0174	3.9000e-004	0.0178		67.6531	67.6531	1.8400e-003		67.6991
Total	0.1932	5.5716	1.0717	0.0148	0.3293	0.0203	0.3496	0.0897	0.0194	0.1091		1,543.7118	1,543.7118	0.0715		1,545.4985

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.8574	0.0000	2.8574	1.5060	0.0000	1.5060			0.0000			0.0000
Off-Road	2.4327	27.3256	14.6482	0.0268		1.2508	1.2508		1.1507	1.1507	0.0000	2,652.784 8	2,652.784 8	0.8393		2,673.767 7
Total	2.4327	27.3256	14.6482	0.0268	2.8574	1.2508	4.1082	1.5060	1.1507	2.6567	0.0000	2,652.784 8	2,652.784 8	0.8393		2,673.767 7

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1593	5.5523	0.8110	0.0141	0.2636	0.0199	0.2835	0.0723	0.0190	0.0913		1,476.058 7	1,476.058 7	0.0696		1,477.799 5
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0339	0.0193	0.2607	6.8000e-004	0.0657	4.3000e-004	0.0661	0.0174	3.9000e-004	0.0178		67.6531	67.6531	1.8400e-003		67.6991
Total	0.1932	5.5716	1.0717	0.0148	0.3293	0.0203	0.3496	0.0897	0.0194	0.1091		1,543.711 8	1,543.711 8	0.0715		1,545.498 5

3.12 Paving (East Lot) - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.7060	27.0093	21.2701	0.0502		1.2030	1.2030		1.1067	1.1067		4,861.0659	4,861.0659	1.5722		4,900.3701
Paving	2.2860					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	4.9920	27.0093	21.2701	0.0502		1.2030	1.2030		1.1067	1.1067		4,861.0659	4,861.0659	1.5722		4,900.3701

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0621	0.0342	0.4695	1.3200e-003	0.1314	8.4000e-004	0.1323	0.0349	7.7000e-004	0.0356		130.9860	130.9860	3.2200e-003		131.0664
Total	0.0621	0.0342	0.4695	1.3200e-003	0.1314	8.4000e-004	0.1323	0.0349	7.7000e-004	0.0356		130.9860	130.9860	3.2200e-003		131.0664

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.7060	27.0093	21.2701	0.0502		1.2030	1.2030		1.1067	1.1067	0.0000	4,861.0659	4,861.0659	1.5722		4,900.3701
Paving	2.2860					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	4.9920	27.0093	21.2701	0.0502		1.2030	1.2030		1.1067	1.1067	0.0000	4,861.0659	4,861.0659	1.5722		4,900.3701

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0621	0.0342	0.4695	1.3200e-003	0.1314	8.4000e-004	0.1323	0.0349	7.7000e-004	0.0356		130.9860	130.9860	3.2200e-003		131.0664
Total	0.0621	0.0342	0.4695	1.3200e-003	0.1314	8.4000e-004	0.1323	0.0349	7.7000e-004	0.0356		130.9860	130.9860	3.2200e-003		131.0664

3.13 Demolition - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.5549	0.0000	2.5549	0.3868	0.0000	0.3868			0.0000			0.0000
Off-Road	0.8843	8.9698	10.3150	0.0150		0.5289	0.5289		0.4866	0.4866		1,447.4008	1,447.4008	0.4681		1,459.1038
Total	0.8843	8.9698	10.3150	0.0150	2.5549	0.5289	3.0839	0.3868	0.4866	0.8735		1,447.4008	1,447.4008	0.4681		1,459.1038

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1751	6.3563	0.9202	0.0171	0.3232	0.0184	0.3416	0.0886	0.0176	0.1062		1,791.8601	1,791.8601	0.0796		1,793.8507
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0544	0.0299	0.4108	1.1500e-003	0.1150	7.3000e-004	0.1157	0.0305	6.7000e-004	0.0312		114.6127	114.6127	2.8100e-003		114.6831
Total	0.2294	6.3862	1.3311	0.0183	0.4382	0.0191	0.4574	0.1191	0.0183	0.1374		1,906.4728	1,906.4728	0.0824		1,908.5338

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.1497	0.0000	1.1497	0.1741	0.0000	0.1741			0.0000			0.0000
Off-Road	0.8843	8.9698	10.3150	0.0150		0.5289	0.5289		0.4866	0.4866	0.0000	1,447.400 8	1,447.400 8	0.4681		1,459.103 8
Total	0.8843	8.9698	10.3150	0.0150	1.1497	0.5289	1.6786	0.1741	0.4866	0.6607	0.0000	1,447.400 8	1,447.400 8	0.4681		1,459.103 8

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1751	6.3563	0.9202	0.0171	0.3232	0.0184	0.3416	0.0886	0.0176	0.1062		1,791.860 1	1,791.860 1	0.0796		1,793.850 7
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0544	0.0299	0.4108	1.1500e-003	0.1150	7.3000e-004	0.1157	0.0305	6.7000e-004	0.0312		114.6127	114.6127	2.8100e-003		114.6831
Total	0.2294	6.3862	1.3311	0.0183	0.4382	0.0191	0.4574	0.1191	0.0183	0.1374		1,906.472 8	1,906.472 8	0.0824		1,908.533 8

3.14 Grading (Center Lot/North Lot) - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.3507	0.0000	6.3507	3.3468	0.0000	3.3468			0.0000			0.0000
Off-Road	2.2819	25.1895	13.8699	0.0268		1.1465	1.1465		1.0548	1.0548		2,595.1261	2,595.1261	0.8393		2,616.1090
Total	2.2819	25.1895	13.8699	0.0268	6.3507	1.1465	7.4972	3.3468	1.0548	4.4015		2,595.1261	2,595.1261	0.8393		2,616.1090

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1504	5.4596	0.7904	0.0147	0.2776	0.0158	0.2934	0.0761	0.0151	0.0913		1,539.0798	1,539.0798	0.0684		1,540.7896
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0311	0.0171	0.2348	6.6000e-004	0.0657	4.2000e-004	0.0661	0.0174	3.8000e-004	0.0178		65.4930	65.4930	1.6100e-003		65.5332
Total	0.1814	5.4767	1.0252	0.0154	0.3434	0.0162	0.3596	0.0936	0.0155	0.1091		1,604.5728	1,604.5728	0.0700		1,606.3228

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.8578	0.0000	2.8578	1.5060	0.0000	1.5060			0.0000			0.0000
Off-Road	2.2819	25.1895	13.8699	0.0268		1.1465	1.1465		1.0548	1.0548	0.0000	2,595.126 1	2,595.126 1	0.8393		2,616.109 0
Total	2.2819	25.1895	13.8699	0.0268	2.8578	1.1465	4.0043	1.5060	1.0548	2.5608	0.0000	2,595.126 1	2,595.126 1	0.8393		2,616.109 0

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1504	5.4596	0.7904	0.0147	0.2776	0.0158	0.2934	0.0761	0.0151	0.0913		1,539.079 8	1,539.079 8	0.0684		1,540.789 6
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0311	0.0171	0.2348	6.6000e-004	0.0657	4.2000e-004	0.0661	0.0174	3.8000e-004	0.0178		65.4930	65.4930	1.6100e-003		65.5332
Total	0.1814	5.4767	1.0252	0.0154	0.3434	0.0162	0.3596	0.0936	0.0155	0.1091		1,604.572 8	1,604.572 8	0.0700		1,606.322 8

3.15 Paving (Center Lot/North Lot) - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.7060	27.0093	21.2701	0.0502		1.2030	1.2030		1.1067	1.1067		4,861.0659	4,861.0659	1.5722		4,900.3701
Paving	1.6625					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	4.3686	27.0093	21.2701	0.0502		1.2030	1.2030		1.1067	1.1067		4,861.0659	4,861.0659	1.5722		4,900.3701

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0621	0.0342	0.4695	1.3200e-003	0.1314	8.4000e-004	0.1323	0.0349	7.7000e-004	0.0356		130.9860	130.9860	3.2200e-003		131.0664
Total	0.0621	0.0342	0.4695	1.3200e-003	0.1314	8.4000e-004	0.1323	0.0349	7.7000e-004	0.0356		130.9860	130.9860	3.2200e-003		131.0664

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.7060	27.0093	21.2701	0.0502		1.2030	1.2030		1.1067	1.1067	0.0000	4,861.0659	4,861.0659	1.5722		4,900.3701
Paving	1.6625					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	4.3686	27.0093	21.2701	0.0502		1.2030	1.2030		1.1067	1.1067	0.0000	4,861.0659	4,861.0659	1.5722		4,900.3701

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0621	0.0342	0.4695	1.3200e-003	0.1314	8.4000e-004	0.1323	0.0349	7.7000e-004	0.0356		130.9860	130.9860	3.2200e-003		131.0664
Total	0.0621	0.0342	0.4695	1.3200e-003	0.1314	8.4000e-004	0.1323	0.0349	7.7000e-004	0.0356		130.9860	130.9860	3.2200e-003		131.0664

3.16 Paving (West Lot Final Lift) - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.7060	27.0093	21.2701	0.0502		1.2030	1.2030		1.1067	1.1067		4,861.0659	4,861.0659	1.5722		4,900.3701
Paving	2.2860					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	4.9920	27.0093	21.2701	0.0502		1.2030	1.2030		1.1067	1.1067		4,861.0659	4,861.0659	1.5722		4,900.3701

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0621	0.0342	0.4695	1.3200e-003	0.1314	8.4000e-004	0.1323	0.0349	7.7000e-004	0.0356		130.9860	130.9860	3.2200e-003		131.0664
Total	0.0621	0.0342	0.4695	1.3200e-003	0.1314	8.4000e-004	0.1323	0.0349	7.7000e-004	0.0356		130.9860	130.9860	3.2200e-003		131.0664

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.7060	27.0093	21.2701	0.0502		1.2030	1.2030		1.1067	1.1067	0.0000	4,861.0659	4,861.0659	1.5722		4,900.3701
Paving	2.2860					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	4.9920	27.0093	21.2701	0.0502		1.2030	1.2030		1.1067	1.1067	0.0000	4,861.0659	4,861.0659	1.5722		4,900.3701

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0621	0.0342	0.4695	1.3200e-003	0.1314	8.4000e-004	0.1323	0.0349	7.7000e-004	0.0356		130.9860	130.9860	3.2200e-003		131.0664
Total	0.0621	0.0342	0.4695	1.3200e-003	0.1314	8.4000e-004	0.1323	0.0349	7.7000e-004	0.0356		130.9860	130.9860	3.2200e-003		131.0664

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	15.5494	83.8393	139.3129	0.4762	32.3253	0.4890	32.8142	8.6627	0.4613	9.1240		48,239.8243	48,239.8243	2.0886		48,292.0402
Unmitigated	15.5494	83.8393	139.3129	0.4762	32.3253	0.4890	32.8142	8.6627	0.4613	9.1240		48,239.8243	48,239.8243	2.0886		48,292.0402

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Medical Office Building	7,503.30	1,881.60	325.50	11,453,903	11,453,903
Parking Lot	0.00	0.00	0.00		
Unenclosed Parking Structure	0.00	0.00	0.00		
Total	7,503.30	1,881.60	325.50	11,453,903	11,453,903

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Medical Office Building	8.20	8.20	8.20	29.60	51.40	19.00	60	30	10
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Unenclosed Parking Structure	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Medical Office Building	0.489257	0.041257	0.220156	0.132626	0.025790	0.006586	0.027831	0.045583	0.001467	0.001229	0.006102	0.000783	0.001333
Parking Lot	0.489257	0.041257	0.220156	0.132626	0.025790	0.006586	0.027831	0.045583	0.001467	0.001229	0.006102	0.000783	0.001333
Unenclosed Parking Structure	0.489257	0.041257	0.220156	0.132626	0.025790	0.006586	0.027831	0.045583	0.001467	0.001229	0.006102	0.000783	0.001333

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1026	0.9330	0.7837	5.6000e-003		0.0709	0.0709		0.0709	0.0709		1,119.5488	1,119.5488	0.0215	0.0205	1,126.2017
NaturalGas Unmitigated	0.1026	0.9330	0.7837	5.6000e-003		0.0709	0.0709		0.0709	0.0709		1,119.5488	1,119.5488	0.0215	0.0205	1,126.2017

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Medical Office Building	9516.16	0.1026	0.9330	0.7837	5.6000e-003		0.0709	0.0709		0.0709	0.0709		1,119.5488	1,119.5488	0.0215	0.0205	1,126.2017
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Unenclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.1026	0.9330	0.7837	5.6000e-003		0.0709	0.0709		0.0709	0.0709		1,119.5488	1,119.5488	0.0215	0.0205	1,126.2017

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Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Medical Office Building	9.51616	0.1026	0.9330	0.7837	5.6000e-003		0.0709	0.0709		0.0709	0.0709		1,119.5488	1,119.5488	0.0215	0.0205	1,126.2017
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Unenclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.1026	0.9330	0.7837	5.6000e-003		0.0709	0.0709		0.0709	0.0709		1,119.5488	1,119.5488	0.0215	0.0205	1,126.2017

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	5.2060	1.2000e-003	0.1295	1.0000e-005		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004		0.2758	0.2758	7.4000e-004		0.2942
Unmitigated	5.2060	1.2000e-003	0.1295	1.0000e-005		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004		0.2758	0.2758	7.4000e-004		0.2942

6.2 Area by SubCategory**Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.5628					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	4.6310					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0122	1.2000e-003	0.1295	1.0000e-005		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004		0.2758	0.2758	7.4000e-004		0.2942
Total	5.2059	1.2000e-003	0.1295	1.0000e-005		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004		0.2758	0.2758	7.4000e-004		0.2942

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.5628					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	4.6310					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0122	1.2000e-003	0.1295	1.0000e-005		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004		0.2758	0.2758	7.4000e-004		0.2942
Total	5.2059	1.2000e-003	0.1295	1.0000e-005		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004		0.2758	0.2758	7.4000e-004		0.2942

Riverside Cirby MOB - Placer-Sacramento County, Winter

Riverside Cirby MOB
Placer-Sacramento County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	210.00	1000sqft	4.00	210,000.00	0
Parking Lot	805.00	Space	6.98	304,049.00	0
Unenclosed Parking Structure	245.00	Space	2.20	82,630.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	74
Climate Zone	2			Operational Year	2020
Utility Company	Roseville Electric				
CO2 Intensity (lb/MW hr)	584.45	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Riverside Cirby MOB. Placer County (Sacramento Valley Air Basin). CO2 Intensity adjusted based on RE 33% Renewables by 2020.

Land Use - Project includes development of two buildings totaling 210,000-square-feet (194 ksf of MOB space and 16 ksf pavilion), an 82,630 sf parking garage and 805 surface parking on approx 14 acres.

Construction Phase - Construction would occur from March 2017 to September 2020.

Off-road Equipment - Update construction equipment per client.

Off-road Equipment - Update construction equipment per client.

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Off-road Equipment - Update construction equipment per client.

Off-road Equipment - Update construction equipment per client.

Trips and VMT - Rounded worker trips. 2 two-way vendor trips during building construction. 1,200 two-way haul trips for grading (distributed amongst all grading phases) and 1,000 two-way haul trips for demo. Haul trip length to nearest facility is 12 miles.

Demolition - Demolition would result in 7,760.72 tons of waste material (4,149.61 tons from the structure and 3,611.11 tons from pavement).

Grading - 19,406 cubic yards of soil exported (distributed amongst all grading phases).

Vehicle Trips - New trip rate calculated based on total trips generated by the project from traffic analysis. Average trip length of 8.2 miles.

Energy Use - T24, NT24, and lighting energy intensities adjusted based on project's energy consumption of 850,000 kWh.

Water And Wastewater - Updated indoor and outdoor water use as calculated in 4.2 Public Utilities.

Solid Waste - 598.6 tons per year waste generate as calculated in 4.2 Public Utilities.

Construction Off-road Equipment Mitigation - Fugitive dust reductions.

Water Mitigation - Reduce water consumption by 20% by 2020.

Waste Mitigation - 75% waste diversion consistent with AB 341.

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	40	0
tblConstructionPhase	NumDays	20.00	44.00
tblConstructionPhase	NumDays	300.00	521.00
tblConstructionPhase	NumDays	20.00	65.00
tblConstructionPhase	NumDays	30.00	27.00

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tblConstructionPhase	NumDays	30.00	34.00
tblConstructionPhase	NumDays	30.00	11.00
tblConstructionPhase	NumDays	30.00	11.00
tblConstructionPhase	NumDays	30.00	14.00
tblConstructionPhase	NumDays	20.00	17.00
tblConstructionPhase	NumDays	20.00	11.00
tblConstructionPhase	NumDays	20.00	8.00
tblConstructionPhase	NumDays	20.00	11.00
tblConstructionPhase	NumDays	20.00	8.00
tblConstructionPhase	NumDays	20.00	5.00
tblConstructionPhase	NumDays	10.00	14.00
tblConstructionPhase	PhaseEndDate	3/25/2020	1/10/2019
tblConstructionPhase	PhaseEndDate	10/31/2019	5/31/2019
tblConstructionPhase	PhaseEndDate	5/30/2017	5/1/2020
tblConstructionPhase	PhaseEndDate	7/26/2017	6/1/2017
tblConstructionPhase	PhaseEndDate	9/12/2017	8/4/2017
tblConstructionPhase	PhaseEndDate	9/27/2017	11/5/2018
tblConstructionPhase	PhaseEndDate	10/12/2017	12/2/2019
tblConstructionPhase	PhaseEndDate	11/1/2017	5/4/2020
tblConstructionPhase	PhaseEndDate	12/2/2019	9/5/2017
tblConstructionPhase	PhaseEndDate	12/17/2019	4/1/2019
tblConstructionPhase	PhaseEndDate	12/27/2019	1/10/2020
tblConstructionPhase	PhaseEndDate	1/13/2020	7/15/2020
tblConstructionPhase	PhaseEndDate	1/23/2020	9/10/2020
tblConstructionPhase	PhaseEndDate	11/7/2019	6/7/2017
tblConstructionPhase	PhaseEndDate	6/19/2017	3/20/2017
tblConstructionPhase	PhaseStartDate	1/24/2020	11/12/2018
tblConstructionPhase	PhaseStartDate	11/2/2017	6/2/2017
tblConstructionPhase	PhaseStartDate	3/1/2017	2/1/2020

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tblConstructionPhase	PhaseStartDate	6/20/2017	4/26/2017
tblConstructionPhase	PhaseStartDate	7/27/2017	6/20/2017
tblConstructionPhase	PhaseStartDate	9/13/2017	10/22/2018
tblConstructionPhase	PhaseStartDate	9/28/2017	11/18/2019
tblConstructionPhase	PhaseStartDate	10/13/2017	4/15/2020
tblConstructionPhase	PhaseStartDate	11/8/2019	8/14/2017
tblConstructionPhase	PhaseStartDate	12/3/2019	3/18/2019
tblConstructionPhase	PhaseStartDate	12/18/2019	1/1/2020
tblConstructionPhase	PhaseStartDate	12/28/2019	7/1/2020
tblConstructionPhase	PhaseStartDate	1/14/2020	9/1/2020
tblConstructionPhase	PhaseStartDate	11/1/2019	6/1/2017
tblConstructionPhase	PhaseStartDate	5/31/2017	3/1/2017
tblEnergyUse	LightingElect	3.25	1.31
tblEnergyUse	NT24E	3.62	1.31
tblEnergyUse	T24E	3.37	1.42
tblGrading	AcresOfGrading	27.00	7.76
tblGrading	AcresOfGrading	34.00	9.77
tblGrading	AcresOfGrading	11.00	3.16
tblGrading	AcresOfGrading	11.00	3.16
tblGrading	AcresOfGrading	14.00	4.02
tblGrading	AcresOfGrading	7.00	4.99
tblGrading	MaterialExported	0.00	5,225.00
tblGrading	MaterialExported	0.00	6,717.00
tblGrading	MaterialExported	0.00	2,239.00
tblGrading	MaterialExported	0.00	2,239.00
tblGrading	MaterialExported	0.00	2,986.00
tblLandUse	BuildingSpaceSquareFeet	322,000.00	304,049.00
tblLandUse	BuildingSpaceSquareFeet	98,000.00	82,630.00
tblLandUse	LandUseSquareFeet	322,000.00	304,049.00

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tblLandUse	LandUseSquareFeet	98,000.00	82,630.00
tblLandUse	LotAcreage	4.82	4.00
tblLandUse	LotAcreage	7.24	6.98
tblOffRoadEquipment	HorsePower	402.00	400.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	5.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	1.00

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tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	1.00
tblOffRoadEquipment	PhaseName		Building Construction
tblOffRoadEquipment	PhaseName		Building Construction
tblOffRoadEquipment	PhaseName		Paving (West Lot First Lift)
tblOffRoadEquipment	PhaseName		Building Construction
tblOffRoadEquipment	PhaseName		Demolition
tblOffRoadEquipment	PhaseName		Paving (West Lot First Lift)
tblOffRoadEquipment	PhaseName		Demolition
tblOffRoadEquipment	PhaseName		Building Construction
tblOffRoadEquipment	PhaseName		Demolition
tblOffRoadEquipment	PhaseName		Paving (West Lot First Lift)
tblOffRoadEquipment	UsageHours	7.00	8.00
tblProjectCharacteristics	CO2IntensityFactor	793.8	584.45
tblProjectCharacteristics	OperationalYear	2018	2020
tblSolidWaste	SolidWasteGenerationRate	2,268.00	598.60
tblTripsAndVMT	HaulingTripLength	20.00	12.00
tblTripsAndVMT	HaulingTripLength	20.00	12.00
tblTripsAndVMT	HaulingTripLength	20.00	12.00
tblTripsAndVMT	HaulingTripLength	20.00	12.00
tblTripsAndVMT	HaulingTripLength	20.00	12.00
tblTripsAndVMT	HaulingTripLength	20.00	12.00
tblTripsAndVMT	HaulingTripNumber	767.00	2,000.00
tblTripsAndVMT	HaulingTripNumber	653.00	646.00
tblTripsAndVMT	HaulingTripNumber	840.00	832.00

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tblTripsAndVMT	HaulingTripNumber	280.00	276.00
tblTripsAndVMT	HaulingTripNumber	280.00	276.00
tblTripsAndVMT	HaulingTripNumber	373.00	370.00
tblTripsAndVMT	VendorTripNumber	98.00	2.00
tblTripsAndVMT	WorkerTripNumber	13.00	14.00
tblTripsAndVMT	WorkerTripNumber	28.00	16.00
tblTripsAndVMT	WorkerTripNumber	28.00	16.00
tblTripsAndVMT	WorkerTripNumber	28.00	16.00
tblTripsAndVMT	WorkerTripNumber	28.00	16.00
tblTripsAndVMT	WorkerTripNumber	28.00	16.00
tblTripsAndVMT	WorkerTripNumber	15.00	10.00
tblTripsAndVMT	WorkerTripNumber	28.00	16.00
tblVehicleTrips	CC_TL	7.30	8.20
tblVehicleTrips	CNW_TL	7.30	8.20
tblVehicleTrips	CW_TL	9.50	8.20
tblVehicleTrips	WD_TR	36.13	35.73
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	IndoorWaterUseRate	26,350,912.89	3,839,355.00
tblWater	OutdoorWaterUseRate	5,019,221.50	731,306.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	11.0445	79.7413	46.2980	0.0942	8.5749	3.5068	11.5424	3.9395	3.2275	6.6952	0.0000	9,568.079 6	9,568.079 6	2.5026	0.0000	9,627.464 3
2018	50.6333	59.5479	36.8396	0.0834	8.5820	2.5562	11.1383	3.9414	2.3535	6.2949	0.0000	8,415.037 1	8,415.037 1	1.7121	0.0000	8,457.840 4
2019	50.2582	52.0260	41.0807	0.0931	6.6791	2.4025	7.9510	3.4363	2.2112	4.6072	0.0000	9,211.978 7	9,211.978 7	2.3575	0.0000	9,270.916 6
2020	5.0521	46.1634	26.8136	0.0740	9.6872	1.7121	11.3994	3.9463	1.5765	5.5228	0.0000	7,418.698 3	7,418.698 3	1.5751	0.0000	7,455.674 8
Maximum	50.6333	79.7413	46.2980	0.0942	9.6872	3.5068	11.5424	3.9463	3.2275	6.6952	0.0000	9,568.079 6	9,568.079 6	2.5026	0.0000	9,627.464 3

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	11.0445	79.7413	46.2980	0.0942	5.0829	3.5068	8.0504	2.0989	3.2275	4.8546	0.0000	9,568.079 6	9,568.079 6	2.5026	0.0000	9,627.464 3
2018	50.6333	59.5479	36.8396	0.0834	5.0897	2.5562	7.6459	2.1007	2.3535	4.4543	0.0000	8,415.037 1	8,415.037 1	1.7121	0.0000	8,457.840 4
2019	50.2582	52.0260	41.0807	0.0931	3.1867	2.4025	4.4586	1.5957	2.2112	2.7666	0.0000	9,211.978 7	9,211.978 7	2.3575	0.0000	9,270.916 6
2020	5.0521	46.1634	26.8136	0.0740	4.7891	1.7121	6.5012	1.8928	1.5765	3.4693	0.0000	7,418.698 3	7,418.698 3	1.5751	0.0000	7,455.674 8
Maximum	50.6333	79.7413	46.2980	0.0942	5.0897	3.5068	8.0504	2.1007	3.2275	4.8546	0.0000	9,568.079 6	9,568.079 6	2.5026	0.0000	9,627.464 3

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	45.86	0.00	36.58	49.63	0.00	32.77	0.00	0.00	0.00	0.00	0.00	0.00

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Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	5.2060	1.2000e-003	0.1295	1.0000e-005		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004		0.2758	0.2758	7.4000e-004		0.2942
Energy	0.1026	0.9330	0.7837	5.6000e-003		0.0709	0.0709		0.0709	0.0709		1,119.5488	1,119.5488	0.0215	0.0205	1,126.2017
Mobile	12.4385	86.8712	140.6127	0.4370	32.3253	0.4981	32.8234	8.6627	0.4700	9.1327		44,281.3777	44,281.3777	2.2081		44,336.5798
Total	17.7471	87.8053	141.5259	0.4426	32.3253	0.5695	32.8947	8.6627	0.5414	9.2041		45,401.2022	45,401.2022	2.2303	0.0205	45,463.0757

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	5.2060	1.2000e-003	0.1295	1.0000e-005		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004		0.2758	0.2758	7.4000e-004		0.2942
Energy	0.1026	0.9330	0.7837	5.6000e-003		0.0709	0.0709		0.0709	0.0709		1,119.5488	1,119.5488	0.0215	0.0205	1,126.2017
Mobile	12.4385	86.8712	140.6127	0.4370	32.3253	0.4981	32.8234	8.6627	0.4700	9.1327		44,281.3777	44,281.3777	2.2081		44,336.5798
Total	17.7471	87.8053	141.5259	0.4426	32.3253	0.5695	32.8947	8.6627	0.5414	9.2041		45,401.2022	45,401.2022	2.2303	0.0205	45,463.0757

[illegible]

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	3/1/2017	3/20/2017	5	14	
2	Grading (West Lot/South Lot)	Grading	4/26/2017	6/1/2017	5	27	
3	Paving (West Lot First Lift)	Paving	6/1/2017	6/7/2017	5	5	
4	Building Construction	Building Construction	6/2/2017	5/31/2019	5	521	
5	Grading (MOB Location)	Grading	6/20/2017	8/4/2017	5	34	
6	Paving (South Lot)	Paving	8/14/2017	9/5/2017	5	17	
7	Grading (Pavilion Location)	Grading	10/22/2018	11/5/2018	5	11	
8	Architectural Coating	Architectural Coating	11/12/2018	1/10/2019	5	44	
9	Paving (MOB/Pavilion Location)	Paving	3/18/2019	4/1/2019	5	11	
10	Grading (East Lot)	Grading	11/18/2019	12/2/2019	5	11	
11	Paving (East Lot)	Paving	1/1/2020	1/10/2020	5	8	
12	Demolition	Demolition	2/1/2020	5/1/2020	5	65	
13	Grading (Center Lot/North Lot)	Grading	4/15/2020	5/4/2020	5	14	
14	Paving (Center Lot/North Lot)	Paving	7/1/2020	7/15/2020	5	11	
15	Paving (West Lot Final Lift)	Paving	9/1/2020	9/10/2020	5	8	

Acres of Grading (Site Preparation Phase): 4.99

Acres of Grading (Grading Phase): 0

Acres of Paving: 9.18

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 315,000; Non-Residential Outdoor: 105,000; Striped Parking

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Excavators	1	8.00	158	0.38
Demolition	Skid Steer Loaders	2	8.00	65	0.37
Demolition	Sweepers/Scrubbers	1	8.00	64	0.46
Demolition	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Excavators	1	8.00	158	0.38
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Off-Highway Trucks	2	4.00	402	0.38
Site Preparation	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading (West Lot/South Lot)	Rubber Tired Dozers	1	8.00	247	0.40
Grading (West Lot/South Lot)	Scrapers	1	8.00	367	0.48
Grading (West Lot/South Lot)	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading (MOB Location)	Rubber Tired Dozers	1	8.00	247	0.40
Grading (MOB Location)	Scrapers	1	8.00	367	0.48
Grading (MOB Location)	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading (Pavilion Location)	Rubber Tired Dozers	1	8.00	247	0.40
Grading (Pavilion Location)	Scrapers	1	8.00	367	0.48
Grading (Pavilion Location)	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading (East Lot)	Rubber Tired Dozers	1	8.00	247	0.40
Grading (East Lot)	Scrapers	1	8.00	367	0.48
Grading (East Lot)	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading (Center Lot/North Lot)	Rubber Tired Dozers	1	8.00	247	0.40
Grading (Center Lot/North Lot)	Scrapers	1	8.00	367	0.48
Grading (Center Lot/North Lot)	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Excavators	1	8.00	158	0.38
Building Construction	Forklifts	2	8.00	89	0.20

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Building Construction	Graders	1	8.00	187	0.41
Building Construction	Plate Compactors	1	8.00	8	0.43
Building Construction	Sweepers/Scrubbers	1	8.00	64	0.46
Paving (West Lot First Lift)	Off-Highway Trucks	5	4.00	402	0.38
Paving (West Lot First Lift)	Pavers	1	8.00	130	0.42
Paving (West Lot First Lift)	Rollers	2	8.00	80	0.38
Paving (West Lot First Lift)	Skid Steer Loaders	2	8.00	65	0.37
Paving (West Lot First Lift)	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Paving (South Lot)	Off-Highway Trucks	5	4.00	400	0.38
Paving (South Lot)	Pavers	1	8.00	130	0.42
Paving (South Lot)	Rollers	2	8.00	80	0.38
Paving (South Lot)	Skid Steer Loaders	2	8.00	65	0.37
Paving (South Lot)	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Paving (MOB/Pavilion Location)	Off-Highway Trucks	5	4.00	402	0.38
Paving (MOB/Pavilion Location)	Pavers	1	8.00	130	0.42
Paving (MOB/Pavilion Location)	Rollers	2	8.00	80	0.38
Paving (MOB/Pavilion Location)	Skid Steer Loaders	2	8.00	65	0.37
Paving (MOB/Pavilion Location)	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Paving (East Lot)	Off-Highway Trucks	5	4.00	402	0.38
Paving (East Lot)	Pavers	1	8.00	130	0.42
Paving (East Lot)	Rollers	2	8.00	80	0.38
Paving (East Lot)	Skid Steer Loaders	2	8.00	65	0.37
Paving (East Lot)	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Paving (Center Lot/North Lot)	Off-Highway Trucks	5	4.00	402	0.38
Paving (Center Lot/North Lot)	Pavers	1	8.00	130	0.42
Paving (Center Lot/North Lot)	Rollers	2	8.00	80	0.38
Paving (Center Lot/North Lot)	Skid Steer Loaders	2	8.00	65	0.37
Paving (Center Lot/North Lot)	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Paving (West Lot Final Lift)	Off-Highway Trucks	5	4.00	402	0.38

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Paving (West Lot Final Lift)	Pavers	1	8.00	130	0.42
Paving (West Lot Final Lift)	Rollers	2	8.00	80	0.38
Paving (West Lot Final Lift)	Skid Steer Loaders	2	8.00	65	0.37
Paving (West Lot Final Lift)	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	2	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	14.00	0.00	2,000.00	10.80	7.30	12.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	6	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading (West Lot/South Lot)	3	8.00	0.00	646.00	10.80	7.30	12.00	LD_Mix	HDT_Mix	HHDT
Grading (MOB Location)	3	8.00	0.00	832.00	10.80	7.30	12.00	LD_Mix	HDT_Mix	HHDT
Grading (Pavilion Location)	3	8.00	0.00	276.00	10.80	7.30	12.00	LD_Mix	HDT_Mix	HHDT
Grading (East Lot)	3	8.00	0.00	276.00	10.80	7.30	12.00	LD_Mix	HDT_Mix	HHDT
Grading (Center Lot/North Lot)	3	8.00	0.00	370.00	10.80	7.30	12.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	230.00	2.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving (West Lot First Lift)	11	16.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving (South Lot)	11	16.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving (MOB/Pavilion Location)	11	16.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving (East Lot)	11	16.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving (Center Lot/North Lot)	11	16.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving (West Lot Final Lift)	11	16.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	2	46.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.4001	0.0000	6.4001	3.3510	0.0000	3.3510			0.0000			0.0000
Off-Road	3.3132	37.6826	17.0253	0.0367		1.6865	1.6865		1.5516	1.5516		3,752.3646	3,752.3646	1.1497		3,781.1075
Total	3.3132	37.6826	17.0253	0.0367	6.4001	1.6865	8.0866	3.3510	1.5516	4.9026		3,752.3646	3,752.3646	1.1497		3,781.1075

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0515	0.0397	0.3824	8.0000e-004	0.0822	5.6000e-004	0.0827	0.0218	5.1000e-004	0.0223		79.9116	79.9116	2.7600e-003		79.9806
Total	0.0515	0.0397	0.3824	8.0000e-004	0.0822	5.6000e-004	0.0827	0.0218	5.1000e-004	0.0223		79.9116	79.9116	2.7600e-003		79.9806

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.8800	0.0000	2.8800	1.5080	0.0000	1.5080			0.0000			0.0000
Off-Road	3.3132	37.6826	17.0253	0.0367		1.6865	1.6865		1.5516	1.5516	0.0000	3,752.364 6	3,752.364 6	1.1497		3,781.107 5
Total	3.3132	37.6826	17.0253	0.0367	2.8800	1.6865	4.5665	1.5080	1.5516	3.0596	0.0000	3,752.364 6	3,752.364 6	1.1497		3,781.107 5

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0515	0.0397	0.3824	8.0000e-004	0.0822	5.6000e-004	0.0827	0.0218	5.1000e-004	0.0223		79.9116	79.9116	2.7600e-003		79.9806
Total	0.0515	0.0397	0.3824	8.0000e-004	0.0822	5.6000e-004	0.0827	0.0218	5.1000e-004	0.0223		79.9116	79.9116	2.7600e-003		79.9806

3.3 Grading (West Lot/South Lot) - 2017**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.3488	0.0000	6.3488	3.3465	0.0000	3.3465			0.0000			0.0000
Off-Road	2.8687	33.0000	17.3883	0.0268		1.5489	1.5489		1.4250	1.4250		2,740.900 0	2,740.900 0	0.8398		2,761.895 2
Total	2.8687	33.0000	17.3883	0.0268	6.3488	1.5489	7.8977	3.3465	1.4250	4.7715		2,740.900 0	2,740.900 0	0.8398		2,761.895 2

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.2014	6.1108	1.1079	0.0132	0.2514	0.0338	0.2852	0.0689	0.0324	0.1013		1,384.257 4	1,384.257 4	0.0827		1,386.324 3
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0412	0.0318	0.3059	6.4000e-004	0.0657	4.5000e-004	0.0662	0.0174	4.1000e-004	0.0178		63.9293	63.9293	2.2100e-003		63.9845
Total	0.2426	6.1426	1.4139	0.0139	0.3171	0.0343	0.3514	0.0864	0.0328	0.1191		1,448.186 7	1,448.186 7	0.0849		1,450.308 8

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.8569	0.0000	2.8569	1.5059	0.0000	1.5059			0.0000			0.0000
Off-Road	2.8687	33.0000	17.3883	0.0268		1.5489	1.5489		1.4250	1.4250	0.0000	2,740.900 0	2,740.900 0	0.8398		2,761.895 2
Total	2.8687	33.0000	17.3883	0.0268	2.8569	1.5489	4.4059	1.5059	1.4250	2.9309	0.0000	2,740.900 0	2,740.900 0	0.8398		2,761.895 2

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.2014	6.1108	1.1079	0.0132	0.2514	0.0338	0.2852	0.0689	0.0324	0.1013		1,384.257 4	1,384.257 4	0.0827		1,386.324 3
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0412	0.0318	0.3059	6.4000e-004	0.0657	4.5000e-004	0.0662	0.0174	4.1000e-004	0.0178		63.9293	63.9293	2.2100e-003		63.9845
Total	0.2426	6.1426	1.4139	0.0139	0.3171	0.0343	0.3514	0.0864	0.0328	0.1191		1,448.186 7	1,448.186 7	0.0849		1,450.308 8

3.4 Paving (West Lot First Lift) - 2017**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.7205	40.5352	23.9123	0.0502		1.9227	1.9227		1.7689	1.7689		5,135.2958	5,135.2958	1.5735		5,174.6320
Paving	3.6575					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	7.3780	40.5352	23.9123	0.0502		1.9227	1.9227		1.7689	1.7689		5,135.2958	5,135.2958	1.5735		5,174.6320

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0824	0.0635	0.6118	1.2900e-003	0.1314	8.9000e-004	0.1323	0.0349	8.2000e-004	0.0357		127.8586	127.8586	4.4100e-003		127.9689
Total	0.0824	0.0635	0.6118	1.2900e-003	0.1314	8.9000e-004	0.1323	0.0349	8.2000e-004	0.0357		127.8586	127.8586	4.4100e-003		127.9689

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.7205	40.5352	23.9123	0.0502		1.9227	1.9227		1.7689	1.7689	0.0000	5,135.2958	5,135.2958	1.5735		5,174.6320
Paving	3.6575					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	7.3780	40.5352	23.9123	0.0502		1.9227	1.9227		1.7689	1.7689	0.0000	5,135.2958	5,135.2958	1.5735		5,174.6320

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0824	0.0635	0.6118	1.2900e-003	0.1314	8.9000e-004	0.1323	0.0349	8.2000e-004	0.0357		127.8586	127.8586	4.4100e-003		127.9689
Total	0.0824	0.0635	0.6118	1.2900e-003	0.1314	8.9000e-004	0.1323	0.0349	8.2000e-004	0.0357		127.8586	127.8586	4.4100e-003		127.9689

3.5 Building Construction - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.3873	26.2818	12.9042	0.0237		1.3682	1.3682		1.2595	1.2595		2,406.0030	2,406.0030	0.7302		2,424.2582
Total	2.3873	26.2818	12.9042	0.0237		1.3682	1.3682		1.2595	1.2595		2,406.0030	2,406.0030	0.7302		2,424.2582

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0120	0.2903	0.0746	5.8000e-004	0.0136	2.5000e-003	0.0161	3.9000e-003	2.4000e-003	6.3000e-003		60.9553	60.9553	3.8600e-003		61.0519
Worker	1.1847	0.9134	8.7951	0.0185	1.8894	0.0128	1.9022	0.5012	0.0118	0.5130		1,837.9669	1,837.9669	0.0635		1,839.5533
Total	1.1967	1.2036	8.8697	0.0191	1.9030	0.0153	1.9183	0.5051	0.0142	0.5193		1,898.9222	1,898.9222	0.0673		1,900.6051

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.3873	26.2818	12.9042	0.0237		1.3682	1.3682		1.2595	1.2595	0.0000	2,406.003 0	2,406.003 0	0.7302		2,424.258 2
Total	2.3873	26.2818	12.9042	0.0237		1.3682	1.3682		1.2595	1.2595	0.0000	2,406.003 0	2,406.003 0	0.7302		2,424.258 2

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0120	0.2903	0.0746	5.8000e-004	0.0136	2.5000e-003	0.0161	3.9000e-003	2.4000e-003	6.3000e-003		60.9553	60.9553	3.8600e-003		61.0519
Worker	1.1847	0.9134	8.7951	0.0185	1.8894	0.0128	1.9022	0.5012	0.0118	0.5130		1,837.966 9	1,837.966 9	0.0635		1,839.553 3
Total	1.1967	1.2036	8.8697	0.0191	1.9030	0.0153	1.9183	0.5051	0.0142	0.5193		1,898.922 2	1,898.922 2	0.0673		1,900.605 1

3.5 Building Construction - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.0872	23.1112	12.3607	0.0237		1.1605	1.1605		1.0685	1.0685		2,367.9229	2,367.9229	0.7300		2,386.1732
Total	2.0872	23.1112	12.3607	0.0237		1.1605	1.1605		1.0685	1.0685		2,367.9229	2,367.9229	0.7300		2,386.1732

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0104	0.2723	0.0656	5.8000e-004	0.0136	1.9500e-003	0.0155	3.9000e-003	1.8600e-003	5.7600e-003		60.6645	60.6645	3.6200e-003		60.7550
Worker	1.0427	0.7919	7.6057	0.0179	1.8894	0.0124	1.9018	0.5012	0.0114	0.5126		1,785.2016	1,785.2016	0.0549		1,786.5737
Total	1.0530	1.0642	7.6713	0.0185	1.9030	0.0144	1.9173	0.5051	0.0133	0.5184		1,845.8661	1,845.8661	0.0585		1,847.3287

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.0872	23.1112	12.3607	0.0237		1.1605	1.1605		1.0685	1.0685	0.0000	2,367.9229	2,367.9229	0.7300		2,386.1732
Total	2.0872	23.1112	12.3607	0.0237		1.1605	1.1605		1.0685	1.0685	0.0000	2,367.9229	2,367.9229	0.7300		2,386.1732

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0104	0.2723	0.0656	5.8000e-004	0.0136	1.9500e-003	0.0155	3.9000e-003	1.8600e-003	5.7600e-003		60.6645	60.6645	3.6200e-003		60.7550
Worker	1.0427	0.7919	7.6057	0.0179	1.8894	0.0124	1.9018	0.5012	0.0114	0.5126		1,785.2016	1,785.2016	0.0549		1,786.5737
Total	1.0530	1.0642	7.6713	0.0185	1.9030	0.0144	1.9173	0.5051	0.0133	0.5184		1,845.8661	1,845.8661	0.0585		1,847.3287

3.5 Building Construction - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8968	20.8545	11.9901	0.0237		1.0273	1.0273		0.9459	0.9459		2,328.7305	2,328.7305	0.7295		2,346.9669
Total	1.8968	20.8545	11.9901	0.0237		1.0273	1.0273		0.9459	0.9459		2,328.7305	2,328.7305	0.7295		2,346.9669

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	9.1400e-003	0.2566	0.0587	5.7000e-004	0.0136	1.5800e-003	0.0151	3.9000e-003	1.5100e-003	5.4100e-003		60.1379	60.1379	3.4400e-003		60.2240
Worker	0.9434	0.6958	6.7698	0.0174	1.8894	0.0123	1.9017	0.5012	0.0113	0.5125		1,731.6836	1,731.6836	0.0485		1,732.8957
Total	0.9525	0.9524	6.8285	0.0180	1.9030	0.0138	1.9168	0.5051	0.0128	0.5179		1,791.8215	1,791.8215	0.0519		1,793.1197

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8968	20.8545	11.9901	0.0237		1.0273	1.0273		0.9459	0.9459	0.0000	2,328.7305	2,328.7305	0.7295		2,346.9669
Total	1.8968	20.8545	11.9901	0.0237		1.0273	1.0273		0.9459	0.9459	0.0000	2,328.7305	2,328.7305	0.7295		2,346.9669

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	9.1400e-003	0.2566	0.0587	5.7000e-004	0.0136	1.5800e-003	0.0151	3.9000e-003	1.5100e-003	5.4100e-003		60.1379	60.1379	3.4400e-003		60.2240
Worker	0.9434	0.6958	6.7698	0.0174	1.8894	0.0123	1.9017	0.5012	0.0113	0.5125		1,731.6836	1,731.6836	0.0485		1,732.8957
Total	0.9525	0.9524	6.8285	0.0180	1.9030	0.0138	1.9168	0.5051	0.0128	0.5179		1,791.8215	1,791.8215	0.0519		1,793.1197

3.6 Grading (MOB Location) - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.3492	0.0000	6.3492	3.3465	0.0000	3.3465			0.0000			0.0000
Off-Road	2.8687	33.0000	17.3883	0.0268		1.5489	1.5489		1.4250	1.4250		2,740.900 0	2,740.900 0	0.8398		2,761.895 2
Total	2.8687	33.0000	17.3883	0.0268	6.3492	1.5489	7.8981	3.3465	1.4250	4.7715		2,740.900 0	2,740.900 0	0.8398		2,761.895 2

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.2060	6.2499	1.1332	0.0135	0.2571	0.0346	0.2917	0.0705	0.0331	0.1036		1,415.769 3	1,415.769 3	0.0846		1,417.883 3
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0412	0.0318	0.3059	6.4000e-004	0.0657	4.5000e-004	0.0662	0.0174	4.1000e-004	0.0178		63.9293	63.9293	2.2100e-003		63.9845
Total	0.2472	6.2817	1.4391	0.0142	0.3228	0.0351	0.3579	0.0879	0.0335	0.1215		1,479.698 6	1,479.698 6	0.0868		1,481.867 8

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.8571	0.0000	2.8571	1.5059	0.0000	1.5059			0.0000			0.0000
Off-Road	2.8687	33.0000	17.3883	0.0268		1.5489	1.5489		1.4250	1.4250	0.0000	2,740.900 0	2,740.900 0	0.8398		2,761.895 2
Total	2.8687	33.0000	17.3883	0.0268	2.8571	1.5489	4.4061	1.5059	1.4250	2.9310	0.0000	2,740.900 0	2,740.900 0	0.8398		2,761.895 2

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.2060	6.2499	1.1332	0.0135	0.2571	0.0346	0.2917	0.0705	0.0331	0.1036		1,415.769 3	1,415.769 3	0.0846		1,417.883 3
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0412	0.0318	0.3059	6.4000e-004	0.0657	4.5000e-004	0.0662	0.0174	4.1000e-004	0.0178		63.9293	63.9293	2.2100e-003		63.9845
Total	0.2472	6.2817	1.4391	0.0142	0.3228	0.0351	0.3579	0.0879	0.0335	0.1215		1,479.698 6	1,479.698 6	0.0868		1,481.867 8

3.7 Paving (South Lot) - 2017**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.7096	40.4123	23.8537	0.0501		1.9181	1.9181		1.7647	1.7647		5,118.4926	5,118.4926	1.5683		5,157.7000
Paving	1.0757					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	4.7854	40.4123	23.8537	0.0501		1.9181	1.9181		1.7647	1.7647		5,118.4926	5,118.4926	1.5683		5,157.7000

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0824	0.0635	0.6118	1.2900e-003	0.1314	8.9000e-004	0.1323	0.0349	8.2000e-004	0.0357		127.8586	127.8586	4.4100e-003		127.9689
Total	0.0824	0.0635	0.6118	1.2900e-003	0.1314	8.9000e-004	0.1323	0.0349	8.2000e-004	0.0357		127.8586	127.8586	4.4100e-003		127.9689

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.7096	40.4123	23.8537	0.0501		1.9181	1.9181		1.7647	1.7647	0.0000	5,118.4926	5,118.4926	1.5683		5,157.7000
Paving	1.0757					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	4.7854	40.4123	23.8537	0.0501		1.9181	1.9181		1.7647	1.7647	0.0000	5,118.4926	5,118.4926	1.5683		5,157.7000

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0824	0.0635	0.6118	1.2900e-003	0.1314	8.9000e-004	0.1323	0.0349	8.2000e-004	0.0357		127.8586	127.8586	4.4100e-003		127.9689
Total	0.0824	0.0635	0.6118	1.2900e-003	0.1314	8.9000e-004	0.1323	0.0349	8.2000e-004	0.0357		127.8586	127.8586	4.4100e-003		127.9689

3.8 Grading (Pavilion Location) - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.3498	0.0000	6.3498	3.3466	0.0000	3.3466			0.0000			0.0000
Off-Road	2.5791	29.3812	15.4999	0.0268		1.3562	1.3562		1.2477	1.2477		2,697.748 2	2,697.748 2	0.8399		2,718.744 3
Total	2.5791	29.3812	15.4999	0.0268	6.3498	1.3562	7.7059	3.3466	1.2477	4.5943		2,697.748 2	2,697.748 2	0.8399		2,718.744 3

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1827	5.9637	1.0431	0.0138	0.2636	0.0248	0.2884	0.0723	0.0237	0.0960		1,441.406 0	1,441.406 0	0.0819		1,443.452 6
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0363	0.0275	0.2646	6.2000e-004	0.0657	4.3000e-004	0.0662	0.0174	4.0000e-004	0.0178		62.0940	62.0940	1.9100e-003		62.1417
Total	0.2190	5.9913	1.3077	0.0144	0.3293	0.0252	0.3545	0.0897	0.0241	0.1138		1,503.500 0	1,503.500 0	0.0838		1,505.594 3

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.8574	0.0000	2.8574	1.5060	0.0000	1.5060			0.0000			0.0000
Off-Road	2.5791	29.3812	15.4999	0.0268		1.3562	1.3562		1.2477	1.2477	0.0000	2,697.748 2	2,697.748 2	0.8399		2,718.744 3
Total	2.5791	29.3812	15.4999	0.0268	2.8574	1.3562	4.2136	1.5060	1.2477	2.7536	0.0000	2,697.748 2	2,697.748 2	0.8399		2,718.744 3

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1827	5.9637	1.0431	0.0138	0.2636	0.0248	0.2884	0.0723	0.0237	0.0960		1,441.406 0	1,441.406 0	0.0819		1,443.452 6
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0363	0.0275	0.2646	6.2000e-004	0.0657	4.3000e-004	0.0662	0.0174	4.0000e-004	0.0178		62.0940	62.0940	1.9100e-003		62.1417
Total	0.2190	5.9913	1.3077	0.0144	0.3293	0.0252	0.3545	0.0897	0.0241	0.1138		1,503.500 0	1,503.500 0	0.0838		1,505.594 3

3.9 Architectural Coating - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	46.6872					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.5973	4.0115	3.7084	5.9400e-003		0.3011	0.3011		0.3011	0.3011		562.8971	562.8971	0.0535		564.2343
Total	47.2845	4.0115	3.7084	5.9400e-003		0.3011	0.3011		0.3011	0.3011		562.8971	562.8971	0.0535		564.2343

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2085	0.1584	1.5212	3.5900e-003	0.3779	2.4800e-003	0.3804	0.1002	2.2900e-003	0.1025		357.0403	357.0403	0.0110		357.3148
Total	0.2085	0.1584	1.5212	3.5900e-003	0.3779	2.4800e-003	0.3804	0.1002	2.2900e-003	0.1025		357.0403	357.0403	0.0110		357.3148

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	46.6872					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.5973	4.0115	3.7084	5.9400e-003		0.3011	0.3011		0.3011	0.3011	0.0000	562.8971	562.8971	0.0535		564.2343
Total	47.2845	4.0115	3.7084	5.9400e-003		0.3011	0.3011		0.3011	0.3011	0.0000	562.8971	562.8971	0.0535		564.2343

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2085	0.1584	1.5212	3.5900e-003	0.3779	2.4800e-003	0.3804	0.1002	2.2900e-003	0.1025		357.0403	357.0403	0.0110		357.3148
Total	0.2085	0.1584	1.5212	3.5900e-003	0.3779	2.4800e-003	0.3804	0.1002	2.2900e-003	0.1025		357.0403	357.0403	0.0110		357.3148

3.9 Architectural Coating - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	46.6872					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.5329	3.6708	3.6827	5.9400e-003		0.2575	0.2575		0.2575	0.2575		562.8961	562.8961	0.0475		564.0847
Total	47.2201	3.6708	3.6827	5.9400e-003		0.2575	0.2575		0.2575	0.2575		562.8961	562.8961	0.0475		564.0847

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1887	0.1392	1.3540	3.4800e-003	0.3779	2.4500e-003	0.3803	0.1002	2.2600e-003	0.1025		346.3367	346.3367	9.7000e-003		346.5791
Total	0.1887	0.1392	1.3540	3.4800e-003	0.3779	2.4500e-003	0.3803	0.1002	2.2600e-003	0.1025		346.3367	346.3367	9.7000e-003		346.5791

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	46.6872					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.5329	3.6708	3.6827	5.9400e-003		0.2575	0.2575		0.2575	0.2575	0.0000	562.8961	562.8961	0.0475		564.0847
Total	47.2201	3.6708	3.6827	5.9400e-003		0.2575	0.2575		0.2575	0.2575	0.0000	562.8961	562.8961	0.0475		564.0847

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1887	0.1392	1.3540	3.4800e-003	0.3779	2.4500e-003	0.3803	0.1002	2.2600e-003	0.1025		346.3367	346.3367	9.7000e-003		346.5791
Total	0.1887	0.1392	1.3540	3.4800e-003	0.3779	2.4500e-003	0.3803	0.1002	2.2600e-003	0.1025		346.3367	346.3367	9.7000e-003		346.5791

3.10 Paving (MOB/Pavilion Location) - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.9175	30.1708	21.7912	0.0502		1.3606	1.3606		1.2517	1.2517		4,970.9618	4,970.9618	1.5728		5,010.2807
Paving	1.6625					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	4.5800	30.1708	21.7912	0.0502		1.3606	1.3606		1.2517	1.2517		4,970.9618	4,970.9618	1.5728		5,010.2807

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0656	0.0484	0.4709	1.2100e-003	0.1314	8.5000e-004	0.1323	0.0349	7.9000e-004	0.0357		120.4650	120.4650	3.3700e-003		120.5493
Total	0.0656	0.0484	0.4709	1.2100e-003	0.1314	8.5000e-004	0.1323	0.0349	7.9000e-004	0.0357		120.4650	120.4650	3.3700e-003		120.5493

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.9175	30.1708	21.7912	0.0502		1.3606	1.3606		1.2517	1.2517	0.0000	4,970.9617	4,970.9617	1.5728		5,010.2807
Paving	1.6625					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	4.5800	30.1708	21.7912	0.0502		1.3606	1.3606		1.2517	1.2517	0.0000	4,970.9617	4,970.9617	1.5728		5,010.2807

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0656	0.0484	0.4709	1.2100e-003	0.1314	8.5000e-004	0.1323	0.0349	7.9000e-004	0.0357		120.4650	120.4650	3.3700e-003		120.5493
Total	0.0656	0.0484	0.4709	1.2100e-003	0.1314	8.5000e-004	0.1323	0.0349	7.9000e-004	0.0357		120.4650	120.4650	3.3700e-003		120.5493

3.11 Grading (East Lot) - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.3498	0.0000	6.3498	3.3466	0.0000	3.3466			0.0000			0.0000
Off-Road	2.4327	27.3256	14.6482	0.0268		1.2508	1.2508		1.1507	1.1507		2,652.7848	2,652.7848	0.8393		2,673.7677
Total	2.4327	27.3256	14.6482	0.0268	6.3498	1.2508	7.6005	3.3466	1.1507	4.4973		2,652.7848	2,652.7848	0.8393		2,673.7677

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1680	5.6214	0.9748	0.0136	0.2636	0.0207	0.2843	0.0723	0.0198	0.0921		1,425.6487	1,425.6487	0.0787		1,427.6161
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0328	0.0242	0.2355	6.1000e-004	0.0657	4.3000e-004	0.0661	0.0174	3.9000e-004	0.0178		60.2325	60.2325	1.6900e-003		60.2746
Total	0.2008	5.6456	1.2103	0.0142	0.3293	0.0211	0.3504	0.0897	0.0202	0.1099		1,485.8812	1,485.8812	0.0804		1,487.8907

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.8574	0.0000	2.8574	1.5060	0.0000	1.5060			0.0000			0.0000
Off-Road	2.4327	27.3256	14.6482	0.0268		1.2508	1.2508		1.1507	1.1507	0.0000	2,652.784 8	2,652.784 8	0.8393		2,673.767 7
Total	2.4327	27.3256	14.6482	0.0268	2.8574	1.2508	4.1082	1.5060	1.1507	2.6567	0.0000	2,652.784 8	2,652.784 8	0.8393		2,673.767 7

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1680	5.6214	0.9748	0.0136	0.2636	0.0207	0.2843	0.0723	0.0198	0.0921		1,425.648 7	1,425.648 7	0.0787		1,427.616 1
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0328	0.0242	0.2355	6.1000e-004	0.0657	4.3000e-004	0.0661	0.0174	3.9000e-004	0.0178		60.2325	60.2325	1.6900e-003		60.2746
Total	0.2008	5.6456	1.2103	0.0142	0.3293	0.0211	0.3504	0.0897	0.0202	0.1099		1,485.881 2	1,485.881 2	0.0804		1,487.890 7

3.12 Paving (East Lot) - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.7060	27.0093	21.2701	0.0502		1.2030	1.2030		1.1067	1.1067		4,861.0659	4,861.0659	1.5722		4,900.3701
Paving	2.2860					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	4.9920	27.0093	21.2701	0.0502		1.2030	1.2030		1.1067	1.1067		4,861.0659	4,861.0659	1.5722		4,900.3701

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0601	0.0428	0.4206	1.1700e-003	0.1314	8.4000e-004	0.1323	0.0349	7.7000e-004	0.0356		116.6120	116.6120	2.9200e-003		116.6851
Total	0.0601	0.0428	0.4206	1.1700e-003	0.1314	8.4000e-004	0.1323	0.0349	7.7000e-004	0.0356		116.6120	116.6120	2.9200e-003		116.6851

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.7060	27.0093	21.2701	0.0502		1.2030	1.2030		1.1067	1.1067	0.0000	4,861.0659	4,861.0659	1.5722		4,900.3701
Paving	2.2860					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	4.9920	27.0093	21.2701	0.0502		1.2030	1.2030		1.1067	1.1067	0.0000	4,861.0659	4,861.0659	1.5722		4,900.3701

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0601	0.0428	0.4206	1.1700e-003	0.1314	8.4000e-004	0.1323	0.0349	7.7000e-004	0.0356		116.6120	116.6120	2.9200e-003		116.6851
Total	0.0601	0.0428	0.4206	1.1700e-003	0.1314	8.4000e-004	0.1323	0.0349	7.7000e-004	0.0356		116.6120	116.6120	2.9200e-003		116.6851

3.13 Demolition - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.5549	0.0000	2.5549	0.3868	0.0000	0.3868			0.0000			0.0000
Off-Road	0.8843	8.9698	10.3150	0.0150		0.5289	0.5289		0.4866	0.4866		1,447.4008	1,447.4008	0.4681		1,459.1038
Total	0.8843	8.9698	10.3150	0.0150	2.5549	0.5289	3.0839	0.3868	0.4866	0.8735		1,447.4008	1,447.4008	0.4681		1,459.1038

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1847	6.4259	1.1030	0.0165	0.3232	0.0191	0.3424	0.0886	0.0183	0.1069		1,729.9373	1,729.9373	0.0902		1,732.1914
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0526	0.0375	0.3680	1.0200e-003	0.1150	7.3000e-004	0.1157	0.0305	6.7000e-004	0.0312		102.0355	102.0355	2.5600e-003		102.0994
Total	0.2373	6.4633	1.4710	0.0175	0.4382	0.0199	0.4581	0.1191	0.0190	0.1381		1,831.9728	1,831.9728	0.0927		1,834.2908

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.1497	0.0000	1.1497	0.1741	0.0000	0.1741			0.0000			0.0000
Off-Road	0.8843	8.9698	10.3150	0.0150		0.5289	0.5289		0.4866	0.4866	0.0000	1,447.400 8	1,447.400 8	0.4681		1,459.103 8
Total	0.8843	8.9698	10.3150	0.0150	1.1497	0.5289	1.6786	0.1741	0.4866	0.6607	0.0000	1,447.400 8	1,447.400 8	0.4681		1,459.103 8

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1847	6.4259	1.1030	0.0165	0.3232	0.0191	0.3424	0.0886	0.0183	0.1069		1,729.937 3	1,729.937 3	0.0902		1,732.191 4
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0526	0.0375	0.3680	1.0200e-003	0.1150	7.3000e-004	0.1157	0.0305	6.7000e-004	0.0312		102.0355	102.0355	2.5600e-003		102.0994
Total	0.2373	6.4633	1.4710	0.0175	0.4382	0.0199	0.4581	0.1191	0.0190	0.1381		1,831.972 8	1,831.972 8	0.0927		1,834.290 8

3.14 Grading (Center Lot/North Lot) - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.3507	0.0000	6.3507	3.3468	0.0000	3.3468			0.0000			0.0000
Off-Road	2.2819	25.1895	13.8699	0.0268		1.1465	1.1465		1.0548	1.0548		2,595.1261	2,595.1261	0.8393		2,616.1090
Total	2.2819	25.1895	13.8699	0.0268	6.3507	1.1465	7.4972	3.3468	1.0548	4.4015		2,595.1261	2,595.1261	0.8393		2,616.1090

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1586	5.5194	0.9474	0.0142	0.2776	0.0164	0.2941	0.0761	0.0157	0.0919		1,485.8926	1,485.8926	0.0774		1,487.8287
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0301	0.0214	0.2103	5.9000e-004	0.0657	4.2000e-004	0.0661	0.0174	3.8000e-004	0.0178		58.3060	58.3060	1.4600e-003		58.3425
Total	0.1887	5.5408	1.1577	0.0148	0.3434	0.0169	0.3602	0.0936	0.0161	0.1097		1,544.1986	1,544.1986	0.0789		1,546.1712

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.8578	0.0000	2.8578	1.5060	0.0000	1.5060			0.0000			0.0000
Off-Road	2.2819	25.1895	13.8699	0.0268		1.1465	1.1465		1.0548	1.0548	0.0000	2,595.126 1	2,595.126 1	0.8393		2,616.109 0
Total	2.2819	25.1895	13.8699	0.0268	2.8578	1.1465	4.0043	1.5060	1.0548	2.5608	0.0000	2,595.126 1	2,595.126 1	0.8393		2,616.109 0

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1586	5.5194	0.9474	0.0142	0.2776	0.0164	0.2941	0.0761	0.0157	0.0919		1,485.892 6	1,485.892 6	0.0774		1,487.828 7
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0301	0.0214	0.2103	5.9000e-004	0.0657	4.2000e-004	0.0661	0.0174	3.8000e-004	0.0178		58.3060	58.3060	1.4600e-003		58.3425
Total	0.1887	5.5408	1.1577	0.0148	0.3434	0.0169	0.3602	0.0936	0.0161	0.1097		1,544.198 6	1,544.198 6	0.0789		1,546.171 2

3.15 Paving (Center Lot/North Lot) - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.7060	27.0093	21.2701	0.0502		1.2030	1.2030		1.1067	1.1067		4,861.0659	4,861.0659	1.5722		4,900.3701
Paving	1.6625					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	4.3686	27.0093	21.2701	0.0502		1.2030	1.2030		1.1067	1.1067		4,861.0659	4,861.0659	1.5722		4,900.3701

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0601	0.0428	0.4206	1.1700e-003	0.1314	8.4000e-004	0.1323	0.0349	7.7000e-004	0.0356		116.6120	116.6120	2.9200e-003		116.6851
Total	0.0601	0.0428	0.4206	1.1700e-003	0.1314	8.4000e-004	0.1323	0.0349	7.7000e-004	0.0356		116.6120	116.6120	2.9200e-003		116.6851

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.7060	27.0093	21.2701	0.0502		1.2030	1.2030		1.1067	1.1067	0.0000	4,861.0659	4,861.0659	1.5722		4,900.3701
Paving	1.6625					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	4.3686	27.0093	21.2701	0.0502		1.2030	1.2030		1.1067	1.1067	0.0000	4,861.0659	4,861.0659	1.5722		4,900.3701

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0601	0.0428	0.4206	1.1700e-003	0.1314	8.4000e-004	0.1323	0.0349	7.7000e-004	0.0356		116.6120	116.6120	2.9200e-003		116.6851
Total	0.0601	0.0428	0.4206	1.1700e-003	0.1314	8.4000e-004	0.1323	0.0349	7.7000e-004	0.0356		116.6120	116.6120	2.9200e-003		116.6851

3.16 Paving (West Lot Final Lift) - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.7060	27.0093	21.2701	0.0502		1.2030	1.2030		1.1067	1.1067		4,861.0659	4,861.0659	1.5722		4,900.3701
Paving	2.2860					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	4.9920	27.0093	21.2701	0.0502		1.2030	1.2030		1.1067	1.1067		4,861.0659	4,861.0659	1.5722		4,900.3701

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0601	0.0428	0.4206	1.1700e-003	0.1314	8.4000e-004	0.1323	0.0349	7.7000e-004	0.0356		116.6120	116.6120	2.9200e-003		116.6851
Total	0.0601	0.0428	0.4206	1.1700e-003	0.1314	8.4000e-004	0.1323	0.0349	7.7000e-004	0.0356		116.6120	116.6120	2.9200e-003		116.6851

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.7060	27.0093	21.2701	0.0502		1.2030	1.2030		1.1067	1.1067	0.0000	4,861.0659	4,861.0659	1.5722		4,900.3701
Paving	2.2860					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	4.9920	27.0093	21.2701	0.0502		1.2030	1.2030		1.1067	1.1067	0.0000	4,861.0659	4,861.0659	1.5722		4,900.3701

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0601	0.0428	0.4206	1.1700e-003	0.1314	8.4000e-004	0.1323	0.0349	7.7000e-004	0.0356		116.6120	116.6120	2.9200e-003		116.6851
Total	0.0601	0.0428	0.4206	1.1700e-003	0.1314	8.4000e-004	0.1323	0.0349	7.7000e-004	0.0356		116.6120	116.6120	2.9200e-003		116.6851

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	12.4385	86.8712	140.6127	0.4370	32.3253	0.4981	32.8234	8.6627	0.4700	9.1327		44,281.3777	44,281.3777	2.2081		44,336.5798
Unmitigated	12.4385	86.8712	140.6127	0.4370	32.3253	0.4981	32.8234	8.6627	0.4700	9.1327		44,281.3777	44,281.3777	2.2081		44,336.5798

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Medical Office Building	7,503.30	1,881.60	325.50	11,453,903	11,453,903
Parking Lot	0.00	0.00	0.00		
Unenclosed Parking Structure	0.00	0.00	0.00		
Total	7,503.30	1,881.60	325.50	11,453,903	11,453,903

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Medical Office Building	8.20	8.20	8.20	29.60	51.40	19.00	60	30	10
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Unenclosed Parking Structure	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Medical Office Building	0.489257	0.041257	0.220156	0.132626	0.025790	0.006586	0.027831	0.045583	0.001467	0.001229	0.006102	0.000783	0.001333
Parking Lot	0.489257	0.041257	0.220156	0.132626	0.025790	0.006586	0.027831	0.045583	0.001467	0.001229	0.006102	0.000783	0.001333
Unenclosed Parking Structure	0.489257	0.041257	0.220156	0.132626	0.025790	0.006586	0.027831	0.045583	0.001467	0.001229	0.006102	0.000783	0.001333

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1026	0.9330	0.7837	5.6000e-003		0.0709	0.0709		0.0709	0.0709		1,119.5488	1,119.5488	0.0215	0.0205	1,126.2017
NaturalGas Unmitigated	0.1026	0.9330	0.7837	5.6000e-003		0.0709	0.0709		0.0709	0.0709		1,119.5488	1,119.5488	0.0215	0.0205	1,126.2017

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Medical Office Building	9516.16	0.1026	0.9330	0.7837	5.6000e-003		0.0709	0.0709		0.0709	0.0709		1,119.5488	1,119.5488	0.0215	0.0205	1,126.2017
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Unenclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.1026	0.9330	0.7837	5.6000e-003		0.0709	0.0709		0.0709	0.0709		1,119.5488	1,119.5488	0.0215	0.0205	1,126.2017

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Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Medical Office Building	9.51616	0.1026	0.9330	0.7837	5.6000e-003		0.0709	0.0709		0.0709	0.0709		1,119.5488	1,119.5488	0.0215	0.0205	1,126.2017
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Unenclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.1026	0.9330	0.7837	5.6000e-003		0.0709	0.0709		0.0709	0.0709		1,119.5488	1,119.5488	0.0215	0.0205	1,126.2017

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	5.2060	1.2000e-003	0.1295	1.0000e-005		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004		0.2758	0.2758	7.4000e-004		0.2942
Unmitigated	5.2060	1.2000e-003	0.1295	1.0000e-005		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004		0.2758	0.2758	7.4000e-004		0.2942

6.2 Area by SubCategory**Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.5628					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	4.6310					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0122	1.2000e-003	0.1295	1.0000e-005		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004		0.2758	0.2758	7.4000e-004		0.2942
Total	5.2059	1.2000e-003	0.1295	1.0000e-005		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004		0.2758	0.2758	7.4000e-004		0.2942

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.5628					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	4.6310					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0122	1.2000e-003	0.1295	1.0000e-005		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004		0.2758	0.2758	7.4000e-004		0.2942
Total	5.2059	1.2000e-003	0.1295	1.0000e-005		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004		0.2758	0.2758	7.4000e-004		0.2942

Riverside Cirby MOB - Existing Land Uses - Placer-Sacramento County, Annual

Riverside Cirby MOB - Existing Land Uses
Placer-Sacramento County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	90.29	1000sqft	2.07	90,290.00	0
Other Non-Asphalt Surfaces	6.41	Acre	6.41	279,219.60	0
Parking Lot	613.00	Space	5.52	245,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	74
Climate Zone	2			Operational Year	2019
Utility Company	Roseville Electric				
CO2 Intensity (lb/MW hr)	654.23	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Riverside Cirby MOB. Placer County (Sacramento Valley Air Basin). CO2 Intensity adjusted based on RE 25% Renewables by 2016.

Land Use - Existing MOB is 90,290 sf and 613 parking spaces.

Vehicle Trips - Per traffic analysis, ITE trip rate (36.13) for MOB was increased by 15% to 41.57. Average trip length of 8.2 miles.

Energy Use - T24, NT24, and lighting energy intensities adjusted based on existing MOB - 953,208 kWh.

Water And Wastewater - Updated indoor and outdoor water use as calculated in 4.2 Public Utilities.

Solid Waste - 314.8 tons per year as calculated in 4.2 Public Utilities.

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Table Name	Column Name	Default Value	New Value
tblEnergyUse	LightingElect	3.25	3.42
tblEnergyUse	NT24E	3.62	3.42
tblEnergyUse	T24E	3.37	3.71
tblProjectCharacteristics	CO2IntensityFactor	793.8	654.23
tblProjectCharacteristics	OperationalYear	2018	2019
tblSolidWaste	SolidWasteGenerationRate	975.13	314.80
tblVehicleTrips	CC_TL	7.30	8.20
tblVehicleTrips	CNW_TL	7.30	8.20
tblVehicleTrips	CW_TL	9.50	8.20
tblVehicleTrips	WD_TR	36.13	41.57
tblWater	AerobicPercent	87.46	100.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	IndoorWaterUseRate	11,329,637.74	4,242,424.00
tblWater	OutdoorWaterUseRate	2,158,026.24	808,081.00
tblWater	SepticTankPercent	10.33	0.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4363	6.0000e-005	6.5900e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0127	0.0127	3.0000e-005	0.0000	0.0135
Energy	8.0500e-003	0.0732	0.0615	4.4000e-004		5.5600e-003	5.5600e-003		5.5600e-003	5.5600e-003	0.0000	426.4013	426.4013	0.0169	4.6400e-003	428.2066
Mobile	0.9616	6.2141	10.0173	0.0311	2.1127	0.0403	2.1530	0.5683	0.0381	0.6064	0.0000	2,859.4375	2,859.4375	0.1412	0.0000	2,862.9683
Waste						0.0000	0.0000		0.0000	0.0000	63.9016	0.0000	63.9016	3.7765	0.0000	158.3134
Water						0.0000	0.0000		0.0000	0.0000	1.5010	7.6515	9.1525	5.5100e-003	3.3300e-003	10.2837
Total	1.4060	6.2874	10.0854	0.0316	2.1127	0.0458	2.1585	0.5683	0.0437	0.6119	65.4025	3,293.5029	3,358.9055	3.9401	7.9700e-003	3,459.7855

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4363	6.0000e-005	6.5900e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0127	0.0127	3.0000e-005	0.0000	0.0135
Energy	8.0500e-003	0.0732	0.0615	4.4000e-004		5.5600e-003	5.5600e-003		5.5600e-003	5.5600e-003	0.0000	426.4013	426.4013	0.0169	4.6400e-003	428.2066
Mobile	0.9616	6.2141	10.0173	0.0311	2.1127	0.0403	2.1530	0.5683	0.0381	0.6064	0.0000	2,859.4375	2,859.4375	0.1412	0.0000	2,862.9683
Waste						0.0000	0.0000		0.0000	0.0000	63.9016	0.0000	63.9016	3.7765	0.0000	158.3134
Water						0.0000	0.0000		0.0000	0.0000	1.5010	7.6515	9.1525	5.5100e-003	3.3300e-003	10.2837
Total	1.4060	6.2874	10.0854	0.0316	2.1127	0.0458	2.1585	0.5683	0.0437	0.6119	65.4025	3,293.5029	3,358.9055	3.9401	7.9700e-003	3,459.7855

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.9616	6.2141	10.0173	0.0311	2.1127	0.0403	2.1530	0.5683	0.0381	0.6064	0.0000	2,859.4375	2,859.4375	0.1412	0.0000	2,862.9683
Unmitigated	0.9616	6.2141	10.0173	0.0311	2.1127	0.0403	2.1530	0.5683	0.0381	0.6064	0.0000	2,859.4375	2,859.4375	0.1412	0.0000	2,862.9683

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Medical Office Building	3,753.36	809.00	139.95	5,684,832	5,684,832
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Total	3,753.36	809.00	139.95	5,684,832	5,684,832

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Medical Office Building	8.20	8.20	8.20	29.60	51.40	19.00	60	30	10
Other Non-Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

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4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Medical Office Building	0.483320	0.042482	0.220179	0.137288	0.028029	0.006922	0.026094	0.044447	0.001489	0.001255	0.006257	0.000793	0.001444
Other Non-Asphalt Surfaces	0.483320	0.042482	0.220179	0.137288	0.028029	0.006922	0.026094	0.044447	0.001489	0.001255	0.006257	0.000793	0.001444
Parking Lot	0.483320	0.042482	0.220179	0.137288	0.028029	0.006922	0.026094	0.044447	0.001489	0.001255	0.006257	0.000793	0.001444

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	346.7079	346.7079	0.0154	3.1800e-003	348.0397
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	346.7079	346.7079	0.0154	3.1800e-003	348.0397
NaturalGas Mitigated	8.0500e-003	0.0732	0.0615	4.4000e-004		5.5600e-003	5.5600e-003		5.5600e-003	5.5600e-003	0.0000	79.6933	79.6933	1.5300e-003	1.4600e-003	80.1669
NaturalGas Unmitigated	8.0500e-003	0.0732	0.0615	4.4000e-004		5.5600e-003	5.5600e-003		5.5600e-003	5.5600e-003	0.0000	79.6933	79.6933	1.5300e-003	1.4600e-003	80.1669

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5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Medical Office Building	1.4934e+06	8.0500e-003	0.0732	0.0615	4.4000e-004		5.5600e-003	5.5600e-003		5.5600e-003	5.5600e-003	0.0000	79.6933	79.6933	1.5300e-003	1.4600e-003	80.1669
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		8.0500e-003	0.0732	0.0615	4.4000e-004		5.5600e-003	5.5600e-003		5.5600e-003	5.5600e-003	0.0000	79.6933	79.6933	1.5300e-003	1.4600e-003	80.1669

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Medical Office Building	1.4934e+06	8.0500e-003	0.0732	0.0615	4.4000e-004		5.5600e-003	5.5600e-003		5.5600e-003	5.5600e-003	0.0000	79.6933	79.6933	1.5300e-003	1.4600e-003	80.1669
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		8.0500e-003	0.0732	0.0615	4.4000e-004		5.5600e-003	5.5600e-003		5.5600e-003	5.5600e-003	0.0000	79.6933	79.6933	1.5300e-003	1.4600e-003	80.1669

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Medical Office Building	952560	282.6756	0.0125	2.5900e-003	283.7614
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	215776	64.0323	2.8400e-003	5.9000e-004	64.2783
Total		346.7079	0.0154	3.1800e-003	348.0397

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Medical Office Building	952560	282.6756	0.0125	2.5900e-003	283.7614
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	215776	64.0323	2.8400e-003	5.9000e-004	64.2783
Total		346.7079	0.0154	3.1800e-003	348.0397

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.4363	6.0000e-005	6.5900e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0127	0.0127	3.0000e-005	0.0000	0.0135
Unmitigated	0.4363	6.0000e-005	6.5900e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0127	0.0127	3.0000e-005	0.0000	0.0135

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0491					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3865					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.2000e-004	6.0000e-005	6.5900e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0127	0.0127	3.0000e-005	0.0000	0.0135
Total	0.4363	6.0000e-005	6.5900e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0127	0.0127	3.0000e-005	0.0000	0.0135

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Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0491					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3865					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.2000e-004	6.0000e-005	6.5900e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0127	0.0127	3.0000e-005	0.0000	0.0135
Total	0.4363	6.0000e-005	6.5900e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0127	0.0127	3.0000e-005	0.0000	0.0135

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	9.1525	5.5100e-003	3.3300e-003	10.2837
Unmitigated	9.1525	5.5100e-003	3.3300e-003	10.2837

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Medical Office Building	4.24242 / 0.808081	9.1525	5.5100e-003	3.3300e-003	10.2837
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		9.1525	5.5100e-003	3.3300e-003	10.2837

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Medical Office Building	4.24242 / 0.808081	9.1525	5.5100e-003	3.3300e-003	10.2837
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		9.1525	5.5100e-003	3.3300e-003	10.2837

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	63.9016	3.7765	0.0000	158.3134
Unmitigated	63.9016	3.7765	0.0000	158.3134

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Medical Office Building	314.8	63.9016	3.7765	0.0000	158.3134
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		63.9016	3.7765	0.0000	158.3134

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Medical Office Building	314.8	63.9016	3.7765	0.0000	158.3134
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		63.9016	3.7765	0.0000	158.3134

Riverside Cirby MOB - Existing Land Uses - Placer-Sacramento County, Summer

Riverside Cirby MOB - Existing Land Uses
Placer-Sacramento County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	90.29	1000sqft	2.07	90,290.00	0
Other Non-Asphalt Surfaces	6.41	Acre	6.41	279,219.60	0
Parking Lot	613.00	Space	5.52	245,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	74
Climate Zone	2			Operational Year	2019
Utility Company	Roseville Electric				
CO2 Intensity (lb/MW hr)	654.23	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Riverside Cirby MOB. Placer County (Sacramento Valley Air Basin). CO2 Intensity adjusted based on RE 25% Renewables by 2016.

Land Use - Existing MOB is 90,290 sf and 613 parking spaces.

Vehicle Trips - Per traffic analysis, ITE trip rate (36.13) for MOB was increased by 15% to 41.57. Average trip length of 8.2 miles.

Energy Use - T24, NT24, and lighting energy intensities adjusted based on existing MOB - 953,208 kWh.

Water And Wastewater - Updated indoor and outdoor water use as calculated in 4.2 Public Utilities.

Solid Waste - 314.8 tons per year as calculated in 4.2 Public Utilities.

9498 Riverside Cirby MOB - Existing Summer Emissions

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Table Name	Column Name	Default Value	New Value
tblEnergyUse	LightingElect	3.25	3.42
tblEnergyUse	NT24E	3.62	3.42
tblEnergyUse	T24E	3.37	3.71
tblProjectCharacteristics	CO2IntensityFactor	793.8	654.23
tblProjectCharacteristics	OperationalYear	2018	2019
tblSolidWaste	SolidWasteGenerationRate	975.13	314.80
tblVehicleTrips	CC_TL	7.30	8.20
tblVehicleTrips	CNW_TL	7.30	8.20
tblVehicleTrips	CW_TL	9.50	8.20
tblVehicleTrips	WD_TR	36.13	41.57
tblWater	AerobicPercent	87.46	100.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	IndoorWaterUseRate	11,329,637.74	4,242,424.00
tblWater	OutdoorWaterUseRate	2,158,026.24	808,081.00
tblWater	SepticTankPercent	10.33	0.00

2.2 Overall Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.3942	6.8000e-004	0.0732	1.0000e-005		2.6000e-004	2.6000e-004		2.6000e-004	2.6000e-004		0.1553	0.1553	4.2000e-004		0.1658
Energy	0.0441	0.4011	0.3370	2.4100e-003		0.0305	0.0305		0.0305	0.0305		481.3527	481.3527	9.2300e-003	8.8200e-003	484.2131
Mobile	8.5020	44.2107	76.5347	0.2430	16.1666	0.2926	16.4592	4.3321	0.2767	4.6088		24,594.1087	24,594.1087	1.1271		24,622.2873
Total	10.9403	44.6125	76.9449	0.2454	16.1666	0.3234	16.4899	4.3321	0.3075	4.6396		25,075.6167	25,075.6167	1.1368	8.8200e-003	25,106.6662

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.3942	6.8000e-004	0.0732	1.0000e-005		2.6000e-004	2.6000e-004		2.6000e-004	2.6000e-004		0.1553	0.1553	4.2000e-004		0.1658
Energy	0.0441	0.4011	0.3370	2.4100e-003		0.0305	0.0305		0.0305	0.0305		481.3527	481.3527	9.2300e-003	8.8200e-003	484.2131
Mobile	8.5020	44.2107	76.5347	0.2430	16.1666	0.2926	16.4592	4.3321	0.2767	4.6088		24,594.1087	24,594.1087	1.1271		24,622.2873
Total	10.9403	44.6125	76.9449	0.2454	16.1666	0.3234	16.4899	4.3321	0.3075	4.6396		25,075.6167	25,075.6167	1.1368	8.8200e-003	25,106.6662

[illegible]

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	8.5020	44.2107	76.5347	0.2430	16.1666	0.2926	16.4592	4.3321	0.2767	4.6088		24,594.1087	24,594.1087	1.1271		24,622.2873
Unmitigated	8.5020	44.2107	76.5347	0.2430	16.1666	0.2926	16.4592	4.3321	0.2767	4.6088		24,594.1087	24,594.1087	1.1271		24,622.2873

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Medical Office Building	3,753.36	809.00	139.95	5,684,832	5,684,832
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Total	3,753.36	809.00	139.95	5,684,832	5,684,832

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Medical Office Building	8.20	8.20	8.20	29.60	51.40	19.00	60	30	10
Other Non-Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Medical Office Building	0.483320	0.042482	0.220179	0.137288	0.028029	0.006922	0.026094	0.044447	0.001489	0.001255	0.006257	0.000793	0.001444
Other Non-Asphalt Surfaces	0.483320	0.042482	0.220179	0.137288	0.028029	0.006922	0.026094	0.044447	0.001489	0.001255	0.006257	0.000793	0.001444
Parking Lot	0.483320	0.042482	0.220179	0.137288	0.028029	0.006922	0.026094	0.044447	0.001489	0.001255	0.006257	0.000793	0.001444

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0441	0.4011	0.3370	2.4100e-003		0.0305	0.0305		0.0305	0.0305		481.3527	481.3527	9.2300e-003	8.8200e-003	484.2131
NaturalGas Unmitigated	0.0441	0.4011	0.3370	2.4100e-003		0.0305	0.0305		0.0305	0.0305		481.3527	481.3527	9.2300e-003	8.8200e-003	484.2131

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Medical Office Building	4091.5	0.0441	0.4011	0.3370	2.4100e-003		0.0305	0.0305		0.0305	0.0305		481.3527	481.3527	9.2300e-003	8.8200e-003	484.2131
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0441	0.4011	0.3370	2.4100e-003		0.0305	0.0305		0.0305	0.0305		481.3527	481.3527	9.2300e-003	8.8200e-003	484.2131

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Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Medical Office Building	4.0915	0.0441	0.4011	0.3370	2.4100e-003		0.0305	0.0305		0.0305	0.0305		481.3527	481.3527	9.2300e-003	8.8200e-003	484.2131
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0441	0.4011	0.3370	2.4100e-003		0.0305	0.0305		0.0305	0.0305		481.3527	481.3527	9.2300e-003	8.8200e-003	484.2131

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.3942	6.8000e-004	0.0732	1.0000e-005		2.6000e-004	2.6000e-004		2.6000e-004	2.6000e-004		0.1553	0.1553	4.2000e-004		0.1658
Unmitigated	2.3942	6.8000e-004	0.0732	1.0000e-005		2.6000e-004	2.6000e-004		2.6000e-004	2.6000e-004		0.1553	0.1553	4.2000e-004		0.1658

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6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2693					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.1180					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	6.9300e-003	6.8000e-004	0.0732	1.0000e-005		2.6000e-004	2.6000e-004		2.6000e-004	2.6000e-004		0.1553	0.1553	4.2000e-004		0.1658
Total	2.3942	6.8000e-004	0.0732	1.0000e-005		2.6000e-004	2.6000e-004		2.6000e-004	2.6000e-004		0.1553	0.1553	4.2000e-004		0.1658

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2693					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.1180					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	6.9300e-003	6.8000e-004	0.0732	1.0000e-005		2.6000e-004	2.6000e-004		2.6000e-004	2.6000e-004		0.1553	0.1553	4.2000e-004		0.1658
Total	2.3942	6.8000e-004	0.0732	1.0000e-005		2.6000e-004	2.6000e-004		2.6000e-004	2.6000e-004		0.1553	0.1553	4.2000e-004		0.1658

Riverside Cirby MOB - Existing Land Uses - Placer-Sacramento County, Winter

Riverside Cirby MOB - Existing Land Uses
Placer-Sacramento County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	90.29	1000sqft	2.07	90,290.00	0
Other Non-Asphalt Surfaces	6.41	Acre	6.41	279,219.60	0
Parking Lot	613.00	Space	5.52	245,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	74
Climate Zone	2			Operational Year	2019
Utility Company	Roseville Electric				
CO2 Intensity (lb/MW hr)	654.23	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Riverside Cirby MOB. Placer County (Sacramento Valley Air Basin). CO2 Intensity adjusted based on RE 25% Renewables by 2016.

Land Use - Existing MOB is 90,290 sf and 613 parking spaces.

Vehicle Trips - Per traffic analysis, ITE trip rate (36.13) for MOB was increased by 15% to 41.57. Average trip length of 8.2 miles.

Energy Use - T24, NT24, and lighting energy intensities adjusted based on existing MOB - 953,208 kWh.

Water And Wastewater - Updated indoor and outdoor water use as calculated in 4.2 Public Utilities.

Solid Waste - 314.8 tons per year as calculated in 4.2 Public Utilities.

9498 Riverside Cirby MOB - Existing Winter Emissions

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Table Name	Column Name	Default Value	New Value
tblEnergyUse	LightingElect	3.25	3.42
tblEnergyUse	NT24E	3.62	3.42
tblEnergyUse	T24E	3.37	3.71
tblProjectCharacteristics	CO2IntensityFactor	793.8	654.23
tblProjectCharacteristics	OperationalYear	2018	2019
tblSolidWaste	SolidWasteGenerationRate	975.13	314.80
tblVehicleTrips	CC_TL	7.30	8.20
tblVehicleTrips	CNW_TL	7.30	8.20
tblVehicleTrips	CW_TL	9.50	8.20
tblVehicleTrips	WD_TR	36.13	41.57
tblWater	AerobicPercent	87.46	100.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	IndoorWaterUseRate	11,329,637.74	4,242,424.00
tblWater	OutdoorWaterUseRate	2,158,026.24	808,081.00
tblWater	SepticTankPercent	10.33	0.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.3942	6.8000e-004	0.0732	1.0000e-005		2.6000e-004	2.6000e-004		2.6000e-004	2.6000e-004		0.1553	0.1553	4.2000e-004		0.1658
Energy	0.0441	0.4011	0.3370	2.4100e-003		0.0305	0.0305		0.0305	0.0305		481.3527	481.3527	9.2300e-003	8.8200e-003	484.2131
Mobile	6.8630	45.9842	77.5404	0.2229	16.1666	0.2986	16.4652	4.3321	0.2824	4.6145		22,563.9512	22,563.9512	1.1894		22,593.6854
Total	9.3013	46.3860	77.9505	0.2253	16.1666	0.3294	16.4959	4.3321	0.3132	4.6453		23,045.4591	23,045.4591	1.1990	8.8200e-003	23,078.0644

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.3942	6.8000e-004	0.0732	1.0000e-005		2.6000e-004	2.6000e-004		2.6000e-004	2.6000e-004		0.1553	0.1553	4.2000e-004		0.1658
Energy	0.0441	0.4011	0.3370	2.4100e-003		0.0305	0.0305		0.0305	0.0305		481.3527	481.3527	9.2300e-003	8.8200e-003	484.2131
Mobile	6.8630	45.9842	77.5404	0.2229	16.1666	0.2986	16.4652	4.3321	0.2824	4.6145		22,563.9512	22,563.9512	1.1894		22,593.6854
Total	9.3013	46.3860	77.9505	0.2253	16.1666	0.3294	16.4959	4.3321	0.3132	4.6453		23,045.4591	23,045.4591	1.1990	8.8200e-003	23,078.0644

[illegible]

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	6.8630	45.9842	77.5404	0.2229	16.1666	0.2986	16.4652	4.3321	0.2824	4.6145		22,563.95	22,563.95	1.1894		22,593.68
												12	12			54
Unmitigated	6.8630	45.9842	77.5404	0.2229	16.1666	0.2986	16.4652	4.3321	0.2824	4.6145		22,563.95	22,563.95	1.1894		22,593.68
												12	12			54

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Medical Office Building	3,753.36	809.00	139.95	5,684,832	5,684,832
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Total	3,753.36	809.00	139.95	5,684,832	5,684,832

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Medical Office Building	8.20	8.20	8.20	29.60	51.40	19.00	60	30	10
Other Non-Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Medical Office Building	0.483320	0.042482	0.220179	0.137288	0.028029	0.006922	0.026094	0.044447	0.001489	0.001255	0.006257	0.000793	0.001444
Other Non-Asphalt Surfaces	0.483320	0.042482	0.220179	0.137288	0.028029	0.006922	0.026094	0.044447	0.001489	0.001255	0.006257	0.000793	0.001444
Parking Lot	0.483320	0.042482	0.220179	0.137288	0.028029	0.006922	0.026094	0.044447	0.001489	0.001255	0.006257	0.000793	0.001444

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0441	0.4011	0.3370	2.4100e-003		0.0305	0.0305		0.0305	0.0305		481.3527	481.3527	9.2300e-003	8.8200e-003	484.2131
NaturalGas Unmitigated	0.0441	0.4011	0.3370	2.4100e-003		0.0305	0.0305		0.0305	0.0305		481.3527	481.3527	9.2300e-003	8.8200e-003	484.2131

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Medical Office Building	4091.5	0.0441	0.4011	0.3370	2.4100e-003		0.0305	0.0305		0.0305	0.0305		481.3527	481.3527	9.2300e-003	8.8200e-003	484.2131
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0441	0.4011	0.3370	2.4100e-003		0.0305	0.0305		0.0305	0.0305		481.3527	481.3527	9.2300e-003	8.8200e-003	484.2131

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Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Medical Office Building	4.0915	0.0441	0.4011	0.3370	2.4100e-003		0.0305	0.0305		0.0305	0.0305		481.3527	481.3527	9.2300e-003	8.8200e-003	484.2131
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0441	0.4011	0.3370	2.4100e-003		0.0305	0.0305		0.0305	0.0305		481.3527	481.3527	9.2300e-003	8.8200e-003	484.2131

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.3942	6.8000e-004	0.0732	1.0000e-005		2.6000e-004	2.6000e-004		2.6000e-004	2.6000e-004		0.1553	0.1553	4.2000e-004		0.1658
Unmitigated	2.3942	6.8000e-004	0.0732	1.0000e-005		2.6000e-004	2.6000e-004		2.6000e-004	2.6000e-004		0.1553	0.1553	4.2000e-004		0.1658

9498 Riverside Cirby MOB - Existing Winter Emissions

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6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2693					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.1180					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	6.9300e-003	6.8000e-004	0.0732	1.0000e-005		2.6000e-004	2.6000e-004		2.6000e-004	2.6000e-004		0.1553	0.1553	4.2000e-004		0.1658
Total	2.3942	6.8000e-004	0.0732	1.0000e-005		2.6000e-004	2.6000e-004		2.6000e-004	2.6000e-004		0.1553	0.1553	4.2000e-004		0.1658

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2693					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.1180					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	6.9300e-003	6.8000e-004	0.0732	1.0000e-005		2.6000e-004	2.6000e-004		2.6000e-004	2.6000e-004		0.1553	0.1553	4.2000e-004		0.1658
Total	2.3942	6.8000e-004	0.0732	1.0000e-005		2.6000e-004	2.6000e-004		2.6000e-004	2.6000e-004		0.1553	0.1553	4.2000e-004		0.1658

APPENDIX D

Traffic Model Outputs

Draft Transportation Impact Study for Kaiser Permanente Riverside Medical Office Expansion in Roseville, CA

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Prepared for
City of Roseville



June 29, 2016

FEHR & PEERS

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EXECUTIVE SUMMARY

This study analyzes the transportation impacts associated with the proposed expansion of the Kaiser Permanente Riverside Medical Offices, which are located in the southern portion of the City of Roseville. The project is located south of Cirby Way, north of Interstate 80, and east of Riverside Avenue. This study analyzes expected transportation conditions with the proposed expansion in place under existing and cumulative conditions. Project access, internal circulation, and construction staging are also evaluated.

PROJECT DESCRIPTION

The proposed project would demolish six one- to two-story medical-office buildings that currently consist of 90,290 square feet of occupied medical office space and construct two new multi-story buildings that would consist of a combined 207,700 square feet of medical office space. Access would be provided as follows:

- Kaiser West Driveway on Riverside Avenue would be relocated 40 feet to the south of its current location, and remain a right-turn only driveway.
- Kaiser North Driveway on Cirby Way would be signalized and permit all turn movements.

STUDY AREA AND PERIODS

The study area includes ten intersections in the southern area of the City of Roseville as well as Interstate 80 between Antelope Road and Douglas Boulevard. Project impacts are analyzed on the surrounding roadway network during the weekday AM (7:30 – 8:30) and PM (4:45 – 5:45) peak hours.

PROJECT IMPACTS UNDER EXISTING CONDITIONS

The proposed project would cause the signalized Cirby Way/Vernon Street intersection to be degraded to a significant degree under existing conditions. This is considered a significant impact. The following mitigation measure would restore the impact to a **less-than-significant** level:

- *The project applicant shall install a southbound right-turn overlap arrow at the Cirby Way/Vernon Street intersection.*

The new traffic signal at the Kaiser North Driveway on Cirby Way would be designed and operated in the following manner to avoid causing adverse effects to the Cirby Way/Riverside Avenue intersection:

- It would operate as part of the coordinated system of signalized intersections along Cirby Way.
- It would feature a single 250-foot northbound left/through lane exiting the project site that would provide a maximum green time of 15 seconds during the weekday PM peak hour. Outside of this time period, no signal timing restrictions would exist.

- It would feature two northbound right-turn lanes exiting the project site that would each consist of 250 feet of vehicle storage. On-site signage would be provided to direct motorists to use these lanes to access Interstate 80 via eastbound Cirby Way to Orlando Avenue. Additionally, Kaiser representatives have indicated that they can disseminate this suggested outbound vehicle routing to their employees.

Under existing plus project conditions, the new signal would operate at LOS B during the AM peak hour and LOS C during the PM peak hour. Operations would remain at LOS E during each peak hour at the Cirby Way/Riverside Avenue intersection, though delays would increase.

Project impacts to freeway facilities, bicycle facilities, pedestrian facilities, and transit facilities would be less-than-significant and no mitigation is required.

PROJECT IMPACTS UNDER CUMULATIVE CONDITIONS

The new traffic signal at the Cirby Way/Cirby Hills Drive/Kaiser North Driveway would operate at LOS E under cumulative AM peak hour conditions. This is considered a significant impact. Operations at this intersection degrade to LOS E due to queue spillbacks from the Cirby Way/Riverside Avenue intersection. No feasible mitigation is available and this impact is considered significant and unavoidable.

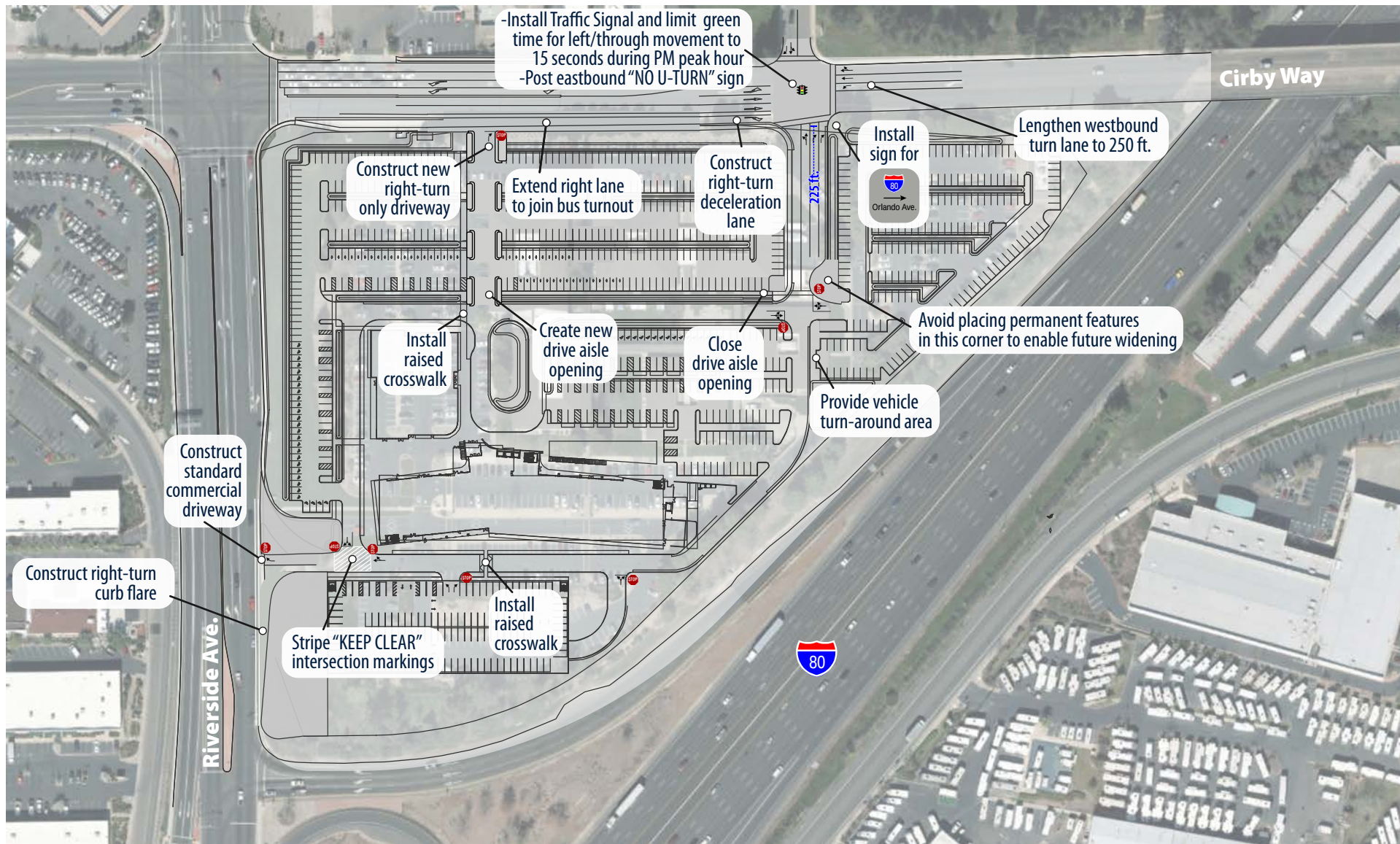
The project would not cause the overall percentage of signalized intersections throughout the City of Roseville operating at LOS C or better during the AM and PM peak hours to fall below 70%. The City Council, following a public hearing, may determine, on a case-by-case basis that "extraordinary" improvements are not feasible or desirable and may relax the LOS C standard for a particular intersection. According to the results of this study, the City Council would need to make such a determination for the intersections listed on page 45 of this study.

Project impacts to freeway facilities, bicycle facilities, pedestrian facilities, and transit facilities under cumulative conditions would be less-than-significant and no mitigation is required.

PROJECT ACCESS AND INTERNAL CIRCULATON

The following project access recommendations are offered (see **Figure ES-1**):

- Construct a new right-turn only driveway east of the bus turnout along Cirby Way to enable more efficient egress and ingress from the north parking lot as shown on Figure ES-1. The bus turnout would continue as an auxiliary lane along the project frontage, terminating as a right-turn lane at the new signal.
- Lengthen the westbound left-turn lane at the Cirby Way/Cirby Hills Drive/Kaiser North Driveway from 175 to 250 feet.



250 ft. Recommended Turn Lane Length



Figure ES-1
Recommendations

- Replace the proposed Kaiser West Driveway (on Riverside Avenue) design with a standard commercial driveway design per *City of Roseville Design Standards*.
- Stripe "KEEP CLEAR" markings, and post stop signs at the first internal intersection as shown on Figure ES-1 to address potential on-site queuing issues.
- Construct a 120-foot right-turn curb flare at the Kaiser West driveway.

The following internal circulation recommendations are offered (see **Figure ES-1**):

- Reconfigure the north parking lot to eliminate the drive aisle opening closest to the Kaiser North driveway and instead construct a new drive aisle opening further west.
- Install a raised crosswalk along the Kaiser West driveway at the pedestrian opening to the parking garage and on the new driveway near the vehicle turnaround area.
- Design and construct the northeast corner of the first internal intersection along the Kaiser North driveway with no permanent features that would be difficult or expensive to relocate. This is recommended to provide design flexibility to enable a second northbound departing lane to be constructed under future conditions if warranted by vehicular queuing in the northbound left/through lane.

CONSTRUCTION STAGING

Development of the proposed project would require a multi-phased construction staging plan that considers the need to demolish existing buildings, construct new buildings and parking lots/garages, reconstruct the Cirby Way project frontage (to improve sight distance), and reconstruct both project driveways. This effort is further complicated by the need to maintain continuous medical-office services, adequate parking, and a safe and convenient walking environment throughout construction.

Accordingly, the project should develop a Construction Traffic Management Plan (TMP) to the satisfaction of the City's Engineering Department. The plan would address overall construction staging, changes in vehicular access, employee parking, truck staging, and complete/partial street closures. The construction TMP should be developed such that the performance standards shown on Page 57 are achieved throughout construction.

I. INTRODUCTION

PURPOSE

This study analyzes the transportation impacts associated with the proposed expansion of the Kaiser Permanente Riverside Medical Offices (henceforth referred to as “the project”), which is located in the southern portion of the City of Roseville. The project is located directly south of Cirby Way, north of Interstate 80, and east of Riverside Avenue. This study analyzes expected transportation conditions with the proposed expansion in place under existing and cumulative conditions. Project access, internal circulation, vehicles miles travelled, and construction staging is also evaluated.

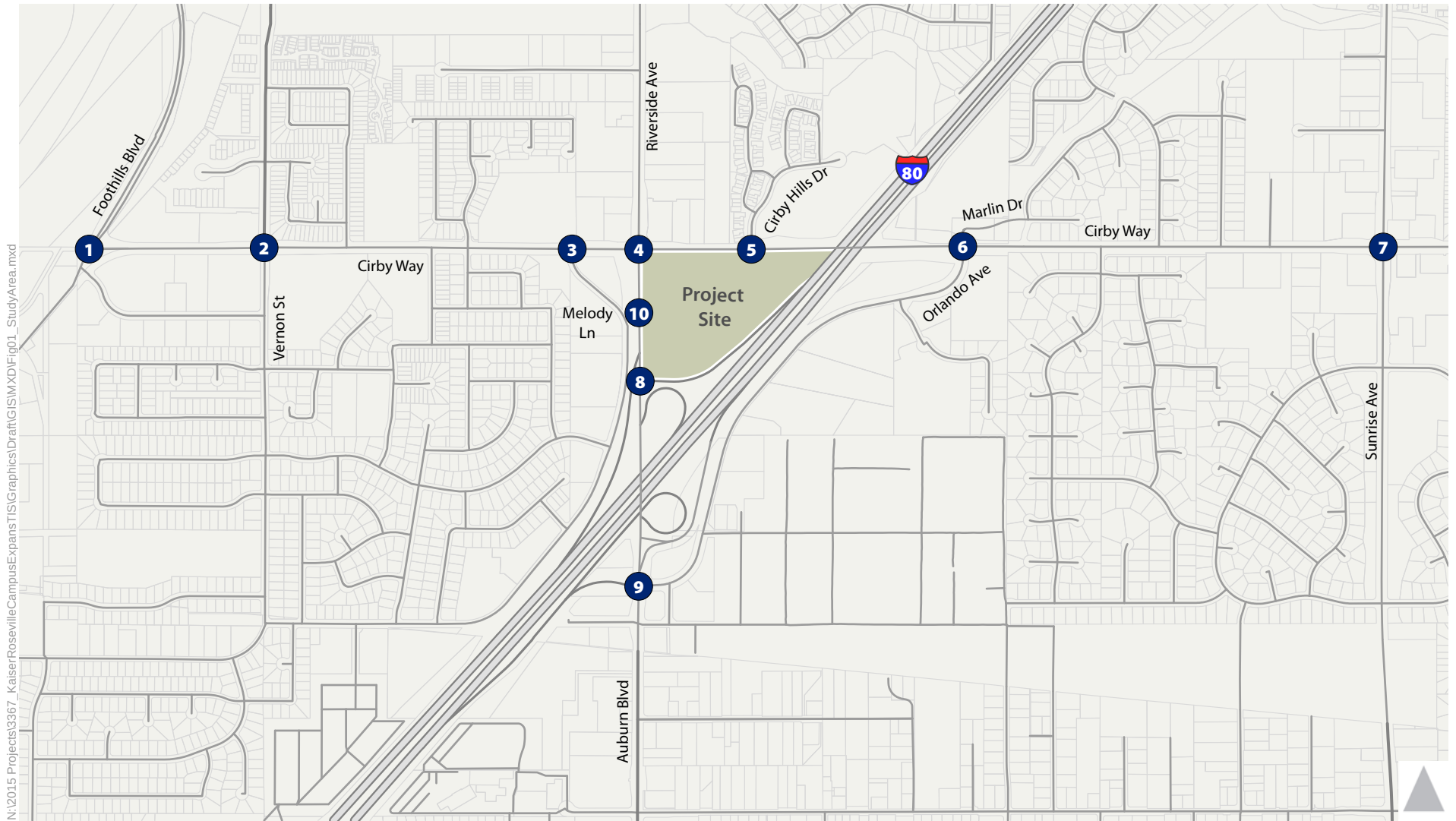
PROJECT DESCRIPTION

Figure 1 shows the project location in the context of the study area, including study intersections. As shown, the project site is located in the southeast corner of the Cirby Way/Riverside Avenue intersection. The proposed project would demolish six one- to two-story medical-office buildings that currently consist of 90.29 thousand square feet (KSF) of occupied medical office space and construct two new multi-story buildings that would consist of a combined 207.7 KSF of medical office space.

STUDY AREA AND PERIODS

The City of Roseville has historically relied on the weekday PM peak hour to characterize its street system operations and need for capital improvements because this hour generally represents the busiest hour of travel during a typical weekday. Accordingly, this study includes an analysis of project impacts associated with its typical weekday PM peak hour operations. However, in recognition of the peaks in traffic associated with weekday AM peak hour operations surrounding the project site, analysis of project impacts during this peak hour are presented as well. The study area includes the following ten intersections in the southern area of the City of Roseville:

1. Cirby Way/Foothills Boulevard/Roseville Road
2. Cirby Way/Vernon Street
3. Cirby Way/Melody Lane
4. Cirby Way/Riverside Avenue
5. Cirby Way/Cirby Hills Drive/Kaiser North Driveway
6. Cirby Way/Orlando Avenue
7. Cirby Way/Sunrise Avenue
8. Riverside Avenue/I-80 Westbound Ramps
9. Riverside Avenue/I-80 Eastbound Ramps/Orlando Avenue
10. Riverside Avenue/Kaiser West Driveway



- 1 Study Intersection
- Project Site



Figure 1
Study Area

These intersections were selected in consultation with City of Roseville Engineering Department staff and consider the project's size, location, and expected generation/distribution of trips.

Although the City of Roseville does not analyze roadway segments for level of service, the following nine roadway segments were selected to display the distribution of project traffic:

1. Foothills Boulevard – Vineyard Road to Cirby Way
2. Roseville Road – South of Cirby Way
3. North Sunrise Avenue – Coloma Way to Cirby Way
4. North Sunrise Avenue – South of Cirby Way
5. Cirby Way – Foothills Boulevard to Riverside Avenue
6. Cirby Way – Riverside Avenue to North Sunrise Avenue
7. Cirby Way – North Sunrise Avenue to Rocky Ridge Drive
8. Riverside Avenue – North of Cirby Way
9. Riverside Avenue – Cirby Way to I-80 WB Ramps

Additionally, the study area includes both directions of Interstate 80 between Douglas Boulevard and Antelope Road based on a comment letter submitted by Caltrans on May 25, 2016.

The following describes the study time periods:

- Weekday AM Peak Hour: occurs between 7:30 to 8:30 AM at the majority of study intersections.
- Weekday PM Peak Hour: occurs between 4:45 to 5:45 PM at the majority of study intersections.

ANALYSIS METHODOLOGIES

Level of service (LOS) is a qualitative measure of traffic operating conditions whereby a letter grade, from A (the best) to F (the worst), is assigned. These grades represent the perspective of drivers and are an indication of the comfort and convenience associated with driving. In general, LOS A represents free-flow conditions with no congestion, and LOS F represents severe congestion, over-capacity conditions.

Signalized Intersections

All study intersections were analyzed using procedures from the *Highway Capacity Manual* (HCM), Transportation Research Board, 2010. The SimTraffic microsimulation model, which considers the effects of signal coordination, vehicle queue spillbacks between intersections, and other conditions, was used to analyze individual intersections and overall corridor traffic operations.

The LOS at signalized intersections is based on the average delay experienced by all motorists travelling through the intersection as described in the 2010 HCM. For side-street stop-controlled intersections, the

delay and LOS is based on the minor street movement with the greatest average delay. **Table 1** relates the delay range for each LOS category for signalized and unsignalized intersections.

TABLE 1: LEVEL OF SERVICE THRESHOLDS – INTERSECTIONS		
Level of Service	Average Control Delay (seconds per vehicle)	
	Signalized Intersections ¹	Unsignalized Intersections ²
A	≤ 10 sec/veh	≤ 10 sec/veh
B	> 10 to 20 sec/veh	> 10 to 15 sec/veh
C	> 20 to 35 sec/veh	> 15 to 25 sec/veh
D	> 35 to 55 sec/veh	> 25 to 35 sec/veh
E	> 55 to 80 sec/veh	> 35 to 50 sec/veh
F	> 80 sec/veh	> 50 sec/veh
Notes: ¹ Delay values rounded to the nearest second and evaluated for LOS based on the above thresholds (i.e, 10 sec = LOS A). Source: Fehr & Peers, 2016		

Freeway Facilities

Per Caltrans standards, existing conditions freeway segment operations are evaluated using methodologies from the Transportation Research Board's 2010 Highway Capacity Manual. The LOS for a freeway segment is based on the vehicle density (passenger cars/lane/mile) as shown in **Table 2**.

The LOS performance for merge and diverge sections is computed in one of two ways. If both the ramp and the adjacent freeway mainline segments are under capacity, then LOS is based on the density of the ramp junction. If either the ramp or the adjacent freeway mainline segment have reached (or exceed) capacity, then the merge/diverge segment is considered to operate at LOS F regardless of the computed ramp junction density. The LOS for ramp junctions is based on the vehicle density (passenger cars/lane/miles) as shown in Table 2.

**TABLE 2:
FREEWAY LEVEL OF SERVICE DEFINITIONS**

Level of Service ¹	Mainline (Density) ¹	Ramp Junctions (Density) ¹
A	≤ 11	≤ 10
B	> 11 to 18	> 10 to 20
C	> 18 to 26	> 20 to 28
D	> 26 to 35	> 28 to 35
E	> 35 to 45	> 35
F	> 45 or Demand exceeds capacity ²	Demand exceeds capacity ²

Notes:

¹ Density expressed in passenger car equivalents per hour per mile per lane.

² Occurs when freeway demand exceeds upstream (diverge) or downstream (merge) freeway segment capacity, or if off ramp demand exceeds off-ramp capacity.

Source: Fehr & Peers, 2016

STANDARDS OF SIGNIFICANCE

Roadway Facilities

The City of Roseville's level of service policy, based on the City's currently adopted General Plan, calls for maintaining a LOS C standard at a minimum of 70 percent of all signalized intersections in the City during the PM peak hour. The City Council, following a public hearing, may determine, on a case-by-case basis that "extraordinary" improvements are not feasible or desirable and may relax the LOS C standard for a particular intersection. Exceptions to the LOS C policy apply at the following study intersections during the PM peak hour:

- Cirby Way/Sunrise Avenue – LOS F
- Cirby Way/Riverside Avenue – LOS F
- Cirby Way/Vernon Street – LOS F
- Cirby Way/Orlando Avenue – LOS D
- Cirby Way/Foothills Boulevard – LOS F
- Riverside Avenue/Orlando Avenue/I-80 WB Ramps – LOS D

The above conclusions are based on output from the City's 2025 CIP traffic model, with intersections analyzed using the "Circular 212" method.

The Roseville City Council will soon be considering approval of the Amoruso Ranch Specific Plan along with several important changes in how the City analyzes intersections and measures the adequacy of their operations. Specifically, as part of the *Amoruso Ranch Specific Plan Final Transportation Impact Study* (Fehr & Peers, February 2016), the following changes in analysis methods, horizons, and analysis periods were made:

1. Replacing the *Interim Materials on Highway Capacity – Circular 212* (Transportation Research Board, 1980) methodology to analyze signalized intersections with the more state-of-the-practice *Highway Capacity Manual* (Transportation Research Board, 2010) methodology.
2. Updating the 2025 CIP travel demand model to reflect a new 2035 CIP condition.
3. Expanding the General Plan level of service (LOS) policies to include weekday AM peak hour conditions, in addition to PM peak hour.

If the City Council approves the Amoruso Ranch Specific Plan and accepts the above changes in analysis methods and time periods, the City's General Plan would be updated to reflect a revised list of intersections that would operate at LOS D or worse during the weekday AM and PM peak hours. The following study intersections would operate at LOS D or worse under 2035 CIP conditions (using HCM intersection analysis methods) during the AM and PM peak hours:

AM Peak Hour

- Cirby Way/Sunrise Avenue (LOS D)
- Cirby Way/Foothills Boulevard (LOS F)
- Cirby Way/Riverside Avenue (LOS D)
- Cirby Way/Vernon Street (LOS D)

PM Peak Hour

- Cirby Way/Sunrise Avenue (LOS E)
- Cirby Way/Foothills Boulevard (LOS E)
- Cirby Way/Riverside Avenue (LOS F)
- Cirby Way/Vernon Street (LOS E)
- Riverside Avenue/Orlando/I-80 EB Off-Ramp (LOS E)
- Riverside Avenue/I-80 WB Ramps (LOS F)

Freeway Facilities

According to the *Interstate 80 and Capital Freeway Corridor System Management Plan* (Caltrans District 3, May 2009), Caltrans has identified the route concept LOS for the following segments:

- LOS F for I-80 from Riverside Avenue/Auburn Boulevard (Sacramento/Placer County Line) to Sierra College Boulevard
- LOS F for I-80 from State Route 51 (Capital City Freeway) to Riverside Avenue/Auburn Boulevard (Sacramento/Placer County Line)

LOS E or better conditions are desired when feasible but LOS F conditions are likely to occur in the study area under no build conditions as recognized by the concept LOS thresholds. The LOS E threshold will be used to identify minimum acceptable operations (that is, deficiencies) and potential impacts to State highway mainline segments, ramp junctions, weaving segments, and ramp terminal intersections. For locations with LOS F under the no project condition, an impact would occur if the project would worsen the LOS F condition based on the applicable quantitative performance measure associated with the specific type of facility.

The following thresholds of significance have been used to determine whether implementing the proposed project would result in a significant transportation impact. These thresholds of significance are derived from questions posed in Appendix G of the CEQA Guidelines, thresholds of significance adopted by the City in applicable general plans and previous environmental documents, and professional judgment.

For purposes of this study, a significant impact would occur if the project would:

Roadway System

1. Cause a signalized intersection in Roseville to be degraded as follows under existing or 2035 CIP conditions during the AM or PM peak hours:
 - o For intersections currently operating at LOS C or better: worsen operations to LOS D or worse.
 - o For intersections that currently operate at less than LOS C: cause operations to further worsen by one or more service levels.
 - o For intersections that currently operate at LOS F: cause intersection delay to worsen by 12.5 seconds or greater.
2. Cause the overall percentage of signalized intersections throughout the City of Roseville operating at LOS C or better during the AM and PM peak hours to fall below 70 percent;

Freeway System

1. Cause a facility maintained by Caltrans to worsen from acceptable to unacceptable during the AM or PM peak hours;
2. Worsen unacceptable operations to a significant degree (as indicated by a change in the applicable performance measure) at a facility maintained by Caltrans during the AM or PM peak hours;

3. Cause traffic at an off-ramp maintained by Caltrans to queue back to the mainline, or add traffic to an off-ramp that already queues back to the mainline.

Bicycle System

- Not meet the policies and guidelines of Roseville's Bikeway Master Plan.

Pedestrian System

- Interfere with the operation of an existing pedestrian facility or preclude the construction of a planned pedestrian facility.

Transit System

- Have a negative impact on transit operations, travel times, and/or circulation.

II. EXISTING CONDITIONS

This chapter describes the existing transportation system including the roadway, freeway, bicycle, pedestrian, and transit systems within the study area.

ROADWAY SYSTEM

Regional access to the project site is provided by Interstate 80 (I-80) via an existing interchange with Riverside Avenue. The following arterial streets provide access to the site.

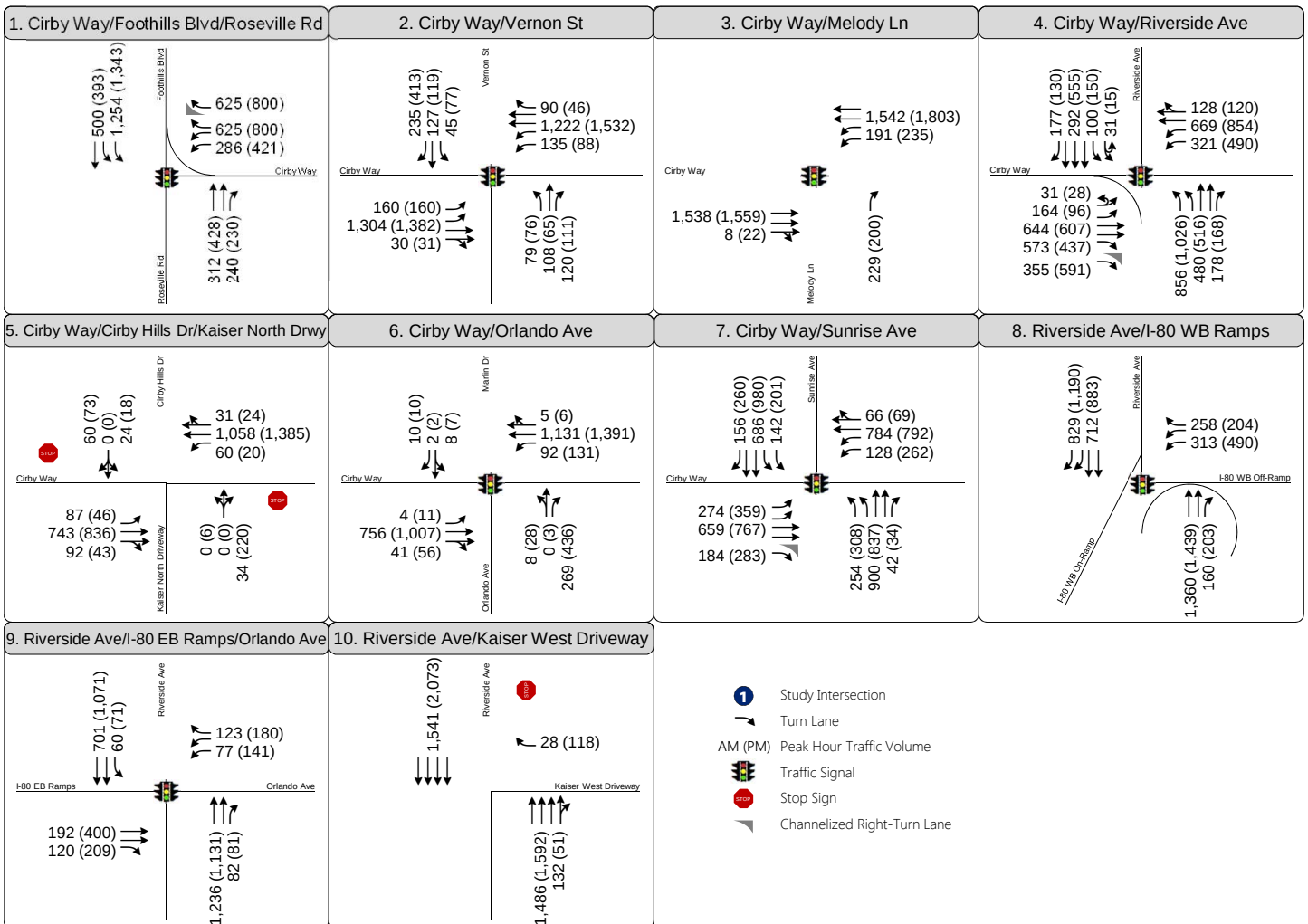
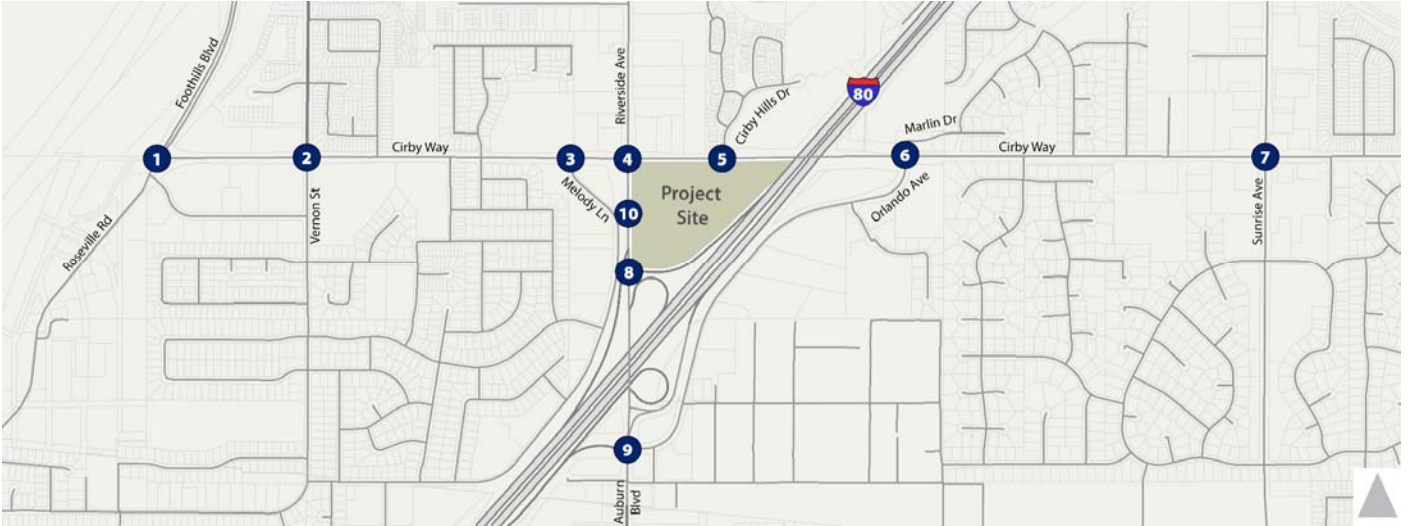
- **Riverside Avenue** is a north-south arterial that extends southerly from downtown Roseville into Citrus Heights, becoming Auburn Boulevard. Within the study area, it has a posted speed limit of 35 miles per hour (mph) with two travel lanes in each direction separated by a center median or channelized left-turn pockets.
- **Cirby Way** is an east-west arterial that extends from Foothills Boulevard through the City of Roseville, ultimately becoming Old Auburn Road in Citrus Heights. Within the study area, it has a posted speed limit of 40 mph with two lanes in each direction separated by a two-way left turn lane or channelized left-turn pockets.

Traffic signals along Cirby Way are coordinated to facilitate progression of through traffic.

Peak Hour Traffic Volumes

Traffic counts were obtained at most study intersections from the City's traffic count database in April 2015. However, given the importance of the Cirby Way/Riverside Avenue intersection to overall system operations, an additional set of traffic counts were conducted on Tuesday, October 13, 2015 (which were similar to the April 2015) and used in the study. Similarly, traffic counts collected at the two Kaiser driveways on Tuesday, October 13, 2015 were used. Schools were in session at the time of the counts and no unusual traffic conditions were observed. **Figure 2** shows the resulting weekday AM and PM peak hour traffic volumes, lane configurations, and traffic controls at each study intersection. Throughout the study area, the AM peak hour occurred from 7:30 to 8:30 AM and the PM peak hour occurred from 4:45 to 5:45 PM.

Mainline freeway counts were obtained from Caltrans Performance Measurement System (PeMS) on the same day as the April 2015 traffic counts. This ensured that ramp volumes counted in April would be consistent with the freeway analysis mainline volumes.



Note: Traffic counts conducted in October 2015.

Figure 2
Peak Hour Traffic Volumes
and Lane Configurations -
Existing Conditions



SimTraffic Model Calibration

It is critical that the SimTraffic microsimulation model be adequately validated to existing conditions to accurately predict “plus project” conditions. Model validation typically consists of measures relating to volume served, queue lengths, and average travel time. Given the modest size of the study area but moderate levels of congestion, volume served and vehicle queueing are considered the most important validation parameters.

As part of the traffic count data collection, maximum vehicle queues were recorded for several critical turning movements along the Cirby Way and Riverside Avenue corridors at the same time as the traffic counts. **Table 3** displays the available storage, observed maximum vehicle queue, and modeled (via SimTraffic) maximum queue. The maximum modeled queue represents the maximum back of queue observed for the peak 15 minute interval of the peak hour, averaged between ten SimTraffic runs.

TABLE 3: QUEUEING ANALYSIS – SIMTRAFFIC CALIBRATION						
Driveway / Intersection	Move ment	Available Storage ¹ (feet)	Maximum Observed Vehicle Queue ²		Maximum Modeled Vehicle Queue ³	
			AM Peak Hour (feet)	PM Peak Hour (feet)	AM Peak Hour (feet)	PM Peak Hour (feet)
Cirby Way/Riverside Avenue	WB LT	475	325	550	400	400 ⁴
Cirby Way/Cirby Hills Drive/Kaiser North Driveway	NB RT	75	75	275	50	175 ⁴
	WB LT	175	100	50	75	50
Riverside Avenue/Kaiser West Driveway	WB RT	200	75	200	75	150 ⁴
Notes: ¹ Based on measurements from aerial imagery. ² Results based on queue counts conducted on Tuesday, October 13, 2015. ³ Results based on average of 10 SimTraffic runs. ⁴ Refer to description below for reason model estimate was less the observed maximum queue. N/A = Not Applicable. Bolded and <u>underlined</u> cells indicate that maximum queue exceeds the available storage. Source: Fehr & Peers, 2016						

Table 3 shows that the SimTraffic model generally validates well to observed maximum queues for many of the critical movements into and out of the project site and at the Cirby Way/Riverside Avenue intersection. However, the following movements were challenging to accurately validate for the following reasons:

- Westbound left-turn at Cirby Way/Riverside Avenue – The outside left-turn lane was observed to have a maximum queue of 22 vehicles (i.e., 550 feet) during the PM peak hour. This occurred as a result of imbalanced lane usage (i.e., motorists used the outside left-turn lane in advance of accessing westbound I-80). SimTraffic was able to model this imbalanced lane utilization. However, excess queuing in this movement was reported by SimTraffic as being part of the queue for the westbound through movement.
- Northbound right-turn at Kaiser North Driveway on Cirby Way – This movement experiences a surge of outbound traffic at 5 PM, which results in an observed maximum queue of 11 vehicles. The SimTraffic model wasn't able to model the degree of peaking that occurs nor the effects of somewhat limited sight distance for outbound right-turning traffic. As a result, the modeled maximum queue of seven vehicles represents an underestimate of four vehicles.
- Westbound right-turn at Kaiser West Driveway on Riverside Avenue – The SimTraffic model underestimates by two vehicles the maximum observed queue of eight vehicles. This movement is particularly tricky to validate due to the desire for some motorists to merge into the northbound left-turn lane (and their degree of driver aggressiveness) at Cirby Way/Riverside Avenue.

The SimTraffic model validates well against most of the other queuing that occurs. The model is able to replicate the vehicle queues that extend back from the Cirby Way/Riverside Avenue intersection, through the I-80 WB Ramps/Riverside Avenue intersection, to the mid-point of the I-80 overcrossing. To the extent modeled queues underestimated observed queues at the Kaiser driveways, a difference method forecasting procedure, as described later, is used to account for this occurrence.

Below is a screenshot of the SimTraffic model used to analyze the PM peak hour intersections under Existing Conditions.



View of SimTraffic micro-simulation model used to analyze PM peak hour Existing Conditions

INTERSECTION OPERATIONS

Table 4 displays the existing weekday AM and PM peak hour traffic operations analysis results at the ten study intersections (refer to Appendix A for detailed calculations). As shown, the Cirby Way/Riverside Avenue intersection operates at LOS E during the AM and PM peak hours. During the PM peak hour, both side-street stop-controlled driveway movements departing the project site operate at LOS F.

ROADWAY OPERATIONS

Table 5 summarizes the average daily traffic (ADT) on roadway segments surrounding the project site under existing conditions. This data was obtained from the City of Roseville's traffic count database and represents conditions in April 2015. As shown, the Riverside Avenue segment from Cirby Way to I-80 WB ramps currently carries the greatest volume of through the project area with 44,400 daily vehicles. Cirby Way from Foothills Boulevard to Riverside Avenue carries the second most daily vehicles through the project area with 40,400 daily vehicles.

**TABLE 4:
INTERSECTION LEVEL OF SERVICE – EXISTING CONDITIONS**

Intersection	Control	AM Peak Hour		PM Peak Hour	
		Average Delay ¹	LOS ¹	Average Delay ¹	LOS ¹
1. Cirby Way/Foothills Boulevard/Roseville Road	Traffic Signal	26	C	31	C
2. Cirby Way/Vernon Street	Traffic Signal	29	C	47	D
3. Cirby Way/Melody Lane	Traffic Signal	10	B	13	B
4. Cirby Way/Riverside Avenue	Traffic Signal	63	E	56	E
5. Cirby Way/Cirby Hills Drive/Kaiser North Driveway	SSSC	7 (59)	A (F)	7 (85)	A (F)
6. Cirby Way/Orlando Avenue	Traffic Signal	15	B	14	B
7. Cirby Way/Sunrise Avenue	Traffic Signal	48	D	56	E
8. Riverside Avenue/I-80 WB Ramps	Traffic Signal	23	C	22	C
9. Riverside Avenue/I-80 EB Ramps/Orlando Avenue	Traffic Signal	24	C	31	C
10. Riverside Avenue/Kaiser West Driveway	SSSC	8 (28)	A (D)	6 (50)	A (F)

Notes:

SSSC = Side-street Stop Control.

¹ Average delay (rounded to the nearest second) and LOS for signalized intersections is the weighted average for all movements. Average delay and LOS at side-street stop-controlled intersections shown for both worst-case side street movement (in parentheses) and intersection as a whole.

² All intersections are analyzed in SimTraffic.

Source: Fehr & Peers, 2016

**TABLE 5:
ROADWAY AVERAGE DAILY TRAFFIC – EXISTING CONDITIONS**

Roadway Segment	Number of Lanes	Existing Conditions
Foothills Blvd. – Vineyard Road to Cirby Way	5	38,100
Roseville Road – South of Cirby Way	2	27,600
North Sunrise Ave. – Coloma Way to Cirby Way	4	37,400
North Sunrise Ave. – South of Cirby Way	4	34,700
Cirby Way – Foothills Blvd. to Riverside Ave.	4	40,400
Cirby Way – Riverside Ave. to North Sunrise Ave.	4	31,500
Cirby Way – North Sunrise Ave. to Rocky Ridge Dr.	4	23,700
Riverside Ave. – North of Cirby Way	4	16,600
Riverside Ave. – Cirby Way to I-80 WB Ramps	6	44,400

Source: City of Roseville Traffic Count Database , April 2015.

FREEWAY OPERATIONS

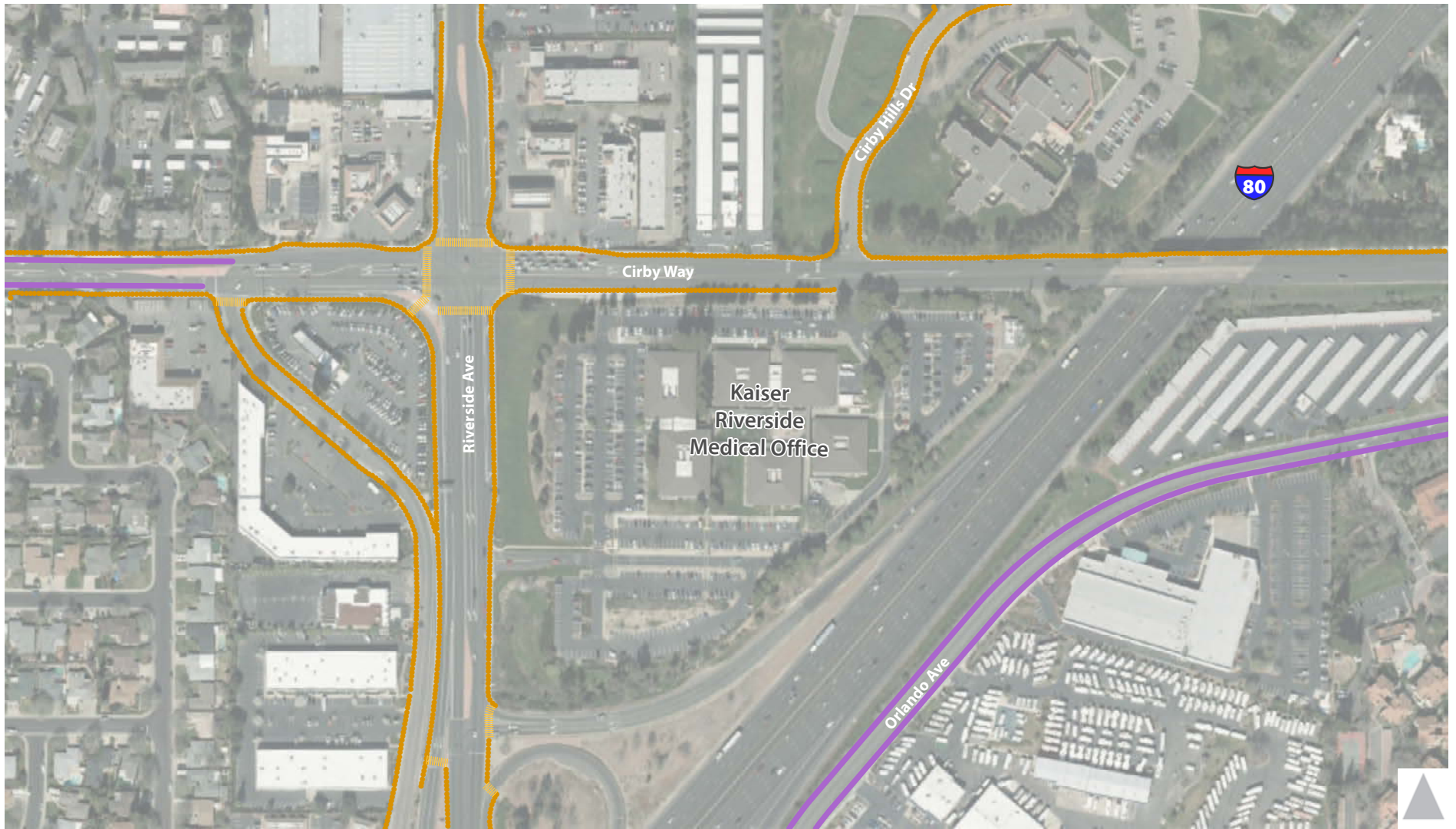
Table 6 displays the existing weekday AM and PM peak hour operations at study freeway facilities (refer to Appendix A for detailed calculations). As shown, all eastbound Interstate 80 freeway facilities operate acceptably at LOS C or better, while all westbound Interstate 80 freeway facilities operate acceptably at LOS D or better.

BICYCLE/PEDESTRIAN SYSTEM

Figure 3 displays the bike and pedestrian facilities located near the project site. A Class II bicycle lane (designated on-street with appropriate signing and striping) is provided in both directions of Foothills Boulevard north of Cirby Way, Cirby Way between Foothills Boulevard and Melody Lane (west of Riverside Avenue), Riverside Avenue between Cirby Way and the I-80 WB Ramps, and Orlando Avenue. Sidewalks are also present along the majority of the streets within the project vicinity. Sidewalks are not present along the south side of Cirby Way from Kaiser North Driveway to Orlando Avenue. At signalized intersections, crosswalks with push-button pedestrian activation are present.

**TABLE 6:
I-80 FREEWAY LEVEL OF SERVICE – EXISTING CONDITIIONS**

Freeway Facility	Type	AM Peak Hour		PM Peak Hour	
		Density	LOS	Density	LOS
Eastbound Interstate 80					
Antelope Rd to Riverside Ave	Basic	14.6	B	13.5	B
Riverside Ave Off-Ramp	Diverge	9.2	A	11.9	B
Riverside Ave On- Ramp	Merge	22.3	C	19.6	B
Riverside Ave to Douglas Blvd	Basic	17.5	B	14.4	B
Douglas Blvd Diagonal Off-Ramp	Diverge	12.6	B	9.6	A
Douglas Blvd Loop Off-Ramp	Diverge	18.2	B	14.8	B
Westbound Interstate 80					
Douglas Blvd Diagonal On-Ramp	Merge	25.8	C	32.7	D ²
Douglas Blvd Loop On-Ramp	Merge	26.7	C	32.0	D ²
Douglas Blvd to Riverside Ave	Basic	23.4	C	31.5	D
Riverside Ave Off-Ramp	Diverge	28.8	D	33.8	D
Riverside Ave Loop On-Ramp	Basic ¹	15.8	B	19.7	B
Riverside Ave Diagonal On-Ramp	Merge	16.3	B	22.5	C
Riverside Ave to Antelope Rd	Basic	19.5	C ³	25.3	C
Notes:					
¹ On ramp falls out of the realm of a merge segment and is thus analyzed as a basic segment.					
² During the PM peak hour, these on-ramps serve large volumes of traffic. Despite being metered at each ramp, their close spacing and curvature of I-80 causes slow-downs.					
³ During the AM peak hour, traffic congestion originating from the I-80/ Capital City Freeway interchange can occasionally spill back to this segment causing congestion. The queue spillbacks occur sporadically caused both by recurring and non-recurring (i.e., accidents, weather, etc.) congestion.					
Source: Fehr & Peers, 2016					



- | Bicycle Facilities | Pedestrian Facilities |
|----------------------|-----------------------|
| Class II - Bike Lane | Sidewalk |
| | Crosswalk |

Figure 3



Existing Bicycle & Pedestrian Facilities

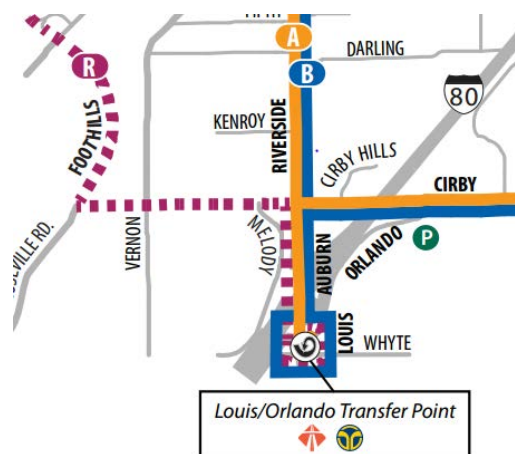
TRANSIT SYSTEM

The City of Roseville operates both fixed route busing and demand-responsive dial-a-ride services throughout much of City. Bus stops are located in both directions of Cirby Way. The project is served by the following bus routes:

Route A operates in a westbound loop starting at the Galleria Transfer Point at Galleria Mall, using Sunrise Avenue, Cirby Way, Riverside Avenue, and East Roseville Parkway. Route A operates Monday through Friday on approximately 30 minute headways from 6:00 AM to 6:30 PM, and hourly headways thereafter until 9:53 PM. On Saturday, Route A operates on 1-hour headways from 8:00 AM to 5:00 PM. The nearest transit stops to the project site in the westbound direction are located directly across from the Medical Center along Cirby Way.

Route B operates in an eastbound loop starting at the Galleria Transfer Point at Galleria Mall, using Riverside Avenue, Cirby Way, Sunrise Avenue, and East Roseville Parkway. Route B operates Monday through Friday on approximately 30 minute headways from 6:10 AM to 6:40 PM, and hourly headways thereafter until 9:43 PM. On Saturday, Route B operates on 1-hour headways from 8:07 AM to 4:50 PM. The nearest transit stops to the project site in the eastbound direction are located adjacent to the north of the Medical Center along Cirby Way.

Route R operates in a north/south direction, providing service primarily along Foothills Boulevard from the Louis/Orlando Transfer Point at Whyte Avenue/Riverside Avenue to Foothills Boulevard/Blue Oaks Boulevard. Route R operates Monday through Friday, with two northbound routes in the AM peak hour at 7:30 and 8:15 and two southbound routes in the AM peak hour at 7:52 and 8:37. In the PM peak hour, there are two northbound routes at 3:53 and 4:38 and two southbound routes at 4:15 and 5:00. The nearest transit stops to the project site in the northbound direction is at Cirby Way/Lindsay Drive, and Whyte Avenue/Auburn Boulevard in the southbound direction.



City of Roseville Transit Network Surrounding Project

III. PROJECT TRAVEL CHARACTERISTICS

This chapter describes the expected travel characteristics of the proposed project. Refer to **Figure 4** for project site plan (*Riverside Cirby MOB*, HOK Inc., March 2016).

LAND USE AND EMPLOYMENT GROWTH

Table 7 displays the existing and proposed land uses, and the number of existing and proposed health care providers. As shown, the proposed project expansion would increase the total square footage of the site by 130 percent. However, the number of health care providers would increase by 100 percent, meaning there would be fewer health care providers per square foot. This is part of the applicant's overall objective to 'decompress' the campus by providing more building space per provider.

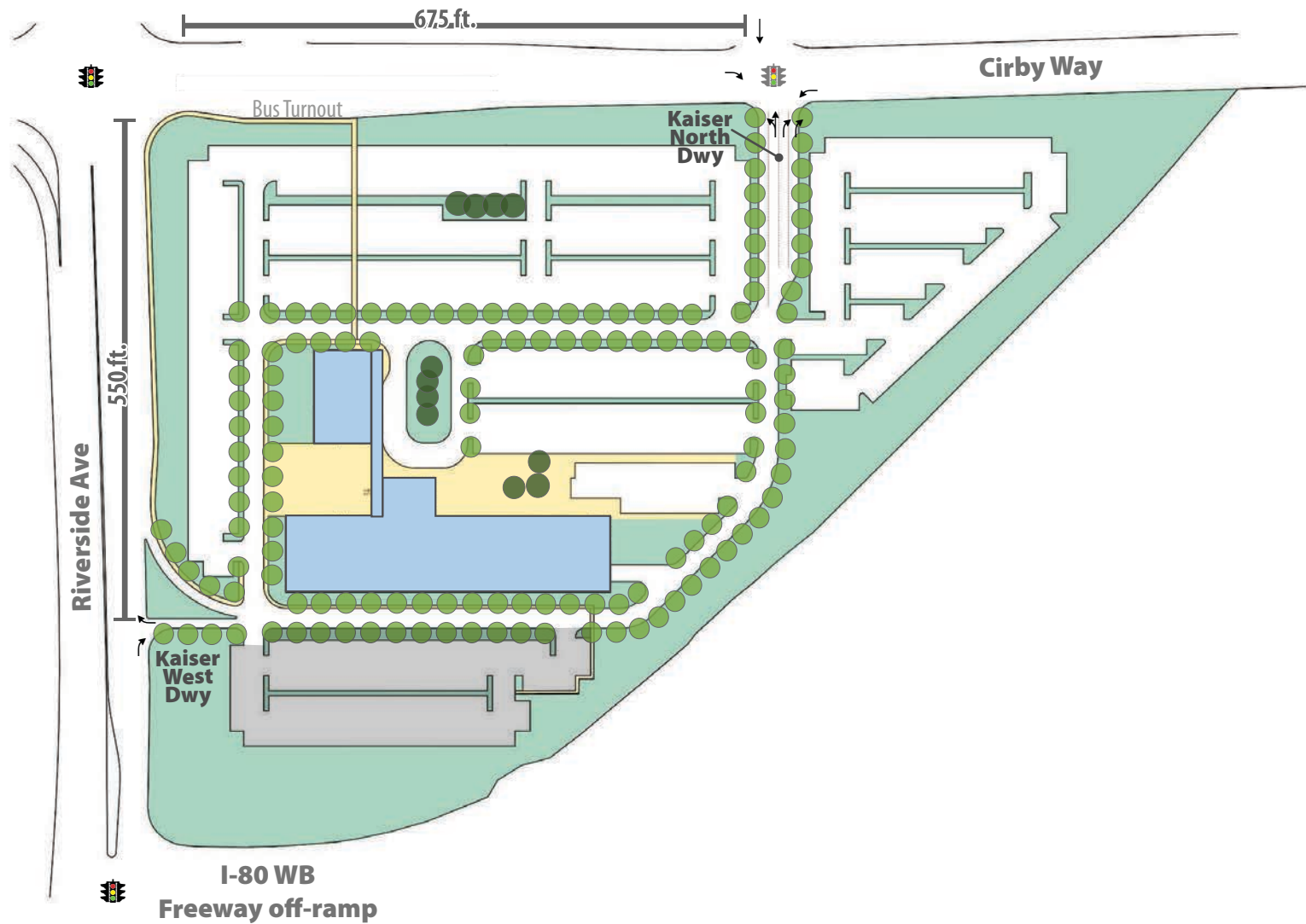
TABLE 7: PROPOSED KAISER PERMANENTE RIVERSIDE MEDICAL OFFICES LAND USE INFORMATION			
Quantity	Existing	Proposed	Percent Change
Building Size	90,290 sq. ft. (Occupied)	207,700 sq. ft. (Total)	130% increase
Health Care Providers	71	142	100% increase
Health Care Providers Per Square Foot	1 per 1,272 sq. ft.	1 per 1,462 sq. ft.	15% decrease
Notes: Buildout land uses from <i>Riverside Cirby MOB</i> , HOK Inc., March 2016. Source: Fehr & Peers, 2016			

EXISTING AND PROPOSED VEHICULAR ACCESS

Currently, access to the site is provided by the following two driveways:

- Kaiser West Driveway – is situated on Riverside Avenue about 275 feet¹ north of the I-80 WB off-ramp/Riverside Avenue intersection and 510 feet south of the Cirby Way/Riverside Avenue intersection. It is restricted to right-turns only by a raised median on Riverside Avenue.

¹ Dimensions are referenced from the driveway centerline to the near curb return of the nearest intersection.



- | | | |
|---|---|--|
|  Medical Office Building |  Existing Traffic Signal |  Permitted Driveway Turn Movement |
|  Parking Garage |  Proposed Traffic Signal | |



Figure 4
Project Site Plan

- Kaiser North Driveway – permits all turning movements with the exception of outbound left- and through movements from the Kaiser driveway. “Right Turn Only” signs are posted to advise motorists of this turning movement restriction. This driveway is situated about 675 feet east of the Cirby Way/Riverside Avenue intersection. However, the distance is about 800 feet when measured from intersection centerline to centerline.

With the proposed expansion, access would be provided as follows:

- The Kaiser West driveway on Riverside Avenue would remain as a right-turn only driveway, but would be relocated 40 feet to the south.

The Kaiser North driveway on Cirby Way would be signalized (allowing all turning movements) and coordinated with other traffic signals along Cirby Way.

EXISTING TRIP GENERATION OF MEDICAL CENTER

Traffic counts were conducted on Tuesday, October 13, 2015 at the two driveways serving the existing project. Kaiser administrators report that October is generally one of their busier months in terms of patient visitation. Therefore, counts are considered representative of average, if not somewhat above average conditions, in terms of patient visitation. **Table 8** displays the number of AM and PM peak hour trips generated by the project on this day. During the AM peak hour, 82 percent of trips were inbound. During the PM peak hour, 75 percent of trips were outbound.

TABLE 8: TRIP GENERATION OF EXISTING KAISER PERMANENTE RIVERSIDE MEDICAL OFFICES					
Facility	ksf	Trip Rates (per ksf)		Trips	
		AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
Kaiser Permanente Riverside Medical Office	90.29	3.87	5.07	349 ¹	458 ¹
Medical Office ITE Rate	90.29	3.5 ²	4.27 ²	316	386
Difference Versus ITE Trip Rates				+33	+72
Notes:					
¹ Traffic counts collected on Tuesday, October 13, 2015. Trip generation during peak hour of adjacent street traffic (7:30 to 8:30 AM and 4:45 to 5:45 PM) is reported.					
² Based on trip rates contained in the <i>Trip Generation Manual</i> (Institute of Transportation Engineers, 2012) for the Medical-Office Land Use Category (720).					
Source: Fehr & Peers, 2016					

The site's observed trip generation was compared against its expected trip generation using the Medical-Office Land Use Category from the *Trip Generation Manual* (Institute of Transportation Engineers, 2012). Table 8 indicates that the existing facility generated 33 more AM peak hour trips and 72 more PM peak hour trips than would be expected using ITE trip rates. This represents an 11 percent increase in the AM peak hour and a 19 percent increase during the PM peak hour. The fact that the observed trip rate was higher than the expected rate from ITE is not surprising given that the site currently has a higher than typical density of health care providers.

Table 9 displays the AM and PM peak hour trip generation of the proposed project. Although the project's size would increase by 130 percent, its number of providers would double. The number of health care providers is considered the most appropriate independent variable for use in estimating trips because it relates directly to the number of employees who would work at the site as well as the number of patients who would visit the site to receive medical services. As shown in Table 9, the proposed Medical Center would result in the campus generating twice as many trips as currently occur.

The daily trip generation of the existing project was calculated to be 3,753 trips as follows:

- Combined AM/PM peak hour trip rates of existing project versus ITE: $3.87 + 5.07 = 8.94$ versus $3.5 + 4.27 = 7.77$ is a 15% increase over ITE.
- ITE daily trip rate of 36.13 increased by 15% to yield 41.57 trips per ksf.
- Daily trip generation = $90.29 \text{ ksf} \times 41.57 \text{ trips per ksf} = 3,753 \text{ daily trips}$.

The daily trip generation of the proposed Medical Center was calculated to be 7,504 trips as follows:

- Combined AM/PM peak hour trip rates of proposed project versus ITE: $3.36 + 4.41 = 7.77$ versus $3.5 + 4.27 = 7.77$ is identical to the ITE combined rate.
- ITE daily trip rate of 36.13 trips per ksf is applied to proposed project.
- Daily trip generation = $207.7 \text{ ksf} \times 36.13 \text{ trips per ksf} = 7,504 \text{ daily trips}$.

Thus, the proposed Medical Center expansion would result in a net increase of 3,750 daily trips.

**TABLE 9:
TRIP GENERATION OF PROPOSED KAISER PERMANENTE RIVERSIDE MEDICAL OFFICES**

Facility	ksf	Health Care Providers	Trip Rates (per ksf)		Trips	
			AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
Existing Medical Center	90.29	71	3.87	5.07	349 ¹	458 ¹
Proposed Medical Center	207.7	142	3.36 ²	4.41 ²	698	916
Net Increase in Trips					+349	+458

Notes:

¹ Traffic counts collected on Tuesday, October 13, 2015. Trip generation during peak hour of adjacent street traffic (7:30 to 8:30 AM and 4:45 to 5:45 PM) is reported.

² Trip rate associated with proposed expansion calculated by dividing total trips by square footage.

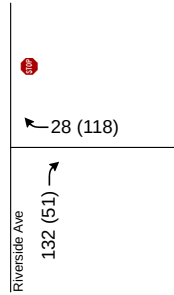
Source: Fehr & Peers, 2016

TRIP DISTRIBUTION CHARACTERISTICS

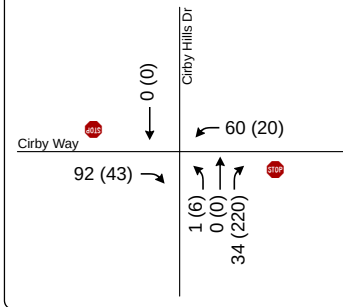
Figure 5 shows the existing/observed trip distribution of the existing project. These percentages were derived based on driving turning movement volumes and origin-destination surveys of trip patterns from the Kaiser West driveway that extended through the Cirby Way/Riverside Avenue intersection. As shown, nearly half of inbound traffic enters the Kaiser West Driveway after passing through the I-80/Riverside Avenue interchange. In contrast, 64 percent of outbound trips travel east on Cirby Way (over I-80) due to the prohibitions of outbound left-turns at the Kaiser North Driveway and u-turns on northbound approach at the Cirby Way/Riverside Avenue intersection.

Traffic Volume

10. Riverside Ave/Kaiser West Dwy



5. Cirby Way/Kaiser North Dwy



AM (PM) Peak Hour Traffic Volume

- Stop Sign
- XX% Inbound Trip Distribution
- XX% Outbound Trip Distribution
- Study Intersection
- Project Site



Traffic Notes

Volumes collected on Tuesday, October 13, 2015

from 7:30 - 8:30 am and 4:45 - 5:45 pm.

These periods match the peak hour of adjacent street traffic.

Figure 5

Existing Travel Characteristics
of Kaiser Cirby Riverside Campus



Figure 6 shows the expected distribution of inbound and outbound project trips under existing plus project conditions. The distribution percentages consider the following:

- A new traffic signal is installed on Cirby Way at the Kaiser North Driveway. The new signal would permit all turning movements. The northbound approach would consist of a shared left/through lane, and two right-turn lanes, each having 250 feet of storage. The expected effect of this new signal is a shift in outbound traffic away from the Kaiser West Driveway as motorists would be able to pass through the Cirby Way/Riverside Avenue intersection to access to I-80/Riverside Avenue interchange.
- The Kaiser West Driveway would be relocated 40 feet to the south and permit right-turns only.
- Driveway usage considers the location of parking within the proposed Medical Center.
- The distribution of trips along Cirby Way and Riverside Avenue is based on existing travel patterns and complementary land uses.

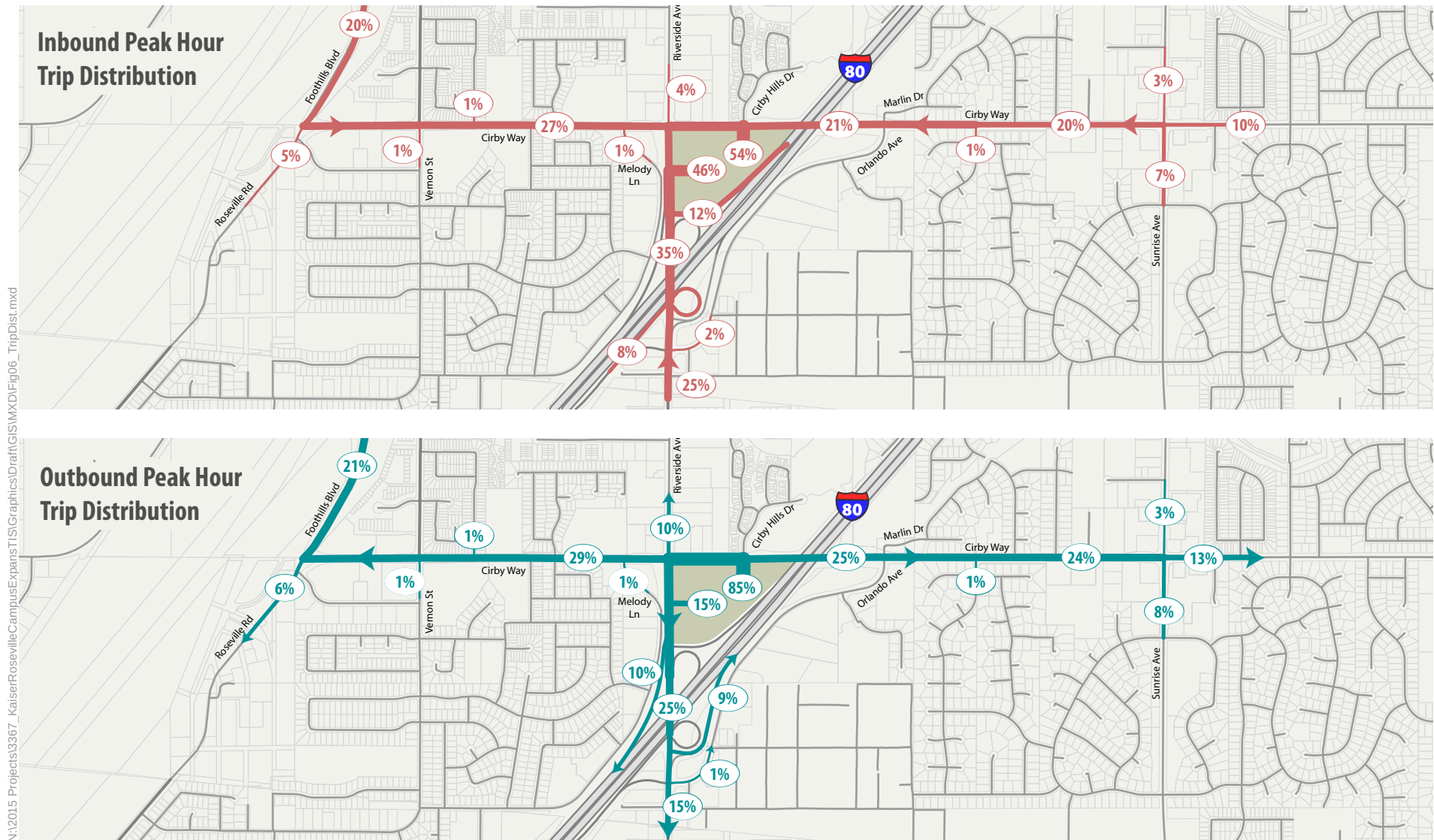


Figure 6
Inbound/Outbound
Peak Hour Trip Distribution -
Existing Plus Project Conditions

IV. EXISTING PLUS PROJECT CONDITIONS

This chapter analyzes the potential impacts of the proposed project on the surrounding roadway network under an “existing plus project” scenario. It also includes an evaluation of project access.

DESIGN/OPERATION OF NEW SIGNALIZED INTERSECTION AT KAISER NORTH DRIVEWAY

Preliminary traffic analyses by Fehr & Peers showed that the introduction of a new traffic signal at the Kaiser North Driveway on Cirby Way would cause the westbound approach to the Cirby Way/Riverside Avenue intersection to experience substantial traffic growth. SimTraffic results showed increased delays and queues, which would spill back to the new signalized intersection and beyond. To prevent this condition, the new signal at the Kaiser North Driveway would be designed and operated as follows:

- Operated as part of the coordinated system of signalized intersections along Cirby Way.² The eastbound-westbound approaches would operate with protected left-turn phasing. The northbound-southbound approaches would operate with split phasing.³
- Would feature a single northbound left/through lane exiting the Medical Center that would consist of 250 feet of vehicle storage and provide a maximum green time of 15 seconds during the weekday PM peak hour.⁴ Outside of this time period, no signal timing restrictions would exist.
- Would feature two northbound right-turn lanes exiting the Medical Center that would each consist of 250 feet of vehicle storage. On-site signage would be provided to direct motorists to use these lanes to access Interstate 80 via eastbound Cirby Way to Orlando Avenue. Additionally, Kaiser representatives have indicated that they can disseminate this suggested outbound vehicle routing to their employees.

² During peak hours, the signalized intersections along Cirby Way operate with a 120-second cycle length.

³ Split phase operation is necessary due to the shared left/through lanes provided on the northbound and southbound approaches. A crosswalk would be provided on the east leg of the intersection across Cirby Way.

⁴ It is estimated that six vehicles per cycle could be accommodated by the 15 seconds of green time. Given that there are 30 cycles per hour, this implies 180 vehicles would turn left from the North Kaiser Driveway during the PM peak hour.

The objectives of the above design and operations are to:

- Use traffic signal timing to moderate the level of project-related traffic that is added to the westbound approach to the Cirby Way/Riverside Avenue intersection to avoid causing traffic to spill back into the new signalized intersection.
- Provide a single, lengthy (250-foot) northbound left-turn/through lane that can be used if so desired. However, given the limited amount of green time allocated to this movement during the PM peak hour, some motorists in this turn lane would have to wait two cycle lengths to turn onto Cirby Way. This is a disincentive to make this movement, instead encouraging the use of the alternative route (i.e., Cirby Way to Orlando Avenue) to access Interstate 80.
- By encouraging Kaiser employees to use the alternative route (i.e., Cirby Way to Orlando Avenue) to access Interstate 80, the northbound left-turn/through lane would presumably have a high proportion of use by Kaiser members who may not otherwise be as familiar with alternative routes to reach Interstate 80.

TRAFFIC FORECASTS

Figure 7 displays the AM and PM peak hour traffic forecasts under existing plus project conditions. These forecasts were developed through the following three-step process:

1. Unassign trips associated with the existing Kaiser Riverside Medical Offices based on trip generation and observed travel patterns shown in Figure 5 to yield a set of “existing conditions without existing Kaiser project” volumes.
2. Assign trips associated with the existing Kaiser and proposed project through the study intersections based on its expected trip generation and distribution percentages shown on Figure 6, subject to the operational parameters described previously at the new signalized intersection at the Kaiser North Driveway.
3. Add the trips from step 2 to the trips from step 1 to yield the “existing plus project” forecasts.

This process was necessary because introduction of the new traffic signal would not only affect proposed project travel patterns, but it would also existing travel patterns for existing Kaiser trips.

INTERSECTION OPERATIONS

Table 10 displays the average delay and LOS at the study intersections under existing plus project conditions. Refer to Appendix B for technical calculations.

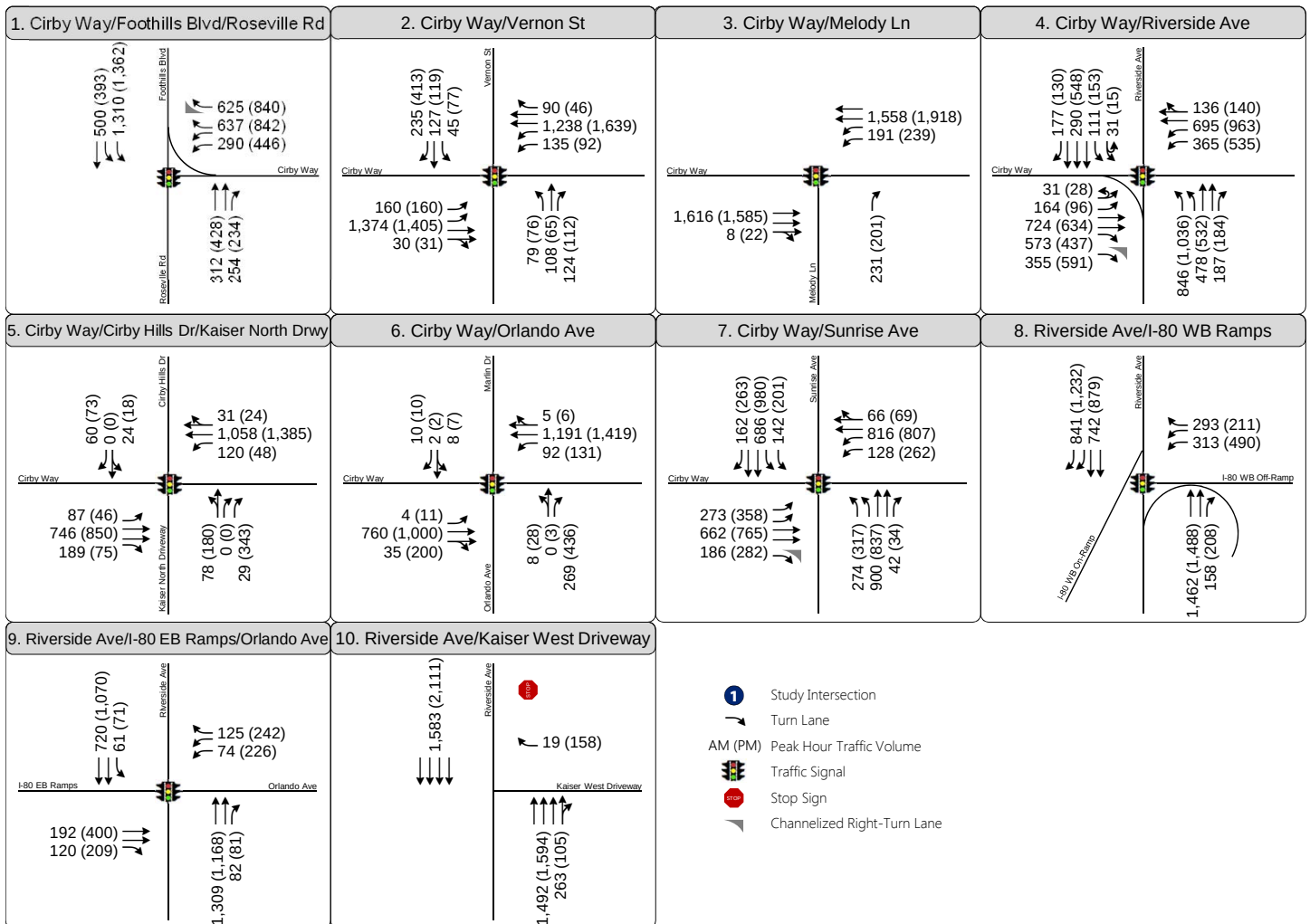
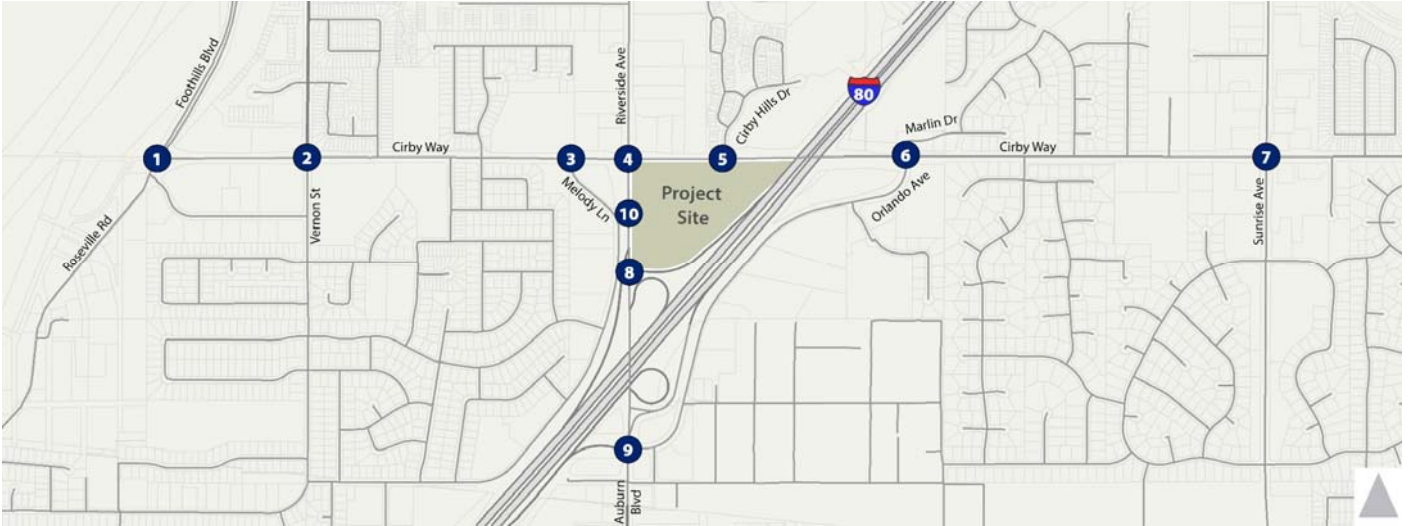


Figure 7
Peak Hour Traffic Volumes
and Lane Configurations -
Existing Plus Project Conditions



**TABLE 10:
INTERSECTION LEVEL OF SERVICE –EXISTING PLUS PROJECT CONDITIONS**

Intersection	Control	Existing Conditions				Existing Plus Project Conditions			
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
		Delay ¹	LOS ¹	Delay ¹	LOS ¹	Delay ¹	LOS ¹	Delay ¹	LOS ¹
1. Cirby Way/Foothills Boulevard/Roseville Road	Traffic Signal	26	C	31	C	28	C	31	C
2. Cirby Way/Vernon Street	Traffic Signal	29	C	47	D	31	C	58	E
3. Cirby Way/Melody Lane	Traffic Signal	10	B	13	B	11	B	12	B
4. Cirby Way/Riverside Avenue	Traffic Signal	63	E	56	E	63	E	76	E
5. Cirby Way/Cirby Hills Drive/Kaiser North Driveway	SSSC/ Traffic Signal ²	7 (59)	A (F)	7 (85)	A (F)	20	B	31	C
6. Cirby Way/Orlando Avenue	Traffic Signal	15	B	14	B	11	B	15	B
7. Cirby Way/Sunrise Avenue	Traffic Signal	48	D	56	E	50	D	69	E
8. Riverside Avenue/I-80 WB Ramps	Traffic Signal	23	C	22	C	27	C	29	C
9. Riverside Avenue/I-80 EB Ramps/Orlando Avenue	Traffic Signal	24	C	31	C	23	C	32	C
10. Riverside Avenue/Kaiser West Driveway	SSSC	8 (28)	A (D)	6 (50)	A (F)	8 (58)	A (F)	11 (103)	B (F)

Notes:

¹ Average delay (rounded to the nearest second) and LOS for signalized intersections is the weighted average for all movements. Average delay and LOS shown for both worst-case side street movement (in parentheses) and intersection as a whole.

² Intersection signalized under “plus project” conditions.

AWSC = All-way Stop Control. SSSC = Side-street Stop Control.

Bolded text represents significant impacts.

Source: Fehr & Peers, 2016

During the PM peak hour, the project would worsen the Cirby Way/Vernon Street intersection from LOS D to E, causing a significant impact. Operations would remain at LOS E at the Cirby Way/Riverside Avenue intersection, though the project would increase the average delay by 20 seconds During the PM peak hour. The project would exacerbate LOS F conditions at the stop-controlled Kaiser West Driveway approach. The new signalized intersection at the Kaiser North Driveway would operate at LOS B during the AM peak hour and LOS C during the PM peak hour.

Table 11 shows the maximum queues for critical movements (i.e., affected by project trips) at the Cirby Way/Riverside Avenue intersection under existing plus project conditions. In addition, maximum queues are shown for the two project driveways, I-80/Riverside Avenue interchange ramp terminal intersections (see Appendix B for detailed calculations), and other intersection movements, which would experience meaningful project-related increases.

The following key conclusions are drawn from this table:

1. The project would not cause traffic to spillback onto the I-80 mainline.
2. The project would cause the maximum westbound left-turn queue at the Cirby Way/Cirby Hills Drive/Kaiser North Driveway intersection to exceed the available storage by 25 feet.
3. The project would cause the maximum westbound right-turn queue at the Riverside Avenue/Kaiser West Driveway intersection to be 275 feet.

Items 2 and 3 are addressed in Chapter VII (Project Access and Internal Circulation).

**TABLE 11:
QUEUEING ANALYSIS – EXISTING PLUS PROJECT CONDITIONS**

Driveway / Intersection	Movement ¹	Available Storage ² (feet)	Maximum Queue (feet) ³			
			Existing Conditions		Existing Plus Project Conditions	
			AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
4. Cirby Way/Riverside Avenue ⁶	Northbound Left	650 ⁶	650	650	650	650
	Northbound Through	825 ⁶	350	525	350	525
	Northbound Right	350	125	125	125	125
	Eastbound Left	150	175	100	200	100
	Eastbound Through	350	300	250	300	200
	Westbound Left ⁷	475	325	550	475	575
	Westbound Through ⁵	2,125/675	450	625	525	675
	Southbound Left	200	100	125	125	150
5. Cirby Way/Cirby Hills Drive/Kaiser North Driveway ⁴	Northbound Left/Through	250	N/A	N/A	100	275
	Northbound Right ⁵⁷	75/250	75	275	50	150
	Westbound Left ⁷	175	100	50	200	150
	Westbound Through	1,375	25	50	225	600
	Eastbound Left	100	75	75	125	125
	Eastbound Through	675	25	0	250	300
	Southbound Left/Through	100	125	150	50	50
	Southbound Right	100	N/A	N/A	75	100
6. Cirby Way/Orlando Avenue	Eastbound Through/Right	1,375	450	325	300	275
8. Riverside Avenue/I-80 WB Ramps	Westbound Right	1,325	325	175	325	325
	Westbound Left	750	225	250	175	325
	Northbound Through	1,000	625	525	700	725
9. Riverside Avenue/I-80 EB Ramps/Orlando Avenue	Westbound Right	325	125	175	125	225
	Northbound Through	200	475	600	550	550
	Eastbound Loop Off	N / A	N / A	N / A	N / A	N / A

**TABLE 11:
QUEUEING ANALYSIS – EXISTING PLUS PROJECT CONDITIONS**

Driveway / Intersection	Movement ¹	Available Storage ² (feet)	Maximum Queue (feet) ³			
			Existing Conditions		Existing Plus Project Conditions	
			AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
10. Riverside Avenue/Kaiser West Driveway	Westbound Right ⁵⁷	200/125	75	200	75	<u>275</u>

Notes:

¹ Maximum queues shown for critical movements at adjacent intersections, project driveways, and Caltrans ramp terminal intersections.

² Based on measurements from aerial imagery and project site plan. For through movements, available storage is distance to upstream intersection.

³ Results based on average of 10 SimTraffic runs, except for those movements listed under note 7. Reported results are 'per lane'.

⁴ Intersection signalized under "plus project" conditions.

⁵ Turn lane storage changes under 'plus project' conditions.

⁶ During the AM and PM peak hours, traffic spills out of the northbound left-turn lanes into the adjacent through lanes, queuing back to the I-80/Riverside Avenue WB Ramps intersection.

⁷ Intersection maximum queues reported from existing counts.

N/A = Not Applicable (because loop off-ramp is a free-flowing merge onto northbound Riverside Avenue).

Bolded and underlined cells indicate that maximum queue exceeds the available storage.

Source: Fehr & Peers, 2016

ROADWAY OPERATIONS

Table 12 summarizes average daily traffic on roadway segments surrounding the project site under existing plus project conditions. As shown, the Riverside Avenue segment from Cirby Way to I-80 WB ramps would experience the greatest increase in project traffic, increasing by 2,200 daily vehicles. Cirby Way from Foothills Boulevard to Riverside Avenue would experience the second largest increase, with 1,400 daily vehicles. All other roadway segments would see modest increases in average daily traffic.

**TABLE 12:
ROADWAY AVERAGE DAILY TRAFFIC – EXISTING PLUS PROJECT CONDITIONS**

Roadway Segment	Number of Lanes	Existing Conditions	Project-Added Trips	Existing Plus Project Conditions
Foothills Blvd. – Vineyard Road to Cirby Way	5	38,100	1,000	39,100
Roseville Road – South of Cirby Way	2	27,600	200	27,800
North Sunrise Ave. – Coloma Way to Cirby Way	4	37,400	100	37,500
North Sunrise Ave. – South of Cirby Way	4	34,700	200	34,900
Cirby Way – Foothills Blvd. to Riverside Ave.	4	40,400	1,400	41,800
Cirby Way – Riverside Ave. to North Sunrise Ave.	4	31,500	100	31,600
Cirby Way – North Sunrise Ave. to Rocky Ridge Dr.	4	23,700	400	24,100
Riverside Ave. – North of Cirby Way	4	16,600	100	16,700
Riverside Ave. – Cirby Way to I-80 WB Ramps	6	44,400	2,200	46,600

Source: Fehr & Peers, 2016.

FREEWAY OPERATIONS

Table 13 displays the existing plus project weekday AM and PM peak hour operations at freeway facilities (refer to Appendix B for detailed calculations). As shown, all eastbound Interstate 80 freeway facilities would continue to operate acceptably at LOS C or better with the project, while all westbound Interstate 80 freeway facilities continue to operate acceptably at LOS D or better with the project.

**TABLE 13:
I-80 FREEWAY LEVEL OF SERVICE – EXISTING PLUS PROJECT CONDITIONS**

Freeway Facility	Type	Existing Conditions				Existing Plus Project Conditions			
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
		Density	LOS	Density	LOS	Density	LOS	Density	LOS
Eastbound Interstate 80									
Antelope Rd to Riverside Ave	Basic	14.6	B	13.5	B	14.9	B	13.5	B
Riverside Ave Off-Ramp	Diverge	9.2	A	11.9	B	9.6	A	12.0	B
Riverside Ave On- Ramp	Merge	22.3	C	19.6	B	22.6	C	20.0	C
Riverside Ave to Douglas Blvd	Basic	17.5	B	14.4	B	17.8	B	14.6	B
Douglas Blvd Diagonal Off-Ramp	Diverge	12.6	B	9.6	A	13.0	B	9.8	A
Douglas Blvd Loop Off-Ramp.	Diverge	18.2	B	14.8	B	18.7	B	15.1	B
Westbound Interstate 80									
Douglas Blvd Diagonal On-Ramp	Merge	25.8	C	32.7	D ³	25.9	C	32.7	D ²
Douglas Blvd Loop On-Ramp	Merge	26.7	C	32.0	D ³	26.9	C	32.1	D ²
Douglas Blvd to Riverside Ave	Basic	23.4	C	31.5	D	23.6	C	31.7	D
Riverside Ave Off-Ramp	Diverge	28.8	D	33.8	D	29.0	D	33.9	D
Riverside Ave Loop On-Ramp	Basic ¹	15.8	B	19.7	C	15.7	B	19.8	C
Riverside Ave Diagonal On-Ramp	Merge	16.3	B	22.5	C	20.3	C	26.8	C
Riverside Ave to Antelope Rd	Basic	19.5	C ³	25.3	C	19.6	C	25.6	C

Notes:

¹On ramp falls out of the realm of a merge segment and is thus analyzed as a basic segment.

²During the PM peak hour, these on-ramps serve large volumes of traffic. Despite being metered at each ramp, their close spacing and curvature of I-80 causes slow-downs.

³During the AM peak hour, traffic congestion originating from the I-80/ Capital City Freeway interchange can occasionally spill back to this segment causing congestion. The queue spillbacks occur sporadically caused both by recurring and non-recurring (i.e., accidents, weather, etc.) congestion.

Source: Fehr & Peers, 2016

V. CUMULATIVE CONDITIONS

This chapter analyzes the potential impacts of the proposed project on the surrounding roadway network under cumulative conditions. It begins by discussing the planned roadway system in the study area and analyzes intersection operations.

CUMULATIVE SETTING

The City of Roseville utilizes a 2035 Capital Improvements Program (CIP) travel demand model to analyze future roadway conditions in the City. The model assumes buildout of the City of Roseville including various approved and pending specific plans such as the Sierra Vista, Creekview, and Amoruso Specific Plans. Land uses outside of the City represent projected absorption by the Year 2035. The City's traffic model also includes its existing roadway system along with planned CIP roadway and intersection improvements. The City's CIP project list represents a reasonable mitigation plan because the improvements are reasonably foreseeable based on a strong likelihood (and past history) that they will very likely be fully funded by the time they are needed based on the current fees being collected.

The only planned roadway improvement within the study area is the addition of a second southbound left-turn lane on Vernon Street at Cirby Way.

TRAFFIC FORECASTS

Traffic forecasts were developed for the following two cumulative scenarios:

- Cumulative No Project – assumes the existing project remains in place (and that a traffic signal is not installed at the Kaiser North Driveway).
- Cumulative Plus Project – assumes the existing project is replaced by the proposed project (and that a traffic signal is installed at the Kaiser North Driveway).

Figure 8 shows the Cumulative No Project peak hour forecasts at the study intersections. These forecasts show that the Cirby Way/Riverside Avenue intersection would experience a 33 and 35 percent increase in traffic over existing AM and PM peak hour volumes, respectively. This suggests that additional congestion and queuing is expected at this intersection, which could have adverse queue spillback effects on adjacent intersections.

The proposed project expansion was added to the cumulative (2035 CIP) version of the City of Roseville travel demand model. The model was run, and the results were checked to confirm that the external vehicle trips generated from the project's traffic analysis zone (TAZ) matched the trip generation totals in Table 8. The distribution of inbound and outbound trips varied slightly from existing conditions, as land uses and roadway connections within the City of Roseville will have changed between these scenarios.

Figure 9 shows the Cumulative Plus Project peak hour forecasts at study intersections.

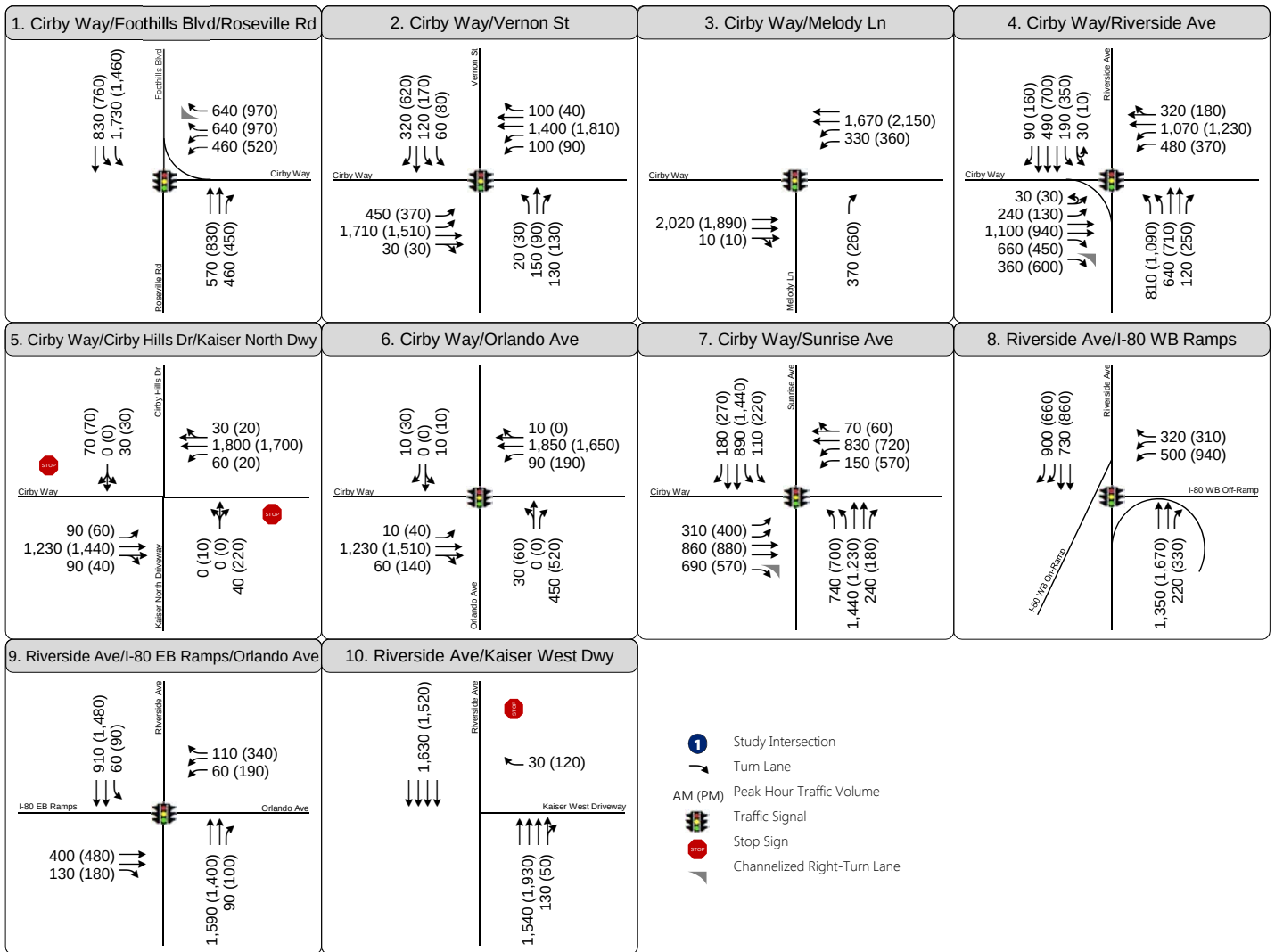
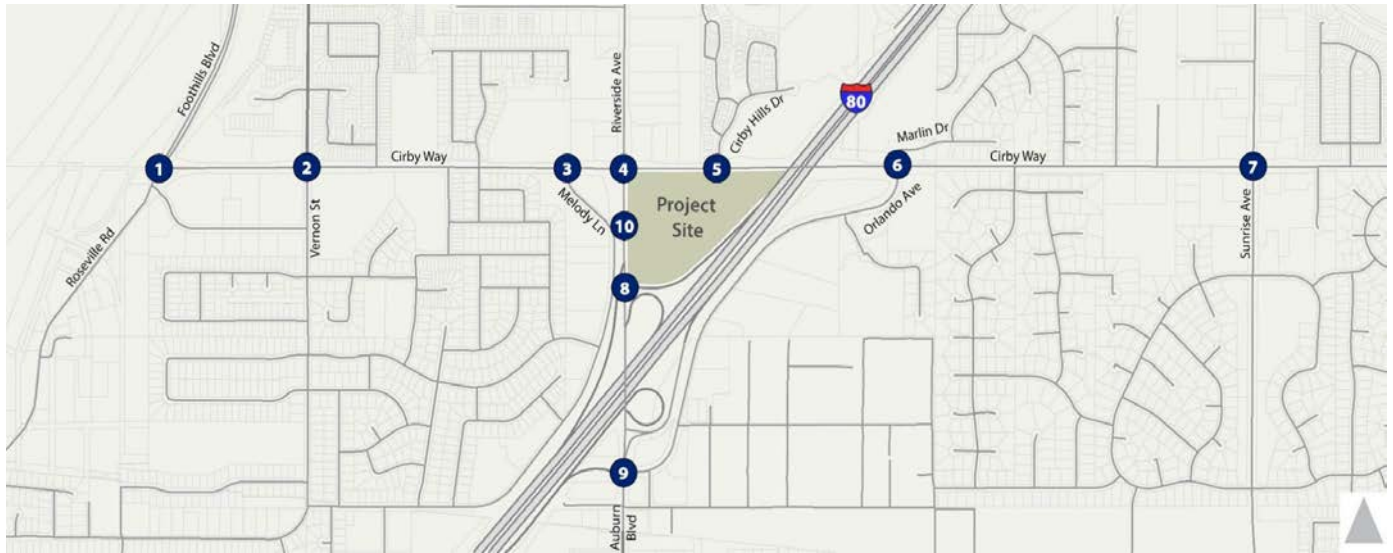


Figure 8
Peak Hour Traffic Volumes
and Lane Configurations -
Cumulative No Project Conditions



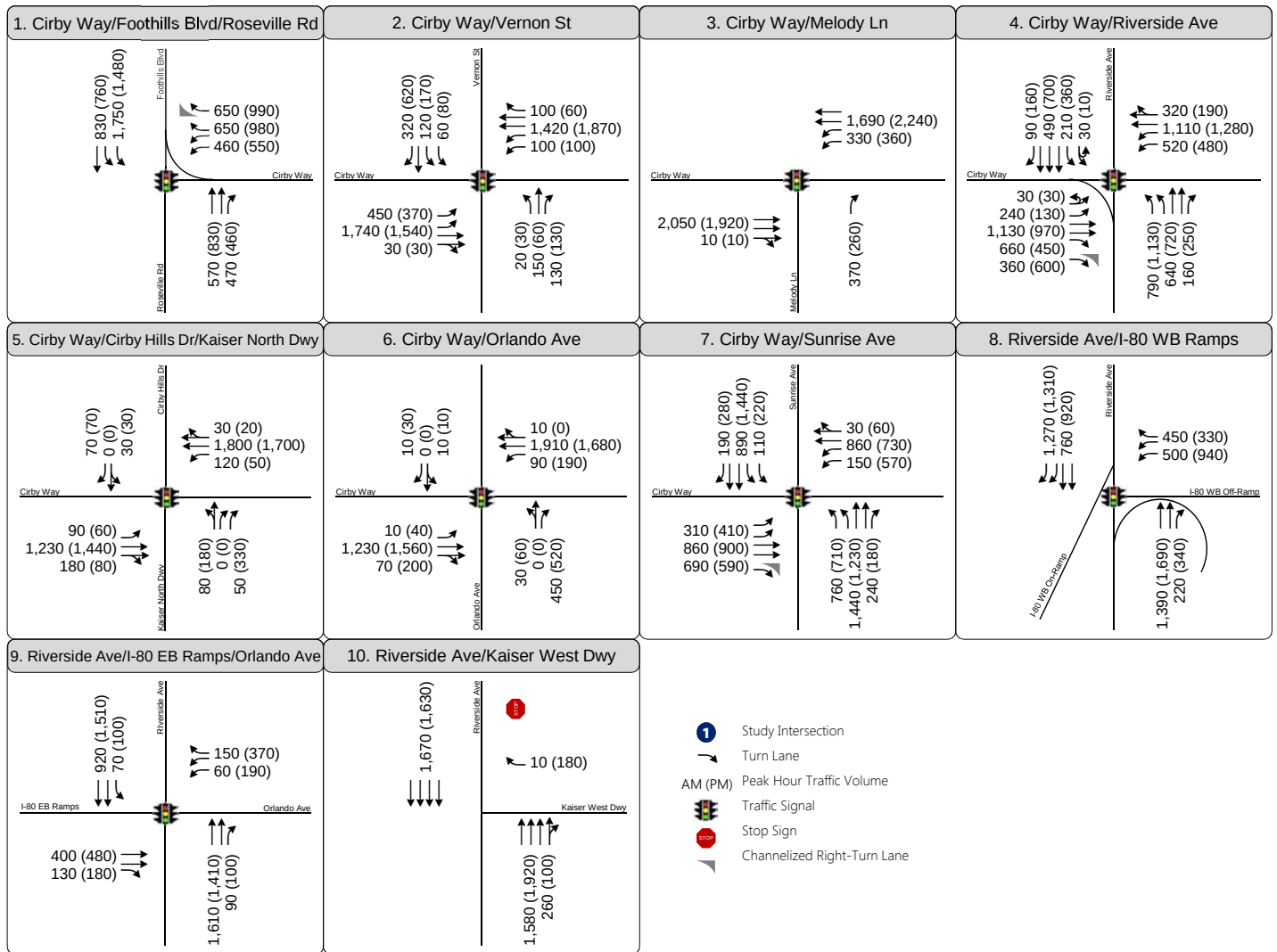
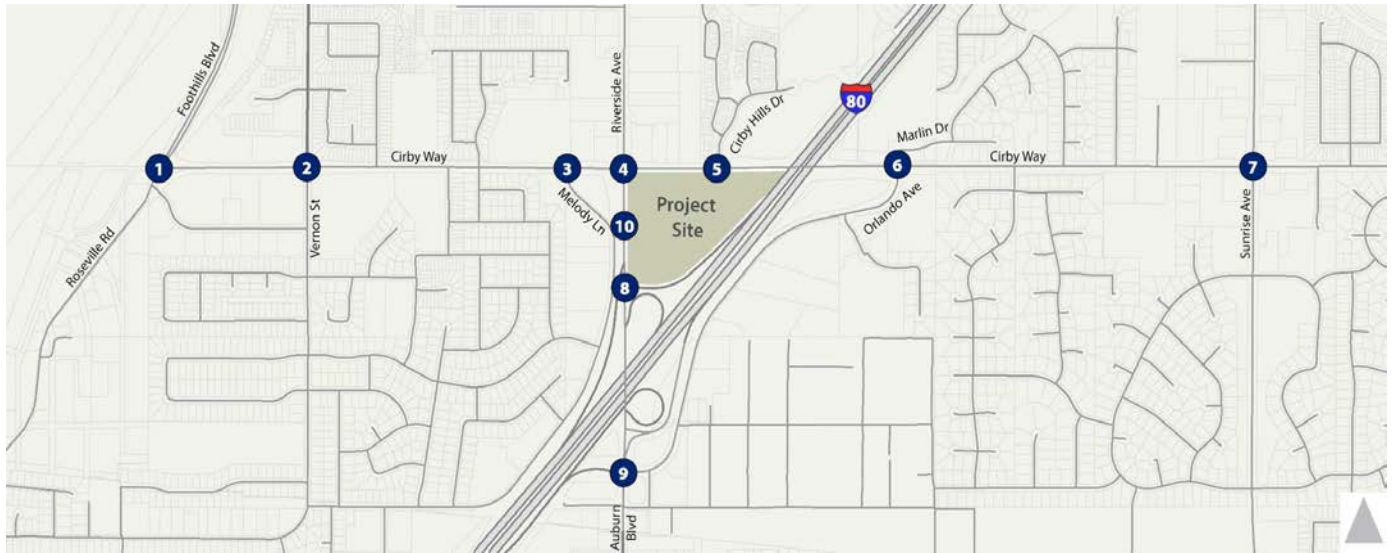


Figure 9
Peak Hour Traffic Volumes
and Lane Configurations -
Cumulative Plus Project Conditions



INTERSECTION OPERATIONS

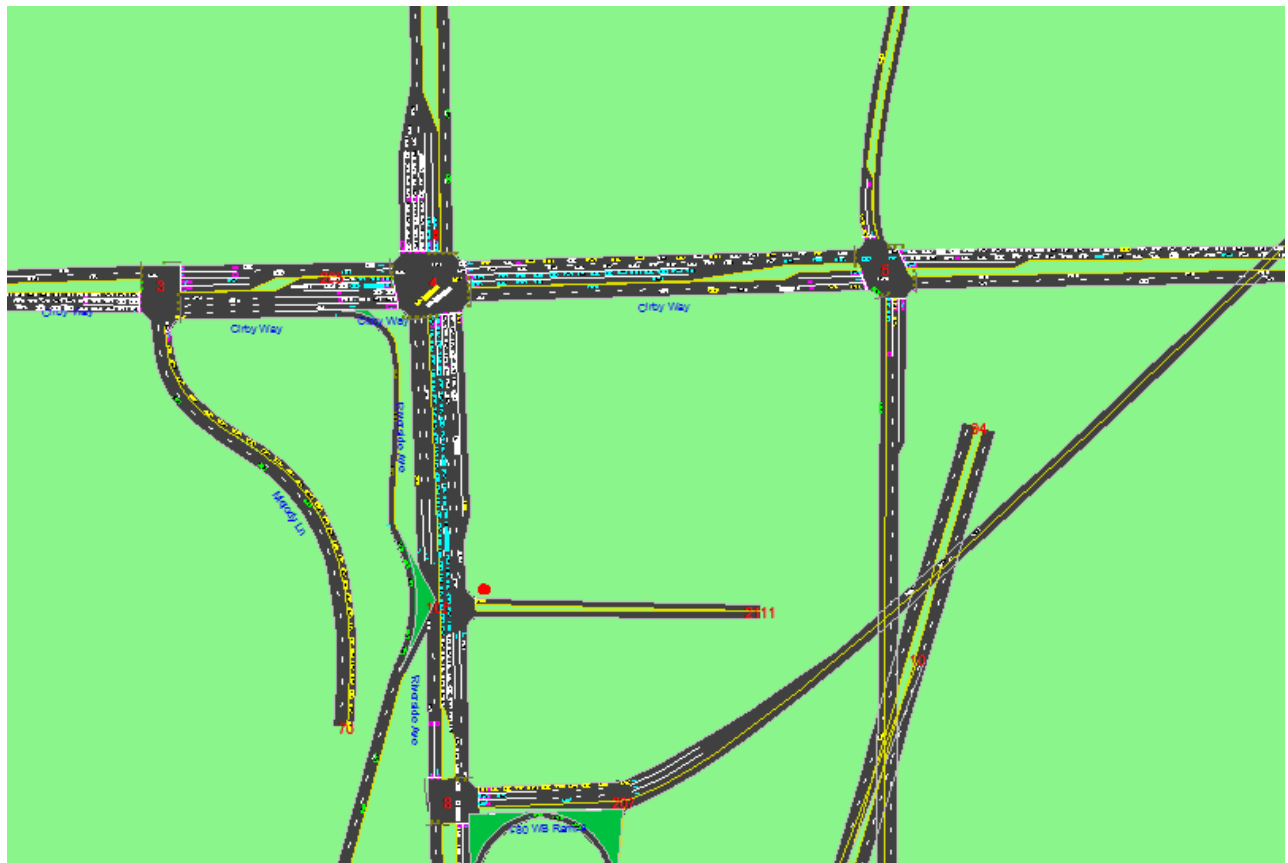
Table 14 displays the traffic operations analysis results under cumulative conditions.

TABLE 14: INTERSECTION LEVEL OF SERVICE – CUMULATIVE CONDITIONS									
Intersection	Control	Cumulative No Project Conditions				Cumulative Plus Project Conditions			
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
		Delay ¹	LOS ¹	Delay ¹	LOS ¹	Delay ¹	LOS ¹	Delay ¹	LOS ¹
1. Cirby Way/Foothills Boulevard/Roseville Road	Traffic Signal	77	E	61	E	79	E	79	E
2. Cirby Way/Vernon Street	Traffic Signal	30	C	71	E	34	C	71	E
3. Cirby Way/Melody Lane	Traffic Signal	25	C	17	B	33	C	14	B
4. Cirby Way/Riverside Avenue	Traffic Signal ²	111	F	64	E	85	F	73	E
5. Cirby Way/Cirby Hills Drive/Kaiser North Driveway	SSSC/ Traffic Signal ³	53 (436)	F (F)	11 (201)	B (F)	70	E	35	C
6. Cirby Way/Orlando Avenue	Traffic Signal	18	B	27	C	21	B	30	C
7. Cirby Way/Sunrise Avenue	Traffic Signal	112	F	142	F	114	F	141	F
8. Riverside Avenue/I-80 WB Ramps	Traffic Signal	41	D	34	C	42	D	34	C
9. Riverside Avenue/I-80 EB Ramps/Orlando Avenue	Traffic Signal	91	F	60	E	91	F	62	E
10. Riverside Avenue/Kaiser West Driveway	SSSC	11 (23)	B (C)	4 (16)	A (C)	11 (22)	A (C)	4 (14)	A (B)
Notes:									
¹ Average delay (rounded to the nearest second) and LOS for signalized intersections is the weighted average for all movements. Average delay and LOS shown for both worst-case side street movement (in parentheses) and intersection as a whole.									
² Refer to discussion on following page for rationale for why the project causes a reduction in delay at this intersection.									
³ Intersection signalized under "plus project" conditions.									
AWSC = All-way Stop Control. SSSC = Side-street Stop Control.									
Bolded text represents significant impacts.									
Source: Fehr & Peers, 2016									

Table 14 shows that the project would not cause any intersection to worsen by one LOS grade or more. However, the new signalized Kaiser North Driveway intersection on Cirby Way would operate at LOS E during the AM peak hour. This occurs as a result of traffic queuing back into it from the westbound approach to the Cirby Way/Riverside Avenue intersection. Below is an image from SimTraffic showing the extent of this vehicle queuing. This impact is considered significant.

Table 14 also yields some other noteworthy results including:

- The project causes AM peak hour delays at the Cirby Way/Riverside Avenue intersection to be reduced from 111 to 85 seconds. This occurs as a result of introducing the new traffic signal into the network. Under no project conditions, all delay on the westbound Cirby Way approach is assigned to Cirby Way/Riverside Avenue; under plus project conditions, the westbound delay that occurs upstream of the new signal is assigned to the new signalized intersection.
- Under no project conditions, motorists would incur very lengthy delays during the AM and PM peak hours while attempting to enter or exit the unsignalized Kaiser North driveway.



SimTraffic micro-simulation model used to analyze the AM peak hour under cumulative plus project conditions

Below is the list of study intersections from the *Amoruso Ranch Specific Plan Final Transportation Impact Study* that were identified to operate at worse than LOS C under 2035 CIP conditions (using HCM intersection analysis methods). Edits to this list are shown in red font or strikethrough notation to represent changes in operations based on this cumulative plus project analysis.

AM Peak Hour

- Cirby Way/Sunrise Avenue (LOS ~~D~~ **F**)
- Cirby Way/Foothills Boulevard (LOS ~~F~~ **E**)
- Cirby Way/Riverside Avenue (LOS ~~D~~ **F**)
- Cirby Way/Vernon Street (LOS ~~D~~ **C**)
- **Cirby Way/Kaiser North Driveway/Cirby Hills Dr. (LOS E)**
- **Riverside Avenue/I-80 WB Ramps (LOS D)**
- **Riverside Avenue/Orlando/I-80 EB Off-Ramp (LOS F)**

PM Peak Hour

- Cirby Way/Sunrise Avenue (LOS ~~E~~ **F**)
- Cirby Way/Foothills Boulevard (LOS E)
- Cirby Way/Riverside Avenue (LOS ~~F~~ **E**)
- Cirby Way/Vernon Street (LOS E)
- Riverside Avenue/Orlando/I-80 EB Off-Ramp (LOS E)
- ~~Riverside Avenue/I-80 WB Ramps (LOS F)~~

Reasons for these changes include the following:

1. Cirby Way Widening – The *Amoruso Ranch Specific Plan Final Transportation Impact Study* traffic modeling had assumed the widening of Cirby Way to six lanes between Riverside Avenue and Foothills Boulevard including the addition of a third eastbound through lane approaching and departing the Cirby Way/Riverside Avenue intersection. For this study, the City directed Fehr & Peers to assume no widening of Cirby Way or capacity increases at Cirby/Riverside. Accordingly, the removal of this widening from the 2035 CIP model caused a redistribution of traffic, whereby certain intersections (e.g., Cirby Way/Sunrise Avenue) experienced greater traffic levels and delays whereas others (e.g., Cirby Way/Vernon Street) experienced less traffic and delay.
2. The proposed Kaiser Medical Center expansion causes changes in traffic patterns including greater use of Orlando Avenue to the I-80 EB Ramps intersection and LOS E at the new signalized Kaiser North Driveway during the AM peak hour.
3. In several instances, these intersections were on the cusp of operating at one level versus another, and as a little as a one or two second increase or decrease in delay caused the LOS change.

Table 15 shows the maximum queues at the project driveways and key movements at study area public street intersections (refer to Appendix C for detailed calculations).

TABLE 15: QUEUEING ANALYSIS – CUMULATIVE CONDITIONS						
Driveway / Intersection	Movement ¹	Available Storage ² (feet)	Maximum Queue (feet) ³			
			Cumulative No Project Conditions		Cumulative Plus Project Conditions	
			AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
4. Cirby Way/Riverside Avenue ⁴	Northbound Left	650	625	475	625	475
	Northbound Through	825	525	375	500	400
	Northbound Right	350	100	225	125	175
	Eastbound Left	150	<u>275</u>	<u>250</u>	<u>350</u>	<u>225</u>
	Eastbound Through	350	250	250	275	275
	Westbound Left	475	<u>600</u>	<u>600</u>	<u>625</u>	<u>650</u>
	Westbound Through ⁵	2,125/675	2,100	750	675	675
	Southbound Left	200	200	<u>325</u>	175	<u>325</u>
5. Cirby Way/Cirby Hills Drive/Kaiser North Driveway ⁶	Northbound Left/Through	250	N/A	N/A	125	<u>375</u>
	Northbound Right ⁵	75/250	75	<u>225</u>	50	125
	Westbound Left	175	<u>225</u>	25	<u>200</u>	150
	Westbound Through	1,375	1,375	100	1,375	650
	Eastbound Left	100	100	75	100	<u>125</u>
	Eastbound Through	675	0	0	100	300
	Southbound Left/Through	100	<u>650</u>	<u>325</u>	75	75
	Southbound Right	100	N/A	N/A	100	<u>125</u>
6. Cirby Way/Orlando Avenue	Eastbound Through/Right	1,375	175	425	225	650
8. Riverside Avenue/I-80 WB Ramps	Westbound Right	1,325	425	325	700	325
	Westbound Left	750	325	375	400	325
	Northbound Through	1,350	500	200	675	575
	Westbound Right	325	75	<u>575</u>	150	<u>700</u>

**TABLE 15:
QUEUEING ANALYSIS – CUMULATIVE CONDITIONS**

Driveway / Intersection	Movement ¹	Available Storage ² (feet)	Maximum Queue (feet) ³			
			Cumulative No Project Conditions		Cumulative Plus Project Conditions	
			AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
9. Riverside Avenue/I-80 EB Ramps/Orlando Avenue	Northbound Through	1,500	1,500	1,275	1,500	1,250
	Eastbound Loop Off	N / A	N / A	N / A	N / A	N / A
10. Riverside Avenue /Kaiser West Driveway	Westbound Right ⁵	200/125	50	125	50	125

Notes:

¹ Maximum queues shown for critical movements at adjacent intersections, project driveways, and Caltrans ramp terminal intersections.

² Based on measurements from aerial imagery and project site plan. For through movements, available storage is distance to upstream intersection.

³ Results based on average of 10 SimTraffic runs. Reported results are 'per lane'.

⁴ During the AM and PM peak hours, traffic spills out of the northbound left-turn lanes into the adjacent through lanes, queuing back to the I-80/Riverside Avenue WB Ramps intersection.

⁵ Turn lane storage changes under "plus project" conditions due to introduction of new traffic signal.

⁶ Intersection signalized under "plus project" conditions

Bolded and underlined cells indicate that maximum queue exceeds the available storage.

Source: Fehr & Peers, 2016

The most notable queue exceedances under cumulative plus project conditions include:

- Under both scenarios, traffic on westbound Cirby Way would spill back from Riverside Avenue across and beyond the I-80 overcrossing.
- The northbound left/through movement from the signalized Kaiser North Driveway intersection onto Cirby Way would experience a 375-foot maximum vehicle queue during the PM peak hour, which would exceed the 250 feet of available storage. This occurs as a result of westbound queues from Cirby Way/Riverside Avenue spilling back into the new signal, thereby restricting the flow of northbound left-turn traffic exiting the site.
- The westbound left-turn from Cirby Way into the signalized Kaiser North Driveway intersection would experience a 200-foot maximum vehicle queue during the AM peak hour, which would exceed the 175 feet of available storage.

This table shows that the project would not cause traffic on the I-80/Riverside EB and WB off-ramps to queue back onto the I-80 mainline.

ROADWAY OPERATIONS

Table 16 summarizes average daily traffic on roadway segments surrounding the project site under cumulative conditions. As shown, the Riverside Avenue segment from Cirby Way to I-80 WB ramps would see the greatest increase in project traffic, increasing by 2,200 daily vehicles. Cirby Way from Foothills Boulevard to Riverside Avenue would see the second largest increase, with 1,400 daily vehicles. All other roadway segments would see modest increases in average daily traffic.

TABLE 16: ROADWAY AVERAGE DAILY TRAFFIC – CUMULATIVE CONDITIONS				
Roadway Segment	Number of Lanes	Cumulative No Project Conditions	Project-Added Trips	Cumulative Plus Project Conditions
Foothills Blvd – Vineyard to Cirby Way	5	56,900	1,000	57,900
Foothills Blvd – South of Cirby Way	2	39,700	200	39,900
Sunrise Ave – Coloma Way to Cirby Way	4	44,100	100	44,200
Sunrise Ave – South of Cirby Way	4	56,900	200	57,100
Cirby Way – Foothills Blvd to Riverside	4	61,300	1,400	62,700
Cirby Way – Riverside to Sunrise Ave	4	35,700	100	35,800
Cirby Way – Sunrise to Rocky Ridge	4	28,600	400	29,000
Riverside Ave – North of Cirby Way	4	25,100	100	25,200
Riverside Ave – Cirby Way to I-80 WB	6	47,700	2,200	49,900

Source: Fehr & Peers, 2016

FREEWAY OPERATIONS

Table 17 displays the cumulative weekday AM and PM peak hour operations at freeway facilities (refer to Appendix C for detailed calculations). As shown, all eastbound Interstate 80 freeway facilities would operate acceptably at LOS E or better, while all westbound Interstate 80 freeway facilities would operate LOS F except for the Riverside Avenue Diagonal On-Ramp and mainline section west of Riverside Avenue, which would operate at LOS D and E, respectively.

**TABLE 17:
I-80 FREEWAY LEVEL OF SERVICE – CUMULATIVE CONDITIIONS**

Freeway Facility	Type	Cumulative Conditions				Cumulative Plus Project Conditions			
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
		Density	LOS	Density	LOS	Density	LOS	Density	LOS
Eastbound Interstate 80									
Antelope Rd to Riverside Ave	Basic	26.2	D	14.8	B	26.4	D	14.8	B
Riverside Ave Off-Ramp	Diverge	17.8	B	15.5	B	17.9	B	15.4	B
Riverside Ave On- Ramp	Merge	36.2	E	20.7	C	36.6	E	21.0	C
Riverside Ave to Douglas Blvd	Basic	35.1	E	14.9	B	35.7	E	15.1	B
Douglas Blvd Diagonal Off-Ramp	Diverge	26.9	C	10.3	B	27.2	C	10.4	B
Douglas Blvd Loop Off-Ramp.	Diverge	34.7	D	15.9	B	35.0	D	16.1	B
Westbound Interstate 80									
Douglas Blvd Diagonal On-Ramp	Merge	31.0	D	-	F	31.3	D	-	F
Douglas Blvd Loop On-Ramp	Merge	32.6	D	-	F	32.8	D	-	F
Douglas Blvd to Riverside Ave	Basic	30.8	D	-	F	31.2	D	-	F
Riverside Ave Off-Ramp	Diverge	33.7	D	-	F	34.1	D	-	F
Riverside Ave Loop On-Ramp	Basic ¹	19.1	C	-	F	18.7	C	-	F
Riverside Ave Diagonal On-Ramp	Merge	26.7	C	34.6	D	26.5	C	35.0	D
Riverside Ave to Antelope Rd	Basic	24.7	C	42.0	E ²	24.3	C	42.4	E

Notes:

¹On ramp falls out of the realm of a merge segment and is thus analyzed as a basic segment.

³During the AM peak hour, traffic congestion originating from the I-80/ Capital City Freeway interchange can occasionally spill back to this segment causing congestion. The queue spillbacks occur sporadically caused both by recurring and non-recurring (i.e., accidents, weather, etc.) congestion.

Source: Fehr & Peers, 2016

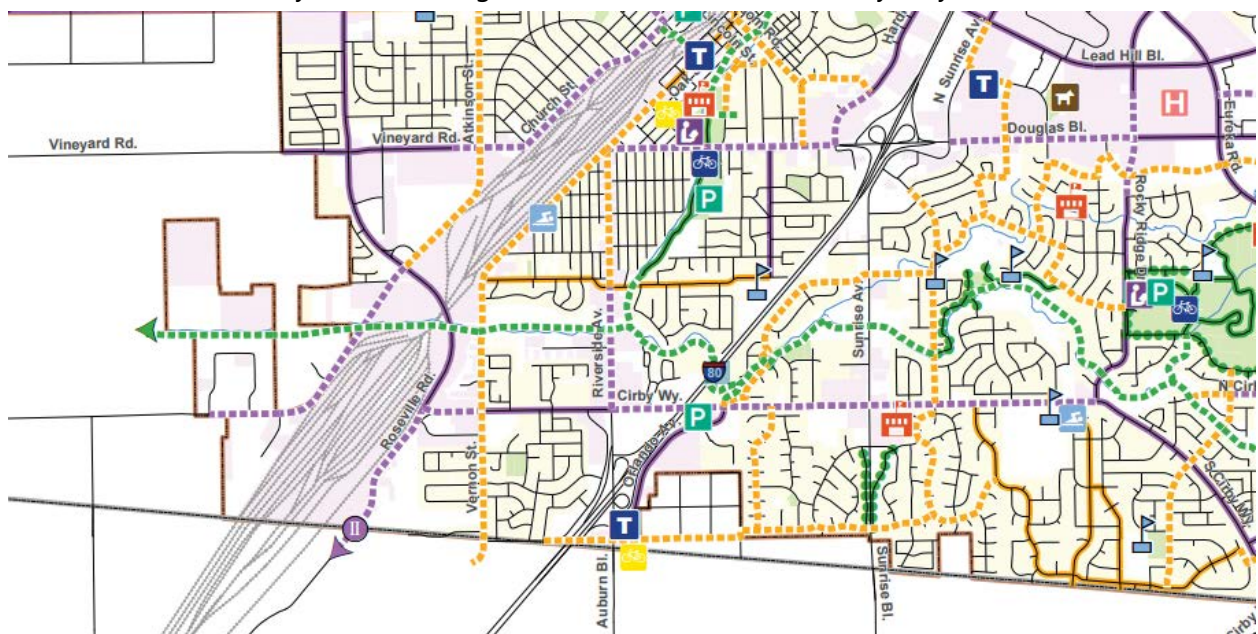
The project would not cause any changes in freeway facility levels of service. However, it would add traffic to certain freeway facilities projected to operate at LOS F during the PM peak hour:

- WB I-80 Douglas Blvd Diagonal On-Ramp and Loop On-Ramp merges, and Douglas Boulevard to Riverside Avenue mainline segment, WB I-80 Riverside Ave Off-Ramp Diverge, and WB I-80 Riverside Ave Loop On-Ramp: The project would add 20 trips to these facilities which carry 8,100 vehicles (within their ramp influence areas) during the PM peak hour. This represents a 0.02 percent increase, which is less than the variation in traffic volumes on a day to day basis.

BICYCLE/PEDESTRIAN FACILITIES

Below is an image from the *City of Roseville 2008 Bikeway Master Plan*, which shows the recommended bicycle network in the project vicinity. Key components of this network include:

- Future Class II bicycle lanes along Cirby Way, connecting it from Foothills Boulevard to Rocky Ridge Drive.
- Future Class II bicycle lanes along Riverside Avenue north of Cirby Way.



Source: Recommended Bicycle Network from City of Roseville 2008 *Bicycle Master Plan*.

As shown on Figure 3, Class II bike lanes do not currently exist along Cirby Way along the project frontage. As part of the reconstruction of Cirby Way from east of Riverside Avenue to the new signalized driveway (to improve sight distance), the project applicant is recommended to evaluate, and if feasible, construct Class II bike lanes along the project frontage along Cirby Way. If the addition of Class II bike lanes on Cirby Way is deemed infeasible due to lack of right-of-way or other constraints, then future updates of the *City of Roseville Bikeway Master Plan* should be modified accordingly.

TRANSIT SYSTEM

The project would improve access to transit by constructing the following improvements:

- The existing bus stop located on the south side of Cirby Way directly east of Riverside Avenue would be reconstructed (and relocated slightly further east). A pedestrian linkage would be constructed from within the project site to directly connect to the new bus stop.
- As part of the new signalized intersection on Cirby Way at the Kaiser North Driveway, a crosswalk would be constructed on the east leg. This crosswalk would include push-button pedestrian actuation, which would enable protected crossings between the bus stop located on the north side of Cirby Way directly east of the driveway and the project site.

VI. VMT CALCULATIONS

This chapter describes the methodology used to calculate the average weekday Vehicle Miles of Travel (VMT) associated with the proposed project. VMT is presented for informational purposes in this chapter. However, the values shown here are used as inputs to other technical studies such as air quality, noise, and greenhouse gas emissions.

The May 25, 2016 Caltrans NOP comment letter requested a comprehensive analysis of VMT, including the site's current VMT and VMT associated with its expansion. The letter states that VMT estimates should consider reductions in travel associated with transit use, ridesharing, and active transportation, and should include appropriate documentation. Lastly, the letter recommends that "mitigation for any roadway section or intersection with increasing VMT should be identified and mitigated as possible".

METHODOLOGY

VMT is considered a useful metric in understanding of the overall impacts of a project on the transportation system. VMT is often expressed on a 'per capita' or 'per employee' basis to understand the relative efficiency of one project versus another. By definition, one VMT occurs when a vehicle is driven one mile. In addition, a given VMT value represents vehicular miles of travel for an entire weekday. Lastly, VMT values in this chapter represent the full length of a given trip, and are not truncated at city, county, or region boundaries.

The following three-step process was used to estimate the VMT associated with the proposed project:

1. Kaiser Permanente provided anonymous zip code data for its existing employees and members who work at or receive services at the current facility. Kaiser staff indicated that they anticipate these geographic areas to continue to be the primary residence origins of employees and members after the expansion is complete.
2. The zip code data was translated into the City of Roseville base year travel demand model's traffic analysis zone (TAZ) system with appropriate weighting of TAZs based on zip code data. This provided origins for trips traveling to the project site, and destinations for trips leaving the project site.
3. Based on the project's expected average daily trip generation (3,750 trips), the model was used to track all trips between the project site and the TAZs representing the employee and member residence zip codes. Through this process, project-related travel is calculated on every single roadway in the traffic model network. The summation of all miles traveled on all roadways constituted total project VMT.

Table 18 displays the analysis results for the proposed project. As shown, the project would generate an estimated 30,639 VMT on a typical weekday. This estimate applies to both existing and cumulative conditions. This equates to an average trip length of 8.2 miles, which is reasonable based on the distribution of members and employees into specific zip codes.

TABLE 18: WEEKDAY VEHICLE MILES TRAVELED – PROPOSED PROJECT			
Land Use	Project Weekday VMT	Daily Project Trips	Average Trip Length
Proposed Medical Center Expansion	30,639	3,751	8.2 miles
Note: VMT = Vehicle Miles Traveled			

The following additional notes and observations are made regarding this analysis:

1. Because the proposed project would double the trip generation of the existing campus and the overall geographic origins of employees and members would not change, it can be concluded that the existing campus currently generates approximately 30,639 VMT on a weekday.
2. To the extent that the existing campus has trips made by ridesharing, transit, bicycling, or walking, they are considered in the VMT estimates (because VMT is derived from the campus' observed vehicular trip rates). Thus, this analysis meets the Caltrans' request that VMT reductions associated with these modes be considered.
3. Whereas VMT per employee or per capita are commonly used for residential and office projects, neither ratio is applicable for medical-office projects. This is because the proposed project consists of trips made by employees, members, deliveries, and even visitors. On a given weekday, it is not known precisely how many employees and patients may be on-site. Therefore, VMT ratios are not calculated in this study.
4. The Caltrans comment letter recommends that mitigation be considered for any roadway facility with increasing VMT. As shown on Table 16, all roadways within the study area would experience increased VMT. However, this suggestion is not supported by City of Roseville General Plan circulation policies, nor is it supported by the *Interstate 80 and Capital Freeway Corridor System Management Plan* (Caltrans District 3, May 2009). Neither document calls for mitigating increased VMT regardless of the level of traffic on a given roadway.

VII. PROJECT ACCESS AND INTERNAL CIRCULATION

This chapter evaluates the proposed project access and internal circulation. It also includes a discussion regarding construction staging.

PROJECT ACCESS

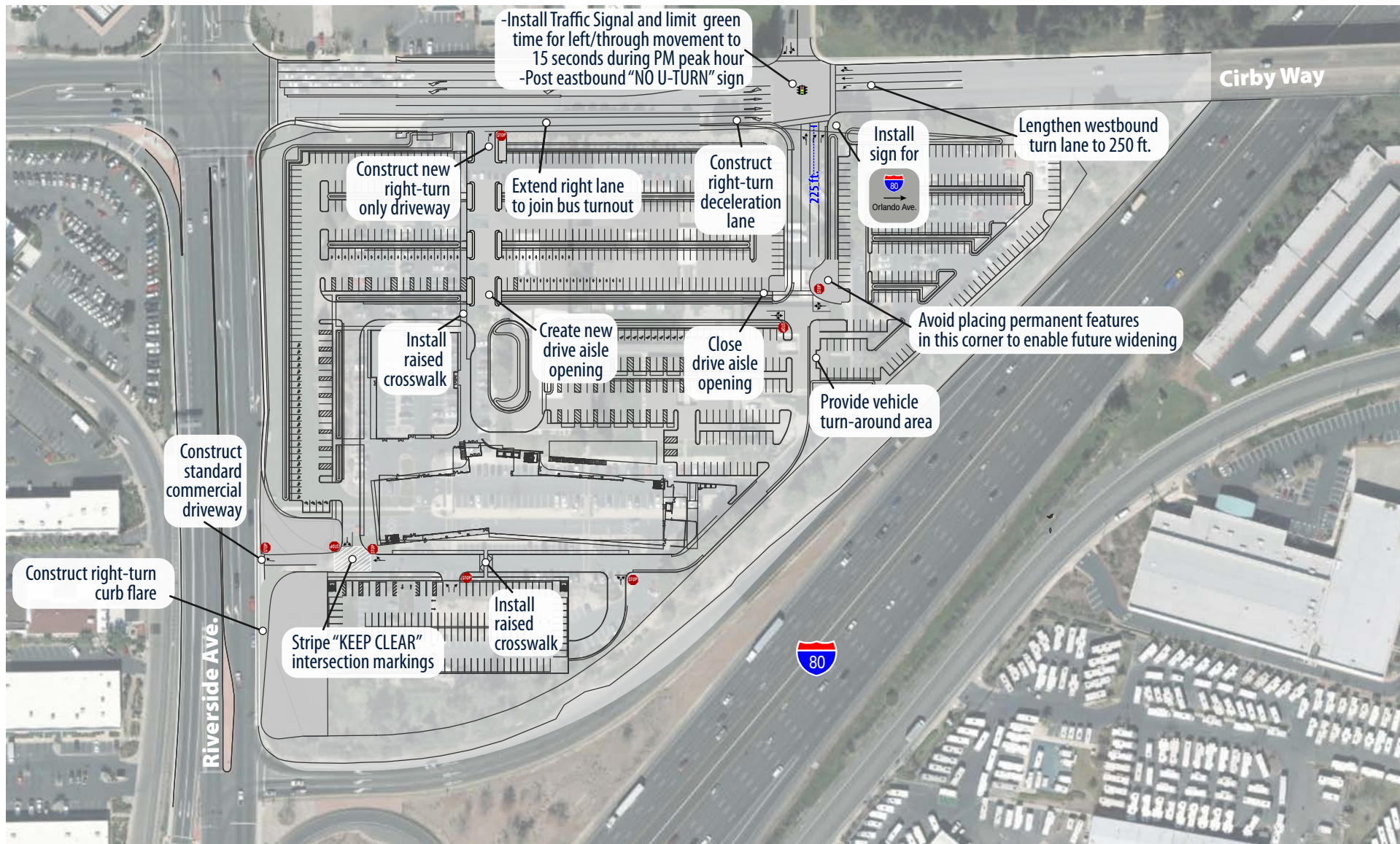
The following conclusions are offered along the two fronting roadways based on data in Chapters IV and V, the project site plan, City design standards, and engineering judgment. Recommendations are illustrated on **Figure 10**.

Cirby Way Project Frontage

- A review of the project driveways with applicable standards contained in *City of Roseville Design Standards* (January 2013) revealed the following:
 - o The site plan shows an eastbound right-turn lane of 175 feet at the Cirby Way/Cirby Hills Drive/Kaiser North Driveway, whereas City standards call for a 200-foot turn lane.
 - o Construct a new right-turn only driveway east of the bus turnout along Cirby Way to enable more efficient egress and ingress from the north parking lot. The driveway is recommended to be aligned as shown on Figure 10 to provide direct access to the vehicle turnaround area near the main building⁵. As shown in Figure 10, the bus turnout would continue as an auxiliary lane along the project frontage, terminating as a right-turn deceleration lane at the new signal.⁶
 - o The westbound left-turn lane at the Cirby Way/Cirby Hills Drive/Kaiser North Driveway is recommended to be lengthened from 175 to 250 feet to meet City design standards and accommodate projected vehicle queues.

⁵ Zone 2 of ST-46 within the City of Roseville 2016 *Design Standards* states that driveways are permitted as long as they are a minimum distance of 240 feet from the start of the adjacent bus turnout (See Appendix F). The site plan shows this distance will be 250 feet, thus permitting the construction of this driveway.

⁶ The eastbound left-turn lane at the new signal would need to prohibit u-turns so as to avoid causing excess queuing in that turn lane, weaving across Cirby Way from the new driveway, and excess travel demand passing through the Cirby Way/Riverside Avenue intersection during the PM peak hour.



250 ft. Recommended Turn Lane Length



Figure 10
Recommendations

Riverside Avenue

- The project site plan shows an atypical design for the Kaiser West Driveway (consisting of two separate outbound right-turn lanes). One lane would consist of channelized, free-flow movement that would appear to merge into the northbound right-turn lane, while the other would be a typical 90-degree stop-controlled movement. Fehr & Peers recommends the following at this driveway:
 - o Construct driveway with a standard commercial driveway design per *City of Roseville Design Standards*.
 - o To address potential on-site queuing issues, stripe “KEEP CLEAR” markings, and post stop signs at the first internal intersection as shown on Figure 10.
 - o Construct a 120-foot right-turn curb flare (see Appendix F) at the project driveway. Although City standards would dictate construction of a full deceleration lane at this driveway, the driveway’s proximity to Caltrans’ right-of-way/access control, and other physical constraints preclude this construction. The recommended 120-foot distance is estimated to be the maximum length that can be provided without needing to relocate the existing electrical control boxes south of the driveway.

INTERNAL CIRCULATION

Figure 10 shows that a number of recommendations are offered to improve internal circulation for vehicles and pedestrians. Key recommendations include the following:

- Install a raised crosswalk along the Kaiser West driveway at the pedestrian opening to the parking garage. The raised crosswalk will slow motorists and improve pedestrian visibility.
- Reconfigure the north parking lot to eliminate the drive aisle opening closest to the Kaiser North driveway and instead construct a drive aisle opening further west as shown on Figure 10.
- As shown on Figure 10, it is recommended that the northeast corner of the first internal intersection along the Kaiser North driveway not be built with permanent features that would be difficult or expensive to relocate. This is because the cumulative analysis indicated that the northbound left-turn queue from the signal would extend into this intersection. If this occurs, it would be desirable to provide a second northbound departing lane that enables motorists to access the dual right-turn lanes onto eastbound Cirby Way. Doing so will help alleviate queuing within the campus.

The project architect should review the configuration of the truck loading area in the southeast corner of the site to ensure that outbound trucks have an adequate line of sight of oncoming motorists.

CONSTRUCTION STAGING

Development of the proposed project would require a multi-phased construction staging plan that considers the need to demolish existing buildings, construct new buildings and parking lots/garages, reconstruct the Cirby Way project frontage (to improve sight distance), and reconstruct both project driveways. This effort is further complicated by the need to maintain continuous medical-office services, adequate parking, and a safe and convenient walking environment throughout construction.

Construction of the proposed project would generate a variety of truck and employee trips. Since the magnitude of these trips during peak hours would be less than that of the proposed project, absolute impacts (in terms of delay and queuing) when compared to project operations would not be significant. However, construction staging and lane closures could cause adverse effects (both on-site and off-site) if not carefully planned.

Accordingly, the project should develop a Construction Traffic Management Plan (TMP) to the satisfaction of the City's Engineering Department. The plan would address overall construction staging, changes in vehicular access, employee parking, truck staging, and complete/partial street closures.

At this stage, any type of construction impact analysis is premature due to the uncertainty of the construction staging plan. Fehr & Peers recommends that the construction TMP be developed such that the following performance standards are maintained at the site at all times:

- Delivery trucks do not idle/stage on Riverside Avenue or Cirby Way.
- All construction employees park on-site or in designated lots owned/leased by the applicant.
- A minimum of two driveway accesses are provided at all times into the project site.
- Special traffic management and construction staging is necessary for the reconstruction of Cirby Way to balance driver inconvenience, duration of construction, and cost.
- Roadways, sidewalks, crosswalks, and bicycle facilities shall be maintained clear of debris (e.g., rocks) that could otherwise impede travel and impact public safety.
- An adequate supply of parking is maintained on-site throughout construction to meet the parking needs of employees and members. Alternatively, employees park at a designated off-site lot and are shuttled to/from the project site.
- Pedestrian connections (including on-site and from public streets) are convenient and safe for pedestrian travel through construction.

VIII. IMPACTS AND MITIGATION MEASURES

This chapter evaluates the significance of project impacts (both project-specific and cumulatively considerable) using the criteria described in Chapter I. Where impacts are deemed significant, mitigation measures are recommended to lessen their significance.

EXISTING PLUS PROJECT CONDITIONS

Evaluation of Intersection Impacts

Impact TR-1 The project would cause the signalized Cirby Way/Vernon Street intersection to be degraded to a significant degree under existing conditions. This is considered a significant impact.

Mitigation Measure TR-1

The project applicant shall install a southbound right-turn overlap arrow at the Cirby Way/Vernon Street intersection.

This improvement, which would enable the southbound right-turn movement to operate simultaneously with the eastbound left-turn, would restore operations to the existing LOS D condition during the PM peak hour (see Appendix E).⁷ This feasible improvement is not included in the City's CIP. Because eastbound u-turns are prohibited, this measure would not require any other changes in permitted movements. This improvement would restore the impact to a **less-than-significant** level.

Table 10 shows that the project would not cause any study intersections to worsen from LOS C or better to LOS D or worse. Therefore, the project would not cause the overall percentage of signalized intersections throughout the City of Roseville operating at LOS C or better during the AM and PM peak hours to fall below 70 percent.

Evaluation of Freeway Impacts

The project would not cause a facility maintained by Caltrans to worsen from acceptable to unacceptable during the AM or PM peak hours. The project would not worsen unacceptable operations to a significant degree (as indicated by a change in the applicable performance measure) at a facility maintained by

⁷ The southbound right-turn movement accommodates 235 AM peak hour vehicles and 413 PM peak hour vehicles in a single lane. These substantial volumes would benefit from a right-turn overlap phase.

Caltrans during the AM or PM peak hours. The project would not cause traffic at an off-ramp maintained by Caltrans to queue back to the mainline, or add traffic to an off-ramp that already queues back to the mainline. Therefore, project impacts to freeway facilities are considered **less-than-significant** and no mitigation is required.

Evaluation of Bicycle Impacts

Assuming the project constructs a Class II bike lane along its Cirby Way frontage, it will be meeting the applicable policies and guidelines of Roseville's *Bikeway Master Plan* in terms of providing bicycle facilities. If construction of a Class II bike lane is deemed infeasible due to right-of-way or other constraints, then a modification to the City's *Bikeway Master Plan* will be necessary. Therefore, project impacts to bicycle facilities are considered **less-than-significant** and no mitigation is required.

Evaluation of Pedestrian Impacts

The project would not interfere with the operation of an existing pedestrian facility or preclude the construction of a planned pedestrian facility. It would provide improved pedestrian connections to existing bus stops along Cirby Way. Therefore, project impacts to pedestrian facilities are considered **less-than-significant** and no mitigation is required.

Evaluation of Transit Impacts

The project would not have a negative impact on transit operations, travel times, and/or circulation. It would include a new traffic signal on Cirby Way that would be coordinated with the other signals along the corridor to accommodate through traffic progression. It would provide improved pedestrian connections to existing bus stops along Cirby Way. Therefore, project impacts to transit facilities are considered **less-than-significant** and no mitigation is required.

CUMULATIVE PLUS PROJECT CONDITIONS

Evaluation of Intersection Impacts

Impact TR-2 The project would construct a new traffic signal at the Cirby Way/Cirby Hills Drive/Kaiser North Driveway that would operate at LOS E during the AM peak hour. This is considered a significant impact.

Mitigation Measure

None available.

Operations at this intersection would degrade from LOS C under existing conditions to LOS E during the AM peak hour under cumulative conditions due to queue spillbacks from the Cirby Way/Riverside Avenue intersection. Although a variety of signal timing modifications were tested, none were found to restore operations to LOS C or better (without substantially adversely affecting other corridors). Therefore, no feasible mitigation is available and this impact is considered **significant and unavoidable**.

The *Amoruso Ranch Specific Plan Final Transportation Impact Study* concluded that for all signalized intersections in the City under 2035 CIP Plus Amoruso Ranch Specific Plan conditions, LOS C or better would be achieved at 89.8% during the AM peak hour and 78.7% during the PM peak hour. As shown on page 45 of this study, the project (and background changes in assumed lane assumptions) would cause two additional intersections to operate at LOS D or worse during the AM peak hour. The project would cause one fewer intersection to operate at worse than LOS C during the PM peak hour. Thus, the project (and background changes in assumed lane assumptions) would result in 88.9% and 79.2%, of signalized intersections operating at LOS C or better during the AM and PM peak hours, respectively. Therefore, the project would not cause the overall percentage of signalized intersections throughout the City of Roseville operating at LOS C or better during the AM and PM peak hours to fall below 70%.

The City Council, following a public hearing, may determine, on a case-by-case basis that "extraordinary" improvements are not feasible or desirable and may relax the LOS C standard for a particular intersection. According to the results of this study, the City Council would need to make such a determination for the intersections listed on page 45 of this study.

Evaluation of Freeway Impacts

The project would not cause a facility maintained by Caltrans to worsen from acceptable to unacceptable during the AM or PM peak hours. The project would cause a 0.02% increase in traffic to segments of westbound I-80 that would cumulatively operate unacceptably. This is less than the variation in traffic volumes on a day to day basis and would not be noticeable to the driving public. Therefore, project impacts to freeway facilities are considered **less-than-significant** and no mitigation is required.

APPENDIX A:
EXISTING CONDITIONS TECHNICAL CALCULATIONS

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Existing Conditions
AM Peak Hour

Intersection 1 Cirby Way/Foothills Blvd Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	312	306	98.2%	39.0	5.6	D
	Right Turn	240	239	99.6%	25.9	7.2	C
	Subtotal	552	545	98.8%	33.1	5.9	C
SB	Left Turn	1,254	1,229	98.0%	30.8	3.9	C
	Through	500	487	97.4%	20.4	12.8	C
	Right Turn						
	Subtotal	1,754	1,715	97.8%	27.7	5.0	C
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn	286	262	91.7%	47.8	7.2	D
	Through						
	Right Turn	653	608	93.1%	6.0	1.6	A
	Subtotal	939	870	92.6%	18.6	2.4	B
Total		3,245	3,130	96.5%	26.1	3.7	C

Intersection 2 Cirby Way/Vernon St Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	79	80	101.5%	46.4	6.3	D
	Through	108	115	106.6%	33.6	2.3	C
	Right Turn	120	116	96.9%	18.0	5.1	B
	Subtotal	307	312	101.5%	31.1	2.5	C
SB	Left Turn	45	43	94.6%	45.9	8.9	D
	Through	127	120	94.9%	42.2	5.2	D
	Right Turn	235	240	102.0%	19.0	3.3	B
	Subtotal	407	403	99.0%	28.9	2.6	C
EB	Left Turn	160	148	92.6%	54.9	6.8	D
	Through	1,304	1,297	99.5%	30.8	6.3	C
	Right Turn	30	29	97.5%	31.6	10.8	C
	Subtotal	1,494	1,475	98.7%	33.2	5.7	C
WB	Left Turn	135	118	87.3%	47.8	6.0	D
	Through	1,222	1,091	89.3%	23.2	2.5	C
	Right Turn	90	79	87.8%	10.4	1.4	B
	Subtotal	1,447	1,288	89.0%	24.6	2.3	C
Total		3,655	3,477	95.1%	29.3	3.0	C

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Existing Conditions
AM Peak Hour

Intersection 3 Cirby Way/Melody Ln Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through						
	Right Turn	229	223	97.4%	25.2	3.5	C
	Subtotal	229	223	97.4%	25.2	3.5	C
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	1,538	1,489	96.8%	13.7	1.7	B
	Right Turn	8	10	118.8%	13.9	6.2	B
	Subtotal	1,546	1,498	96.9%	13.7	1.7	B
WB	Left Turn	191	186	97.3%	20.2	2.5	C
	Through	1,542	1,408	91.3%	2.4	0.2	A
	Right Turn						
	Subtotal	1,733	1,594	92.0%	4.4	0.5	A
Total		3,508	3,315	94.5%	10.0	1.0	B

Intersection 4 Cirby Way/Riverside Ave Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	856	731	85.4%	136.1	27.8	F
	Through	480	469	97.8%	43.4	7.8	D
	Right Turn	178	173	97.1%	27.6	10.2	C
	Subtotal	1,514	1,373	90.7%	90.7	17.1	F
SB	Left Turn	131	121	92.2%	47.8	5.6	D
	Through	292	279	95.5%	94.0	23.1	F
	Right Turn	177	173	97.7%	81.3	16.5	F
	Subtotal	600	573	95.4%	80.6	14.9	F
EB	Left Turn	195	205	105.2%	58.2	6.2	E
	Through	644	635	98.6%	40.7	3.2	D
	Right Turn	928	884	95.2%	15.9	1.1	B
	Subtotal	1,767	1,724	97.5%	30.1	2.4	C
WB	Left Turn	321	301	93.8%	89.2	23.8	F
	Through	669	656	98.0%	64.4	32.0	E
	Right Turn	128	117	91.7%	60.7	29.1	E
	Subtotal	1,118	1,074	96.1%	71.2	24.0	E
Total		4,999	4,743	94.9%	63.1	8.5	E

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Existing Conditions
AM Peak Hour

Intersection 5 Cirby Way/Cirby Hills Dr-Kaiser North Driveway Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through						
	Right Turn	34	28	82.7%	6.0	1.9	A
	Subtotal	34	28	82.7%	6.0	1.9	A
SB	Left Turn	24	22	90.3%	58.7	27.2	F
	Through						
	Right Turn	60	63	105.8%	31.8	28.9	D
	Subtotal	84	85	101.3%	38.3	27.5	E
EB	Left Turn	87	76	86.9%	14.5	5.6	B
	Through	743	728	98.0%	5.7	0.7	A
	Right Turn	92	93	101.2%	5.4	0.9	A
	Subtotal	922	897	97.3%	6.4	0.9	A
WB	Left Turn	60	68	114.0%	11.5	4.5	B
	Through	1,058	1,037	98.0%	4.0	0.9	A
	Right Turn	31	35	111.5%	2.6	1.0	A
	Subtotal	1,149	1,140	99.2%	4.4	0.8	A
Total		2,189	2,150	98.2%	6.7	1.5	A

Intersection 6 Cirby Way/Orlando Ave Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	8	5	61.8%	37.9	29.2	D
	Through						
	Right Turn	269	268	99.4%	12.0	1.9	B
	Subtotal	277	272	98.4%	12.9	2.2	B
SB	Left Turn	8	6	80.8%	32.6	27.1	C
	Through	2	3	171.0%	19.7	29.7	B
	Right Turn	10	13	129.2%	7.2	3.1	A
	Subtotal	20	23	114.0%	22.5	16.5	C
EB	Left Turn	4	5	114.0%	38.9	66.5	D
	Through	756	745	98.6%	27.5	11.5	C
	Right Turn	41	42	102.9%	23.3	8.9	C
	Subtotal	801	792	98.9%	27.4	11.2	C
WB	Left Turn	92	101	109.9%	30.6	10.3	C
	Through	1,131	1,077	95.2%	4.7	2.3	A
	Right Turn	5	6	129.2%	2.9	2.7	A
	Subtotal	1,228	1,184	96.5%	6.9	2.3	A
Total		2,326	2,272	97.7%	14.9	4.2	B

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Existing Conditions
AM Peak Hour

Intersection 7 Cirby Way/Sunrise Ave Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	254	239	94.0%	81.6	16.3	F
	Through	900	841	93.4%	58.4	15.9	E
	Right Turn	42	43	101.3%	25.8	13.3	C
	Subtotal	1,196	1,122	93.8%	62.1	15.4	E
SB	Left Turn	142	126	88.6%	47.5	7.2	D
	Through	686	659	96.1%	35.8	2.8	D
	Right Turn	156	149	95.2%	7.4	1.5	A
	Subtotal	984	934	94.9%	32.9	2.4	C
EB	Left Turn	274	259	94.4%	70.2	19.7	E
	Through	659	669	101.5%	54.4	15.7	D
	Right Turn	184	182	99.1%	22.4	10.9	C
	Subtotal	1,117	1,110	99.4%	52.8	15.6	D
WB	Left Turn	128	124	96.8%	48.2	10.4	D
	Through	784	823	105.0%	41.6	5.4	D
	Right Turn	66	77	116.3%	35.4	6.6	D
	Subtotal	978	1,024	104.7%	41.9	5.1	D
Total		4,275	4,190	98.0%	48.3	6.7	D

Intersection 8 Riverside Blvd/I-80 WB Ramps Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	1,360	1,310	96.3%	27.6	13.1	C
	Right Turn	160	172	107.6%	7.4	1.4	A
	Subtotal	1,520	1,482	97.5%	25.2	11.6	C
SB	Left Turn						
	Through	712	686	96.3%	10.7	4.2	B
	Right Turn						
	Subtotal	712	686	96.3%	10.7	4.2	B
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn	313	309	98.7%	26.8	4.4	C
	Through						
	Right Turn	258	239	92.6%	37.0	19.2	D
	Subtotal	571	548	96.0%	31.0	9.6	C
Total		2,803	2,716	96.9%	22.7	7.4	C

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Existing Conditions
AM Peak Hour

Intersection 9

Riverside Blvd/I-80 EB Ramps-Orlando Ave

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	1,236	1,276	103.2%	27.9	9.5	C
	Right Turn	82	79	95.9%	19.7	9.8	B
	Subtotal	1,318	1,354	102.8%	27.4	9.5	C
SB	Left Turn	60	65	108.9%	43.7	6.9	D
	Through	701	685	97.7%	11.6	1.7	B
	Right Turn						
	Subtotal	761	751	98.6%	14.4	2.2	B
EB	Left Turn						
	Through	192	185	96.6%	37.3	4.2	D
	Right Turn	120	132	110.2%	9.1	1.2	A
	Subtotal	312	318	101.8%	25.7	3.8	C
WB	Left Turn	77	75	97.2%	40.6	6.3	D
	Through						
	Right Turn	123	127	103.2%	20.2	3.8	C
	Subtotal	200	202	100.9%	27.7	3.3	C
Total		2,591	2,624	101.3%	23.6	4.8	C

Intersection 106

Riverside Ave/Kaiser Drwy

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	1,486	1,382	93.0%	14.6	7.3	B
	Right Turn	132	132	100.2%	3.1	2.3	A
	Subtotal	1,618	1,514	93.6%	13.6	6.8	B
SB	Left Turn						
	Through	712	675	94.7%	1.2	0.1	A
	Right Turn	474	443	93.5%	2.7	0.3	A
	Subtotal	1,186	1,118	94.2%	1.8	0.1	A
EB	Left Turn						
	Through						
	Right Turn	355	343	96.7%	2.1	0.1	A
	Subtotal	355	343	96.7%	2.1	0.1	A
WB	Left Turn						
	Through						
	Right Turn	28	25	89.6%	27.7	16.7	D
	Subtotal	28	25	89.6%	27.7	16.7	D
Total		3,187	3,000	94.1%	8.0	3.4	A

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Existing Conditions
PM Peak Hour

Intersection 1 Cirby Way/Foothills Blvd Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	428	439	102.5%	43.8	6.3	D
	Through	230	227	98.6%	26.8	4.7	C
	Right Turn						
	Subtotal	658	666	101.2%	37.9	4.9	D
SB	Left Turn	1,343	1,308	97.4%	39.9	7.9	D
	Through	393	409	104.0%	19.9	7.0	B
	Right Turn						
	Subtotal	1,736	1,716	98.9%	35.1	6.3	D
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn	421	381	90.4%	44.3	5.6	D
	Through						
	Right Turn	918	830	90.4%	12.4	5.8	B
	Subtotal	1,339	1,210	90.4%	22.4	4.2	C
Total		3,733	3,593	96.2%	31.4	4.4	C

Intersection 2 Cirby Way/Vernon St Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	76	67	88.5%	47.2	6.3	D
	Through	65	77	118.1%	39.2	7.0	D
	Right Turn	111	102	92.1%	18.4	2.9	B
	Subtotal	252	246	97.7%	32.7	4.4	C
SB	Left Turn	77	74	95.7%	42.3	5.7	D
	Through	119	117	98.7%	34.2	4.2	C
	Right Turn	413	399	96.7%	79.9	47.2	E
	Subtotal	609	591	97.0%	65.7	31.2	E
EB	Left Turn	160	146	91.4%	60.3	6.3	E
	Through	1,382	1,299	94.0%	45.1	13.2	D
	Right Turn	31	35	111.5%	52.3	19.5	D
	Subtotal	1,573	1,480	94.1%	46.8	12.5	D
WB	Left Turn	88	83	94.1%	56.9	12.9	E
	Through	1,532	1,385	90.4%	40.7	12.7	D
	Right Turn	46	41	90.0%	17.1	7.3	B
	Subtotal	1,666	1,509	90.6%	41.0	12.5	D
Total		4,100	3,825	93.3%	46.5	8.9	D

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Existing Conditions
PM Peak Hour

Intersection 3 Cirby Way/Melody Ln Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through						
	Right Turn	200	207	103.4%	21.8	4.1	C
	Subtotal	200	207	103.4%	21.8	4.1	C
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	1,559	1,437	92.2%	21.6	6.2	C
	Right Turn	22	23	103.6%	21.9	9.5	C
	Subtotal	1,581	1,460	92.3%	21.6	6.2	C
WB	Left Turn	235	201	85.5%	19.8	2.0	B
	Through	1,803	1,675	92.9%	3.8	0.2	A
	Right Turn						
	Subtotal	2,038	1,876	92.1%	5.5	0.2	A
Total		3,819	3,542	92.8%	13.2	2.7	B

Intersection 4 Cirby Way/Riverside Ave Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	1,026	968	94.4%	91.3	19.3	F
	Through	516	525	101.7%	36.3	5.6	D
	Right Turn	168	176	104.7%	19.0	6.6	B
	Subtotal	1,710	1,669	97.6%	66.5	13.3	E
SB	Left Turn	165	149	90.3%	52.7	3.4	D
	Through	555	520	93.7%	57.7	8.7	E
	Right Turn	130	122	93.5%	43.5	10.8	D
	Subtotal	850	790	93.0%	54.7	6.7	D
EB	Left Turn	124	106	85.2%	59.8	12.8	E
	Through	607	543	89.5%	43.9	8.5	D
	Right Turn	1,028	947	92.1%	9.6	2.3	A
	Subtotal	1,759	1,595	90.7%	24.6	5.0	C
WB	Left Turn	490	485	99.0%	88.3	32.1	F
	Through	854	800	93.6%	74.6	24.7	E
	Right Turn	120	121	100.7%	73.0	25.6	E
	Subtotal	1,464	1,405	96.0%	79.5	24.2	E
Total		5,783	5,460	94.4%	55.9	5.8	E

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Existing Conditions
PM Peak Hour

Intersection 5 Cirby Way/Cirby Hills Dr-Kaiser North Driveway Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	6	3	50.7%	16.6	23.1	C
	Through						
	Right Turn	220	227	103.3%	16.8	3.5	C
	Subtotal	226	230	101.9%	17.1	3.4	C
SB	Left Turn	18	17	95.0%	84.7	141.6	F
	Through						
	Right Turn	73	72	98.9%	58.8	123.5	F
	Subtotal	91	89	98.1%	64.6	129.1	F
EB	Left Turn	46	49	105.7%	22.9	9.3	C
	Through	836	779	93.2%	5.2	0.4	A
	Right Turn	43	40	93.7%	4.1	1.2	A
	Subtotal	925	868	93.8%	6.2	1.0	A
WB	Left Turn	20	16	79.8%	10.3	4.7	B
	Through	1,385	1,330	96.0%	4.6	2.1	A
	Right Turn	24	23	95.0%	2.7	1.8	A
	Subtotal	1,429	1,368	95.8%	4.7	2.0	A
Total		2,671	2,556	95.7%	7.4	2.8	A

Intersection 6 Cirby Way/Orlando Ave Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	28	23	81.4%	56.1	15.0	E
	Through	3	2	63.3%	15.0	22.3	B
	Right Turn	436	431	98.7%	25.1	3.3	C
	Subtotal	467	455	97.5%	26.5	3.3	C
SB	Left Turn	7	5	76.0%	53.3	36.9	D
	Through	2	3	171.0%	19.3	28.4	B
	Right Turn	10	13	125.4%	13.4	5.9	B
	Subtotal	19	21	112.0%	30.6	18.4	C
EB	Left Turn	11	10	86.4%	65.7	23.7	E
	Through	1,007	1,014	100.7%	16.0	2.3	B
	Right Turn	56	59	105.2%	13.0	3.3	B
	Subtotal	1,074	1,083	100.8%	16.2	2.2	B
WB	Left Turn	131	130	99.2%	29.6	5.7	C
	Through	1,391	1,307	93.9%	6.6	1.9	A
	Right Turn	6	5	88.7%	4.2	8.7	A
	Subtotal	1,528	1,442	94.4%	8.6	2.1	A
Total		3,088	3,001	97.2%	14.2	2.1	B

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Existing Conditions
PM Peak Hour

Intersection 7 Cirby Way/Sunrise Ave Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	308	315	102.2%	73.8	11.8	E
	Through	837	848	101.3%	49.0	10.0	D
	Right Turn	34	39	115.1%	15.8	6.9	B
	Subtotal	1,179	1,202	101.9%	54.5	9.9	D
SB	Left Turn	201	191	95.1%	67.5	13.5	E
	Through	980	896	91.4%	65.1	14.0	E
	Right Turn	260	255	97.9%	28.1	10.8	C
	Subtotal	1,441	1,342	93.1%	58.5	13.5	E
EB	Left Turn	359	340	94.7%	63.8	18.5	E
	Through	767	713	93.0%	50.2	15.5	D
	Right Turn	283	274	96.9%	20.9	10.2	C
	Subtotal	1,409	1,328	94.2%	47.6	14.8	D
WB	Left Turn	262	279	106.3%	60.8	15.4	E
	Through	792	793	100.2%	66.1	19.6	E
	Right Turn	69	69	100.2%	57.1	18.3	E
	Subtotal	1,123	1,141	101.6%	64.4	18.1	E
Total		5,152	5,013	97.3%	56.2	7.7	E

Intersection 8 Riverside Blvd/I-80 WB Ramps Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	1,439	1,441	100.2%	26.2	11.9	C
	Right Turn	203	193	94.9%	8.2	2.0	A
	Subtotal	1,642	1,634	99.5%	24.1	10.9	C
SB	Left Turn						
	Through	883	859	97.3%	12.7	6.7	B
	Right Turn						
	Subtotal	883	859	97.3%	12.7	6.7	B
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn	490	478	97.6%	29.2	1.8	C
	Through						
	Right Turn	204	186	91.1%	27.4	3.1	C
	Subtotal	694	664	95.7%	28.6	1.3	C
Total		3,219	3,157	98.1%	22.0	5.9	C

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Existing Conditions
PM Peak Hour

Intersection 9 Riverside Blvd/I-80 EB Ramps-Orlando Ave Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	1,131	1,107	97.9%	38.4	13.1	D
	Right Turn	81	76	93.8%	33.5	18.5	C
	Subtotal	1,212	1,183	97.6%	38.1	13.4	D
SB	Left Turn	71	66	93.1%	52.5	11.9	D
	Through	1,071	1,003	93.6%	18.7	3.3	B
	Right Turn						
	Subtotal	1,142	1,069	93.6%	20.9	3.1	C
EB	Left Turn						
	Through	400	410	102.5%	40.7	4.4	D
	Right Turn	209	209	100.0%	17.6	3.8	B
	Subtotal	609	619	101.6%	33.0	3.7	C
WB	Left Turn	141	140	99.2%	41.2	6.9	D
	Through						
	Right Turn	180	187	103.9%	20.3	3.6	C
	Subtotal	321	327	101.8%	29.4	3.9	C
Total		3,284	3,198	97.4%	30.5	6.5	C

Intersection 106 Riverside Ave/Kaiser Drwy Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	1,592	1,574	98.9%	8.3	4.4	A
	Right Turn	51	46	90.2%	1.4	1.3	A
	Subtotal	1,643	1,620	98.6%	8.1	4.3	A
SB	Left Turn						
	Through	883	848	96.0%	2.0	0.2	A
	Right Turn	599	557	93.1%	5.0	0.4	A
	Subtotal	1,482	1,405	94.8%	3.2	0.3	A
EB	Left Turn						
	Through						
	Right Turn	591	549	92.8%	1.5	0.1	A
	Subtotal	591	549	92.8%	1.5	0.1	A
WB	Left Turn						
	Through						
	Right Turn	118	101	86.0%	50.4	48.1	F
	Subtotal	118	101	86.0%	50.4	48.1	F
Total		3,834	3,676	95.9%	6.3	2.8	A

Intersection 1

Cirby Way/Foothills Blvd

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
NB	Through	345	111	19	167	37	175	51	0%	0%
	Right Turn	275	124	27	193	52	189	41	0%	0%
SB	Left Turn	2,979	399	45	468	69	479	69	0%	0%
	Through	2,979	241	60	441	134	460	115	0%	0%
WB	Left Turn	1,048	116	14	158	31	162	34	0%	65%
	Right Turn	48	91	32	171	55	175	49	0%	12%

Intersection 2

Cirby Way/Vernon St

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	225	126	26	255	75	247	56	0%	0%
	Through	842	324	74	505	78	504	84	12%	0%
	Through/Right	842	392	83	562	90	545	91	0%	0%
NB	Left Turn	150	76	12	134	35	133	35	2%	0%
	Through	978	89	15	144	38	142	38	1%	0%
	Right Turn	250	60	13	100	20	101	25	0%	0%
SB	Left Turn	150	41	11	92	42	97	57	0%	0%
	Through	1,074	85	23	156	45	152	48	2%	0%
	Right Turn	1,074	98	23	154	29	153	25	0%	0%
WB	Left Turn	175	88	20	194	74	221	85	0%	0%
	Through	1,331	279	29	400	58	397	74	16%	0%
	Right Turn	175	39	22	118	77	146	113	0%	0%

Intersection 3

Cirby Way/Melody Ln

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Through	648	134	21	216	37	228	39	0%	0%
	Through/Right	260	208	32	326	42	315	29	0%	4%
NB	Right Turn	685	115	16	182	33	181	36	0%	0%
WB	Left Turn	150	64	10	93	15	93	15	0%	0%
	Through	220	41	2	43	5	45	6	0%	0%

Intersection 4

Cirby Way/Riverside Ave

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	U/Left Turns	30	55	8	89	7	77	2	0%	60%
	Left Turn	341	126	46	176	59	178	60	0%	1%
	Through	341	177	28	291	42	291	47	0%	1%
	Right Turn	120	96	19	151	32	156	32	0%	0%
NB	Left Turn	640	582	87	681	102	644	86	11%	5%
	Through	640	225	38	343	53	353	52	0%	0%
	Right Turn	325	63	24	114	37	110	35	0%	0%
SB	U/Left Turns	200	53	12	89	18	93	19	0%	0%
	Left Turn	200	60	12	98	10	94	12	0%	0%
	Through	2,452	361	114	536	88	520	93	53%	0%
	Right Turn	175	203	30	255	15	237	1	12%	0%
WB	Left Turn	375	295	103	396	159	388	152	4%	0%
	Through	2,142	350	149	452	167	450	159	11%	0%
	Through/Right	2,142	352	140	453	165	466	155	0%	0%

Intersection 5

Cirby Way/Cirby Hills Dr-Kaiser North Driveway

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	100	33	10	72	20	78	24	1%	0%
	Through	698	2	6	10	31	14	43	0%	0%
	Through/Right	698	1	2	5	8	8	11	0%	0%
NB	Shared	490	22	10	48	15	48	20	0%	0%
SB	Shared	474	65	30	113	47	120	51	0%	0%
WB	Left Turn	175	25	7	55	12	53	14	0%	0%
	Through	1,404	1	4	4	14	5	16	0%	0%
	Through/Right	1,404	1	3	7	13	10	18	0%	0%

Intersection 6

Cirby Way/Orlando Ave

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	4	5	15	15	17	16	0%	0%
	Through	1,404	194	55	442	158	428	167	13%	0%
	Through/Right	1,404	199	59	460	159	441	173	0%	0%
NB	Left/Through	902	6	5	21	16	23	16	0%	0%
	Right Turn	902	90	15	163	42	178	63	0%	0%
SB	Left/Through	456	11	10	29	20	30	19	1%	0%
	Right Turn	75	11	5	35	8	32	1	0%	0%
WB	Left Turn	250	68	25	135	40	127	33	0%	0%
	Through	896	61	51	139	92	155	80	0%	0%
	Through/Right	896	51	40	120	79	125	85	0%	0%

Intersection 7

Cirby Way/Sunrise Ave

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	225	181	27	305	48	267	49	1%	0%
	Through	1,868	411	106	555	145	546	139	25%	0%
	Right Turn	175	146	38	327	37	250	0	0%	0%
NB	Left Turn	200	209	27	294	33	250	34	3%	0%
	Through	794	417	103	574	134	609	139	45%	0%
	Right Turn	175	73	33	212	75	228	68	0%	0%
SB	Left Turn	225	91	27	165	82	160	77	0%	0%
	Through	1,280	227	19	292	48	286	43	8%	0%
	Right Turn	200	57	34	111	90	112	88	0%	0%
WB	Left Turn	200	104	35	215	92	264	72	0%	0%
	Through	1,270	292	42	381	84	392	85	28%	0%
	Through/Right	1,270	272	42	364	72	369	73	0%	0%

Intersection 8

Riverside Blvd/I-80 WB Ramps

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
NB	Through	1,042	287	148	591	287	727	324	0%	0%
	Right Turn	1,042	18	43	88	216	212	381	0%	0%
SB	Through	235	108	33	191	81	204	88	0%	1%
	Right Turn									
WB	Left Turn	452	150	20	211	42	219	57	0%	0%
	Right Turn	452	199	48	297	71	316	63	0%	0%
	Through									
	Right Turn									

Intersection 9

Riverside Blvd/I-80 EB Ramps-Orlando Ave

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Through	2,153	82	15	123	28	116	30	0%	0%
	Right Turn	250	44	7	76	10	77	15	0%	0%
NB	Through	1,778	345	94	487	120	472	110	39%	0%
	Right Turn	75	47	14	130	24	124	3	0%	0%
SB	Left Turn	175	42	16	94	34	101	39	0%	0%
	Through	244	74	20	141	35	138	37	0%	0%
WB	Left Turn	484	55	12	96	31	92	33	0%	0%
	Right Turn	484	73	17	117	30	119	32	0%	0%

Intersection 106

Riverside Ave/Kaiser Drwy

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
NB	Through	235	112	91	236	158	199	119	21%	9%
	Through/Right	235	14	25	50	83	84	103	0%	0%
WB	Right Turn	507	24	8	57	13	57	22	0%	0%
SB	Through	600	0	0	0	0	0	0	0%	0%
	Right Turn	600	0	0	0	0	0	0	0%	0%

Intersection 1

Cirby Way/Foothills Blvd

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
NB	Through	345	160	24	230	41	234	44	0%	0%
	Right Turn	275	124	20	195	44	202	44	0%	0%
SB	Left Turn	2,979	419	53	461	77	475	75	0%	0%
	Through	396	209	65	378	124	411	120	0%	3%
WB	Left Turn	1,048	147	19	203	26	202	27	0%	68%
	Right Turn	48	145	28	245	41	228	28	0%	20%

Intersection 2

Cirby Way/Vernon St

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	225	141	41	284	53	274	19	0%	0%
	Through	930	476	161	745	189	771	148	17%	1%
	Through/Right	842	501	156	764	190	750	176	0%	3%
NB	Left Turn	150	65	13	112	18	111	17	0%	0%
	Through	978	60	11	111	25	104	23	0%	0%
	Right Turn	250	56	11	98	20	108	17	0%	0%
SB	Left Turn	150	56	17	97	27	102	35	0%	0%
	Through	1,074	82	30	171	139	193	199	0%	0%
	Right Turn	1,074	404	201	588	284	579	280	0%	1%
WB	Left Turn	175	144	54	299	92	252	70	0%	0%
	Through	1,331	467	109	637	135	620	92	35%	0%
	Right Turn	175	41	32	135	106	155	125	0%	0%

Intersection 3

Cirby Way/Melody Ln

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Through	648	162	68	273	96	272	91	0%	0%
	Through/Right	260	287	35	394	42	348	17	0%	20%
NB	Right Turn	698	107	13	163	20	163	22	0%	0%
WB	Left Turn	150	71	12	108	29	106	39	0%	0%
	Through	224	40	1	42	3	46	4	0%	0%

Intersection 4

Cirby Way/Riverside Ave

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	U/Left Turns	34	36	9	70	14	72	15	0%	28%
	Left Turn	345	85	24	101	32	104	31	0%	0%
	Through	345	176	57	252	73	249	70	0%	1%
	Right Turn	124	105	18	169	24	177	26	0%	0%
NB	Left Turn	637	534	79	626	94	631	85	5%	1%
	Through	637	276	72	499	163	526	136	0%	0%
	Right Turn	325	54	14	103	32	109	35	0%	0%
SB	U/Left Turns	210	63	9	111	23	114	28	0%	0%
	Left Turn	210	76	12	120	24	122	27	0%	0%
	Through	2,452	211	39	304	81	305	80	17%	0%
	Right Turn	175	130	38	227	50	219	40	3%	0%
WB	Left Turn	400	310	120	417	137	399	125	6%	0%
	Through	2,141	463	138	598	179	608	151	17%	0%
	Through/Right	2,141	461	123	605	157	597	126	0%	0%

Intersection 5

Cirby Way/Cirby Hills Dr-Kaiser North Driveway

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	100	35	11	65	15	69	19	0%	0%
	Through/Right	698	0	1	1	4	2	5	0%	0%
NB	Shared	489	100	23	161	39	164	30	0%	0%
SB	Shared	474	85	91	151	165	151	129	0%	4%
WB	Left Turn	175	8	7	25	15	28	13	0%	0%
	Through	1,403	11	33	30	94	34	108	1%	0%
	Through/Right	1,403	5	12	15	37	17	41	0%	0%

Intersection 6

Cirby Way/Orlando Ave

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	11	10	43	44	54	61	0%	0%
	Through	1,403	151	32	283	51	309	69	6%	0%
	Through/Right	1,403	157	39	292	49	321	73	0%	0%
NB	Left/Through	902	26	7	56	12	51	15	0%	0%
	Right Turn	902	185	37	287	58	291	69	0%	0%
SB	Left/Through	456	10	7	31	16	33	15	0%	0%
	Right Turn	75	13	5	37	10	33	8	0%	0%
WB	Left Turn	250	83	17	153	36	157	53	0%	0%
	Through	896	106	56	228	90	218	77	1%	0%
	Through/Right	896	102	50	222	77	211	64	0%	0%

Intersection 7

Cirby Way/Sunrise Ave

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	225	196	28	297	45	258	25	3%	1%
	Through	1,868	373	117	465	168	465	153	25%	0%
	Right Turn	175	189	38	307	39	250	0	3%	0%
NB	Left Turn	200	218	23	290	29	250	32	7%	0%
	Through	794	358	93	503	131	523	124	34%	0%
	Right Turn	175	57	20	186	57	226	68	0%	0%
SB	Left Turn	225	213	32	375	45	300	27	0%	0%
	Through	1,280	486	109	674	172	663	172	47%	0%
	Right Turn	200	214	39	348	16	275	0	0%	0%
WB	Left Turn	200	221	47	348	68	287	43	0%	0%
	Through	1,270	440	130	587	187	562	171	44%	0%
	Through/Right	1,270	401	120	527	182	513	176	0%	0%

Intersection 8

Riverside Blvd/I-80 WB Ramps

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
NB	Through	1,042	319	149	568	371	620	372	0%	0%
	Right Turn	1,042	79	148	276	471	299	487	0%	1%
SB	Through	220	112	38	215	76	233	91	0%	3%
	Right Turn									
WB	Left Turn	262	158	17	235	38	234	40	0%	0%
	Right Turn	262	105	20	172	22	174	29	0%	0%
	Through									
	Right Turn									

Intersection 9

Riverside Blvd/I-80 EB Ramps-Orlando Ave

Signal

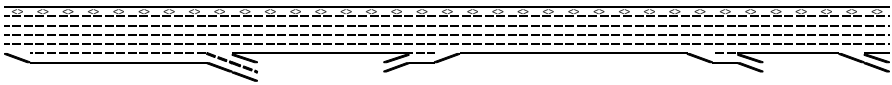
Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Through	2,153	156	28	213	37	211	39	0%	0%
	Right Turn	250	85	21	140	34	137	34	0%	0%
NB	Through	1,778	428	141	592	168	598	158	48%	0%
	Right Turn	75	51	16	138	23	124	2	0%	0%
SB	Left Turn	175	58	25	132	68	165	64	0%	0%
	Through	1,326	201	30	284	52	290	49	6%	0%
WB	Left Turn	484	80	16	129	22	125	21	0%	0%
	Right Turn	484	103	24	161	32	176	43	0%	0%

Intersection 106

Riverside Ave/Kaiser Drwy

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
NB	Through	220	58	60	159	132	174	112	11%	3%
	Through/Right	220	17	17	67	67	85	84	0%	0%
WB	Right Turn	507	84	51	141	83	147	83	0%	0%
SB	Through	600	0	0	0	0	0	0	0%	0%
	Right Turn	600	0	0	0	0	0	0	0%	0%

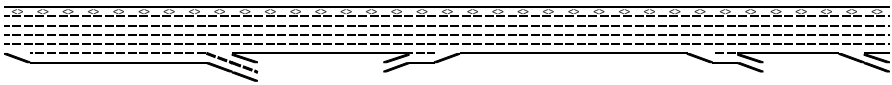
Location	1	2	3	4	5	6	7
							
Key							
⇔ Express Lane (HOV)							
No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd Off Ramp	Douglas Blvd Slip Off Ramp	Douglas Blvd Loop Off Ramp
Define Freeway Segment							
Type	Basic	Diverge	Basic	Merge	Basic	Diverge	Diverge
Length (ft)	4,000	1,500	3,175	1,500	4,000	1,500	750
Accel Length				300			
Decel Length		1,275				1,650	300
Mainline Volume	5,160	5,160	4,251	4,251	4,951	4,951	4,003
On Ramp Volume				700			
Off Ramp Volume		909				948	337
Express Lane Volume	511	511	411	411	488	488	384
EL On Ramp Volume							
EL Off Ramp Volume							
Calculate Flow Rate in General Purpose Lanes (GP)							
GP Volume (vph)	4,649	4,649	3,840	4,540	4,463	4,463	3,619
PHF	0.94	0.94	0.94	0.94	0.94	0.94	0.94
GP Lanes	5	5	4	4	4	4	4
Terrain	Level	Level	Level	Level	Level	Level	Level
Grade %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Grade Length (mi)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Truck & Bus %	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
RV %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
E _T	1.5	1.5	1.5	1.5	1.5	1.5	1.5
E _B	1.2	1.2	1.2	1.2	1.2	1.2	1.2
f _W	0.971	0.971	0.971	0.971	0.971	0.971	0.971
f _p	1.00	1.00	1.00	1.00	1.00	1.00	1.00
GP Flow (pcph)	5,094	5,094	4,207	4,974	4,890	4,890	3,965
GP Flow (pcphpl)	1,019	1,019	1,052	1,244	1,222	1,222	991
Calculate Speed in General Purpose Lanes							
Lane Width (ft)							
Shoulder Width							
TRD							
f _W							
f _C							
Calculated FFS							
Measured FFS							
FFS Curve	70	70	70	70	70	70	70
Calculate Operations in General Purpose Lanes							
v/c ratio	0.42	0.42	0.44	0.52	0.51	0.51	0.41
Speed (mph)	70.0	70.0	70.0	70.0	70.0	70.0	70.0
Density (pcphpl)	14.6	14.6	15.0	17.8	17.5	17.5	14.2
LOS	B	B	B	B	B	B	B
Calculate Operations for Entering GP Lanes							
GP _N Vol (pcph)	5,094	5,094		4,223		4,890	3,965
GP _N Cap (pcph)	9,600	9,600		9,600		9,600	9,600
GP _N v/c ratio	0.53	0.53		0.44		0.51	0.41
Calculate Operations for Exiting GP Lanes							
GP _{OUT} Vol (pcph)		4,118		4,974		3,877	3,605
GP _{OUT} Cap (pcph)		9,600		9,600		9,600	9,600
GP _{OUT} v/c ratio		0.43		0.52		0.40	0.38

Location	1	2	3	4	5	6	7
Key							
⇔ Express Lane (HOV)							
--- No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd Off Ramp	Douglas Blvd Slip Off Ramp	Douglas Blvd Loop Off Ramp
Calculate Flow Rate in Express Lanes (EL)							
EL Volume (vph)	511	511	411	411	488	488	384
PHF	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Express Lanes	1	1	1	1	1	1	1
Terrain	Level	Level	Level	Level	Level	Level	Level
Grade %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Grade Length (mi)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Truck & Bus %	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
RV %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
E _T	1.5	1.5	1.5	1.5	1.5	1.5	1.5
E _R	1.2	1.2	1.2	1.2	1.2	1.2	1.2
f _W	0.990	0.990	0.990	0.990	0.990	0.990	0.990
f _p	1.00	1.00	1.00	1.00	1.00	1.00	1.00
EL Flow (pcph)	549	549	442	442	525	525	413
EL Flow (pcphpl)	549	549	442	442	525	525	413
Calculate Speed in Express Lanes							
Lane Width (ft)							
Shoulder Width							
TRD							
f _W							
f _C							
Calc'd FFS							
Measured FFS	70.0	70.0	70.0	70.0	65.0	65.0	65.0
FFS	70	70	70	70	65	65	65
Calculate Operations in Express Lanes							
EL _W v/c ratio	0.31	0.31	0.25	0.25	0.30	0.30	0.24
Calculate On Ramp Flow Rate							
On Volume (vph)				700			
PHF				0.95			
Total Lanes				1			
Terrain				Level			
Grade %				0.0%			
Grade Length (mi)				0.00			
Truck & Bus %				4.0%			
RV %				0.0%			
E _T				1.5			
E _R				1.2			
f _W				0.980			
f _p				1.00			
On Flow (pcph)				752			
On Flow (pcphpl)				752			
Calculate On Ramp Roadway Operations							
On Ramp Type				Right			
On Ramp Speed (mph)				45			
On Ramp Cap (pcph)				2,100			
On Ramp v/c ratio				0.36			

Location	1	2	3	4	5	6	7
Key							
⇔ Express Lane (HOV)							
- - - No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd Off Ramp	Douglas Blvd Slip Off Ramp	Douglas Blvd Loop Off Ramp
Calculate Off Ramp Flow Rate							
Off Volume (vph)		909				948	337
PHF		0.95				0.95	0.95
Total Lanes		2				1	1
Terrain		Level				Level	Level
Grade %		0.0%				0.0%	0.0%
Grade Length (mi)		0.00				0.00	0.00
Truck & Bus %		4.0%				3.0%	3.0%
RV %		0.0%				0.0%	0.0%
E _T		1.5				1.5	1.5
E _B		1.2				1.2	1.2
f _W		0.980				0.985	0.985
f _p		1.00				1.00	1.00
Off Flow (pcph)		976				1,013	360
Off Flow (pcphpl)		488				1,013	360
Calculate Off Ramp Roadway Operations							
Off Ramp Type		Right				Right	Right
Off Ramp Speed		25				45	25
Off Ramp Cap (pcph)		3,800				2,100	1,900
Off Ramp v/c ratio		0.26				0.48	0.19
Determine Adjacent Ramp for Three-Lane Mainline							
Up Type							
Up Distance							
Up Flow (pcph)							
Down Type							
Down Distance							
Down Flow (pcph)							
Calculate Merge Influence Area Operations							
Effective v ₀ (pcph)				4,223			
Up Ramp L _{EQ}							
Down Ramp L _{EQ}							
P _{FM} (Eqn 13-3)				0.586			
P _{FM} (Eqn 13-4)							
P _{FM} (Eqn 13-5)							
P _{FM}				0.124			
v ₁₂ (pcph)				523			
v ₃ (pcph)							
v ₃₄ (pcph)				3,700			
v ₁₂₄ (pcph)				1,689			
v ₀₁₂₄ (pcph)				2,441			
Merge Speed Index				0.34			
Merge Area Speed				60.5			
Outer Lanes Volume				1,267			
Outer Lanes Speed				67.2			
Segment Speed				63.8			
Merge v/c ratio				0.53			
Merge Density				22.3			
Merge LOS				C			

Location	1	2	3	4	5	6	7
Key							
⇔ Express Lane (HOV)							
- - - No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd Off Ramp	Douglas Blvd Slip Off Ramp	Douglas Blvd Loop Off Ramp
Calculate Diverge Influence Area Operations							
Effective v_p (pcph)		4,584				4,890	3,965
Up Ramp L_{EQ}							
Down Ramp L_{EQ}							
P_{FD} (Eqn 13-9)		0.600				0.591	0.644
P_{RD} (Eqn 13-10)							
P_{RD} (Eqn 13-11)							
P_{FD}		0.260				0.436	0.436
v_{12} (pcph)		1,914				2,703	1,932
v_3 (pcph)							
v_{34} (pcph)		2,670				2,187	2,033
v_{123} (pcph)		1,914				2,703	1,932
Diverge Speed Index		0.65				0.39	0.59
Diverge Area Speed		51.9				59.1	53.5
Outer Lanes Volume		1,335				1,093	1,017
Outer Lanes Speed		75.5				76.4	76.7
Segment Speed		63.5				65.8	63.3
Diverge v/c ratio		0.44				0.61	0.44
Diverge Density		9.2				12.6	18.2
Diverge LOS		A				B	B
Calculate On Ramp to Off Ramp Flow Rate for Weaving							
On to Off Volume (vph)							
PHF							
Terrain							
Grade %							
Grade Length (mi)							
Truck & Bus %							
RV %							
E_T							
E_R							
f_{wv}							
f_p							
On to Off Flow (pcph)							
Calculate On Ramp to Mainline Flow Rate for Weaving							
On to ML Volume (vph)							
PHF							
Terrain							
Grade %							
Grade Length (mi)							
Truck & Bus %							
RV %							
E_T							
E_R							
f_{wv}							
f_p							
On to ML Flow (pcph)							

Location	1	2	3	4	5	6	7
Key							
⇔ Express Lane (HOV)							
No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd Off Ramp	Douglas Blvd Slip Off Ramp	Douglas Blvd Loop Off Ramp
Calculate Mainline to Off Ramp Flow Rate for Weave							
ML to Off Volume (vph)							
PHF							
Terrain							
Grade %							
Grade Length (mi)							
Truck & Bus %							
RV %							
E _T							
E _R							
f _W							
f _p							
ML to Off Flow (pcph)							
Calculate General Purpose Lanes to General Purpose							
GP to GP Volume (vph)							
PHF							
Terrain							
Grade %							
Grade Length (mi)							
Truck & Bus %							
RV %							
E _T							
E _R							
f _W							
f _p							
GP to GP Flow (pcph)							

Location	1	2	3	4	5	6	7
							
Key							
⇔ Express Lane (HOV)							
No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd Off Ramp	Douglas Blvd Slip Off Ramp	Douglas Blvd Loop Off Ramp
Calculate Weave Segment Operations							
Weave Type							
Weave Length							
Segment Lanes							
Weave Lanes							
Weave Flow (pcph)							
Non-Weave Flow							
Segment Flow							
Max Weave Length							
Length Check							
Ideal Weave Capacity							
f_{wv}							
f_p							
Capacity Condition 1							
Capacity Condition 2							
Weave v/c ratio							
Interchange Density							
Lane Changes On to ML							
Lane Changes ML to Off							
Lane Changes On to Off							
Min Lane Change Rate							
Weave LC Rate							
Non-Weave LC Rate 1							
Non-Weave LC Rate 2							
Non-Weave LC Rate 3							
Segment LC Rate							
Weave Intensity Factor							
Weave Speed							
Non-Weave Speed							
Segment Speed							
Weave Density							
Weave LOS							
Summarize Segment Operations							
Segment v/c ratio	0.42	0.44	0.44	0.53	0.51	0.61	0.44
Segment Density	14.6	9.2	15.0	22.3	17.5	12.6	18.2
Segment LOS	B	A	B	C	B	B	B
Over Capacity							

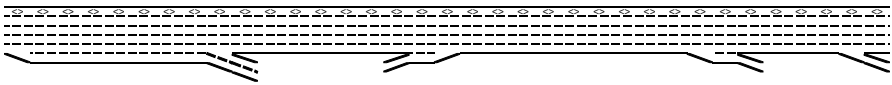
Location	1	2	3	4	5	6	7
Key							
⇔ Express Lane (HOV)							
No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd
Define Freeway Segment							
Type	Basic	Diverge	Basic	Merge	Basic	Diverge	Diverge
Length (ft)	4,000	1,500	3,175	1,500	4,000	4,000	4,000
Accel Length				300			
Decel Length		1,275			1,650		300
Mainline Volume	4,921	4,921	3,512	3,512	4,212	4,212	3,241
On Ramp Volume				700			
Off Ramp Volume		1,409				971	303
Express Lane Volume	488	488	333	333	410	410	303
EL On Ramp Volume							
EL Off Ramp Volume							
Calculate Flow Rate in General Purpose Lanes (GP)							
GP Volume (vph)	4,433	4,433	3,179	3,879	3,802	3,802	2,938
PHF	0.97	0.97	0.97	0.97	0.97	0.97	0.97
GP Lanes	5	5	4	4	4	4	4
Terrain	Level	Level	Level	Level	Level	Level	Level
Grade %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Grade Length (mi)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Truck & Bus %	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
RV %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
E _T	1.5	1.5	1.5	1.5	1.5	1.5	1.5
E _B	1.2	1.2	1.2	1.2	1.2	1.2	1.2
f _W	0.971	0.971	0.971	0.971	0.971	0.971	0.971
f _p	1.00	1.00	1.00	1.00	1.00	1.00	1.00
GP Flow (pcph)	4,708	4,708	3,376	4,119	4,038	4,038	3,120
GP Flow (pcphpl)	942	942	844	1,030	1,009	1,009	780
Calculate Speed in General Purpose Lanes							
Lane Width (ft)							
Shoulder Width							
TRD							
f _W							
f _C							
Calculated FFS							
Measured FFS							
FFS Curve	70	70	70	70	70	70	70
Calculate Operations in General Purpose Lanes							
v/c ratio	0.39	0.39	0.35	0.43	0.42	0.42	0.32
Speed (mph)	70.0	70.0	70.0	70.0	70.0	70.0	70.0
Density (pcphpl)	13.5	13.5	12.1	14.7	14.4	14.4	11.1
LOS	B	B	B	B	B	B	B
Calculate Operations for Entering GP Lanes							
GP _N Vol (pcph)	4,708	4,708		3,368		4,038	3,120
GP _N Cap (pcph)	9,600	9,600		9,600		9,600	9,600
GP _N v/c ratio	0.49	0.49		0.35		0.42	0.32
Calculate Operations for Exiting GP Lanes							
GP _{OUT} Vol (pcph)		3,195		4,119		3,000	2,796
GP _{OUT} Cap (pcph)		9,600		9,600		9,600	9,600
GP _{OUT} v/c ratio		0.33		0.43		0.31	0.29

Location	1	2	3	4	5	6	7
Key							
◁ Express Lane (HOV)							
No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd
Calculate Flow Rate in Express Lanes (EL)							
EL Volume (vph)	488	488	333	333	410	410	303
PHF	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Express Lanes	1	1	1	1	1	1	1
Terrain	Level	Level	Level	Level	Level	Level	Level
Grade %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Grade Length (mi)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Truck & Bus %	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
RV %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
E _T	1.5	1.5	1.5	1.5	1.5	1.5	1.5
E _B	1.2	1.2	1.2	1.2	1.2	1.2	1.2
f _W	0.990	0.990	0.990	0.990	0.990	0.990	0.990
f _p	1.00	1.00	1.00	1.00	1.00	1.00	1.00
EL Flow (pcph)	508	508	346	346	427	427	315
EL Flow (pcphpl)	508	508	346	346	427	427	315
Calculate Speed in Express Lanes							
Lane Width (ft)							
Shoulder Width							
TRD							
f _W							
f _C							
Calc'd FFS	70.0	70.0	70.0	70.0	65.0	65.0	65.0
Measured FFS	70	70	70	70	65	65	65
FFS	70	70	70	70	65	65	65
Calculate Operations in Express Lanes							
EL _W v/c ratio	0.29	0.29	0.20	0.20	0.24	0.24	0.18
Calculate On Ramp Flow Rate							
On Volume (vph)				700			
PHF				0.95			
Total Lanes				1			
Terrain				Level			
Grade %				0.0%			
Grade Length (mi)				0.00			
Truck & Bus %				4.0%			
RV %				0.0%			
E _T				1.5			
E _B				1.2			
f _W				0.980			
f _p				1.00			
On Flow (pcph)				752			
On Flow (pcphpl)				752			
Calculate On Ramp Roadway Operations							
On Ramp Type				Right			
On Ramp Speed (mph)				45			
On Ramp Cap (pcph)				2,100			
On Ramp v/c ratio				0.36			

Location	1	2	3	4	5	6	7
Key							
⇔ Express Lane (HOV)							
- - - No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd
Calculate Off Ramp Flow Rate							
Off Volume (vph)		1,409				971	303
PHF		0.95				0.95	0.95
Total Lanes		2				1	1
Terrain		Level				Level	Level
Grade %		0.0%				0.0%	0.0%
Grade Length (mi)		0.00				0.00	0.00
Truck & Bus %		4.0%				3.0%	3.0%
RV %		0.0%				0.0%	0.0%
E _T		1.5				1.5	1.5
E _B		1.2				1.2	1.2
f _W		0.980				0.985	0.985
f _p		1.00				1.00	1.00
Off Flow (pcph)		1,513				1,037	324
Off Flow (pcphpl)		756				1,037	324
Calculate Off Ramp Roadway Operations							
Off Ramp Type		Right				Right	Right
Off Ramp Speed		25				45	25
Off Ramp Cap (pcph)		3,800				2,100	1,900
Off Ramp v/c ratio		0.40				0.49	0.17
Determine Adjacent Ramp for Three-Lane Mainline							
Up Type							
Up Distance							
Up Flow (pcph)							
Down Type							
Down Distance							
Down Flow (pcph)							
Calculate Merge Influence Area Operations							
Effective v ₀ (pcph)				3,368			
Up Ramp L _{EQ}							
Down Ramp L _{EQ}							
P _{FM} (Eqn 13-3)				0.586			
P _{FM} (Eqn 13-4)							
P _{FM} (Eqn 13-5)							
P _{FM}				0.124			
v _{L2} (pcph)				417			
v ₃ (pcph)							
v ₃₄ (pcph)				2,951			
v ₁₂₄ (pcph)				1,347			
v ₆₁₂₄ (pcph)				2,099			
Merge Speed Index				0.33			
Merge Area Speed				60.9			
Outer Lanes Volume				1,010			
Outer Lanes Speed				68.2			
Segment Speed				64.2			
Merge v/c ratio				0.46			
Merge Density				19.6			
Merge LOS				B			

Location	1	2	3	4	5	6	7
Key							
⇔ Express Lane (HOV)							
--- No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd
Calculate Diverge Influence Area Operations							
Effective v_L (pcph)		4,237				4,038	3,120
Up Ramp L_{EQ}							
Down Ramp L_{EQ}							
P_{FD} (Eqn 13-9)		0.584				0.611	0.667
P_{FD} (Eqn 13-10)							
P_{FD} (Eqn 13-11)							
P_{FD}		0.260				0.436	0.436
V_{L2} (pcph)		2,221				2,345	1,543
V_3 (pcph)							
V_{L4} (pcph)		2,016				1,692	1,577
V_{L24} (pcph)		2,221				2,345	1,543
Diverge Speed Index		0.69				0.39	0.59
Diverge Area Speed		50.6				59.0	53.6
Outer Lanes Volume		1,008				846	789
Outer Lanes Speed		76.8				76.8	76.8
Segment Speed		60.4				65.4	63.2
Diverge v/c ratio		0.50				0.53	0.35
Diverge Density		11.9				9.6	14.8
Diverge LOS		B				A	B
Calculate On Ramp to Off Ramp Flow Rate for Weaving							
On to Off Volume (vph)							
PHF							
Terrain							
Grade %							
Grade Length (mi)							
Truck & Bus %							
RV %							
E_T							
E_R							
f_{HV}							
f_p							
On to Off Flow (pcph)							
Calculate On Ramp to Mainline Flow Rate for Weaving							
On to ML Volume (vph)							
PHF							
Terrain							
Grade %							
Grade Length (mi)							
Truck & Bus %							
RV %							
E_T							
E_R							
f_{HV}							
f_p							
On to ML Flow (pcph)							

Location	1	2	3	4	5	6	7
Key							
⇔ Express Lane (HOV)							
No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd
Calculate Mainline to Off Ramp Flow Rate for Weave							
ML to Off Volume (vph)							
PHF							
Terrain							
Grade %							
Grade Length (mi)							
Truck & Bus %							
RV %							
E _T							
E _R							
f _W							
f _p							
ML to Off Flow (pcph)							
Calculate General Purpose Lanes to General Purpose							
GP to GP Volume (vph)							
PHF							
Terrain							
Grade %							
Grade Length (mi)							
Truck & Bus %							
RV %							
E _T							
E _R							
f _W							
f _p							
GP to GP Flow (pcph)							

Location	1	2	3	4	5	6	7
							
Key							
⇔ Express Lane (HOV)							
No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd
Calculate Weave Segment Operations							
Weave Type							
Weave Length							
Segment Lanes							
Weave Lanes							
Weave Flow (pcph)							
Non-Weave Flow							
Segment Flow							
Max Weave Length							
Length Check							
Ideal Weave Capacity							
f_{wv}							
f_p							
Capacity Condition 1							
Capacity Condition 2							
Weave v/c ratio							
Interchange Density							
Lane Changes On to ML							
Lane Changes ML to Off							
Lane Changes On to Off							
Min Lane Change Rate							
Weave LC Rate							
Non-Weave LC Rate 1							
Non-Weave LC Rate 2							
Non-Weave LC Rate 3							
Segment LC Rate							
Weave Intensity Factor							
Weave Speed							
Non-Weave Speed							
Segment Speed							
Weave Density							
Weave LOS							
Summarize Segment Operations							
Segment v/c ratio	0.39	0.50	0.35	0.46	0.42	0.53	0.35
Segment Density	13.5	11.9	12.1	19.6	14.4	9.6	14.8
Segment LOS	B	B	B	B	B	A	B
Over Capacity							

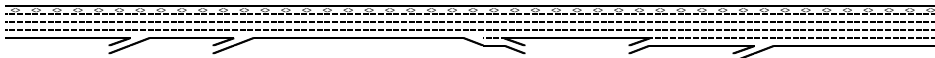
Location	1	2	3	4	5	6	7	8	9
Key ⇨ Express Lane (HOV) No Trucks									
Name	Douglas Boulevard West	Douglas Blvd Loop On Ramp	Douglas Blvd Slip On Ramp	Douglas Blvd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to Loop On Ramp	Riverside Loop On Ramp	Riverside Slip-On Ramp	Riverside Slip-On Ramp to Anastophe Rd
Define Freeway Segment									
Type	Basic	Merge	Merge	Basic	Diverge	Basic	Basic	Merge	Basic
Length (ft)	4,000	4,000	4,000	4,000	1,500	3,000	1,500	1,500	4,000
Accel Length		300	300					1,500	
Decel Length					300				
Mainline Volume	4,181	4,181	4,707	5,061	5,061	4,490	4,490	4,650	5,479
On Ramp Volume		526	354				160	829	
Off Ramp Volume					571				
Express Lane Volume	414	502	565	607	607	539	539	558	657
EL On Ramp Volume									
EL Off Ramp Volume									
Calculate Flow Rate in General Purpose Lanes (GP)									
GP Volume (vph)	3,767	4,205	4,496	4,454	4,454	3,951	4,111	4,921	4,822
PHF	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
GP Lanes	3	3	3	3	3	3	4	4	4
Terrain	Level	Level	Level	Level	Level	Level	Level	Level	Level
Grade %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Grade Length (mi)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Truck & Bus %	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	2.0%
RV %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
E _T	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
E _B	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2
f _{lv}	0.971	0.971	0.971	0.971	0.971	0.971	0.971	0.971	0.990
f _p	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
GP Flow (pcph)	4,042	4,512	4,804	4,778	4,778	4,239	4,411	5,280	5,073
GP Flow (pcphpl)	1,347	1,504	1,608	1,593	1,593	1,413	1,103	1,320	1,268
Calculate Speed in General Purpose Lanes									
Lane Width (ft)									
Shoulder Width									
TRD									
f _{lv}									
f _c									
Calculated FFS									
Measured FFS									
FFS Curve	70	70	70	70	70	70	70	70	65
Calculate Operations in General Purpose Lanes									
v/c ratio	0.56	0.63	0.67	0.66	0.66	0.59	0.46	0.55	0.54
Speed (mph)	69.7	69.9	69.1	68.2	68.2	69.5	70.0	69.8	65.0
Density (pcphpl)	19.3	21.8	23.6	23.4	23.4	20.3	15.8	18.9	19.5
LOS	C	C	C	C	C	C	B	C	C
Calculate Operations for Entering GP Lanes									
GP _{in} Vol (pcph)		3,947	4,444		4,778		4,239	4,398	
GP _{in} Cap (pcph)		7,200	7,200		7,200		7,200	9,600	
GP _{in} v/c ratio		0.55	0.62		0.66		0.59	0.46	
Calculate Operations for Exiting GP Lanes									
GP _{out} Vol (pcph)		4,512	4,804		4,165			5,280	
GP _{out} Cap (pcph)		7,200	7,200		7,200			9,600	
GP _{out} v/c ratio		0.63	0.67		0.58			0.55	

Fehr & Peers

Location	1	2	3	4	5	6	7	8	9
Key									
⇔ Express Lane (HOV)									
No Trucks									
Name	Douglas Boulevard West	Douglas Blvd Loop On Ramp	Douglas Blvd Slip On Ramp	Douglas Blvd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to Loop On Ramp	Riverside Loop On Ramp	Riverside Slip-On Ramp	Riverside Slip-On Ramp to Anascope Rd
Calculate Off Ramp Flow Rate									
Off Volume (vph)					571				
PHF					0.95				
Total Lanes					1				
Terrain					Level				
Grade %					0.0%				
Grade Length (mi)					0.00				
Truck & Bus %					4.0%				
RV %					0.0%				
E _T					1.5				
E _B					1.2				
f _{lv}					0.980				
f _s					1.00				
Off Flow (pcph)					613				
Off Flow (pcphpl)					613				
Calculate Off Ramp Roadway Operations									
Off Ramp Type					Right				
Off Ramp Speed					50				
Off Ramp Cap (pcph)					2,100				
Off Ramp v/c ratio					0.29				
Determine Adjacent Ramp for Three-Lane Mainline									
Up Type		No	On		No				
Up Distance			4,000						
Up Flow (pcph)			565						
Down Type		On	Off		No				
Down Distance		4,000	9,500						
Down Flow (pcph)		380	613						
Calculate Merge Influence Area Operations									
Effective v ₀ (pcph)		3,947	4,444					4,398	
Up Ramp L ₅₀			1,117						
Down Ramp L ₅₀		2,682	4,327						
P _{du} (Eqn 13-3)		0.586	0.586					0.620	
P _{du} (Eqn 13-4)									
P _{du} (Eqn 13-5)									
P _{du}		0.586	0.586					0.108	
V _{du} (pcph)		2,313	2,604					473	
v ₀ (pcph)		1,635	1,840						
V _{du} (pcph)								3,925	
V _{du} (pcph)		2,313	2,604					1,759	
V _{du} (pcph)		2,877	2,984					2,641	
Merge Speed Index		0.36	0.37					0.24	
Merge Area Speed		59.8	59.6					63.3	
Outer Lanes Volume		1,635	1,840					1,320	
Outer Lanes Speed		65.9	65.2					67.0	
Segment Speed		61.9	61.6					65.1	
Merge v/c ratio		0.63	0.65					0.57	
Merge Density		25.8	26.7					16.3	
Merge LOS		C	C					B	

Location	1	2	3	4	5	6	7	8	9
Key									
⇔ Express Lane (HOV)									
No Trucks									
Name	Douglas Boulevard West	Douglas Blvd Loop On Ramp	Douglas Blvd Slip On Ramp	Douglas Blvd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to Loop On Ramp	Riverside Loop On Ramp	Riverside Slip-On Ramp	Riverside Slip-On Ramp to Anastophe Rd
Calculate Diverge Influence Area Operations									
Effective v_p (pcph)					4,778				
Up Ramp L_{40}									
Down Ramp L_{40}									
P_{10} (Eqn 13-9)					0.612				
P_{10} (Eqn 13-10)									
P_{10} (Eqn 13-11)									
P_{10}					0.612				
V_{12} (pcph)					3,164				
V_2 (pcph)					1,615				
V_{2a} (pcph)									
V_{2a} (pcph)					3,164				
Diverge Speed Index					0.29				
Diverge Area Speed					61.9				
Outer Lanes Volume					1,615				
Outer Lanes Speed					74.4				
Segment Speed					65.6				
Diverge v/c ratio					0.72				
Diverge Density					28.8				
Diverge LOS					D				
Calculate On Ramp to Off Ramp Flow Rate for We									
On to Off Volume (vph)									
PHF									
Terrain									
Grade %									
Grade Length (mi)									
Truck & Bus %									
RV %									
E_T									
E_B									
t_{av}									
f_c									
On to Off Flow (pcph)									
Calculate On Ramp to Mainline Flow Rate for We									
On to ML Volume (vph)									
PHF									
Terrain									
Grade %									
Grade Length (mi)									
Truck & Bus %									
RV %									
E_T									
E_B									
t_{av}									
f_c									
On to ML Flow (pcph)									

Location	1	2	3	4	5	6	7	8	9
Key									
◁ Express Lane (HOV)									
No Trucks									
Name	Douglas Boulevard West	Douglas Blvd Loop On Ramp	Douglas Blvd Slip On Ramp	Douglas Blvd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to Loop On Ramp	Riverside Loop On Ramp	Riverside Slip-On Ramp	Riverside Slip-On Ramp to Antelope Rd
Calculate Mainline to Off Ramp Flow Rate for West									
ML to Off Volume (vph)									
PHF									
Terrain									
Grade %									
Grade Length (mi)									
Truck & Bus %									
RV %									
E _T									
E _B									
t _{lv}									
f _p									
ML to Off Flow (pcph)									
Calculate General Purpose Lanes to General Purp									
GP to GP Volume (vph)									
PHF									
Terrain									
Grade %									
Grade Length (mi)									
Truck & Bus %									
RV %									
E _T									
E _B									
t _{lv}									
f _p									
GP to GP Flow (pcph)									

Location	1	2	3	4	5	6	7	8	9
									
Key									
◁ Express Lane (HOV)									
No Trucks									
Name	Douglas Boulevard West	Douglas Blvd Loop On Ramp	Douglas Blvd Slip On Ramp	Douglas Blvd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to Loop On Ramp	Riverside Loop On Ramp	Riverside Slip-On Ramp	Riverside Slip-On Ramp to Antelope Rd
Calculate Weave Segment Operations									
Weave Type									
Weave Length									
Segment Lanes									
Weave Lanes									
Weave Flow (pcph)									
Non-Weave Flow									
Segment Flow									
Max Weave Length									
Length Check									
Ideal Weave Capacity									
t_w									
I_s									
Capacity Condition 1									
Capacity Condition 2									
Weave v/c ratio									
Interchange Density									
Lane Changes On to ML									
Lane Changes ML to Off									
Lane Changes On to Off									
Min Lane Change Rate									
Weave LC Rate									
Non-Weave LC Rate 1									
Non-Weave LC Rate 2									
Non-Weave LC Rate 3									
Segment LC Rate									
Weave Intensity Factor									
Weave Speed									
Non-Weave Speed									
Segment Speed									
Weave Density									
Weave LOS									
Summarize Segment Operations									
Segment v/c ratio	0.56	0.63	0.65	0.66	0.72	0.59	0.46	0.57	0.54
Segment Density	19.3	25.8	26.7	23.4	28.8	20.3	15.8	16.3	19.5
Segment LOS	C	C	C	C	D	C	B	B	C
Over Capacity									

Location	1	2	3	4	5	6	7	8	9
Key <> Express Lane (HOV) No Trucks									
Name	Douglas Boulevard West	Douglas Blvd Loop On Ramp	Douglas Blvd Slip On Ramp	Douglas Blvd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to Loop On Ramp	Riverside Loop On Ramp	Riverside Slip-On Ramp	Riverside Slip-On Ramp to Anastophe Rd
Define Freeway Segment									
Type	Basic	Merge	Merge	Basic	Diverge	Basic	Basic	Merge	Basic
Length (ft)	4,000	4,000	4,000	4,000	1,500	3,000	1,500	1,500	4,000
Accel Length		300	300					1,500	
Decel Length					300				
Mainline Volume	4,730	4,730	5,741	6,098	6,098	5,404	5,404	5,607	6,797
On Ramp Volume		1,011	357				203	1,190	
Off Ramp Volume					694				
Express Lane Volume	430	473	574	610	610	540	540	561	660
EL On Ramp Volume									
EL Off Ramp Volume									
Calculate Flow Rate in General Purpose Lanes (GP)									
GP Volume (vph)	4,300	5,268	5,524	5,488	5,488	4,864	5,067	6,236	6,117
PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
GP Lanes	3	3	3	3	3	3	4	4	4
Terrain	Level	Level	Level	Level	Level	Level	Level	Level	Level
Grade %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Grade Length (mi)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Truck & Bus %	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	2.0%
RV %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
E _T	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
E _B	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2
f _{lv}	0.971	0.971	0.971	0.971	0.971	0.971	0.971	0.971	0.990
f _p	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
GP Flow (pcph)	4,662	5,712	5,989	5,950	5,950	5,273	5,493	6,761	6,504
GP Flow (pcphpl)	1,554	1,904	1,996	1,983	1,983	1,758	1,373	1,690	1,626
Calculate Speed in General Purpose Lanes									
Lane Width (ft)									
Shoulder Width									
TRD									
f _{lv}									
f _c									
Calculated FFS									
Measured FFS									
FFS Curve	70	70	70	70	70	70	70	70	65
Calculate Operations in General Purpose Lanes									
v/c ratio	0.65	0.79	0.83	0.83	0.83	0.73	0.57	0.70	0.69
Speed (mph)	68.5	64.3	62.6	62.9	62.9	66.4	69.7	67.2	64.3
Density (pcphpl)	22.7	29.6	31.9	31.5	31.5	26.5	19.7	25.2	25.3
LOS	C	D	D	D	D	D	C	C	C
Calculate Operations for Entering GP Lanes									
GP _{in} Vol (pcph)		4,626	5,610		5,950		5,275	5,496	
GP _{in} Cap (pcph)		7,200	7,200		7,200		7,200	9,600	
GP _{in} v/c ratio		0.64	0.78		0.83		0.73	0.57	
Calculate Operations for Exiting GP Lanes									
GP _{out} Vol (pcph)		5,712	5,989		5,205			6,761	
GP _{out} Cap (pcph)		7,200	7,200		7,200			9,600	
GP _{out} v/c ratio		0.79	0.83		0.72			0.70	

Location	1	2	3	4	5	6	7	8	9
Key <= Express Lane (HOV) No Trucks									
Name	Douglas Boulevard West	Douglas Blvd Loop On Ramp	Douglas Blvd Slip On Ramp	Douglas Blvd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to Loop On Ramp	Riverside Loop On Ramp	Riverside Slip-On Ramp	Riverside Slip-On Ramp to Anascope Rd
Calculate Flow Rate in Express Lanes (EL)									
EL Volume (vph)	430	473	574	610	610	540	540	561	680
PHF	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Express Lanes	1	1	1	1	1	1	1	1	1
Terrain	Level	Level	Level	Level	Level	Level	Level	Level	Level
Grade %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Grade Length (mi)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Truck & Bus %	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
RV %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
E _T	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
E _B	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2
t _{lv}	0.990	0.990	0.990	0.990	0.990	0.990	0.990	0.990	0.990
f _s	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
EL Flow (pcph)	462	508	617	655	655	581	581	602	730
EL Flow (pcphpl)	462	508	617	655	655	581	581	602	730
Calculate Speed in Express Lanes									
Lane Width (ft)									
Shoulder Width									
TRD									
t _{lv}									
t _c									
Calcd FFS									
Measured FFS	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0
FFS	70	70	70	70	70	70	70	70	70
Calculate Operations in Express Lanes									
EL _{av} v/c ratio	0.26	0.29	0.35	0.37	0.37	0.33	0.33	0.34	0.42
Calculate On Ramp Flow Rate									
On Volume (vph)		1,011	357				203	1,190	
PHF		0.95	0.95				0.95	0.95	
Total Lanes		1	1				1	1	
Terrain		Level	Level				Level	Level	
Grade %		0.0%	0.0%				0.0%	0.0%	
Grade Length (mi)		0.00	0.00				0.00	0.00	
Truck & Bus %		4.0%	2.0%				4.0%	2.0%	
RV %		0.0%	0.0%				0.0%	0.0%	
E _T		1.5	1.5				1.5	1.5	
E _B		1.2	1.2				1.2	1.2	
t _{lv}		0.980	0.990				0.980	0.990	
f _s		1.00	1.00				1.00	1.00	
On Flow (pcph)		1,085	380				218	1,265	
On Flow (pcphpl)		1,085	380				218	1,265	
Calculate On Ramp Roadway Operations									
On Ramp Type		Right	Right				Major	Right	
On Ramp Speed (mph)		45	45				50	45	
On Ramp Cap (pcph)		2,100	2,100				2,250	2,100	
On Ramp v/c ratio		0.52	0.18				0.10	0.60	

Location	1	2	3	4	5	6	7	8	9
Key									
⇔ Express Lane (HOV)									
No Trucks									
Name	Douglas Boulevard West	Douglas Blvd Loop On Ramp	Douglas Blvd Slip On Ramp	Douglas Blvd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to Loop On Ramp	Riverside Loop On Ramp	Riverside Slip-On Ramp	Riverside Slip-On Ramp to Aniscope Rd
Calculate Off Ramp Flow Rate									
Off Volume (vph)					694				
PHF					0.95				
Total Lanes					1				
Terrain					Level				
Grade %					0.0%				
Grade Length (mi)					0.00				
Truck & Bus %					4.0%				
RV %					0.0%				
E _T					1.5				
E _B					1.2				
f _{lv}					0.980				
f _s					1.00				
Off Flow (pcph)					745				
Off Flow (pcphpl)					745				
Calculate Off Ramp Roadway Operations									
Off Ramp Type					Right				
Off Ramp Speed					50				
Off Ramp Cap (pcph)					2,100				
Off Ramp v/c ratio					0.35				
Determine Adjacent Ramp for Three-Lane Mainline									
Up Type		No	On		No				
Up Distance			4,000						
Up Flow (pcph)			1,085						
Down Type		On	Off		No				
Down Distance		4,000	9,500						
Down Flow (pcph)		380	745						
Calculate Merge Influence Area Operations									
Effective v _o (pcph)		4,625	5,610					5,496	
Up Ramp L ₅₀			1,366						
Down Ramp L ₅₀		2,679	5,259						
P _{du} (Eqn 13-3)		0.586	0.586					0.620	
P _{du} (Eqn 13-4)									
P _{du} (Eqn 13-5)			0.569						
P _{du}		0.586	0.586					0.060	
v _{du} (pcph)		2,710	3,287					328	
v _u (pcph)		1,916	2,323						
v _{du} (pcph)								5,168	
v _{du} (pcph)		2,710	3,287					2,199	
v _{du} (pcph)		3,795	3,666					3,464	
Merge Speed Index		0.47	0.45					0.31	
Merge Area Speed		56.9	57.5					61.3	
Outer Lanes Volume		1,916	2,323					1,649	
Outer Lanes Speed		64.9	63.3					65.9	
Segment Speed		59.4	59.6					63.4	
Merge v/c ratio		0.83	0.80					0.75	
Merge Density		32.7	32.0					22.5	
Merge LOS		D	D					C	

Location	1	2	3	4	5	6	7	8	9
Key									
<> Express Lane (HOV)									
No Trucks									
Name	Douglas Boulevard West	Douglas Blvd Loop On Ramp	Douglas Blvd Slip On Ramp	Douglas Blvd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to Loop On Ramp	Riverside Loop On Ramp	Riverside Slip-On Ramp	Riverside Slip-On Ramp to Anastophe Rd
Calculate Diverge Influence Area Operations									
Effective v_p (pcph)					5,950				
Up Ramp L_{40}									
Down Ramp L_{40}									
P_{10} (Eqn 13-9)					0.577				
P_{10} (Eqn 13-10)									
P_{10} (Eqn 13-11)									
P_{10}					0.577				
V_{12} (pcph)					3,748				
V_2 (pcph)					2,202				
V_{2a} (pcph)									
V_{2a} (pcph)					3,748				
Diverge Speed Index					0.30				
Diverge Area Speed					61.6				
Outer Lanes Volume					2,202				
Outer Lanes Speed					72.1				
Segment Speed					65.1				
Diverge v/c ratio					0.85				
Diverge Density					33.8				
Diverge LOS					D				
Calculate On Ramp to Off Ramp Flow Rate for We									
On to Off Volume (vph)									
PHF									
Terrain									
Grade %									
Grade Length (mi)									
Truck & Bus %									
RV %									
E_T									
E_R									
t_{av}									
f_p									
On to Off Flow (pcph)									
Calculate On Ramp to Mainline Flow Rate for We									
On to ML Volume (vph)									
PHF									
Terrain									
Grade %									
Grade Length (mi)									
Truck & Bus %									
RV %									
E_T									
E_R									
t_{av}									
f_p									
On to ML Flow (pcph)									

Location	1	2	3	4	5	6	7	8	9
Key <> Express Lane (HOV) No Trucks									
Name	Douglas Boulevard West	Douglas Blvd Loop On Ramp	Douglas Blvd Slip On Ramp	Douglas Blvd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to Loop On Ramp	Riverside Loop On Ramp	Riverside Slip-On Ramp	Riverside Slip-On Ramp to Antelope Rd
Calculate Mainline to Off Ramp Flow Rate for West									
ML to Off Volume (vph)									
PHF									
Terrain									
Grade %									
Grade Length (mi)									
Truck & Bus %									
RV %									
E _T									
E _R									
t _{lv}									
f _p									
ML to Off Flow (pcph)									
Calculate General Purpose Lanes to General Purp									
GP to GP Volume (vph)									
PHF									
Terrain									
Grade %									
Grade Length (mi)									
Truck & Bus %									
RV %									
E _T									
E _R									
t _{lv}									
f _p									
GP to GP Flow (pcph)									

Location	1	2	3	4	5	6	7	8	9
Key									
⇔ Express Lane (HOV)									
No Trucks									
Name	Douglas Boulevard West	Douglas Blvd Loop On Ramp	Douglas Blvd Slip On Ramp	Douglas Blvd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to Loop On Ramp	Riverside Loop On Ramp	Riverside Slip-On Ramp	Riverside Slip-On Ramp to Antelope Rd
Calculate Weave Segment Operations									
Weave Type									
Weave Length									
Segment Lanes									
Weave Lanes									
Weave Flow (pcph)									
Non-Weave Flow									
Segment Flow									
Max Weave Length									
Length Check									
Ideal Weave Capacity									
t_w									
I_s									
Capacity Condition 1									
Capacity Condition 2									
Weave v/c ratio									
Interchange Density									
Lane Changes On to ML									
Lane Changes ML to Off									
Lane Changes On to Off									
Min Lane Change Rate									
Weave LC Rate									
Non-Weave LC Rate 1									
Non-Weave LC Rate 2									
Non-Weave LC Rate 3									
Segment LC Rate									
Weave Intensity Factor									
Weave Speed									
Non-Weave Speed									
Segment Speed									
Weave Density									
Weave LOS									
Summarize Segment Operations									
Segment v/c ratio	0.65	0.83	0.80	0.83	0.85	0.73	0.57	0.75	0.69
Segment Density	22.7	32.7	32.0	31.5	33.8	26.5	19.7	22.5	25.3
Segment LOS	C	D	D	D	D	D	C	C	C
Over Capacity									

APPENDIX B:

EXISTING PLUS PROJECT CONDITIONS TECHNICAL CALCULATIONS

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Existing Plus Project Conditions
AM Peak Hour

Intersection 1 Cirby Way/Foothills Blvd Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	312	321	102.8%	37.3	4.5	D
	Through	254	249	98.1%	28.4	6.3	C
	Right Turn	566	570	100.7%	33.7	4.0	C
	Subtotal	566	570	100.7%	33.7	4.0	C
SB	Left Turn	1,310	1,300	99.2%	34.0	6.5	C
	Through	500	466	93.1%	24.2	14.7	C
	Right Turn	1,810	1,765	97.5%	31.4	6.9	C
	Subtotal	1,810	1,765	97.5%	31.4	6.9	C
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn	290	261	90.0%	44.6	8.0	D
	Through	656	591	90.0%	7.5	2.2	A
	Right Turn	946	852	90.0%	18.7	2.6	B
	Subtotal	946	852	90.0%	18.7	2.6	B
Total		3,322	3,187	95.9%	28.4	4.6	C

Intersection 2 Cirby Way/Vernon St Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	79	75	95.2%	47.1	6.4	D
	Through	108	109	100.6%	38.3	7.9	D
	Right Turn	124	134	107.9%	20.0	4.2	B
	Subtotal	311	318	102.1%	32.7	3.6	C
SB	Left Turn	45	37	81.9%	48.2	14.9	D
	Through	127	124	97.5%	39.7	5.8	D
	Right Turn	235	227	96.7%	19.8	3.0	B
	Subtotal	407	388	95.3%	28.8	2.7	C
EB	Left Turn	160	171	106.6%	57.8	11.3	E
	Through	1,374	1,347	98.0%	33.7	7.7	C
	Right Turn	30	28	92.5%	33.7	12.2	C
	Subtotal	1,564	1,545	98.8%	36.3	7.9	D
WB	Left Turn	135	124	92.0%	51.3	6.0	D
	Through	1,238	1,122	90.6%	24.0	2.3	C
	Right Turn	90	80	88.7%	10.3	1.2	B
	Subtotal	1,463	1,326	90.6%	25.8	2.2	C
Total		3,745	3,577	95.5%	31.4	3.6	C

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Existing Plus Project Conditions
AM Peak Hour

Intersection 3 Cirby Way/Melody Ln Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through						
	Right Turn	231	228	98.5%	27.4	4.6	C
	Subtotal	231	228	98.5%	27.4	4.6	C
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	1,616	1,560	96.5%	14.7	2.8	B
	Right Turn	8	5	66.5%	10.0	5.9	A
	Subtotal	1,624	1,565	96.4%	14.7	2.7	B
WB	Left Turn	191	170	89.1%	22.4	6.2	C
	Through	1,558	1,446	92.8%	2.4	0.1	A
	Right Turn						
	Subtotal	1,749	1,616	92.4%	4.5	0.6	A
Total		3,604	3,409	94.6%	10.7	1.7	B

Intersection 4 Cirby Way/Riverside Ave Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	846	762	90.0%	130.2	24.2	F
	Through	478	474	99.1%	44.7	9.4	D
	Right Turn	187	176	93.9%	28.6	7.0	C
	Subtotal	1,511	1,411	93.4%	88.9	17.1	F
SB	Left Turn	142	141	99.0%	45.9	7.3	D
	Through	290	282	97.1%	79.2	30.3	E
	Right Turn	177	171	96.8%	72.0	34.2	E
	Subtotal	609	594	97.5%	69.0	24.7	E
EB	Left Turn	195	179	91.8%	65.5	14.1	E
	Through	724	674	93.1%	47.2	7.3	D
	Right Turn	928	907	97.7%	18.1	3.7	B
	Subtotal	1,847	1,759	95.3%	34.1	5.9	C
WB	Left Turn	365	333	91.2%	105.6	39.9	F
	Through	695	662	95.3%	59.9	16.9	E
	Right Turn	136	121	89.1%	56.0	21.0	E
	Subtotal	1,196	1,116	93.3%	73.0	21.0	E
Total		5,163	4,880	94.5%	63.1	7.0	E

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Existing Plus Project Conditions
AM Peak Hour

Intersection 5 Cirby Way/Cirby Hills Dr-Kaiser North Driveway Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	78	71	91.6%	49.0	8.3	D
	Through						
	Right Turn	29	26	89.1%	7.5	2.9	A
	Subtotal	107	97	90.9%	38.1	7.0	D
SB	Left Turn	24	17	72.8%	68.2	18.0	E
	Through						
	Right Turn	60	56	93.7%	17.2	6.8	B
	Subtotal	84	74	87.8%	27.5	7.3	C
EB	Left Turn	87	75	86.5%	59.9	10.9	E
	Through	746	738	98.9%	19.7	9.9	B
	Right Turn	189	184	97.5%	17.9	8.6	B
	Subtotal	1,022	997	97.6%	22.3	9.1	C
WB	Left Turn	120	111	92.8%	66.1	8.0	E
	Through	1,058	1,046	98.8%	11.3	4.4	B
	Right Turn	31	33	105.4%	6.8	4.0	A
	Subtotal	1,209	1,190	98.4%	16.3	4.9	B
Total		2,422	2,358	97.4%	20.0	5.8	B

Intersection 6 Cirby Way/Orlando Ave Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	8	4	52.3%	20.4	22.8	C
	Through						
	Right Turn	269	263	97.9%	12.0	2.6	B
	Subtotal	277	268	96.6%	12.4	2.6	B
SB	Left Turn	8	8	104.5%	25.6	21.7	C
	Through	2	2	95.0%	21.5	30.8	C
	Right Turn	10	12	121.6%	8.0	4.9	A
	Subtotal	20	22	112.1%	21.0	11.8	C
EB	Left Turn	4	1	28.5%	20.5	34.6	C
	Through	760	745	98.0%	18.1	5.8	B
	Right Turn	35	34	96.6%	13.9	8.7	B
	Subtotal	799	780	97.6%	18.0	5.7	B
WB	Left Turn	92	84	91.3%	22.8	7.8	C
	Through	1,191	1,137	95.5%	4.5	1.5	A
	Right Turn	5	5	91.2%	0.8	1.1	A
	Subtotal	1,288	1,226	95.2%	5.8	1.4	A
Total		2,384	2,296	96.3%	10.8	2.1	B

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Existing Plus Project Conditions
AM Peak Hour

Intersection 7 Cirby Way/Sunrise Ave Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	274	239	87.2%	99.3	28.8	F
	Through	900	818	90.9%	76.3	30.6	E
	Right Turn	42	41	96.8%	38.4	28.6	D
	Subtotal	1,216	1,098	90.3%	80.0	29.9	E
SB	Left Turn	142	128	89.9%	44.8	7.2	D
	Through	686	610	89.0%	35.9	2.2	D
	Right Turn	162	157	96.6%	7.7	1.0	A
	Subtotal	990	895	90.4%	32.2	1.8	C
EB	Left Turn	273	276	101.1%	55.5	9.5	E
	Through	662	665	100.5%	42.6	7.0	D
	Right Turn	186	186	99.9%	14.3	3.9	B
	Subtotal	1,121	1,127	100.5%	41.0	5.9	D
WB	Left Turn	128	135	105.1%	47.8	6.0	D
	Through	816	845	103.5%	44.9	7.3	D
	Right Turn	66	79	119.2%	38.8	6.8	D
	Subtotal	1,010	1,058	104.7%	44.8	6.9	D
Total		4,337	4,177	96.3%	50.4	7.6	D

Intersection 8 Riverside Blvd/I-80 WB Ramps Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	1,462	1,400	95.8%	34.0	16.9	C
	Right Turn	158	162	102.5%	8.4	2.2	A
	Subtotal	1,620	1,562	96.4%	31.3	15.3	C
SB	Left Turn						
	Through	742	726	97.9%	9.9	3.2	A
	Right Turn						
	Subtotal	742	726	97.9%	9.9	3.2	A
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn	313	304	97.0%	28.9	4.1	C
	Through						
	Right Turn	293	273	93.2%	40.9	18.7	D
	Subtotal	606	577	95.2%	34.5	10.3	C
Total		2,968	2,865	96.5%	26.5	10.1	C

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Existing Plus Project Conditions
AM Peak Hour

Intersection 9

Riverside Blvd/I-80 EB Ramps-Orlando Ave

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	1,309	1,303	99.6%	27.6	6.5	C
	Right Turn	82	85	103.8%	22.0	7.8	C
	Subtotal	1,391	1,389	99.8%	27.2	6.5	C
SB	Left Turn	61	57	93.4%	44.7	6.0	D
	Through	720	691	96.0%	11.2	1.6	B
	Right Turn						
	Subtotal	781	748	95.8%	13.8	2.1	B
EB	Left Turn						
	Through	192	161	83.7%	35.6	6.1	D
	Right Turn	120	114	94.7%	7.8	2.2	A
	Subtotal	312	274	87.9%	24.2	3.4	C
WB	Left Turn	74	74	100.1%	37.7	6.2	D
	Through						
	Right Turn	125	112	90.0%	17.4	2.8	B
	Subtotal	199	187	93.8%	25.2	3.0	C
Total		2,683	2,597	96.8%	22.9	4.0	C

Intersection 106

Riverside Ave/Kaiser Drwy

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	1,492	1,417	95.0%	15.7	6.6	C
	Right Turn	263	242	91.9%	2.3	0.6	A
	Subtotal	1,755	1,659	94.5%	13.7	5.6	B
SB	Left Turn						
	Through	742	723	97.4%	1.1	0.2	A
	Right Turn	486	440	90.5%	2.3	0.2	A
	Subtotal	1,228	1,162	94.7%	1.6	0.2	A
EB	Left Turn						
	Through						
	Right Turn	355	358	100.8%	2.1	0.1	A
	Subtotal	355	358	100.8%	2.1	0.1	A
WB	Left Turn						
	Through						
	Right Turn	19	21	112.0%	57.7	77.8	F
	Subtotal	19	21	112.0%	57.7	77.8	F
Total		3,357	3,201	95.3%	8.2	2.8	A

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Existing Plus Project Conditions
PM Peak Hour

Intersection 1 Cirby Way/Foothills Blvd Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	428	452	105.6%	42.9	5.3	D
	Through	234	249	106.4%	30.3	8.0	C
	Right Turn						
	Subtotal	662	701	105.8%	38.4	5.9	D
SB	Left Turn	1,362	1,268	93.1%	51.9	11.0	D
	Through	393	381	97.0%	24.3	7.7	C
	Right Turn						
	Subtotal	1,755	1,649	93.9%	45.5	9.9	D
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn	446	408	91.5%	40.0	4.1	D
	Through						
	Right Turn	1,682	1,437	85.4%	8.0	0.7	A
	Subtotal	2,128	1,845	86.7%	15.1	1.5	B
Total		4,545	4,195	92.3%	30.9	3.9	C

Intersection 2 Cirby Way/Vernon St Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	76	71	94.0%	52.7	5.9	D
	Through	65	65	100.0%	43.9	11.7	D
	Right Turn	112	114	101.4%	19.9	3.8	B
	Subtotal	253	250	98.8%	35.0	3.3	C
SB	Left Turn	77	72	93.3%	47.7	9.6	D
	Through	119	108	90.7%	43.6	5.4	D
	Right Turn	413	353	85.4%	106.1	54.8	F
	Subtotal	609	532	87.4%	85.5	35.1	F
EB	Left Turn	160	150	94.1%	87.7	13.1	F
	Through	1,405	1,324	94.3%	57.4	19.3	E
	Right Turn	31	38	121.4%	60.7	24.9	E
	Subtotal	1,596	1,512	94.8%	60.5	18.6	E
WB	Left Turn	92	89	96.2%	72.9	12.8	E
	Through	1,639	1,441	87.9%	50.2	13.8	D
	Right Turn	46	47	102.4%	24.7	12.3	C
	Subtotal	1,777	1,577	88.7%	50.7	13.7	D
Total		4,235	3,872	91.4%	58.3	9.8	E

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Existing Plus Project Conditions
PM Peak Hour

Intersection 3 Cirby Way/Melody Ln Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through						
	Right Turn	201	198	98.3%	66.4	38.5	E
	Subtotal	201	198	98.3%	66.4	38.5	E
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	1,585	1,479	93.3%	12.5	2.9	B
	Right Turn	22	17	76.0%	11.4	4.3	B
	Subtotal	1,607	1,495	93.0%	12.5	2.9	B
WB	Left Turn	239	195	81.4%	26.7	4.3	C
	Through	1,918	1,698	88.5%	4.0	0.2	A
	Right Turn						
	Subtotal	2,157	1,892	87.7%	6.3	0.6	A
Total		3,965	3,585	90.4%	12.3	2.2	B

Intersection 4 Cirby Way/Riverside Ave Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	1,036	857	82.7%	104.2	15.5	F
	Through	532	477	89.6%	45.7	8.8	D
	Right Turn	184	168	91.5%	28.4	7.8	C
	Subtotal	1,752	1,501	85.7%	77.2	12.6	E
SB	Left Turn	168	156	92.7%	50.8	6.1	D
	Through	548	459	83.8%	150.9	51.8	F
	Right Turn	130	113	86.8%	166.1	66.8	F
	Subtotal	846	728	86.0%	131.3	42.0	F
EB	Left Turn	124	128	103.3%	52.5	6.9	D
	Through	634	633	99.9%	35.6	3.4	D
	Right Turn	1,028	949	92.3%	8.1	1.2	A
	Subtotal	1,786	1,710	95.8%	21.6	2.4	C
WB	Left Turn	535	500	93.5%	126.9	36.2	F
	Through	963	852	88.5%	102.3	19.2	F
	Right Turn	140	124	88.2%	107.8	19.2	F
	Subtotal	1,638	1,476	90.1%	111.1	10.8	F
Total		6,022	5,415	89.9%	76.1	6.2	E

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Existing Plus Project Conditions
PM Peak Hour

Intersection 5

Cirby Way/Cirby Hills Dr-Kaiser North Driveway

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	180	164	91.0%	52.5	9.8	D
	Through						
	Right Turn	343	334	97.3%	11.4	1.5	B
	Subtotal	523	497	95.1%	24.7	3.4	C
SB	Left Turn	18	14	80.2%	66.0	16.0	E
	Through						
	Right Turn	73	70	95.3%	33.5	10.0	C
	Subtotal	91	84	92.3%	39.0	8.0	D
EB	Left Turn	46	43	93.3%	48.3	13.2	D
	Through	850	810	95.3%	25.4	2.9	C
	Right Turn	75	74	99.3%	22.8	4.4	C
	Subtotal	971	928	95.5%	26.3	2.9	C
WB	Left Turn	48	47	97.4%	67.0	19.7	E
	Through	1,385	1,271	91.8%	35.0	16.5	D
	Right Turn	24	23	95.0%	28.7	19.8	C
	Subtotal	1,457	1,341	92.0%	36.1	16.4	D
Total		3,042	2,850	93.7%	30.9	7.9	C

Intersection 6

Cirby Way/Orlando Ave

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	28	23	81.4%	49.2	23.2	D
	Through	3	2	76.0%	28.0	38.7	C
	Right Turn	436	424	97.4%	30.6	13.8	C
	Subtotal	467	450	96.3%	32.1	13.1	C
SB	Left Turn	7	7	97.7%	44.0	33.3	D
	Through	2	2	95.0%	11.9	19.7	B
	Right Turn	10	10	102.6%	13.9	15.3	B
	Subtotal	19	19	100.0%	26.0	10.9	C
EB	Left Turn	11	9	82.9%	43.1	20.8	D
	Through	1,000	944	94.4%	15.3	1.5	B
	Right Turn	200	200	99.8%	14.4	3.2	B
	Subtotal	1,211	1,152	95.1%	15.5	1.6	B
WB	Left Turn	131	122	92.8%	61.7	5.7	E
	Through	1,419	1,393	98.2%	4.8	0.8	A
	Right Turn	6	6	101.3%	1.7	1.3	A
	Subtotal	1,556	1,521	97.8%	9.4	1.2	A
Total		3,253	3,142	96.6%	15.1	2.7	B

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Existing Plus Project Conditions
PM Peak Hour

Intersection 7 Cirby Way/Sunrise Ave Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	317	283	89.2%	84.1	20.0	F
	Through	837	784	93.7%	59.8	21.5	E
	Right Turn	34	29	83.8%	31.1	25.0	C
	Subtotal	1,188	1,096	92.2%	65.4	20.6	E
SB	Left Turn	201	199	98.9%	78.0	27.0	E
	Through	980	920	93.9%	79.6	27.0	E
	Right Turn	263	280	106.5%	43.3	24.5	D
	Subtotal	1,444	1,399	96.9%	72.1	26.6	E
EB	Left Turn	358	367	102.5%	64.8	8.5	E
	Through	765	769	100.5%	52.5	10.0	D
	Right Turn	282	274	97.3%	17.5	7.9	B
	Subtotal	1,405	1,411	100.4%	48.9	9.0	D
WB	Left Turn	262	223	85.3%	93.1	29.1	F
	Through	807	765	94.8%	99.8	30.7	F
	Right Turn	69	59	85.9%	94.3	35.0	F
	Subtotal	1,138	1,048	92.1%	98.0	30.5	F
Total		5,175	4,953	95.7%	69.4	9.3	E

Intersection 8 Riverside Blvd/I-80 WB Ramps Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	1,488	1,443	97.0%	37.9	15.0	D
	Right Turn	208	190	91.3%	10.5	4.4	B
	Subtotal	1,696	1,633	96.3%	34.8	13.8	C
SB	Left Turn						
	Through	879	828	94.2%	8.2	1.1	A
	Right Turn						
	Subtotal	879	828	94.2%	8.2	1.1	A
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn	490	473	96.6%	36.9	5.9	D
	Through						
	Right Turn	211	194	92.0%	48.5	27.6	D
	Subtotal	701	668	95.2%	39.7	11.0	D
Total		3,276	3,129	95.5%	28.7	8.4	C

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Existing Plus Project Conditions
PM Peak Hour

Intersection 9

Riverside Blvd/I-80 EB Ramps-Orlando Ave

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	1,168	1,127	96.5%	38.4	3.5	D
	Right Turn	81	76	93.8%	29.1	5.8	C
	Subtotal	1,249	1,203	96.3%	37.8	3.5	D
SB	Left Turn	71	68	95.3%	53.9	9.5	D
	Through	1,070	1,032	96.5%	22.5	2.2	C
	Right Turn						
	Subtotal	1,141	1,100	96.4%	24.4	1.9	C
EB	Left Turn						
	Through	400	415	103.6%	38.2	2.6	D
	Right Turn	209	217	103.6%	22.4	4.9	C
	Subtotal	609	631	103.6%	32.7	3.0	C
WB	Left Turn	226	219	97.0%	42.8	3.7	D
	Through						
	Right Turn	242	249	102.7%	29.0	7.3	C
	Subtotal	468	468	100.0%	35.6	3.7	D
Total		3,467	3,402	98.1%	32.2	1.0	C

Intersection 106

Riverside Ave/Kaiser Drwy

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	1,594	1,499	94.0%	13.4	6.1	B
	Right Turn	105	103	98.4%	1.6	1.1	A
	Subtotal	1,699	1,602	94.3%	12.7	5.8	B
SB	Left Turn						
	Through	879	821	93.4%	1.5	0.1	A
	Right Turn	641	532	82.9%	3.9	0.3	A
	Subtotal	1,520	1,353	89.0%	2.4	0.2	A
EB	Left Turn						
	Through						
	Right Turn	591	554	93.7%	2.3	0.1	A
	Subtotal	591	554	93.7%	2.3	0.1	A
WB	Left Turn						
	Through						
	Right Turn	158	138	87.1%	102.9	67.2	F
	Subtotal	158	138	87.1%	102.9	67.2	F
Total		3,968	3,646	91.9%	10.5	4.6	B

Intersection 1

Cirby Way/Foothills Blvd

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
NB	Through	345	122	24	190	41	194	43	0%	0%
	Right Turn	275	145	31	228	54	215	52	1%	0%
SB	Left Turn	2,979	406	42	440	57	450	65	0%	0%
	Through	2,979	273	81	507	150	547	141	0%	0%
WB	Left Turn	1,048	118	15	172	34	168	29	0%	58%
	Right Turn	48	109	35	182	44	179	47	0%	15%

Intersection 2

Cirby Way/Vernon St

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	225	136	49	242	91	228	76	0%	0%
	Through	842	358	118	587	196	576	163	13%	0%
	Through/Right	842	403	106	627	164	600	136	0%	0%
NB	Left Turn	150	66	16	119	31	121	26	1%	0%
	Through	978	80	20	132	37	129	34	1%	0%
	Right Turn	250	70	13	112	21	110	23	0%	0%
SB	Left Turn	150	31	17	68	28	66	27	0%	0%
	Through	1,074	87	21	144	23	141	28	1%	0%
	Right Turn	1,074	92	11	158	28	161	34	0%	0%
WB	Left Turn	175	107	42	222	94	256	57	0%	0%
	Through	1,331	283	50	438	63	438	65	18%	0%
	Right Turn	175	39	28	105	91	116	110	0%	0%

Intersection 3

Cirby Way/Melody Ln

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Through	648	140	27	225	49	237	57	0%	0%
	Through/Right	260	229	37	347	37	324	36	0%	6%
NB	Right Turn	685	118	15	188	30	199	45	0%	0%
WB	Left Turn	150	66	11	94	15	90	16	0%	0%
	Through	0	0	0	0	0	0	0	0%	0%

Intersection 4

Cirby Way/Riverside Ave

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	U/Left Turns	30	51	11	83	13	78	16	0%	58%
	Left Turn	341	135	77	181	89	185	84	0%	1%
	Through	231	213	66	302	71	297	74	0%	2%
	Right Turn	120	98	27	146	41	137	36	0%	0%
NB	Left Turn	618	570	83	668	92	639	75	13%	6%
	Through	618	220	37	329	47	336	43	0%	0%
	Right Turn	325	60	16	102	25	106	37	0%	0%
SB	U/Left Turns	200	59	13	108	19	116	30	0%	0%
	Left Turn	200	66	18	117	14	119	19	0%	0%
	Through	2,452	304	178	509	213	469	180	31%	0%
	Right Turn	175	181	26	262	27	236	4	10%	0%
WB	Left Turn	375	350	110	448	191	463	158	25%	0%
	Through	683	358	146	478	158	505	153	6%	3%
	Through/Right	683	352	130	466	165	465	170	0%	1%

Intersection 5

Cirby Way/Cirby Hills Dr-Kaiser North Driveway

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	100	69	16	127	40	125	32	4%	0%
	Through	683	161	122	229	129	228	117	15%	0%
	Through/Right	683	181	124	246	130	244	128	0%	0%
NB	Left Turn	200	44	9	88	22	86	26	0%	0%
	Left/Through	493	25	7	57	10	52	12	0%	0%
	Right Turn	200	23	6	50	8	50	16	0%	0%
SB	Left/Through	100	19	11	45	15	46	14	0%	0%
	Right Turn	476	38	8	73	14	76	17	0%	0%
WB	Left Turn	175	103	26	181	39	177	36	1%	0%
	Through	1,385	108	54	215	91	215	95	3%	0%
	Through/Right	1,385	89	46	169	70	173	66	0%	0%

Intersection 6

Cirby Way/Orlando Ave

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	1	2	5	8	9	12	0%	0%
	Through	1,385	104	35	276	77	282	55	8%	0%
	Through/Right	1,385	111	42	294	79	294	59	0%	0%
NB	Left/Through	902	4	5	15	17	21	20	0%	0%
	Right Turn	902	85	19	152	40	156	48	0%	0%
SB	Left/Through	456	12	9	36	24	43	23	1%	0%
	Right Turn	75	12	5	36	8	32	1	0%	0%
WB	Left Turn	250	47	14	97	24	96	29	0%	0%
	Through	896	59	24	161	61	178	70	0%	0%
	Through/Right	896	46	28	126	69	145	71	0%	0%

Intersection 7

Cirby Way/Sunrise Ave

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	225	184	36	302	42	264	35	0%	0%
	Through	1,868	352	43	438	61	452	54	17%	0%
	Right Turn	175	134	50	301	53	250	0	0%	0%
NB	Left Turn	200	221	20	290	29	250	29	4%	0%
	Through	794	527	179	690	198	681	170	52%	12%
	Right Turn	175	74	44	195	107	191	94	0%	0%
SB	Left Turn	225	86	19	169	57	187	79	0%	0%
	Through	1,280	211	23	297	45	301	62	7%	0%
	Right Turn	200	64	22	148	83	175	103	0%	0%
WB	Left Turn	200	128	45	275	94	263	76	0%	0%
	Through	1,270	313	59	431	93	440	93	30%	0%
	Through/Right	1,270	290	51	394	80	397	67	0%	0%

Intersection 8

Riverside Blvd/I-80 WB Ramps

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
NB	Through	1,326	394	195	676	413	686	371	0%	0%
	Right Turn	1,042	70	154	207	440	323	478	0%	0%
SB	Through	245	101	19	174	65	186	88	0%	1%
	Right Turn									
WB	Left Turn	262	111	16	171	29	166	37	0%	0%
	Right Turn	452	226	45	319	68	320	54	0%	0%
	Through									
	Right Turn									

Intersection 9

Riverside Blvd/I-80 EB Ramps-Orlando Ave

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Through	2,153	72	14	110	22	108	20	0%	0%
	Right Turn	250	38	11	66	20	67	18	0%	0%
NB	Through	1,778	345	120	511	344	545	441	40%	0%
	Right Turn	75	51	22	134	28	125	0	0%	0%
SB	Left Turn	175	37	13	79	29	76	25	0%	0%
	Through	244	72	15	137	31	136	33	0%	0%
WB	Left Turn	484	47	21	76	40	83	46	0%	0%
	Right Turn	484	57	10	98	22	114	47	0%	0%

Intersection 106

Riverside Ave/Kaiser Drwy

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
NB	Through	245	136	91	261	123	224	91	25%	11%
	Through/Right	245	11	14	50	68	88	101	0%	0%
WB	Right Turn	507	26	10	60	18	57	19	0%	0%
SB	Through	0	0	0	0	0	0	0	0%	0%
	Right Turn	0	0	0	0	0	0	0	0%	0%

Intersection 1

Cirby Way/Foothills Blvd

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
NB	Through	345	169	32	229	54	228	49	0%	0%
	Right Turn	275	148	28	216	59	220	64	0%	0%
SB	Left Turn	2,979	444	55	525	79	543	76	0%	0%
	Through	396	237	49	429	82	437	108	0%	2%
WB	Left Turn	1,048	145	23	193	31	194	30	0%	68%
	Right Turn	48	175	25	261	18	243	2	0%	22%

Intersection 2

Cirby Way/Vernon St

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	225	134	35	259	66	257	54	0%	0%
	Through	842	547	250	847	273	823	260	26%	3%
	Through/Right	842	611	261	905	268	921	249	0%	7%
NB	Left Turn	150	68	11	118	20	119	27	1%	0%
	Through	978	54	13	96	22	100	24	0%	0%
	Right Turn	250	60	10	104	21	109	33	0%	0%
SB	Left Turn	150	56	20	103	28	113	32	0%	0%
	Through	1,074	105	91	250	308	250	298	2%	2%
	Right Turn	1,074	452	200	678	284	645	222	0%	3%
WB	Left Turn	175	142	39	320	53	274	11	0%	0%
	Through	1,331	592	87	733	98	724	102	43%	0%
	Right Turn	175	84	61	224	134	226	102	0%	0%

Intersection 3

Cirby Way/Melody Ln

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Through	648	146	32	253	51	259	52	0%	0%
	Through/Right	260	246	28	360	34	327	27	0%	5%
NB	Right Turn	784	178	80	282	99	275	97	0%	0%
WB	Left Turn	150	75	14	114	30	112	24	0%	0%
	Through	220	41	2	45	5	46	5	0%	0%

Intersection 4

Cirby Way/Riverside Ave

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	U/Left Turns	30	39	10	65	15	61	12	0%	43%
	Left Turn	341	72	8	78	13	81	9	0%	0%
	Through	267	128	36	188	49	197	51	0%	0%
	Right Turn	30	45	12	83	12	79	10	0%	13%
NB	Left Turn	557	532	79	617	79	597	71	11%	6%
	Through	557	278	57	472	135	483	160	0%	0%
	Right Turn	325	63	15	117	26	116	28	0%	0%
SB	U/Left Turns	210	63	18	113	36	122	35	0%	0%
	Left Turn	210	89	24	145	57	150	51	0%	0%
	Through	2,452	799	388	1,179	692	1,164	551	87%	0%
	Right Turn	175	210	33	274	38	238	0	6%	0%
WB	Left Turn	400	507	85	632	73	575	66	21%	0%
	Through	682	615	87	778	53	736	27	51%	14%
	Through/Right	682	594	97	739	42	717	13	0%	11%

Intersection 5

Cirby Way/Cirby Hills Dr-Kaiser North Driveway

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	100	42	16	98	39	105	49	0%	0%
	Through	682	202	39	306	55	297	55	24%	0%
	Through/Right	682	225	42	337	69	322	69	0%	0%
NB	Left/Through	489	146	29	255	64	269	71	0%	0%
	Right Turn	489	78	10	125	24	128	34	0%	0%
SB	Left/Through	100	19	8	50	22	52	29	0%	0%
	Right Turn	473	51	17	91	20	95	37	4%	0%
WB	Left Turn	175	70	45	162	101	149	81	0%	0%
	Through	1,378	294	98	499	250	604	342	34%	0%
	Through/Right	1,378	248	88	451	225	515	329	0%	0%

Intersection 6

Cirby Way/Orlando Ave

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	9	5	29	13	32	15	0%	0%
	Through	1,378	154	23	254	47	251	39	4%	0%
	Through/Right	1,378	178	29	279	38	269	46	0%	0%
NB	Left/Through	902	27	15	60	26	64	19	0%	0%
	Right Turn	902	200	77	327	136	325	140	0%	0%
SB	Left/Through	456	11	7	33	15	33	15	0%	0%
	Right Turn	75	11	6	33	13	29	10	0%	0%
WB	Left Turn	250	103	19	173	29	172	30	0%	0%
	Through	896	24	10	67	26	68	28	0%	0%
	Through/Right	896	22	8	63	19	68	25	0%	0%

Intersection 7

Cirby Way/Sunrise Ave

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	225	197	29	292	26	267	32	1%	1%
	Through	1,868	337	66	391	85	404	82	36%	0%
	Right Turn	175	164	43	293	35	250	0	1%	0%
NB	Left Turn	200	220	32	289	37	250	31	8%	0%
	Through	794	416	151	564	219	533	174	41%	2%
	Right Turn	175	48	41	148	95	172	101	0%	0%
SB	Left Turn	225	224	41	374	41	300	26	0%	0%
	Through	1,280	647	207	834	265	787	230	51%	2%
	Right Turn	200	233	39	331	34	275	0	0%	0%
WB	Left Turn	200	235	44	369	44	300	31	0%	0%
	Through	1,270	584	198	861	302	864	308	61%	0%
	Through/Right	1,270	543	172	806	282	829	287	0%	0%

Intersection 8

Riverside Blvd/I-80 WB Ramps

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
NB	Through	1,042	453	169	714	280	713	263	0%	0%
	Right Turn	1,042	87	155	316	449	465	479	0%	3%
SB	Through	217	96	14	163	23	157	25	0%	0%
	Right Turn									
WB	Left Turn	452	227	23	310	42	312	43	0%	0%
	Right Turn	452	191	41	297	69	325	59	0%	0%
	Through									
	Right Turn									

Intersection 9

Riverside Blvd/I-80 EB Ramps-Orlando Ave

Signal

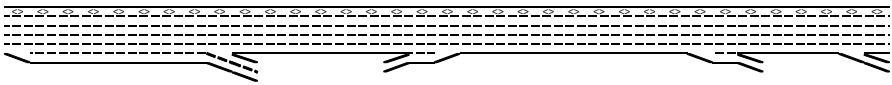
Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Through	2,153	154	27	217	39	218	45	1%	0%
	Right Turn	250	101	23	184	39	189	41	0%	0%
NB	Through	1,778	401	38	549	74	548	90	51%	0%
	Right Turn	75	45	17	122	39	114	31	0%	0%
SB	Left Turn	175	57	20	129	48	145	69	0%	0%
	Through	1,326	233	16	301	37	309	42	11%	0%
WB	Left Turn	484	118	21	161	18	160	22	2%	0%
	Right Turn	484	139	27	213	46	206	45	0%	0%

Intersection 106

Riverside Ave/Kaiser Drwy

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
NB	Through	217	147	92	254	98	237	78	21%	12%
	Through/Right	217	17	19	65	69	75	70	0%	0%
WB	Right Turn	507	131	78	216	144	214	135	5%	1%
SB	Through	600	0	0	0	0	0	0	0%	0%
	Right Turn	600	0	0	0	0	0	0	0%	0%

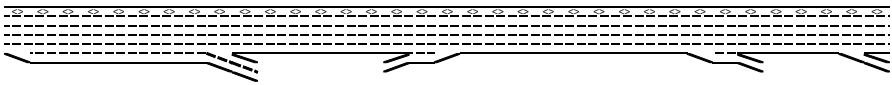
Location	1	2	3	4	5	6	7
							
Key							
⇔ Express Lane (HOV)							
No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd Off Ramp	Douglas Blvd Slip Off Ramp	Douglas Blvd Loop Off Ramp
Define Freeway Segment							
Type	Basic	Diverge	Basic	Merge	Basic	Diverge	Diverge
Length (ft)	4,000	1,500	3,175	1,500	4,000	1,500	750
Accel Length				300			
Decel Length		1,275				1,650	300
Mainline Volume	5,269	5,269	4,336	4,336	5,045	5,045	4,098
On Ramp Volume				709			
Off Ramp Volume		933				947	372
Express Lane Volume	511	511	411	411	488	488	384
EL On Ramp Volume							
EL Off Ramp Volume							
Calculate Flow Rate in General Purpose Lanes (GP)							
GP Volume (vph)	4,758	4,758	3,925	4,634	4,557	4,557	3,714
PHF	0.94	0.94	0.94	0.94	0.94	0.94	0.94
GP Lanes	5	5	4	4	4	4	4
Terrain	Level	Level	Level	Level	Level	Level	Level
Grade %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Grade Length (mi)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Truck & Bus %	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
RV %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
E _T	1.5	1.5	1.5	1.5	1.5	1.5	1.5
E _B	1.2	1.2	1.2	1.2	1.2	1.2	1.2
f _W	0.971	0.971	0.971	0.971	0.971	0.971	0.971
f _p	1.00	1.00	1.00	1.00	1.00	1.00	1.00
GP Flow (pcph)	5,213	5,213	4,300	5,077	4,993	4,993	4,069
GP Flow (pcphpl)	1,043	1,043	1,075	1,269	1,248	1,248	1,017
Calculate Speed in General Purpose Lanes							
Lane Width (ft)							
Shoulder Width							
TRD							
f _W							
f _C							
Calculated FFS							
Measured FFS							
FFS Curve	70	70	70	70	70	70	70
Calculate Operations in General Purpose Lanes							
v/c ratio	0.43	0.43	0.45	0.53	0.52	0.52	0.42
Speed (mph)	70.0	70.0	70.0	69.9	70.0	70.0	70.0
Density (pcphpl)	14.9	14.9	15.4	18.1	17.8	17.8	14.5
LOS	B	B	B	C	B	B	B
Calculate Operations for Entering GP Lanes							
GP _N Vol (pcph)	5,213	5,213		4,316		4,993	4,069
GP _N Cap (pcph)	9,600	9,600		9,600		9,600	9,600
GP _N v/c ratio	0.54	0.54		0.45		0.52	0.42
Calculate Operations for Exiting GP Lanes							
GP _{OUT} Vol (pcph)		4,211		5,077		3,981	3,672
GP _{OUT} Cap (pcph)		9,600		9,600		9,600	9,600
GP _{OUT} v/c ratio		0.44		0.53		0.41	0.38

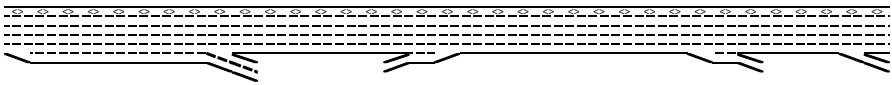
Location	1	2	3	4	5	6	7
Key							
⇔ Express Lane (HOV)							
No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd Off Ramp	Douglas Blvd Slip Off Ramp	Douglas Blvd Loop Off Ramp
Calculate Flow Rate in Express Lanes (EL)							
EL Volume (vph)	511	511	411	411	488	488	384
PHF	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Express Lanes	1	1	1	1	1	1	1
Terrain	Level	Level	Level	Level	Level	Level	Level
Grade %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Grade Length (mi)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Truck & Bus %	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
RV %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
E _T	1.5	1.5	1.5	1.5	1.5	1.5	1.5
E _R	1.2	1.2	1.2	1.2	1.2	1.2	1.2
f _W	0.990	0.990	0.990	0.990	0.990	0.990	0.990
f _p	1.00	1.00	1.00	1.00	1.00	1.00	1.00
EL Flow (pcph)	549	549	442	442	525	525	413
EL Flow (pcphpl)	549	549	442	442	525	525	413
Calculate Speed in Express Lanes							
Lane Width (ft)							
Shoulder Width							
TRD							
f _W							
f _C							
Calc'd FFS	70.0	70.0	70.0	70.0	65.0	65.0	65.0
Measured FFS	70	70	70	70	65	65	65
Calculate Operations in Express Lanes							
EL _W v/c ratio	0.31	0.31	0.25	0.25	0.30	0.30	0.24
Calculate On Ramp Flow Rate							
On Volume (vph)				709			
PHF				0.95			
Total Lanes				1			
Terrain				Level			
Grade %				0.0%			
Grade Length (mi)				0.00			
Truck & Bus %				4.0%			
RV %				0.0%			
E _T				1.5			
E _R				1.2			
f _W				0.980			
f _p				1.00			
On Flow (pcph)				761			
On Flow (pcphpl)				761			
Calculate On Ramp Roadway Operations							
On Ramp Type				Right			
On Ramp Speed (mph)				45			
On Ramp Cap (pcph)				2,100			
On Ramp v/c ratio				0.36			

Location	1	2	3	4	5	6	7
Key ⇌ Express Lane (HOV) No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd Off Ramp	Douglas Blvd Slip Off Ramp	Douglas Blvd Loop Off Ramp
Calculate Off Ramp Flow Rate							
Off Volume (vph)		933				947	372
PHF		0.95				0.95	0.95
Total Lanes		2				1	1
Terrain		Level				Level	Level
Grade %		0.0%				0.0%	0.0%
Grade Length (mi)		0.00				0.00	0.00
Truck & Bus %		4.0%				3.0%	3.0%
RV %		0.0%				0.0%	0.0%
E _T		1.5				1.5	1.5
E _B		1.2				1.2	1.2
f _W		0.980				0.985	0.985
f _p		1.00				1.00	1.00
Off Flow (pcph)		1,002				1,012	397
Off Flow (pcphpl)		501				1,012	397
Calculate Off Ramp Roadway Operations							
Off Ramp Type		Right				Right	Right
Off Ramp Speed		25				45	25
Off Ramp Cap (pcph)		3,800				2,100	1,900
Off Ramp v/c ratio		0.26				0.48	0.21
Determine Adjacent Ramp for Three-Lane Mainline							
Up Type							
Up Distance							
Up Flow (pcph)							
Down Type							
Down Distance							
Down Flow (pcph)							
Calculate Merge Influence Area Operations							
Effective v ₀ (pcph)				4,316			
Up Ramp L _{EQ}							
Down Ramp L _{EQ}							
P _{FM} (Eqn 13-3)				0.586			
P _{FM} (Eqn 13-4)							
P _{FM} (Eqn 13-5)							
P _{FM}				0.123			
v _{L2} (pcph)				529			
v ₃ (pcph)							
v ₃₄ (pcph)				3,787			
v ₁₂₄ (pcph)				1,726			
v ₆₁₂₄ (pcph)				2,488			
Merge Speed Index				0.34			
Merge Area Speed				60.5			
Outer Lanes Volume				1,295			
Outer Lanes Speed				67.1			
Segment Speed				63.7			
Merge v/c ratio				0.54			
Merge Density				22.6			
Merge LOS				C			

Location	1	2	3	4	5	6	7
Key							
⇔ Express Lane (HOV)							
- - - No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd Off Ramp	Douglas Blvd Slip Off Ramp	Douglas Blvd Loop Off Ramp
Calculate Diverge Influence Area Operations							
Effective v_L (pcph)		4,692				4,993	4,069
Up Ramp L_{EQ}							
Down Ramp L_{EQ}							
P_{FD} (Eqn 13-9)		0.597				0.589	0.640
P_{FD} (Eqn 13-10)							
P_{FD} (Eqn 13-11)							
P_{FD}		0.260				0.436	0.436
V_{L2} (pcph)		1,961				2,748	1,998
V_3 (pcph)							
V_{L4} (pcph)		2,731				2,245	2,071
V_{L24} (pcph)		1,961				2,748	1,998
Diverge Speed Index		0.65				0.39	0.59
Diverge Area Speed		51.9				59.1	53.4
Outer Lanes Volume		1,365				1,123	1,036
Outer Lanes Speed		75.4				76.3	76.7
Segment Speed		63.4				65.8	63.1
Diverge v/c ratio		0.45				0.62	0.45
Diverge Density		9.6				13.0	18.7
Diverge LOS		A				B	B
Calculate On Ramp to Off Ramp Flow Rate for Weaving							
On to Off Volume (vph)							
PHF							
Terrain							
Grade %							
Grade Length (mi)							
Truck & Bus %							
RV %							
E_T							
E_R							
f_{wv}							
f_p							
On to Off Flow (pcph)							
Calculate On Ramp to Mainline Flow Rate for Weaving							
On to ML Volume (vph)							
PHF							
Terrain							
Grade %							
Grade Length (mi)							
Truck & Bus %							
RV %							
E_T							
E_R							
f_{wv}							
f_p							
On to ML Flow (pcph)							

Location	1	2	3	4	5	6	7
Key							
⇔ Express Lane (HOV)							
No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd Off Ramp	Douglas Blvd Slip Off Ramp	Douglas Blvd Loop Off Ramp
Calculate Mainline to Off Ramp Flow Rate for Weave							
ML to Off Volume (vph)							
PHF							
Terrain							
Grade %							
Grade Length (mi)							
Truck & Bus %							
RV %							
E _T							
E _R							
f _W							
f _p							
ML to Off Flow (pcph)							
Calculate General Purpose Lanes to General Purpose							
GP to GP Volume (vph)							
PHF							
Terrain							
Grade %							
Grade Length (mi)							
Truck & Bus %							
RV %							
E _T							
E _R							
f _W							
f _p							
GP to GP Flow (pcph)							

Location	1	2	3	4	5	6	7
							
Key							
⇔ Express Lane (HOV)							
No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd Off Ramp	Douglas Blvd Slip Off Ramp	Douglas Blvd Loop Off Ramp
Calculate Weave Segment Operations							
Weave Type							
Weave Length							
Segment Lanes							
Weave Lanes							
Weave Flow (pcph)							
Non-Weave Flow							
Segment Flow							
Max Weave Length							
Length Check							
Ideal Weave Capacity							
f_{wv}							
f_p							
Capacity Condition 1							
Capacity Condition 2							
Weave v/c ratio							
Interchange Density							
Lane Changes On to ML							
Lane Changes ML to Off							
Lane Changes On to Off							
Min Lane Change Rate							
Weave LC Rate							
Non-Weave LC Rate 1							
Non-Weave LC Rate 2							
Non-Weave LC Rate 3							
Segment LC Rate							
Weave Intensity Factor							
Weave Speed							
Non-Weave Speed							
Segment Speed							
Weave Density							
Weave LOS							
Summarize Segment Operations							
Segment v/c ratio	0.43	0.45	0.45	0.54	0.52	0.62	0.45
Segment Density	14.9	9.6	15.4	22.6	17.8	13.0	18.7
Segment LOS	B	A	B	C	B	B	B
Over Capacity							

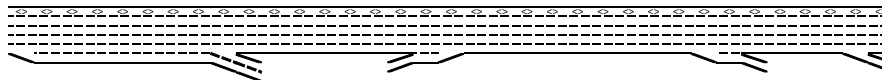
Location	1	2	3	4	5	6	7
							
Key							
⇌ Express Lane (HOV)							
No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd
Define Freeway Segment							
Type	Basic	Diverge	Basic	Merge	Basic	Diverge	Diverge
Length (ft)	4,000	1,500	3,175	1,500	4,000	4,000	4,000
Accel Length				300			
Decel Length		1,275			1,650		300
Mainline Volume	4,927	4,927	3,509	3,509	4,260	4,260	3,288
On Ramp Volume				751			
Off Ramp Volume		1,418				972	314
Express Lane Volume	488	488	333	333	410	410	303
EL On Ramp Volume							
EL Off Ramp Volume							
Calculate Flow Rate in General Purpose Lanes (GP)							
GP Volume (vph)	4,439	4,439	3,176	3,927	3,850	3,850	2,985
PHF	0.97	0.97	0.97	0.97	0.97	0.97	0.97
GP Lanes	5	5	4	4	4	4	4
Terrain	Level	Level	Level	Level	Level	Level	Level
Grade %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Grade Length (mi)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Truck & Bus %	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
RV %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
E _T	1.5	1.5	1.5	1.5	1.5	1.5	1.5
E _B	1.2	1.2	1.2	1.2	1.2	1.2	1.2
f _W	0.971	0.971	0.971	0.971	0.971	0.971	0.971
f _p	1.00	1.00	1.00	1.00	1.00	1.00	1.00
GP Flow (pcph)	4,714	4,714	3,373	4,170	4,089	4,089	3,170
GP Flow (pcphpl)	943	943	843	1,043	1,022	1,022	792
Calculate Speed in General Purpose Lanes							
Lane Width (ft)							
Shoulder Width							
TRD							
f _{LW}							
f _{LC}							
Calculated FFS							
Measured FFS							
FFS Curve	70	70	70	70	70	70	70
Calculate Operations in General Purpose Lanes							
v/c ratio	0.39	0.39	0.35	0.43	0.43	0.43	0.33
Speed (mph)	70.0	70.0	70.0	70.0	70.0	70.0	70.0
Density (pcphpl)	13.5	13.5	12.0	14.9	14.6	14.6	11.3
LOS	B	B	B	B	B	B	B
Calculate Operations for Entering GP Lanes							
GP _N Vol (pcph)	4,714	4,714		3,364		4,089	3,170
GP _N Cap (pcph)	9,600	9,600		9,600		9,600	9,600
GP _N v/c ratio	0.49	0.49		0.35		0.43	0.33
Calculate Operations for Exiting GP Lanes							
GP _{OUT} Vol (pcph)		3,191		4,170		3,050	2,834
GP _{OUT} Cap (pcph)		9,600		9,600		9,600	9,600
GP _{OUT} v/c ratio		0.33		0.43		0.32	0.30

Location	1	2	3	4	5	6	7
Key							
⇔ Express Lane (HOV)							
- - - No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd
Calculate Flow Rate in Express Lanes (EL)							
EL Volume (vph)	488	488	333	333	410	410	303
PHF	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Express Lanes	1	1	1	1	1	1	1
Terrain	Level	Level	Level	Level	Level	Level	Level
Grade %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Grade Length (mi)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Truck & Bus %	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
RV %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
E _T	1.5	1.5	1.5	1.5	1.5	1.5	1.5
E _R	1.2	1.2	1.2	1.2	1.2	1.2	1.2
f _W	0.990	0.990	0.990	0.990	0.990	0.990	0.990
f _p	1.00	1.00	1.00	1.00	1.00	1.00	1.00
EL Flow (pcph)	508	508	346	346	427	427	315
EL Flow (pcphpl)	508	508	346	346	427	427	315
Calculate Speed in Express Lanes							
Lane Width (ft)							
Shoulder Width							
TRD							
f _W							
f _C							
Calc'd FFS	70.0	70.0	70.0	70.0	65.0	65.0	65.0
Measured FFS	70	70	70	70	65	65	65
FFS	70	70	70	70	65	65	65
Calculate Operations in Express Lanes							
EL _W v/c ratio	0.29	0.29	0.20	0.20	0.24	0.24	0.18
Calculate On Ramp Flow Rate							
On Volume (vph)				751			
PHF				0.95			
Total Lanes				1			
Terrain				Level			
Grade %				0.0%			
Grade Length (mi)				0.00			
Truck & Bus %				4.0%			
RV %				0.0%			
E _T				1.5			
E _R				1.2			
f _W				0.980			
f _p				1.00			
On Flow (pcph)				806			
On Flow (pcphpl)				806			
Calculate On Ramp Roadway Operations							
On Ramp Type				Right			
On Ramp Speed (mph)				45			
On Ramp Cap (pcph)				2,100			
On Ramp v/c ratio				0.38			

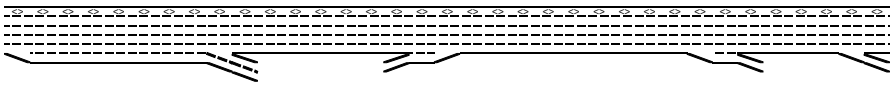
Location	1	2	3	4	5	6	7
Key							
⇌ Express Lane (HOV)							
No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd
Calculate Off Ramp Flow Rate							
Off Volume (vph)		1,418				972	314
PHF		0.95				0.95	0.95
Total Lanes		2				1	1
Terrain		Level				Level	Level
Grade %		0.0%				0.0%	0.0%
Grade Length (mi)		0.00				0.00	0.00
Truck & Bus %		4.0%				3.0%	3.0%
RV %		0.0%				0.0%	0.0%
E _T		1.5				1.5	1.5
E _B		1.2				1.2	1.2
f _W		0.980				0.985	0.985
f _p		1.00				1.00	1.00
Off Flow (pcph)		1,522				1,039	335
Off Flow (pcphpl)		761				1,039	335
Calculate Off Ramp Roadway Operations							
Off Ramp Type		Right				Right	Right
Off Ramp Speed		25				45	25
Off Ramp Cap (pcph)		3,800				2,100	1,900
Off Ramp v/c ratio		0.40				0.49	0.18
Determine Adjacent Ramp for Three-Lane Mainline							
Up Type							
Up Distance							
Up Flow (pcph)							
Down Type							
Down Distance							
Down Flow (pcph)							
Calculate Merge Influence Area Operations							
Effective v ₀ (pcph)				3,364			
Up Ramp L _{EQ}							
Down Ramp L _{EQ}							
P _{FM} (Eqn 13-3)				0.586			
P _{FM} (Eqn 13-4)							
P _{FM} (Eqn 13-5)							
P _{FM}				0.117			
v ₁₂ (pcph)				394			
v ₃ (pcph)							
v ₃₄ (pcph)				2,970			
v ₁₂₄ (pcph)				1,346			
v ₆₁₂₄ (pcph)				2,152			
Merge Speed Index				0.33			
Merge Area Speed				60.8			
Outer Lanes Volume				1,009			
Outer Lanes Speed				68.2			
Segment Speed				64.2			
Merge v/c ratio				0.47			
Merge Density				20.0			
Merge LOS				C			

Location	1	2	3	4	5	6	7
Key							
⇔ Express Lane (HOV)							
- - - No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd
Calculate Diverge Influence Area Operations							
Effective v_L (pcph)		4,243				4,089	3,170
Up Ramp L_{EQ}							
Down Ramp L_{EQ}							
P_{FD} (Eqn 13-9)		0.584				0.610	0.665
P_{FD} (Eqn 13-10)							
P_{FD} (Eqn 13-11)							
P_{FD}		0.260				0.436	0.436
V_{L2} (pcph)		2,230				2,368	1,571
V_L (pcph)							
V_{L4} (pcph)		2,013				1,720	1,599
V_{L24} (pcph)		2,230				2,368	1,571
Diverge Speed Index		0.70				0.39	0.59
Diverge Area Speed		50.5				59.0	53.5
Outer Lanes Volume		1,006				860	799
Outer Lanes Speed		76.8				76.8	76.8
Segment Speed		60.3				65.4	63.2
Diverge v/c ratio		0.51				0.54	0.36
Diverge Density		12.0				9.8	15.1
Diverge LOS		B				A	B
Calculate On Ramp to Off Ramp Flow Rate for Weaving							
On to Off Volume (vph)							
PHF							
Terrain							
Grade %							
Grade Length (mi)							
Truck & Bus %							
RV %							
E_T							
E_R							
f_{wv}							
f_p							
On to Off Flow (pcph)							
Calculate On Ramp to Mainline Flow Rate for Weaving							
On to ML Volume (vph)							
PHF							
Terrain							
Grade %							
Grade Length (mi)							
Truck & Bus %							
RV %							
E_T							
E_R							
f_{wv}							
f_p							
On to ML Flow (pcph)							

Location	1	2	3	4	5	6	7
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Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd
Calculate Mainline to Off Ramp Flow Rate for Weav							
ML to Off Volume (vph)							
PHF							
Terrain							
Grade %							
Grade Length (mi)							
Truck & Bus %							
RV %							
E _T							
E _R							
f _W							
f _p							
ML to Off Flow (pcph)							
Calculate General Purpose Lanes to General Purpo							
GP to GP Volume (vph)							
PHF							
Terrain							
Grade %							
Grade Length (mi)							
Truck & Bus %							
RV %							
E _T							
E _R							
f _W							
f _p							
GP to GP Flow (pcph)							

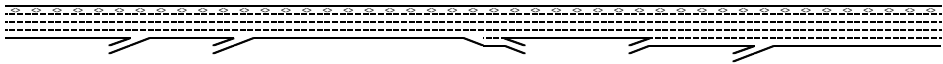
Location	1	2	3	4	5	6	7
							
Key							
◁ Express Lane (HOV)							
No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd
Calculate Weave Segment Operations							
Weave Type							
Weave Length							
Segment Lanes							
Weave Lanes							
Weave Flow (pcph)							
Non-Weave Flow							
Segment Flow							
Max Weave Length							
Length Check							
Ideal Weave Capacity							
f_{wv}							
f_p							
Capacity Condition 1							
Capacity Condition 2							
Weave v/c ratio							
Interchange Density							
Lane Changes On to ML							
Lane Changes ML to Off							
Lane Changes On to Off							
Min Lane Change Rate							
Weave LC Rate							
Non-Weave LC Rate 1							
Non-Weave LC Rate 2							
Non-Weave LC Rate 3							
Segment LC Rate							
Weave Intensity Factor							
Weave Speed							
Non-Weave Speed							
Segment Speed							
Weave Density							
Weave LOS							
Summarize Segment Operations							
Segment v/c ratio	0.39	0.51	0.35	0.47	0.43	0.54	0.36
Segment Density	13.5	12.0	12.0	20.0	14.6	9.8	15.1
Segment LOS	B	B	B	C	B	A	B
Over Capacity							

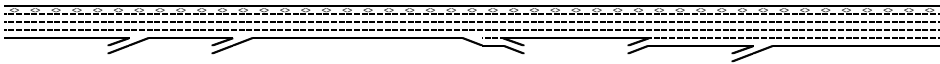
Location	1	2	3	4	5	6	7	8	9
Key < Express Lane (HOV) No Trucks									
Name	Douglas Boulevard West	Douglas Blvd Loop On Ramp	Douglas Blvd Slip On Ramp	Douglas Blvd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to Loop On Ramp	Riverside Loop On Ramp	Riverside Slip-On Ramp	Riverside Slip-On Ramp to Anastophe Rd
Define Freeway Segment									
Type	Basic	Merge	Merge	Basic	Diverge	Basic	Basic	Merge	Basic
Length (ft)	4,000	4,000	4,000	4,000	1,500	3,000	1,500	1,500	4,000
Accel Length		300	300					875	
Decel Length					300				
Mainline Volume	4,208	4,208	4,736	5,096	5,096	4,490	4,490	4,648	5,489
On Ramp Volume		528	360				158	841	
Off Ramp Volume					606				
Express Lane Volume	414	502	565	607	607	539	539	558	657
EL On Ramp Volume									
EL Off Ramp Volume									
Calculate Flow Rate in General Purpose Lanes (GP)									
GP Volume (vph)	3,794	4,234	4,531	4,489	4,489	3,951	4,109	4,931	4,832
PHF	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
GP Lanes	3	3	3	3	3	3	4	4	4
Terrain	Level	Level	Level	Level	Level	Level	Level	Level	Level
Grade %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Grade Length (mi)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Truck & Bus %	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	2.0%
RV %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
E _T	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
E _B	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2
f _{lv}	0.971	0.971	0.971	0.971	0.971	0.971	0.971	0.971	0.990
f _p	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
GP Flow (pcph)	4,071	4,543	4,862	4,816	4,816	4,239	4,409	5,291	5,083
GP Flow (pcphpl)	1,357	1,514	1,621	1,605	1,605	1,413	1,102	1,323	1,271
Calculate Speed in General Purpose Lanes									
Lane Width (ft)									
Shoulder Width									
TRD									
f _{lv}									
f _c									
Calculated FFS									
Measured FFS									
FFS Curve	70	70	70	70	70	70	70	70	65
Calculate Operations in General Purpose Lanes									
v/c ratio	0.57	0.63	0.68	0.67	0.67	0.59	0.46	0.55	0.54
Speed (mph)	69.7	69.9	67.9	68.1	68.1	69.5	70.0	69.8	65.0
Density (pcphpl)	19.5	22.0	23.8	23.6	23.6	20.3	15.7	18.9	19.6
LOS	C	C	C	C	C	C	B	C	C
Calculate Operations for Entering GP Lanes									
GP _{in} Vol (pcph)		3,976	4,475		4,816		4,239	4,396	
GP _{in} Cap (pcph)		7,200	7,200		7,200		7,200	9,600	
GP _{in} v/c ratio		0.55	0.62		0.67		0.59	0.46	
Calculate Operations for Exiting GP Lanes									
GP _{out} Vol (pcph)			4,543	4,862	4,165			5,291	
GP _{out} Cap (pcph)			7,200	7,200	7,200			9,600	
GP _{out} v/c ratio			0.63	0.68	0.58			0.55	

Fehr & Peers

Fehr & Peers

Location	1	2	3	4	5	6	7	8	9
<									

Location	1	2	3	4	5	6	7	8	9
									
Key									
◁ Express Lane (HOV)									
No Trucks									
Name	Douglas Boulevard West	Douglas Blvd Loop On Ramp	Douglas Blvd Slip On Ramp	Douglas Blvd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to Loop On Ramp	Riverside Loop On Ramp	Riverside Slip-On Ramp	Riverside Slip-On Ramp to Antelope Rd
Calculate Mainline to Off Ramp Flow Rate for West									
ML to Off Volume (vph)									
PHF									
Terrain									
Grade %									
Grade Length (mi)									
Truck & Bus %									
RV %									
E _T									
E _B									
t _{lv}									
f _p									
ML to Off Flow (pcph)									
Calculate General Purpose Lanes to General Purp									
GP to GP Volume (vph)									
PHF									
Terrain									
Grade %									
Grade Length (mi)									
Truck & Bus %									
RV %									
E _T									
E _B									
t _{lv}									
f _p									
GP to GP Flow (pcph)									

Location	1	2	3	4	5	6	7	8	9
									
Key									
⇔ Express Lane (HOV)									
No Trucks									
Name	Douglas Boulevard West	Douglas Blvd Loop On Ramp	Douglas Blvd Slip On Ramp	Douglas Blvd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to Loop On Ramp	Riverside Loop On Ramp	Riverside Slip-On Ramp	Riverside Slip-On Ramp to Antelope Rd
Calculate Weave Segment Operations									
Weave Type									
Weave Length									
Segment Lanes									
Weave Lanes									
Weave Flow (pcph)									
Non-Weave Flow									
Segment Flow									
Max Weave Length									
Length Check									
Ideal Weave Capacity									
t_w									
I_s									
Capacity Condition 1									
Capacity Condition 2									
Weave v/c ratio									
Interchange Density									
Lane Changes On to ML									
Lane Changes ML to Off									
Lane Changes On to Off									
Min Lane Change Rate									
Weave LC Rate									
Non-Weave LC Rate 1									
Non-Weave LC Rate 2									
Non-Weave LC Rate 3									
Segment LC Rate									
Weave Intensity Factor									
Weave Speed									
Non-Weave Speed									
Segment Speed									
Weave Density									
Weave LOS									
Summarize Segment Operations									
Segment v/c ratio	0.57	0.63	0.65	0.67	0.73	0.59	0.46	0.58	0.54
Segment Density	19.5	25.9	26.9	23.6	29.0	20.3	15.7	20.3	19.6
Segment LOS	C	C	C	C	D	C	B	C	C
Over Capacity									

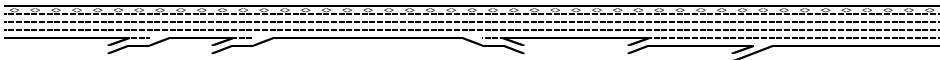
Location	1	2	3	4	5	6	7	8	9
Key ⇔ Express Lane (HOV) No Trucks									
Name	Douglas Boulevard West	Douglas Blvd Loop On Ramp	Douglas Blvd Slip On Ramp	Douglas Blvd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to Loop On Ramp	Riverside Loop On Ramp	Riverside Slip-On Ramp	Riverside Slip-On Ramp to Anastophe Rd
Define Freeway Segment									
Type	Basic	Merge	Merge	Basic	Diverge	Basic	Basic	Merge	Basic
Length (ft)	4,000	4,000	4,000	4,000	1,500	3,000	1,500	1,500	4,000
Accel Length		300	300					875	
Decel Length					300				
Mainline Volume	4,727	4,727	5,738	6,113	6,113	5,412	5,412	5,620	6,952
On Ramp Volume		1,011	375				208	1,232	
Off Ramp Volume					701				
Express Lane Volume	430	473	574	610	610	540	540	561	660
EL On Ramp Volume									
EL Off Ramp Volume									
Calculate Flow Rate in General Purpose Lanes (GP)									
GP Volume (vph)	4,297	5,265	5,539	5,503	5,503	4,872	5,080	6,291	6,172
PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
GP Lanes	3	3	3	3	3	3	4	4	4
Terrain	Level	Level	Level	Level	Level	Level	Level	Level	Level
Grade %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Grade Length (mi)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Truck & Bus %	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	2.0%
RV %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
E _T	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
E _B	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2
f _{lv}	0.971	0.971	0.971	0.971	0.971	0.971	0.971	0.971	0.990
f _p	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
GP Flow (pcph)	4,659	5,708	6,005	5,967	5,967	5,282	5,507	6,821	6,562
GP Flow (pcphpl)	1,553	1,903	2,002	1,989	1,989	1,761	1,377	1,705	1,641
Calculate Speed in General Purpose Lanes									
Lane Width (ft)									
Shoulder Width									
TRD									
f _{lv}									
f _c									
Calculated FFS									
Measured FFS									
FFS Curve	70	70	70	70	70	70	70	70	65
Calculate Operations in General Purpose Lanes									
v/c ratio	0.65	0.79	0.83	0.83	0.83	0.73	0.57	0.71	0.70
Speed (mph)	68.6	64.3	62.5	62.8	62.8	66.4	69.6	67.0	64.2
Density (pcphpl)	22.7	29.6	32.0	31.7	31.7	26.5	19.8	25.4	25.6
LOS	C	D	D	D	D	D	C	C	C
Calculate Operations for Entering GP Lanes									
GP _{in} Vol (pcph)		4,623	5,607		5,967		5,284	5,511	
GP _{in} Cap (pcph)		7,200	7,200		7,200		7,200	9,600	
GP _{in} v/c ratio		0.64	0.78		0.83		0.73	0.57	
Calculate Operations for Exiting GP Lanes									
GP _{out} Vol (pcph)		5,708	6,005		5,214			6,821	
GP _{out} Cap (pcph)		7,200	7,200		7,200			9,600	
GP _{out} v/c ratio		0.79	0.83		0.72			0.71	

Location	1	2	3	4	5	6	7	8	9
Key <=> Express Lane (HOV) No Trucks									
Name	Douglas Boulevard West	Douglas Blvd Loop On Ramp	Douglas Blvd Slip On Ramp	Douglas Blvd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to Loop On Ramp	Riverside Loop On Ramp	Riverside Slip-On Ramp	Riverside Slip-On Ramp to Anascope Rd
Calculate Flow Rate in Express Lanes (EL)									
EL Volume (vph)	430	473	574	610	610	540	540	561	680
PHF	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Express Lanes	1	1	1	1	1	1	1	1	1
Terrain	Level	Level	Level	Level	Level	Level	Level	Level	Level
Grade %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Grade Length (mi)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Truck & Bus %	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
RV %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
E _T	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
E _B	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2
t _{lv}	0.990	0.990	0.990	0.990	0.990	0.990	0.990	0.990	0.990
f _s	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
EL Flow (pcph)	462	508	617	655	655	581	581	602	730
EL Flow (pcphpl)	462	508	617	655	655	581	581	602	730
Calculate Speed in Express Lanes									
Lane Width (ft)									
Shoulder Width									
TRD									
t _{lv}									
t _c									
Calcd FFS									
Measured FFS	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0
FFS	70	70	70	70	70	70	70	70	70
Calculate Operations in Express Lanes									
EL _{av} v/c ratio	0.26	0.29	0.35	0.37	0.37	0.33	0.33	0.34	0.42
Calculate On Ramp Flow Rate									
On Volume (vph)		1,011	375				208	1,232	
PHF		0.95	0.95				0.95	0.95	
Total Lanes		1	1				1	1	
Terrain		Level	Level				Level	Level	
Grade %		0.0%	0.0%				0.0%	0.0%	
Grade Length (mi)		0.00	0.00				0.00	0.00	
Truck & Bus %		4.0%	2.0%				4.0%	2.0%	
RV %		0.0%	0.0%				0.0%	0.0%	
E _T		1.5	1.5				1.5	1.5	
E _B		1.2	1.2				1.2	1.2	
t _{lv}		0.980	0.990				0.980	0.990	
f _s		1.00	1.00				1.00	1.00	
On Flow (pcph)		1,085	399				223	1,310	
On Flow (pcphpl)		1,085	399				223	1,310	
Calculate On Ramp Roadway Operations									
On Ramp Type		Right	Right				Major	Right	
On Ramp Speed (mph)		45	45				50	45	
On Ramp Cap (pcph)		2,100	2,100				2,250	2,100	
On Ramp v/c ratio		0.52	0.19				0.10	0.62	

Location	1	2	3	4	5	6	7	8	9
Key									
<> Express Lane (HOV)									
No Trucks									
Name	Douglas Boulevard West	Douglas Blvd Loop On Ramp	Douglas Blvd Slip On Ramp	Douglas Blvd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to Loop On Ramp	Riverside Loop On Ramp	Riverside Slip-On Ramp	Riverside Slip-On Ramp to Anascope Rd
Calculate Off Ramp Flow Rate									
Off Volume (vph)					701				
PHF					0.95				
Total Lanes					1				
Terrain					Level				
Grade %					0.0%				
Grade Length (mi)					0.00				
Truck & Bus %					4.0%				
RV %					0.0%				
E _T					1.5				
E _B					1.2				
f _{lv}					0.980				
f _s					1.00				
Off Flow (pcph)					753				
Off Flow (pcphpl)					753				
Calculate Off Ramp Roadway Operations									
Off Ramp Type					Right				
Off Ramp Speed					50				
Off Ramp Cap (pcph)					2,100				
Off Ramp v/c ratio					0.36				
Determine Adjacent Ramp for Three-Lane Mainline									
Up Type		No	On		No				
Up Distance			4,000						
Up Flow (pcph)			1,085						
Down Type		On	Off		No				
Down Distance		4,000	9,500						
Down Flow (pcph)		399	753						
Calculate Merge Influence Area Operations									
Effective v ₀ (pcph)		4,623	5,607					5,511	
Up Ramp L ₅₀			1,370						
Down Ramp L ₅₀		2,814	5,312						
P _{du} (Eqn 13-3)		0.586	0.586					0.602	
P _{du} (Eqn 13-4)									
P _{du} (Eqn 13-5)			0.570						
P _{du}		0.586	0.586					0.054	
V _{du} (pcph)		2,709	3,285					298	
v ₀ (pcph)		1,914	2,322						
V _{du} (pcph)								5,213	
V _{du} (pcph)		2,709	3,285					2,205	
V _{du} (pcph)		3,794	3,684					3,514	
Merge Speed Index		0.47	0.45					0.37	
Merge Area Speed		56.9	57.4					59.5	
Outer Lanes Volume		1,914	2,322					1,653	
Outer Lanes Speed		64.9	63.3					65.8	
Segment Speed		59.4	59.6					62.4	
Merge v/c ratio		0.82	0.80					0.76	
Merge Density		32.7	32.1					26.8	
Merge LOS		D	D					C	

Location	1	2	3	4	5	6	7	8	9
Key									
↔ Express Lane (HOV)									
→ No Trucks									
Name	Douglas Boulevard West	Douglas Blvd Loop On Ramp	Douglas Blvd Slip On Ramp	Douglas Blvd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to Loop On Ramp	Riverside Loop On Ramp	Riverside Slip-On Ramp	Riverside Slip-On Ramp to Anastophe Rd
Calculate Diverge Influence Area Operations									
Effective v_p (pcph)					5,967				
Up Ramp L_{40}									
Down Ramp L_{40}									
P_{10} (Eqn 13-9)					0.576				
P_{10} (Eqn 13-10)									
P_{10} (Eqn 13-11)									
P_{10}					0.576				
V_{12} (pcph)					3,757				
V_2 (pcph)					2,210				
V_{2a} (pcph)									
V_{2a} (pcph)					3,757				
Diverge Speed Index					0.30				
Diverge Area Speed					61.6				
Outer Lanes Volume					2,210				
Outer Lanes Speed					72.1				
Segment Speed					65.1				
Diverge v/c ratio					0.85				
Diverge Density					33.9				
Diverge LOS					D				
Calculate On Ramp to Off Ramp Flow Rate for We									
On to Off Volume (vph)									
PHF									
Terrain									
Grade %									
Grade Length (mi)									
Truck & Bus %									
RV %									
E_T									
E_B									
t_{av}									
f_s									
On to Off Flow (pcph)									
Calculate On Ramp to Mainline Flow Rate for We									
On to ML Volume (vph)									
PHF									
Terrain									
Grade %									
Grade Length (mi)									
Truck & Bus %									
RV %									
E_T									
E_B									
t_{av}									
f_s									
On to ML Flow (pcph)									

Location	1	2	3	4	5	6	7	8	9
Key <> Express Lane (HOV) No Trucks									
Name	Douglas Boulevard West	Douglas Blvd Loop On Ramp	Douglas Blvd Slip On Ramp	Douglas Blvd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to Loop On Ramp	Riverside Loop On Ramp	Riverside Slip-On Ramp	Riverside Slip-On Ramp to Antelope Rd
Calculate Mainline to Off Ramp Flow Rate for West									
ML to Off Volume (vph)									
PHF									
Terrain									
Grade %									
Grade Length (mi)									
Truck & Bus %									
RV %									
E _T									
E _B									
t _{lv}									
f _p									
ML to Off Flow (pcph)									
Calculate General Purpose Lanes to General Purp									
GP to GP Volume (vph)									
PHF									
Terrain									
Grade %									
Grade Length (mi)									
Truck & Bus %									
RV %									
E _T									
E _B									
t _{lv}									
f _p									
GP to GP Flow (pcph)									

Location	1	2	3	4	5	6	7	8	9
									
Key									
⇔ Express Lane (HOV)									
No Trucks									
Name	Douglas Boulevard West	Douglas Blvd Loop On Ramp	Douglas Blvd Slip On Ramp	Douglas Blvd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to Loop On Ramp	Riverside Loop On Ramp	Riverside Slip-On Ramp	Riverside Slip-On Ramp to Antelope Rd
Calculate Weave Segment Operations									
Weave Type									
Weave Length									
Segment Lanes									
Weave Lanes									
Weave Flow (pcph)									
Non-Weave Flow									
Segment Flow									
Max Weave Length									
Length Check									
Ideal Weave Capacity									
t_w									
I_s									
Capacity Condition 1									
Capacity Condition 2									
Weave v/c ratio									
Interchange Density									
Lane Changes On to ML									
Lane Changes ML to Off									
Lane Changes On to Off									
Min Lane Change Rate									
Weave LC Rate									
Non-Weave LC Rate 1									
Non-Weave LC Rate 2									
Non-Weave LC Rate 3									
Segment LC Rate									
Weave Intensity Factor									
Weave Speed									
Non-Weave Speed									
Segment Speed									
Weave Density									
Weave LOS									
Summarize Segment Operations									
Segment v/c ratio	0.65	0.82	0.80	0.83	0.85	0.73	0.57	0.76	0.70
Segment Density	22.7	32.7	32.1	31.7	33.9	26.5	19.8	26.8	25.6
Segment LOS	C	D	D	D	D	D	C	C	C
Over Capacity									

APPENDIX C:
CUMULATIVE CONDITIONS TECHNICAL CALCULATIONS

CUMULATIVE NO PROJECT CONDITIONS TECHNICAL CALCULATIONS

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Cumulative Conditions
AM Peak Hour

Intersection 1 Cirby Way/Foothills Blvd Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	570	508	89.1%	84.6	19.8	F
	Right Turn	460	370	80.4%	219.2	43.7	F
	Subtotal	1,030	877	85.2%	141.8	16.0	F
SB	Left Turn	1,730	1,603	92.7%	80.6	18.0	F
	Through	830	785	94.6%	57.9	16.7	E
	Right Turn						
	Subtotal	2,560	2,388	93.3%	73.1	17.5	E
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn	460	358	77.7%	48.6	6.5	D
	Through						
	Right Turn	670	505	75.4%	6.8	2.5	A
	Subtotal	1,130	863	76.4%	24.1	4.4	C
Total		4,720	4,129	87.5%	77.4	9.6	E

Intersection 2 Cirby Way/Vernon St Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	20	18	89.3%	60.9	17.8	E
	Through	150	143	95.5%	43.9	6.2	D
	Right Turn	130	124	95.0%	30.1	4.4	C
	Subtotal	300	285	94.9%	39.3	4.4	D
SB	Left Turn	60	50	83.0%	49.7	9.1	D
	Through	120	104	86.8%	42.3	6.6	D
	Right Turn	320	304	95.0%	24.1	3.1	C
	Subtotal	500	458	91.6%	31.2	2.8	C
EB	Left Turn	450	385	85.5%	49.1	4.6	D
	Through	1,710	1,562	91.3%	22.6	4.6	C
	Right Turn	30	27	88.7%	21.7	12.1	C
	Subtotal	2,190	1,973	90.1%	27.8	4.2	C
WB	Left Turn	100	79	79.0%	60.5	9.0	E
	Through	1,400	1,047	74.8%	31.5	7.0	C
	Right Turn	100	72	72.2%	14.9	4.0	B
	Subtotal	1,600	1,198	74.9%	32.5	6.3	C
Total		4,590	3,914	85.3%	30.4	3.5	C

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Cumulative Conditions
AM Peak Hour

Intersection 3 Cirby Way/Melody Ln Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through						
	Right Turn	370	298	80.6%	117.0	61.0	F
	Subtotal	370	298	80.6%	117.0	61.0	F
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	2,020	1,786	88.4%	24.5	5.8	C
	Right Turn	10	9	87.4%	16.6	7.1	B
	Subtotal	2,030	1,795	88.4%	24.5	5.8	C
WB	Left Turn	330	219	66.3%	25.6	6.5	C
	Through	1,670	1,235	74.0%	3.0	0.3	A
	Right Turn						
	Subtotal	2,000	1,454	72.7%	6.4	1.1	A
Total		4,400	3,547	80.6%	24.6	6.9	C

Intersection 4 Cirby Way/Riverside Ave Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	810	602	74.3%	206.4	13.4	F
	Through	640	576	90.0%	63.0	8.5	E
	Right Turn	120	110	91.8%	37.2	7.0	D
	Subtotal	1,570	1,288	82.1%	128.1	11.8	F
SB	Left Turn	220	232	105.5%	52.7	7.8	D
	Through	490	505	103.1%	60.0	6.0	E
	Right Turn	90	82	91.6%	21.3	4.1	C
	Subtotal	800	820	102.5%	54.0	5.4	D
EB	Left Turn	270	208	77.0%	91.8	9.7	F
	Through	1,100	877	79.8%	51.5	5.1	D
	Right Turn	660	574	87.0%	35.2	4.6	D
	Subtotal	2,030	1,659	81.7%	50.7	4.8	D
WB	Left Turn	480	272	56.7%	316.5	81.9	F
	Through	1,070	745	69.6%	184.3	31.7	F
	Right Turn	320	226	70.8%	180.0	33.8	F
	Subtotal	1,870	1,244	66.5%	211.1	33.3	F
Total		6,270	5,011	79.9%	110.7	7.7	F

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Cumulative Conditions
AM Peak Hour

Intersection 5 Cirby Way/Cirby Hills Dr-Kaiser North Driveway Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through						
	Right Turn	40	46	115.0%	10.0	3.3	A
	Subtotal	40	46	115.0%	10.0	3.3	A
SB	Left Turn	30	9	30.4%	412.4	117.7	F
	Through						
	Right Turn	70	16	22.3%	436.3	109.1	F
	Subtotal	100	25	24.7%	412.0	97.8	F
EB	Left Turn	90	86	95.4%	35.4	14.5	E
	Through	1,230	1,069	86.9%	7.1	0.4	A
	Right Turn	90	84	93.3%	5.8	0.8	A
	Subtotal	1,410	1,238	87.8%	9.0	0.8	A
WB	Left Turn	60	42	70.3%	115.8	63.8	F
	Through	1,800	1,227	68.2%	91.1	31.0	F
	Right Turn	30	24	81.1%	56.2	18.0	F
	Subtotal	1,890	1,294	68.4%	90.7	30.9	F
Total		3,440	2,603	75.7%	52.6	14.0	F

Intersection 6 Cirby Way/Orlando Ave Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	30	22	72.2%	47.3	16.6	D
	Through						
	Right Turn	450	423	94.0%	45.8	14.1	D
	Subtotal	480	445	92.6%	46.0	13.7	D
SB	Left Turn	10	7	72.2%	54.7	35.5	D
	Through						
	Right Turn	10	10	98.8%	14.2	12.7	B
	Subtotal	20	17	85.5%	37.6	25.1	D
EB	Left Turn	10	7	68.4%	67.7	31.3	E
	Through	1,230	1,100	89.4%	11.2	1.6	B
	Right Turn	60	56	93.7%	8.7	2.8	A
	Subtotal	1,300	1,163	89.4%	11.5	1.5	B
WB	Left Turn	90	59	65.4%	37.7	18.0	D
	Through	1,850	1,473	79.6%	13.1	13.4	B
	Right Turn	10	6	64.6%	3.5	5.8	A
	Subtotal	1,950	1,538	78.9%	14.0	13.3	B
Total		3,750	3,162	84.3%	17.5	6.8	B

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Cumulative Conditions
AM Peak Hour

Intersection 7 Cirby Way/Sunrise Ave Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	740	593	80.1%	202.6	11.7	F
	Through	1,440	1,107	76.9%	165.8	6.1	F
	Right Turn	240	187	77.7%	149.0	12.4	F
	Subtotal	2,420	1,886	77.9%	175.9	5.1	F
SB	Left Turn	110	113	102.9%	75.9	15.7	E
	Through	890	813	91.3%	64.5	19.7	E
	Right Turn	180	165	91.4%	31.8	18.7	C
	Subtotal	1,180	1,091	92.4%	60.8	18.8	E
EB	Left Turn	310	251	81.0%	97.8	26.3	F
	Through	860	706	82.1%	53.6	13.8	D
	Right Turn	690	632	91.5%	32.2	11.4	C
	Subtotal	1,860	1,589	85.4%	52.4	13.8	D
WB	Left Turn	150	133	88.7%	152.8	60.7	F
	Through	830	727	87.5%	146.9	56.1	F
	Right Turn	70	66	93.9%	135.3	55.2	F
	Subtotal	1,050	925	88.1%	147.2	56.3	F
Total		6,510	5,491	84.3%	112.2	7.6	F

Intersection 8 Riverside Blvd/I-80 WB Ramps Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	1,350	1,099	81.4%	57.3	30.7	E
	Right Turn	220	157	71.5%	17.0	9.5	B
	Subtotal	1,570	1,257	80.0%	52.5	28.5	D
SB	Left Turn						
	Through	730	585	80.1%	14.3	2.3	B
	Right Turn						
	Subtotal	730	585	80.1%	14.3	2.3	B
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn	500	485	96.9%	36.8	17.3	D
	Through						
	Right Turn	320	314	98.2%	55.9	37.5	E
	Subtotal	820	799	97.4%	44.5	25.5	D
Total		3,120	2,640	84.6%	40.9	19.8	D

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Cumulative Conditions
AM Peak Hour

Intersection 9

Riverside Blvd/I-80 EB Ramps-Orlando Ave

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	1,590	1,138	71.6%	177.1	10.7	F
	Right Turn	90	72	79.8%	233.9	29.4	F
	Subtotal	1,680	1,210	72.0%	180.6	10.7	F
SB	Left Turn	60	56	93.1%	52.3	6.8	D
	Through	910	792	87.1%	15.5	2.0	B
	Right Turn						
	Subtotal	970	848	87.4%	17.9	2.3	B
EB	Left Turn						
	Through	400	425	106.3%	35.1	4.4	D
	Right Turn	130	133	102.0%	11.0	2.0	B
	Subtotal	530	558	105.3%	29.5	3.7	C
WB	Left Turn	60	59	97.5%	40.6	4.9	D
	Through						
	Right Turn	110	103	93.6%	5.7	4.4	A
	Subtotal	170	162	95.0%	18.3	3.9	B
Total		3,350	2,777	82.9%	91.2	5.0	F

Intersection 106

Riverside Ave/Kaiser Drwy

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	1,540	1,257	81.6%	22.7	7.7	C
	Right Turn	130	109	83.9%	2.0	0.3	A
	Subtotal	1,670	1,366	81.8%	21.0	7.0	C
SB	Left Turn						
	Through	730	610	83.5%	2.2	0.3	A
	Right Turn	900	724	80.4%	4.0	0.8	A
	Subtotal	1,630	1,333	81.8%	3.2	0.4	A
EB	Left Turn						
	Through						
	Right Turn	360	312	86.7%	5.6	0.2	A
	Subtotal	360	312	86.7%	5.6	0.2	A
WB	Left Turn						
	Through						
	Right Turn	30	27	91.2%	8.7	3.7	A
	Subtotal	30	27	91.2%	8.7	3.7	A
Total		3,690	3,038	82.3%	11.4	2.8	B

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Cumulative Conditions
PM Peak Hour

Intersection 1 Cirby Way/Foothills Blvd Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	830	654	78.8%	140.2	31.8	F
	Right Turn	450	358	79.5%	164.9	29.7	F
	Subtotal	1,280	1,012	79.0%	149.0	30.3	F
SB	Left Turn	1,460	1,361	93.2%	48.2	6.7	D
	Through	760	753	99.1%	22.6	5.3	C
	Right Turn						
	Subtotal	2,220	2,114	95.2%	39.1	6.2	D
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn	520	368	70.7%	55.2	5.1	E
	Through						
	Right Turn	1,090	816	74.9%	13.8	4.8	B
	Subtotal	1,610	1,184	73.5%	26.7	3.7	C
Total		5,110	4,309	84.3%	61.3	7.3	E

Intersection 2 Cirby Way/Vernon St Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	30	29	95.0%	114.5	49.5	F
	Through	90	87	96.3%	54.4	6.8	D
	Right Turn	130	125	96.5%	31.7	8.5	C
	Subtotal	250	241	96.2%	50.7	7.7	D
SB	Left Turn	80	83	104.0%	51.1	14.6	D
	Through	170	177	104.4%	43.3	4.4	D
	Right Turn	620	481	77.5%	99.6	25.1	F
	Subtotal	870	741	85.2%	80.8	17.0	F
EB	Left Turn	370	287	77.6%	97.2	29.6	F
	Through	1,510	1,302	86.2%	42.8	11.1	D
	Right Turn	30	29	96.3%	35.0	11.6	D
	Subtotal	1,910	1,618	84.7%	52.4	14.1	D
WB	Left Turn	90	62	68.8%	117.1	24.2	F
	Through	1,810	1,292	71.4%	89.2	22.7	F
	Right Turn	40	32	79.8%	64.7	33.8	E
	Subtotal	1,940	1,386	71.5%	89.9	22.7	F
Total		4,970	3,986	80.2%	70.5	12.0	E

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Cumulative Conditions
PM Peak Hour

Intersection 3 Cirby Way/Melody Ln Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through						
	Right Turn	260	236	90.8%	48.2	25.3	D
	Subtotal	260	236	90.8%	48.2	25.3	D
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	1,890	1,552	82.1%	20.2	5.7	C
	Right Turn	10	8	83.6%	12.7	6.7	B
	Subtotal	1,900	1,560	82.1%	20.1	5.7	C
WB	Left Turn	360	271	75.4%	37.5	13.6	D
	Through	2,150	1,712	79.6%	6.1	1.9	A
	Right Turn						
	Subtotal	2,510	1,984	79.0%	10.3	3.3	B
Total		4,670	3,779	80.9%	16.7	5.1	B

Intersection 4 Cirby Way/Riverside Ave Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	1,090	983	90.2%	46.4	2.9	D
	Through	710	662	93.2%	42.9	4.8	D
	Right Turn	250	232	92.9%	23.4	2.9	C
	Subtotal	2,050	1,878	91.6%	42.4	2.3	D
SB	Left Turn	370	359	97.2%	72.2	18.9	E
	Through	700	607	86.7%	107.3	25.1	F
	Right Turn	160	136	84.8%	85.7	23.3	F
	Subtotal	1,230	1,102	89.6%	93.1	22.0	F
EB	Left Turn	160	112	70.3%	142.1	49.1	F
	Through	940	746	79.4%	59.2	11.7	E
	Right Turn	450	349	77.6%	38.3	10.4	D
	Subtotal	1,550	1,208	77.9%	60.4	12.4	E
WB	Left Turn	370	283	76.5%	81.2	24.7	F
	Through	1,230	849	69.0%	70.8	25.9	E
	Right Turn	170	125	73.5%	67.9	29.4	E
	Subtotal	1,770	1,257	71.0%	73.6	21.2	E
Total		6,600	5,445	82.5%	63.8	7.5	E

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Cumulative Conditions
PM Peak Hour

Intersection 5 Cirby Way/Cirby Hills Dr-Kaiser North Driveway Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through						
	Right Turn	220	195	88.4%	35.9	11.3	E
	Subtotal	220	195	88.4%	35.9	11.3	E
SB	Left Turn	30	19	63.3%	200.8	116.6	F
	Through						
	Right Turn	70	42	60.3%	159.0	102.9	F
	Subtotal	100	61	61.2%	173.3	108.6	F
EB	Left Turn	60	59	97.5%	19.1	4.9	C
	Through	1,440	1,224	85.0%	6.2	0.6	A
	Right Turn	50	46	92.0%	5.2	1.7	A
	Subtotal	1,550	1,328	85.7%	6.7	0.7	A
WB	Left Turn	20	13	62.7%	20.0	16.2	C
	Through	1,700	1,316	77.4%	6.2	5.4	A
	Right Turn	20	15	74.1%	4.9	5.8	A
	Subtotal	1,740	1,343	77.2%	6.3	5.3	A
Total		3,610	2,927	81.1%	11.1	2.5	B

Intersection 6 Cirby Way/Orlando Ave Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	60	61	101.3%	58.4	10.9	E
	Through						
	Right Turn	520	476	91.5%	76.7	26.6	E
	Subtotal	580	537	92.5%	74.8	23.5	E
SB	Left Turn	10	9	91.2%	69.4	22.4	E
	Through						
	Right Turn	30	29	97.5%	15.1	5.7	B
	Subtotal	40	38	96.0%	29.2	9.2	C
EB	Left Turn	40	29	73.2%	91.2	14.4	F
	Through	1,510	1,257	83.2%	25.9	4.6	C
	Right Turn	140	121	86.3%	28.6	6.8	C
	Subtotal	1,690	1,407	83.3%	27.5	4.9	C
WB	Left Turn	190	145	76.2%	30.9	6.5	C
	Through	1,650	1,251	75.8%	4.1	0.7	A
	Right Turn						
	Subtotal	1,840	1,396	75.9%	6.8	0.9	A
Total		4,150	3,378	81.4%	26.5	3.9	C

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Cumulative Conditions
PM Peak Hour

Intersection 7 Cirby Way/Sunrise Ave Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	700	456	65.1%	190.1	12.5	F
	Through	1,230	873	71.0%	53.2	10.2	D
	Right Turn	180	130	72.4%	33.9	11.8	C
	Subtotal	2,110	1,459	69.2%	94.9	4.8	F
SB	Left Turn	220	149	67.5%	251.7	36.0	F
	Through	1,440	1,030	71.5%	217.1	33.3	F
	Right Turn	270	205	76.0%	204.3	43.2	F
	Subtotal	1,930	1,384	71.7%	218.9	34.9	F
EB	Left Turn	400	270	67.5%	130.5	22.5	F
	Through	880	625	71.1%	109.0	23.4	F
	Right Turn	570	413	72.5%	75.0	23.3	E
	Subtotal	1,850	1,309	70.7%	102.8	22.7	F
WB	Left Turn	570	412	72.3%	190.7	31.3	F
	Through	720	600	83.3%	136.4	25.6	F
	Right Turn	60	50	83.0%	121.0	33.3	F
	Subtotal	1,350	1,062	78.7%	157.0	23.7	F
Total		7,240	5,214	72.0%	142.1	11.0	F

Intersection 8 Riverside Blvd/I-80 WB Ramps Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	1,670	1,501	89.9%	37.7	16.3	D
	Right Turn	330	287	86.9%	16.6	4.6	B
	Subtotal	2,000	1,788	89.4%	34.5	14.9	C
SB	Left Turn						
	Through	860	720	83.7%	16.2	4.3	B
	Right Turn						
	Subtotal	860	720	83.7%	16.2	4.3	B
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn	940	885	94.2%	48.0	13.9	D
	Through						
	Right Turn	310	291	94.0%	25.7	6.9	C
	Subtotal	1,250	1,177	94.1%	42.6	11.7	D
Total		4,110	3,684	89.6%	33.5	8.0	C

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Cumulative Conditions
PM Peak Hour

Intersection 9

Riverside Blvd/I-80 EB Ramps-Orlando Ave

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	1,400	1,177	84.1%	108.6	27.2	F
	Right Turn	100	88	88.2%	112.4	28.9	F
	Subtotal	1,500	1,265	84.3%	108.8	27.3	F
SB	Left Turn	90	76	84.9%	66.1	13.7	E
	Through	1,480	1,294	87.5%	25.3	3.4	C
	Right Turn						
	Subtotal	1,570	1,371	87.3%	27.6	3.7	C
EB	Left Turn						
	Through	480	476	99.1%	34.6	3.6	C
	Right Turn	180	173	95.8%	23.1	4.1	C
	Subtotal	660	648	98.2%	31.5	2.4	C
WB	Left Turn	190	187	98.6%	35.7	3.1	D
	Through						
	Right Turn	340	283	83.2%	89.2	56.8	F
	Subtotal	530	470	88.7%	68.1	34.9	E
Total		4,260	3,754	88.1%	60.4	11.9	E

Intersection 106

Riverside Ave/Kaiser Drwy

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	1,930	1,737	90.0%	3.1	0.1	A
	Right Turn	50	48	95.0%	1.7	0.3	A
	Subtotal	1,980	1,785	90.1%	3.1	0.1	A
SB	Left Turn						
	Through	860	722	83.9%	3.6	0.4	A
	Right Turn	660	513	77.7%	4.4	0.7	A
	Subtotal	1,520	1,235	81.2%	3.9	0.3	A
EB	Left Turn						
	Through						
	Right Turn	600	516	86.0%	6.9	0.2	A
	Subtotal	600	516	86.0%	6.9	0.2	A
WB	Left Turn						
	Through						
	Right Turn	120	125	104.2%	15.6	7.4	C
	Subtotal	120	125	104.2%	15.6	7.4	C
Total		4,220	3,661	86.7%	4.3	0.3	A

Intersection 1

Cirby Way/Foothills Blvd

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
NB	Through	1,842	1,045	248	1,270	296	1,295	221	41%	0%
	Right Turn	125	150	0	150	0	150	0	82%	0%
SB	Left Turn	3,717	740	67	1,132	109	1,216	118	0%	0%
	Through	3,717	762	83	1,092	107	1,095	97	0%	0%
WB	Left Turn	1,066	152	26	211	39	206	43	0%	60%
	Right Turn	66	98	47	186	63	183	50	0%	11%

Intersection 2

Cirby Way/Vernon St

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	220	183	30	250	36	233	23	1%	0%
	Through	803	262	82	398	113	396	116	8%	0%
	Through/Right	909	333	86	464	136	470	145	0%	0%
NB	Left Turn	135	25	13	62	38	73	48	0%	0%
	Through	2,711	112	31	180	38	171	43	7%	0%
	Right Turn	260	84	18	147	48	156	49	0%	0%
SB	Left Turn	150	32	13	72	32	78	41	0%	0%
	Through	3,462	78	15	152	32	158	44	2%	0%
	Right Turn	3,462	131	17	227	34	229	44	0%	0%
WB	Left Turn	155	95	53	198	130	238	107	0%	0%
	Through	667	321	62	496	115	471	104	25%	0%
	Right Turn	165	56	34	162	96	187	114	0%	0%

Intersection 3

Cirby Way/Melody Ln

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Through	638	258	57	373	83	402	80	0%	0%
	Through/Right	260	251	40	352	55	321	32	0%	10%
NB	Right Turn	1,452	450	200	689	278	712	289	0%	0%
WB	Left Turn	120	78	15	117	27	122	35	1%	0%
	Through	268	4	9	19	43	56	120	0%	0%

Intersection 4

Cirby Way/Riverside Ave

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	U/Left Turns	27	67	7	86	10	79	10	0%	75%
	Left Turn	335	219	25	270	24	269	23	0%	13%
	Through	190	192	23	250	24	235	23	0%	9%
	Right Turn	27	55	9	91	7	79	6	0%	13%
NB	Left Turn	550	582	30	621	26	606	17	36%	0%
	Through	694	347	84	509	65	514	44	0%	0%
	Right Turn	325	46	11	76	15	73	16	0%	0%
SB	U/Left Turns	210	94	22	152	39	156	38	0%	0%
	Left Turn	210	118	28	177	54	180	57	0%	0%
	Through	4,282	177	36	261	69	276	85	15%	0%
	Right Turn	175	84	25	182	63	202	43	0%	0%
WB	Left Turn	385	552	136	584	168	560	129	76%	0%
	Through	2,149	1,512	277	2,093	343	1,970	277	37%	7%
	Through/Right	2,149	1,373	266	2,071	344	1,942	285	0%	3%

Intersection 5

Cirby Way/Cirby Hills Dr-Kaiser North Driveway

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	100	47	11	91	23	99	19	4%	0%
	Through	692	1	3	4	13	37	67	0%	0%
	Through/Right	692	2	3	6	11	9	15	0%	0%
NB	Shared	1,440	33	8	56	7	55	9	0%	0%
SB	Shared	1,436	418	145	631	204	670	207	0%	0%
WB	Left Turn	175	86	32	227	47	199	0	0%	0%
	Through	1,417	780	276	1,361	413	1,238	277	65%	7%
	Through/Right	1,417	702	255	1,339	451	1,210	317	0%	3%

Intersection 6

Cirby Way/Orlando Ave

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	7	6	23	17	27	14	0%	0%
	Through	1,417	96	26	155	28	156	34	0%	0%
	Through/Right	1,417	101	17	159	28	159	34	0%	0%
NB	Left/Through	1,677	23	7	57	18	56	18	0%	0%
	Right Turn	1,677	287	69	444	120	448	131	0%	0%
SB	Left/Through	823	7	5	26	13	29	14	0%	0%
	Right Turn	75	9	6	29	12	27	9	0%	0%
WB	Left Turn	250	45	22	113	74	138	96	0%	0%
	Through	871	113	91	302	278	383	294	7%	1%
	Through/Right	871	105	87	286	268	374	305	0%	0%

Intersection 7

Cirby Way/Sunrise Ave

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	225	182	47	274	41	249	42	4%	0%
	Through	1,897	519	146	737	193	721	188	21%	0%
	Right Turn	175	192	13	221	36	200	0	18%	0%
NB	Left Turn	200	224	2	226	6	225	0	44%	0%
	Through	2,152	2,178	3	2,198	10	2,201	11	43%	55%
	Right Turn	175	162	22	249	20	200	0	0%	0%
SB	Left Turn	225	155	29	297	31	249	23	0%	0%
	Through	2,691	427	123	612	230	640	251	44%	0%
	Right Turn	200	189	23	284	32	225	0	0%	0%
WB	Left Turn	200	163	31	282	25	224	24	0%	0%
	Through	1,927	849	337	1,078	451	1,073	463	67%	0%
	Through/Right	1,927	820	320	1,034	418	1,044	440	0%	0%

Intersection 8

Riverside Blvd/I-80 WB Ramps

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
NB	Through	1,312	494	234	820	514	786	408	0%	0%
	Right Turn	1,312	213	279	491	708	421	581	0%	0%
SB	Through	244	106	20	189	35	200	45	0%	0%
	Right Turn									
WB	Left Turn	429	201	79	308	120	292	114	7%	0%
	Right Turn	2,714	270	83	421	118	434	112	0%	0%
	Through									
	Right Turn									

Intersection 9

Riverside Blvd/I-80 EB Ramps-Orlando Ave

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Through	1,698	150	19	211	27	214	38	1%	0%
	Right Turn	230	46	9	91	41	97	60	0%	0%
NB	Through	2,152	2,128	87	2,289	117	2,197	15	53%	71%
	Right Turn	65	25	12	78	25	80	20	0%	0%
SB	Left Turn	570	166	26	273	35	274	33	0%	0%
	Through	1,312	161	21	252	36	253	38	1%	0%
WB	Left Turn	2,303	29	7	55	14	57	19	0%	0%
	Right Turn	2,303	29	20	73	36	72	34	0%	0%

Intersection 106

Riverside Ave/Kaiser Drwy

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
NB	Through	244	216	109	353	55	345	9	43%	24%
	Through/Right	244	10	16	51	82	71	114	0%	0%
SB	Right Turn	410	6	18	28	89	39	123	0%	0%
WB	Right Turn	503	21	7	44	6	39	10	0%	0%

Intersection 1

Cirby Way/Foothills Blvd

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
NB	Through	1,842	978	195	1,365	345	1,359	259	48%	0%
	Right Turn	125	145	8	164	22	150	0	56%	0%
SB	Left Turn	4,580	428	27	499	41	504	42	0%	0%
	Through	4,580	395	58	634	83	652	79	0%	0%
WB	Left Turn	1,066	179	25	236	32	231	29	0%	62%
	Right Turn	66	191	56	275	61	248	38	0%	24%

Intersection 2

Cirby Way/Vernon St

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	220	202	36	279	48	245	16	12%	0%
	Through	909	503	141	772	226	783	216	19%	1%
	Through/Right	909	541	147	803	224	812	187	0%	1%
NB	Left Turn	135	50	29	96	51	97	46	2%	0%
	Through	2,711	86	31	136	41	144	48	4%	0%
	Right Turn	260	91	27	159	54	164	60	0%	0%
SB	Left Turn	150	71	20	157	39	162	39	0%	0%
	Through	4,452	224	116	504	336	618	384	10%	0%
	Right Turn	4,452	651	166	1,013	298	1,037	328	0%	0%
WB	Left Turn	155	85	26	182	42	179	15	0%	0%
	Through	1,333	828	145	1,099	188	1,090	153	49%	1%
	Right Turn	165	33	26	120	77	157	66	0%	0%

Intersection 3

Cirby Way/Melody Ln

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Through	638	200	59	322	76	343	78	0%	0%
	Through/Right	260	240	16	376	34	334	6	0%	7%
NB	Right Turn	1,405	185	67	271	85	274	82	0%	0%
WB	Left Turn	120	106	13	157	10	140	3	11%	0%
	Through	342	137	73	315	157	331	140	0%	0%

Intersection 4

Cirby Way/Riverside Ave

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	U/Left Turns	34	65	12	94	2	85	6	0%	67%
	Left Turn	342	201	65	253	68	246	60	0%	11%
	Through	269	195	45	255	46	237	44	0%	8%
	Right Turn	34	48	9	99	14	87	11	0%	8%
NB	Left Turn	411	369	39	464	62	462	58	0%	4%
	Through	411	246	42	354	71	344	69	2%	1%
	Right Turn	350	110	29	210	96	226	118	0%	0%
SB	U/Left Turns	210	158	23	227	36	222	32	3%	0%
	Left Turn	210	217	48	305	39	282	6	8%	0%
	Through	2,543	395	143	543	271	611	308	52%	0%
	Right Turn	175	174	25	289	23	237	2	8%	0%
WB	Left Turn	600	329	80	577	175	554	116	0%	0%
	Through	2,149	492	142	730	189	725	175	20%	0%
	Through/Right	2,149	497	139	732	184	725	175	0%	0%

Intersection 5

Cirby Way/Cirby Hills Dr-Kaiser North Driveway

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	100	31	11	59	13	61	14	0%	0%
	Through/Right	692	1	2	4	8	6	11	0%	0%
NB	Shared	1,454	123	42	207	74	203	67	0%	0%
SB	Shared	1,116	167	114	323	228	312	236	0%	0%
WB	Left Turn	175	7	4	24	12	26	12	0%	0%
	Through	1,417	25	59	76	164	86	184	1%	0%
	Through/Right	1,417	27	62	80	169	89	182	0%	0%

Intersection 6

Cirby Way/Orlando Ave

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	49	25	135	60	170	60	0%	0%
	Through	1,417	245	44	367	71	358	62	15%	0%
	Through/Right	1,417	278	53	419	87	410	81	0%	0%
NB	Left/Through	1,746	60	14	113	32	111	36	0%	0%
	Right Turn	1,746	512	150	788	215	792	178	0%	0%
SB	Left/Through	746	11	6	32	15	33	15	0%	0%
	Right Turn	75	23	8	47	12	39	17	0%	0%
WB	Left Turn	250	100	11	173	18	172	29	0%	0%
	Through	872	38	10	94	15	100	25	0%	0%
	Through/Right	872	46	14	104	29	111	44	0%	0%

Intersection 7

Cirby Way/Sunrise Ave

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	225	212	32	286	50	250	38	5%	0%
	Through	1,898	724	153	1,202	214	1,217	213	43%	0%
	Right Turn	175	197	5	209	12	200	0	18%	0%
NB	Left Turn	200	223	3	227	7	225	0	64%	0%
	Through	824	846	33	860	26	865	18	36%	72%
	Right Turn	175	122	23	246	21	200	0	0%	0%
SB	Left Turn	225	158	33	286	33	249	28	0%	0%
	Through	2,544	2,162	301	2,792	144	2,567	54	58%	31%
	Right Turn	200	173	21	297	16	225	0	0%	0%
WB	Left Turn	200	219	15	238	24	225	2	44%	0%
	Through	1,295	1,002	142	1,404	164	1,292	71	35%	23%
	Through/Right	1,295	907	146	1,298	149	1,243	74	0%	0%

Intersection 8

Riverside Blvd/I-80 WB Ramps

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
NB	Through	1,312	363	143	509	190	520	183	0%	0%
	Right Turn	1,065	65	155	182	351	193	339	0%	0%
SB	Through	694	175	28	285	92	286	97	0%	0%
	Right Turn									
WB	Left Turn	429	304	47	357	54	366	52	0%	0%
	Right Turn	2,399	197	54	319	83	358	100	0%	0%

Intersection 9

Riverside Blvd/I-80 EB Ramps-Orlando Ave

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Through	2,559	154	22	212	42	205	41	0%	0%
	Right Turn	230	85	14	163	45	166	55	0%	0%
NB	Through	1,518	948	230	1,274	399	1,256	335	58%	8%
	Right Turn	65	47	10	113	11	90	2	0%	0%
SB	Left Turn	570	297	59	510	79	531	68	4%	0%
	Through	1,312	311	65	459	111	490	109	11%	0%
WB	Left Turn	2,260	75	18	122	34	122	40	1%	0%
	Right Turn	2,260	355	170	565	207	562	213	0%	0%

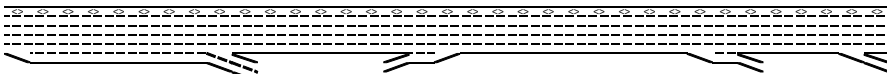
Intersection 106

Riverside Ave/Kaiser Drwy

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
SB	Through	411	1	2	3	9	4	12	0%	0%
	Right Turn	411	6	20	31	99	43	137	0%	0%
WB	Right Turn	503	62	20	102	39	111	41	0%	0%

Location	1	2	3	4	5	6	7
Key							
⇔ Express Lane (HOV)							
--- No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd Off Ramp	Douglas Blvd Slip Off Ramp	Douglas Blvd Loop Off Ramp
Define Freeway Segment							
Type	Basic	Diverge	Basic	Merge	Basic	Diverge	Diverge
Length (ft)	4,000	1,500	3,175	1,500	4,000	1,500	750
Accel Length				300			
Decel Length		1,275				1,650	300
Mainline Volume	8,920	8,920	7,510	7,510	8,780	8,780	7,670
On Ramp Volume				1,270			
Off Ramp Volume		1,410				1,110	1,040
Express Lane Volume	880	980	830	830	970	970	840
EL On Ramp Volume							
EL Off Ramp Volume							
Calculate Flow Rate in General Purpose Lanes (GP)							
GP Volume (vph)	8,040	7,940	6,680	7,950	7,810	7,810	6,830
PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95
GP Lanes	5	5	4	4	4	4	4
Terrain	Level	Level	Level	Level	Level	Level	Level
Grade %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Grade Length (mi)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Truck & Bus %	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
RV %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
E _T	1.5	1.5	1.5	1.5	1.5	1.5	1.5
E _B	1.2	1.2	1.2	1.2	1.2	1.2	1.2
f _W	0.971	0.971	0.971	0.971	0.971	0.971	0.971
f _p	1.00	1.00	1.00	1.00	1.00	1.00	1.00
GP Flow (pcph)	8,717	8,609	7,243	8,619	8,468	8,468	7,405
GP Flow (pcphpl)	1,743	1,722	1,811	2,155	2,117	2,117	1,851
Calculate Speed in General Purpose Lanes							
Lane Width (ft)							
Shoulder Width							
TRD							
f _W							
f _C							
Calculated FFS							
Measured FFS							
FFS Curve	70	70	70	70	70	70	70
Calculate Operations in General Purpose Lanes							
v/c ratio	0.73	0.72	0.75	0.90	0.88	0.88	0.77
Speed (mph)	66.6	66.8	65.7	59.4	60.2	60.2	65.1
Density (pcphpl)	26.2	25.8	27.6	36.3	35.1	35.1	28.4
LOS	D	C	D	E	E	E	D
Calculate Operations for Entering GP Lanes							
GP _N Vol (pcph)	8,717	8,609		7,256		8,468	7,405
GP _N Cap (pcph)	9,600	9,600		9,600		9,600	9,600
GP _N v/c ratio	0.91	0.90		0.76		0.88	0.77
Calculate Operations for Exiting GP Lanes							
GP _{OUT} Vol (pcph)		7,095		8,619		7,282	6,294
GP _{OUT} Cap (pcph)		9,600		9,600		9,600	9,600
GP _{OUT} v/c ratio		0.74		0.90		0.76	0.66

Location	1	2	3	4	5	6	7
							
Key							
◁ Express Lane (HOV)							
No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd Off Ramp	Douglas Blvd Slip Off Ramp	Douglas Blvd Loop Off Ramp
Calculate Flow Rate in Express Lanes (EL)							
EL Volume (vph)	880	980	830	830	970	970	840
PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Express Lanes	1	1	1	1	1	1	1
Terrain	Level	Level	Level	Level	Level	Level	Level
Grade %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Grade Length (mi)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Truck & Bus %	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
RV %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
E _T	1.5	1.5	1.5	1.5	1.5	1.5	1.5
E _R	1.2	1.2	1.2	1.2	1.2	1.2	1.2
f _W	0.990	0.990	0.990	0.990	0.990	0.990	0.990
f _p	1.00	1.00	1.00	1.00	1.00	1.00	1.00
EL Flow (pcph)	936	1,042	882	882	1,031	1,031	893
EL Flow (pcphpl)	936	1,042	882	882	1,031	1,031	893
Calculate Speed in Express Lanes							
Lane Width (ft)							
Shoulder Width							
TRD							
f _W							
f _C							
Calc'd FFS	70.0	70.0	70.0	70.0	65.0	65.0	65.0
Measured FFS	70	70	70	70	65	65	65
Calculate Operations in Express Lanes							
EL _W v/c ratio	0.53	0.60	0.50	0.50	0.59	0.59	0.51
Calculate On Ramp Flow Rate							
On Volume (vph)				1,270			
PHF				0.95			
Total Lanes				1			
Terrain				Level			
Grade %				0.0%			
Grade Length (mi)				0.00			
Truck & Bus %				4.0%			
RV %				0.0%			
E _T				1.5			
E _R				1.2			
f _W				0.980			
f _p				1.00			
On Flow (pcph)				1,364			
On Flow (pcphpl)				1,364			
Calculate On Ramp Roadway Operations							
On Ramp Type				Right			
On Ramp Speed (mph)				45			
On Ramp Cap (pcph)				2,100			
On Ramp v/c ratio				0.65			

Location	1	2	3	4	5	6	7
Key							
⇔ Express Lane (HOV)							
No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd Off Ramp	Douglas Blvd Slip Off Ramp	Douglas Blvd Loop Off Ramp
Calculate Off Ramp Flow Rate							
Off Volume (vph)		1,410				1,110	1,040
PHF		0.95				0.95	0.95
Total Lanes		2				1	1
Terrain		Level				Level	Level
Grade %		0.0%				0.0%	0.0%
Grade Length (mi)		0.00				0.00	0.00
Truck & Bus %		4.0%				3.0%	3.0%
RV %		0.0%				0.0%	0.0%
E _T		1.5				1.5	1.5
E _B		1.2				1.2	1.2
f _W		0.980				0.985	0.985
f _p		1.00				1.00	1.00
Off Flow (pcph)		1,514				1,186	1,111
Off Flow (pcphpl)		757				1,186	1,111
Calculate Off Ramp Roadway Operations							
Off Ramp Type		Right				Right	Right
Off Ramp Speed		25				45	25
Off Ramp Cap (pcph)		3,800				2,100	1,900
Off Ramp v/c ratio		0.40				0.56	0.58
Determine Adjacent Ramp for Three-Lane Mainline							
Up Type							
Up Distance							
Up Flow (pcph)							
Down Type							
Down Distance							
Down Flow (pcph)							
Calculate Merge Influence Area Operations							
Effective v ₀ (pcph)				7,256			
Up Ramp L _{EQ}							
Down Ramp L _{EQ}							
P _{FM} (Eqn 13-3)				0.586			
P _{FM} (Eqn 13-4)							
P _{FM} (Eqn 13-5)							
P _{FM}				0.047			
v _{L2} (pcph)				344			
v ₃ (pcph)							
v ₃₄ (pcph)				6,912			
v ₁₂₄ (pcph)				2,902			
v ₆₁₂₄ (pcph)				4,266			
Merge Speed Index				0.57			
Merge Area Speed				54.0			
Outer Lanes Volume				2,177			
Outer Lanes Speed				64.0			
Segment Speed				58.6			
Merge v/c ratio				0.93			
Merge Density				36.2			
Merge LOS				E			

Location	1	2	3	4	5	6	7
Key							
⇔ Express Lane (HOV)							
- - - No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd Off Ramp	Douglas Blvd Slip Off Ramp	Douglas Blvd Loop Off Ramp
Calculate Diverge Influence Area Operations							
Effective v_L (pcph)		6,887				8,468	7,405
Up Ramp L_{EQ}							
Down Ramp L_{EQ}							
P_{FD} (Eqn 13-9)		0.518				0.494	0.524
P_{RD} (Eqn 13-10)							
P_{RD} (Eqn 13-11)							
P_{FD}		0.260				0.436	0.436
v_{L2} (pcph)		2,911				4,361	3,855
v_L (pcph)							
v_{L4} (pcph)		3,976				4,107	3,550
v_{L24} (pcph)		2,911				4,361	3,855
Diverge Speed Index		0.69				0.40	0.66
Diverge Area Speed		50.6				58.7	51.6
Outer Lanes Volume		1,988				2,053	1,775
Outer Lanes Speed		72.9				72.7	73.8
Segment Speed		61.4				64.7	60.3
Diverge v/c ratio		0.66				0.99	0.88
Diverge Density		17.8				26.9	34.7
Diverge LOS		B				C	D
Calculate On Ramp to Off Ramp Flow Rate for Weaving							
On to Off Volume (vph)							
PHF							
Terrain							
Grade %							
Grade Length (mi)							
Truck & Bus %							
RV %							
E_T							
E_R							
f_{wv}							
f_p							
On to Off Flow (pcph)							
Calculate On Ramp to Mainline Flow Rate for Weaving							
On to ML Volume (vph)							
PHF							
Terrain							
Grade %							
Grade Length (mi)							
Truck & Bus %							
RV %							
E_T							
E_R							
f_{wv}							
f_p							
On to ML Flow (pcph)							

Location	1	2	3	4	5	6	7
Key							
⇔ Express Lane (HOV)							
- - - No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd Off Ramp	Douglas Blvd Slip Off Ramp	Douglas Blvd Loop Off Ramp
Calculate Mainline to Off Ramp Flow Rate for Weave							
ML to Off Volume (vph)							
PHF							
Terrain							
Grade %							
Grade Length (mi)							
Truck & Bus %							
RV %							
E _T							
E _R							
f _W							
f _p							
ML to Off Flow (pcph)							
Calculate General Purpose Lanes to General Purpose							
GP to GP Volume (vph)							
PHF							
Terrain							
Grade %							
Grade Length (mi)							
Truck & Bus %							
RV %							
E _T							
E _R							
f _W							
f _p							
GP to GP Flow (pcph)							

Location	1	2	3	4	5	6	7
Key							
⇔ Express Lane (HOV)							
No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd Off Ramp	Douglas Blvd Slip Off Ramp	Douglas Blvd Loop Off Ramp
Calculate Weave Segment Operations							
Weave Type							
Weave Length							
Segment Lanes							
Weave Lanes							
Weave Flow (pcph)							
Non-Weave Flow							
Segment Flow							
Max Weave Length							
Length Check							
Ideal Weave Capacity							
f_w							
f_p							
Capacity Condition 1							
Capacity Condition 2							
Weave v/c ratio							
Interchange Density							
Lane Changes On to ML							
Lane Changes ML to Off							
Lane Changes On to Off							
Min Lane Change Rate							
Weave LC Rate							
Non-Weave LC Rate 1							
Non-Weave LC Rate 2							
Non-Weave LC Rate 3							
Segment LC Rate							
Weave Intensity Factor							
Weave Speed							
Non-Weave Speed							
Segment Speed							
Weave Density							
Weave LOS							
Summarize Segment Operations							
Segment v/c ratio	0.73	0.66	0.75	0.93	0.88	0.99	0.88
Segment Density	26.2	17.8	27.6	36.2	35.1	26.9	34.7
Segment LOS	D	B	D	E	E	C	D
Over Capacity							

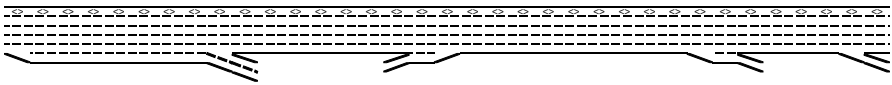
Location	1	2	3	4	5	6	7
Key							
◁ Express Lane (HOV)							
No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd
Define Freeway Segment							
Type	Basic	Diverge	Basic	Merge	Basic	Diverge	Diverge
Length (ft)	4,000	1,500	3,175	1,500	4,000	4,000	4,000
Accel Length				300			
Decel Length		1,275			1,650		300
Mainline Volume	5,560	5,560	3,730	3,730	4,560	4,560	3,550
On Ramp Volume				830			
Off Ramp Volume		1,830				1,010	420
Express Lane Volume	640	720	480	480	590	590	460
EL On Ramp Volume							
EL Off Ramp Volume							
Calculate Flow Rate in General Purpose Lanes (GP)							
GP Volume (vph)	4,920	4,840	3,250	4,080	3,970	3,970	3,090
PHF	0.98	0.98	0.98	0.98	0.98	0.98	0.98
GP Lanes	5	5	4	4	4	4	4
Terrain	Level	Level	Level	Level	Level	Level	Level
Grade %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Grade Length (mi)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Truck & Bus %	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
RV %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
E _T	1.5	1.5	1.5	1.5	1.5	1.5	1.5
E _B	1.2	1.2	1.2	1.2	1.2	1.2	1.2
f _W	0.971	0.971	0.971	0.971	0.971	0.971	0.971
f _p	1.00	1.00	1.00	1.00	1.00	1.00	1.00
GP Flow (pcph)	5,171	5,087	3,416	4,288	4,173	4,173	3,248
GP Flow (pcphpl)	1,034	1,017	854	1,072	1,043	1,043	812
Calculate Speed in General Purpose Lanes							
Lane Width (ft)							
Shoulder Width							
TRD							
f _W							
f _C							
Calculated FFS							
Measured FFS							
FFS Curve	70	70	70	70	70	70	70
Calculate Operations in General Purpose Lanes							
v/c ratio	0.43	0.42	0.36	0.45	0.43	0.43	0.34
Speed (mph)	70.0	70.0	70.0	70.0	70.0	70.0	70.0
Density (pcphpl)	14.8	14.5	12.2	15.3	14.9	14.9	11.6
LOS	B	B	B	B	B	B	B
Calculate Operations for Entering GP Lanes							
GP _N Vol (pcph)	5,171	5,087		3,397		4,173	3,248
GP _N Cap (pcph)	9,600	9,600		9,600		9,600	9,600
GP _N v/c ratio	0.54	0.53		0.35		0.43	0.34
Calculate Operations for Exiting GP Lanes							
GP _{OUT} Vol (pcph)		3,122		4,288		3,093	2,799
GP _{OUT} Cap (pcph)		9,600		9,600		9,600	9,600
GP _{OUT} v/c ratio		0.33		0.45		0.32	0.29

Location	1	2	3	4	5	6	7
Key							
⇔ Express Lane (HOV)							
--- No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd
Calculate Flow Rate in Express Lanes (EL)							
EL Volume (vph)	640	720	480	480	590	590	460
PHF	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Express Lanes	1	1	1	1	1	1	1
Terrain	Level	Level	Level	Level	Level	Level	Level
Grade %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Grade Length (mi)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Truck & Bus %	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
RV %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
E _T	1.5	1.5	1.5	1.5	1.5	1.5	1.5
E _R	1.2	1.2	1.2	1.2	1.2	1.2	1.2
f _W	0.990	0.990	0.990	0.990	0.990	0.990	0.990
f _p	1.00	1.00	1.00	1.00	1.00	1.00	1.00
EL Flow (pcph)	660	742	495	495	608	608	474
EL Flow (pcphpl)	660	742	495	495	608	608	474
Calculate Speed in Express Lanes							
Lane Width (ft)							
Shoulder Width							
TRD							
f _W							
f _C							
Calc'd FFS	70.0	70.0	70.0	70.0	65.0	65.0	65.0
Measured FFS	70	70	70	70	65	65	65
FFS	70	70	70	70	65	65	65
Calculate Operations in Express Lanes							
EL _W v/c ratio	0.38	0.42	0.28	0.28	0.35	0.35	0.27
Calculate On Ramp Flow Rate							
On Volume (vph)				830			
PHF				0.95			
Total Lanes				1			
Terrain				Level			
Grade %				0.0%			
Grade Length (mi)				0.00			
Truck & Bus %				4.0%			
RV %				0.0%			
E _T				1.5			
E _R				1.2			
f _W				0.980			
f _p				1.00			
On Flow (pcph)				891			
On Flow (pcphpl)				891			
Calculate On Ramp Roadway Operations							
On Ramp Type				Right			
On Ramp Speed (mph)				45			
On Ramp Cap (pcph)				2,100			
On Ramp v/c ratio				0.42			

Location	1	2	3	4	5	6	7
Key							
⇔ Express Lane (HOV)							
- - - No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd
Calculate Off Ramp Flow Rate							
Off Volume (vph)		1,830				1,010	420
PHF		0.95				0.95	0.95
Total Lanes		2				1	1
Terrain		Level				Level	Level
Grade %		0.0%				0.0%	0.0%
Grade Length (mi)		0.00				0.00	0.00
Truck & Bus %		4.0%				3.0%	3.0%
RV %		0.0%				0.0%	0.0%
E _T		1.5				1.5	1.5
E _B		1.2				1.2	1.2
f _W		0.980				0.985	0.985
f _p		1.00				1.00	1.00
Off Flow (pcph)		1,965				1,079	449
Off Flow (pcphpl)		982				1,079	449
Calculate Off Ramp Roadway Operations							
Off Ramp Type		Right				Right	Right
Off Ramp Speed		25				45	25
Off Ramp Cap (pcph)		3,800				2,100	1,900
Off Ramp v/c ratio		0.52				0.51	0.24
Determine Adjacent Ramp for Three-Lane Mainline							
Up Type							
Up Distance							
Up Flow (pcph)							
Down Type							
Down Distance							
Down Flow (pcph)							
Calculate Merge Influence Area Operations							
Effective v ₀ (pcph)				3,397			
Up Ramp L _{EQ}							
Down Ramp L _{EQ}							
P _{FM} (Eqn 13-3)				0.586			
P _{FM} (Eqn 13-4)							
P _{FM} (Eqn 13-5)							
P _{FM}				0.106			
v ₁₂ (pcph)				361			
v ₃ (pcph)							
v ₃₄ (pcph)				3,036			
v ₁₂₄ (pcph)				1,359			
v ₆₁₂₄ (pcph)				2,250			
Merge Speed Index				0.33			
Merge Area Speed				60.7			
Outer Lanes Volume				1,019			
Outer Lanes Speed				68.1			
Segment Speed				64.0			
Merge v/c ratio				0.49			
Merge Density				20.7			
Merge LOS				C			

Location	1	2	3	4	5	6	7
Key							
⇔ Express Lane (HOV)							
No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd
Calculate Diverge Influence Area Operations							
Effective v_L (pcph)		4,578				4,173	3,248
Up Ramp L_{EQ}							
Down Ramp L_{EQ}							
P_{FD} (Eqn 13-9)		0.555				0.606	0.658
P_{FD} (Eqn 13-10)							
P_{FD} (Eqn 13-11)							
P_{FD}		0.260				0.436	0.436
V_{L2} (pcph)		2,644				2,428	1,669
V_3 (pcph)							
V_{L4} (pcph)		1,934				1,745	1,579
V_{L24} (pcph)		2,644				2,428	1,669
Diverge Speed Index		0.73				0.40	0.60
Diverge Area Speed		49.4				58.9	53.2
Outer Lanes Volume		967				872	789
Outer Lanes Speed		76.8				76.8	76.8
Segment Speed		58.2				65.3	62.6
Diverge v/c ratio		0.60				0.55	0.38
Diverge Density		15.5				10.3	15.9
Diverge LOS		B				B	B
Calculate On Ramp to Off Ramp Flow Rate for Weaving							
On to Off Volume (vph)							
PHF							
Terrain							
Grade %							
Grade Length (mi)							
Truck & Bus %							
RV %							
E_T							
E_R							
f_{wv}							
f_p							
On to Off Flow (pcph)							
Calculate On Ramp to Mainline Flow Rate for Weaving							
On to ML Volume (vph)							
PHF							
Terrain							
Grade %							
Grade Length (mi)							
Truck & Bus %							
RV %							
E_T							
E_R							
f_{wv}							
f_p							
On to ML Flow (pcph)							

Location	1	2	3	4	5	6	7
Key							
⇔ Express Lane (HOV)							
No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd
Calculate Mainline to Off Ramp Flow Rate for Weave							
ML to Off Volume (vph)							
PHF							
Terrain							
Grade %							
Grade Length (mi)							
Truck & Bus %							
RV %							
E _T							
E _R							
f _W							
f _p							
ML to Off Flow (pcph)							
Calculate General Purpose Lanes to General Purpo							
GP to GP Volume (vph)							
PHF							
Terrain							
Grade %							
Grade Length (mi)							
Truck & Bus %							
RV %							
E _T							
E _R							
f _W							
f _p							
GP to GP Flow (pcph)							

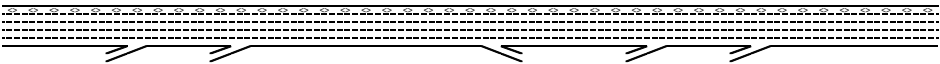
Location	1	2	3	4	5	6	7
							
Key							
⇔ Express Lane (HOV)							
No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd
Calculate Weave Segment Operations							
Weave Type							
Weave Length							
Segment Lanes							
Weave Lanes							
Weave Flow (pcph)							
Non-Weave Flow							
Segment Flow							
Max Weave Length							
Length Check							
Ideal Weave Capacity							
f_{wv}							
f_p							
Capacity Condition 1							
Capacity Condition 2							
Weave v/c ratio							
Interchange Density							
Lane Changes On to ML							
Lane Changes ML to Off							
Lane Changes On to Off							
Min Lane Change Rate							
Weave LC Rate							
Non-Weave LC Rate 1							
Non-Weave LC Rate 2							
Non-Weave LC Rate 3							
Segment LC Rate							
Weave Intensity Factor							
Weave Speed							
Non-Weave Speed							
Segment Speed							
Weave Density							
Weave LOS							
Summarize Segment Operations							
Segment v/c ratio	0.43	0.60	0.36	0.49	0.43	0.55	0.38
Segment Density	14.8	15.5	12.2	20.7	14.9	10.3	15.9
Segment LOS	B	B	B	C	B	B	B
Over Capacity							

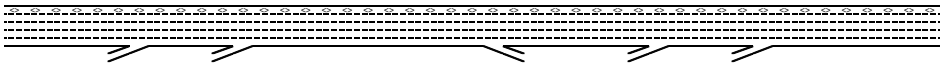
Location	1	2	3	4	5	6	7	8	9
Key									
◁ Express Lane (HOV)									
No Trucks									
Name	Douglas Boulevard West	Douglas Blvd Loop On Ramp	Douglas Blvd Slip On Ramp	Douglas Blvd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to Loop On Ramp	Riverside Loop On Ramp	Riverside Slip-On Ramp	Riverside Slip-On Ramp to Anastophe Rd
Define Freeway Segment									
Type	Basic	Merge	Merge	Basic	Diverge	Basic	Basic	Merge	Basic
Length (ft)	4,000	4,000	4,000	4,000	1,500	3,000	1,500	1,500	4,000
Accel Length		300	300					875	
Decel Length					300				
Mainline Volume	4,760	4,760	5,550	6,110	6,110	5,290	5,290	5,510	6,770
On Ramp Volume		790	560				220	1,260	
Off Ramp Volume					820				
Express Lane Volume	730	860	1,000	1,100	1,100	950	950	990	1,220
EL On Ramp Volume									
EL Off Ramp Volume									
Calculate Flow Rate in General Purpose Lanes (GP)									
GP Volume (vph)	4,030	4,690	5,110	5,010	5,010	4,340	4,340	5,780	5,550
PHF	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
GP Lanes	4	4	4	4	4	4	4	4	4
Terrain	Level	Level	Level	Level	Level	Level	Level	Level	Level
Grade %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Grade Length (mi)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Truck & Bus %	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	2.0%
RV %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
E _T	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
E _B	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2
f _{lv}	0.971	0.971	0.971	0.971	0.971	0.971	0.971	0.971	0.990
f _p	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
GP Flow (pcph)	4,717	5,489	5,981	5,864	5,864	5,080	5,080	6,765	6,370
GP Flow (pcphpl)	1,179	1,372	1,495	1,466	1,466	1,270	1,270	1,691	1,592
Calculate Speed in General Purpose Lanes									
Lane Width (ft)									
Shoulder Width									
TRD									
f _{lv}									
f _c									
Calculated FFS									
Measured FFS									
FFS Curve	70	70	70	70	70	70	70	70	65
Calculate Operations in General Purpose Lanes									
v/c ratio	0.49	0.57	0.62	0.61	0.61	0.53	0.53	0.70	0.68
Speed (mph)	70.0	69.7	69.0	69.2	69.2	69.9	69.9	67.2	64.5
Density (pcphpl)	16.8	19.7	21.7	21.2	21.2	18.2	18.2	25.2	24.7
LOS	B	C	C	C	C	C	C	C	C
Calculate Operations for Entering GP Lanes									
GP _{in} Vol (pcph)		4,641	5,380		5,864		4,844	5,426	
GP _{in} Cap (pcph)		9,600	9,600		9,600		9,600	9,600	
GP _{in} v/c ratio		0.48	0.56		0.61		0.50	0.57	
Calculate Operations for Exiting GP Lanes									
GP _{out} Vol (pcph)		5,489	5,981		4,984			6,765	
GP _{out} Cap (pcph)		9,600	9,600		9,600			9,600	
GP _{out} v/c ratio		0.57	0.62		0.52			0.70	

Fehr & Peers

Location	1	2	3	4	5	6	7	8	9
<									

Location	1	2	3	4	5	6	7	8	9
Key									
↔ Express Lane (HOV)									
No Trucks									
Name	Douglas Boulevard West	Douglas Blvd Loop On Ramp	Douglas Blvd Slip On Ramp	Douglas Blvd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to Loop On Ramp	Riverside Loop On Ramp	Riverside Slip-On Ramp	Riverside Slip-On Ramp to Anastophe Rd
Calculate Diverge Influence Area Operations									
Effective v_e (pcph)					5,864				
Up Ramp L_{40}									
Down Ramp L_{40}									
P_{10} (Eqn 13-9)					0.573				
P_{10} (Eqn 13-10)									
P_{10} (Eqn 13-11)									
P_{10}					0.436				
v_{12} (pcph)					3,053				
v_2 (pcph)									
v_{2a} (pcph)					2,811				
v_{2a} (pcph)					3,053				
Diverge Speed Index					0.31				
Diverge Area Speed					61.3				
Outer Lanes Volume					1,405				
Outer Lanes Speed					75.2				
Segment Speed					67.2				
Diverge v/c ratio					0.69				
Diverge Density					27.8				
Diverge LOS					C				
Calculate On Ramp to Off Ramp Flow Rate for Westbound									
On to Off Volume (vph)									
PHF									
Terrain									
Grade %									
Grade Length (mi)									
Truck & Bus %									
RV %									
E_T									
E_B									
t_{av}									
f_v									
On to Off Flow (pcph)									
Calculate On Ramp to Mainline Flow Rate for Westbound									
On to ML Volume (vph)									
PHF									
Terrain									
Grade %									
Grade Length (mi)									
Truck & Bus %									
RV %									
E_T									
E_B									
t_{av}									
f_v									
On to ML Flow (pcph)									

Location	1	2	3	4	5	6	7	8	9
									
Key									
⇔ Express Lane (HOV)									
No Trucks									
Name	Douglas Boulevard West	Douglas Blvd Loop On Ramp	Douglas Blvd Slip On Ramp	Douglas Blvd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to Loop On Ramp	Riverside Loop On Ramp	Riverside Slip-On Ramp	Riverside Slip-On Ramp to Antelope Rd
Calculate Mainline to Off Ramp Flow Rate for West									
ML to Off Volume (vph)									
PHF									
Terrain									
Grade %									
Grade Length (mi)									
Truck & Bus %									
RV %									
E _T									
E _B									
t _{lv}									
I _p									
ML to Off Flow (pcph)									
Calculate General Purpose Lanes to General Purp									
GP to GP Volume (vph)									
PHF									
Terrain									
Grade %									
Grade Length (mi)									
Truck & Bus %									
RV %									
E _T									
E _B									
t _{lv}									
I _p									
GP to GP Flow (pcph)									

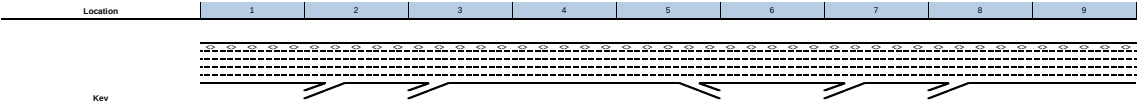
Location	1	2	3	4	5	6	7	8	9
									
Key									
⇔ Express Lane (HOV)									
No Trucks									
Name	Douglas Boulevard West	Douglas Blvd Loop On Ramp	Douglas Blvd Slip On Ramp	Douglas Blvd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to Loop On Ramp	Riverside Loop On Ramp	Riverside Slip-On Ramp	Riverside Slip-On Ramp to Antelope Rd
Calculate Weave Segment Operations									
Weave Type									
Weave Length									
Segment Lanes									
Weave Lanes									
Weave Flow (pcph)									
Non-Weave Flow									
Segment Flow									
Max Weave Length									
Length Check									
Ideal Weave Capacity									
t_w									
I_s									
Capacity Condition 1									
Capacity Condition 2									
Weave v/c ratio									
Interchange Density									
Lane Changes On to ML									
Lane Changes ML to Off									
Lane Changes On to Off									
Min Lane Change Rate									
Weave LC Rate									
Non-Weave LC Rate 1									
Non-Weave LC Rate 2									
Non-Weave LC Rate 3									
Segment LC Rate									
Weave Intensity Factor									
Weave Speed									
Non-Weave Speed									
Segment Speed									
Weave Density									
Weave LOS									
Summarize Segment Operations									
Segment v/c ratio	0.49	0.59	0.60	0.61	0.69	0.53	0.53	0.76	0.68
Segment Density	16.8	24.3	24.8	21.2	27.8	18.2	18.2	26.7	24.7
Segment LOS	B	C	C	C	C	C	C	C	C
Over Capacity									

Location	1	2	3	4	5	6	7	8	9
Key <= Express Lane (HOV) No Trucks									
Name	Douglas Boulevard West	Douglas Blvd Loop On Ramp	Douglas Blvd Slip On Ramp	Douglas Blvd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to Loop On Ramp	Riverside Loop On Ramp	Riverside Slip-On Ramp	Riverside Slip-On Ramp to Anastophe Rd
Define Freeway Segment									
Type	Basic	Merge	Merge	Basic	Diverge	Basic	Basic	Merge	Basic
Length (ft)	4,000	4,000	4,000	4,000	1,500	3,000	1,500	1,500	4,000
Accel Length		300	300					875	
Decel Length					300				
Mainline Volume	7,500	7,500	8,770	9,610	9,610	8,360	8,360	8,690	9,950
On Ramp Volume		1,270	840				330	1,260	
Off Ramp Volume					1,250				
Express Lane Volume	870	1,280	1,490	1,500	1,500	1,420	1,420	1,480	1,480
EL On Ramp Volume									
EL Off Ramp Volume									
Calculate Flow Rate in General Purpose Lanes (GP)									
GP Volume (vph)	6,630	7,490	8,120	8,110	8,110	6,940	6,940	8,470	8,470
PHF	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
GP Lanes	4	4	4	4	4	4	4	4	4
Terrain	Level	Level	Level	Level	Level	Level	Level	Level	Level
Grade %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Grade Length (mi)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Truck & Bus %	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	2.0%
RV %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
E _T	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
E _B	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2
f _{lv}	0.971	0.971	0.971	0.971	0.971	0.971	0.971	0.971	0.990
f _p	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
GP Flow (pcph)	7,265	8,207	8,897	8,886	8,886	7,604	7,604	9,281	9,101
GP Flow (pcphpl)	1,816	2,052	2,224	2,222	2,222	1,901	1,901	2,320	2,275
Calculate Speed in General Purpose Lanes									
Lane Width (ft)									
Shoulder Width									
TRD									
f _{lv}									
f _c									
Calculated FFS									
Measured FFS									
FFS Curve	70	70	70	70	70	70	70	70	65
Calculate Operations in General Purpose Lanes									
v/c ratio	0.76	0.85	0.93	0.93	0.93	0.79	0.79	0.97	0.97
Speed (mph)	65.6	61.6	57.8	57.9	57.9	64.3	64.3	55.4	54.1
Density (pcphpl)	27.7	33.3	38.5	38.4	38.4	29.6	29.6	41.8	42.0
LOS	D	D	E	E	E	D	D	E	E
Calculate Operations for Entering GP Lanes									
GP _{in} Vol (pcph)		6,844	8,004		8,886		7,250	7,941	
GP _{in} Cap (pcph)		9,600	9,600		9,600		9,600	9,600	
GP _{in} v/c ratio		0.71	0.83		0.93		0.76	0.83	
Calculate Operations for Exiting GP Lanes									
GP _{out} Vol (pcph)		8,207	8,897		7,544			9,281	
GP _{out} Cap (pcph)		9,600	9,600		9,600			9,600	
GP _{out} v/c ratio		0.85	0.93		0.79			0.97	

Location	1	2	3	4	5	6	7	8	9
Key									
	⇨ Express Lane (HOV)								
	No Trucks								
Name	Douglas Boulevard West	Douglas Blvd Loop On Ramp	Douglas Blvd Slip On Ramp	Douglas Blvd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to Loop On Ramp	Riverside Loop On Ramp	Riverside Slip-On Ramp	Riverside Slip-On Ramp to Antelope Rd
Calculate Flow Rate in Express Lanes (EL)									
EL Volume (vph)	870	1,280	1,490	1,500	1,500	1,420	1,420	1,480	1,480
PHF	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Express Lanes	1	1	1	1	1	1	1	1	1
Terrain	Level	Level	Level	Level	Level	Level	Level	Level	Level
Grade %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Grade Length (mi)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Truck & Bus %	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
RV %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
E _T	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
E _B	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2
t _{lv}	0.990	0.990	0.990	0.990	0.990	0.990	0.990	0.990	0.990
f _s	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
EL Flow (pcph)	935	1,375	1,601	1,612	1,612	1,526	1,526	1,590	1,590
EL Flow (pcphpl)	935	1,375	1,601	1,612	1,612	1,526	1,526	1,590	1,590
Calculate Speed in Express Lanes									
Lane Width (ft)									
Shoulder Width									
TRD									
t _{lv}									
t _c									
Calcd FFS									
Measured FFS	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0
FFS	70	70	70	70	70	70	70	70	70
Calculate Operations in Express Lanes									
EL _{av} v/c ratio	0.53	0.79	0.91	0.92	0.92	0.87	0.87	0.91	0.91
Calculate On Ramp Flow Rate									
On Volume (vph)		1,270	840				330	1,280	
PHF		0.95	0.95				0.95	0.95	
Total Lanes		1	1				1	1	
Terrain		Level	Level				Level	Level	
Grade %		0.0%	0.0%				0.0%	0.0%	
Grade Length (mi)		0.00	0.00				0.00	0.00	
Truck & Bus %		4.0%	2.0%				4.0%	2.0%	
RV %		0.0%	0.0%				0.0%	0.0%	
E _T		1.5	1.5				1.5	1.5	
E _B		1.2	1.2				1.2	1.2	
t _{lv}		0.980	0.990				0.980	0.990	
f _s		1.00	1.00				1.00	1.00	
On Flow (pcph)		1,364	893				354	1,340	
On Flow (pcphpl)		1,364	893				354	1,340	
Calculate On Ramp Roadway Operations									
On Ramp Type		Right	Right				Major	Right	
On Ramp Speed (mph)		45	45				50	45	
On Ramp Cap (pcph)		2,100	2,100				2,250	2,100	
On Ramp v/c ratio		0.65	0.43				0.16	0.64	

Location	1	2	3	4	5	6	7	8	9
<									

Location	1	2	3	4	5	6	7	8	9
Key									
⇌ Express Lane (HOV)									
No Trucks									
Name	Douglas Boulevard West	Douglas Blvd Loop On Ramp	Douglas Blvd Slip On Ramp	Douglas Blvd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to Loop On Ramp	Riverside Loop On Ramp	Riverside Slip-On Ramp	Riverside Slip-On Ramp to Aniscope Rd
Calculate Diverge Influence Area Operations									
Effective v_e (pcph)					8,886				
Up Ramp L_{40}									
Down Ramp L_{40}									
P_{10} (Eqn 13-9)					0.476				
P_{10} (Eqn 13-10)									
P_{10} (Eqn 13-11)									
P_{10}					0.436				
V_{10} (pcph)					4,631				
V_{10} (pcph)									
V_{10} (pcph)					4,255				
V_{10} (pcph)					4,631				
Diverge Speed Index					0.35				
Diverge Area Speed					60.1				
Outer Lanes Volume					2,128				
Outer Lanes Speed					72.4				
Segment Speed					65.4				
Diverge v/c ratio					1.05				
Diverge Density					41.4				
Diverge LOS					F				
Calculate On Ramp to Off Ramp Flow Rate for We									
On to Off Volume (vph)									
PHF									
Terrain									
Grade %									
Grade Length (mi)									
Truck & Bus %									
RV %									
E_T									
E_B									
t_{av}									
f_c									
On to Off Flow (pcph)									
Calculate On Ramp to Mainline Flow Rate for We									
On to ML Volume (vph)									
PHF									
Terrain									
Grade %									
Grade Length (mi)									
Truck & Bus %									
RV %									
E_T									
E_B									
t_{av}									
f_c									
On to ML Flow (pcph)									



Name	Douglas Boulevard West	Douglas Blvd Loop On Ramp	Douglas Blvd Slip On Ramp	Douglas Blvd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to Loop On Ramp	Riverside Loop On Ramp	Riverside Slip-On Ramp	Riverside Slip-On Ramp to Antelope Rd
Calculate Mainline to Off Ramp Flow Rate for Westbound									
ML to Off Volume (vph)									
PHF									
Terrain									
Grade %									
Grade Length (mi)									
Truck & Bus %									
RV %									
E _T									
E _B									
t _{lv}									
I _p									
ML to Off Flow (pcph)									
Calculate General Purpose Lanes to General Purpose									
GP to GP Volume (vph)									
PHF									
Terrain									
Grade %									
Grade Length (mi)									
Truck & Bus %									
RV %									
E _T									
E _B									
t _{lv}									
I _p									
GP to GP Flow (pcph)									

Location	1	2	3	4	5	6	7	8	9
Key									
⇔ Express Lane (HOV)									
No Trucks									
Name	Douglas Boulevard West	Douglas Blvd Loop On Ramp	Douglas Blvd Slip On Ramp	Douglas Blvd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to Loop On Ramp	Riverside Loop On Ramp	Riverside Slip-On Ramp	Riverside Slip-On Ramp to Antelope Rd
Calculate Weave Segment Operations									
Weave Type									
Weave Length									
Segment Lanes									
Weave Lanes									
Weave Flow (pcph)									
Non-Weave Flow									
Segment Flow									
Max Weave Length									
Length Check									
Ideal Weave Capacity									
t_w									
I_s									
Capacity Condition 1									
Capacity Condition 2									
Weave v/c ratio									
Interchange Density									
Lane Changes On to ML									
Lane Changes ML to Off									
Lane Changes On to Off									
Min Lane Change Rate									
Weave LC Rate									
Non-Weave LC Rate 1									
Non-Weave LC Rate 2									
Non-Weave LC Rate 3									
Segment LC Rate									
Weave Intensity Factor									
Weave Speed									
Non-Weave Speed									
Segment Speed									
Weave Density									
Weave LOS									
Summarize Segment Operations									
Segment v/c ratio	0.76	0.89	0.89	0.93	1.05	0.79	0.79	0.98	0.97
Segment Density	27.7	35.0	35.1	38.4	-	29.6	29.6	34.6	42.0
Segment LOS	D	D	E	E	F	D	D	D	E
Over Capacity					Diverge				

CUMULATIVE PLUS PROJECT CONDITIONS TECHNICAL CALCULATIONS

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Cumulative Plus Project Conditions
AM Peak Hour

Intersection 1 Cirby Way/Foothills Blvd Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	570	563	98.7%	80.1	32.3	F
	Right Turn	470	405	86.3%	223.8	74.1	F
	Subtotal	1,040	968	93.1%	139.6	40.0	F
SB	Left Turn	1,750	1,585	90.6%	82.8	21.7	F
	Through	830	819	98.7%	55.7	20.7	E
	Right Turn						
	Subtotal	2,580	2,404	93.2%	73.6	21.0	E
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn	460	312	67.9%	52.7	18.3	D
	Through						
	Right Turn	660	518	78.4%	5.1	0.9	A
	Subtotal	1,120	830	74.1%	23.2	7.8	C
Total		4,740	4,202	88.7%	78.9	16.8	E

Intersection 2 Cirby Way/Vernon St Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	20	19	95.0%	69.3	17.7	E
	Through	150	146	97.5%	44.8	5.6	D
	Right Turn	130	123	94.4%	35.6	9.9	D
	Subtotal	300	288	96.0%	42.7	5.0	D
SB	Left Turn	60	56	93.7%	59.1	11.6	E
	Through	120	106	88.7%	38.6	9.7	D
	Right Turn	320	296	92.5%	25.1	6.3	C
	Subtotal	500	459	91.7%	32.5	4.3	C
EB	Left Turn	450	375	83.3%	55.0	6.1	E
	Through	1,740	1,597	91.8%	27.1	2.2	C
	Right Turn	30	26	86.1%	24.0	10.3	C
	Subtotal	2,220	1,998	90.0%	32.3	2.4	C
WB	Left Turn	100	69	68.8%	67.2	8.2	E
	Through	1,420	1,081	76.1%	32.7	10.7	C
	Right Turn	100	74	73.7%	15.9	6.9	B
	Subtotal	1,620	1,223	75.5%	33.6	10.2	C
Total		4,640	3,968	85.5%	33.5	3.6	C

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Cumulative Plus Project Conditions
AM Peak Hour

Intersection 3 Cirby Way/Melody Ln Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through						
	Right Turn	370	318	85.9%	109.6	71.4	F
	Subtotal	370	318	85.9%	109.6	71.4	F
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	2,050	1,762	85.9%	42.2	16.0	D
	Right Turn	10	8	83.6%	34.8	18.8	C
	Subtotal	2,060	1,770	85.9%	42.2	16.0	D
WB	Left Turn	330	238	72.1%	22.6	11.3	C
	Through	1,690	1,266	74.9%	3.2	0.4	A
	Right Turn						
	Subtotal	2,020	1,504	74.5%	6.3	2.3	A
Total		4,450	3,592	80.7%	32.9	13.1	C

Intersection 4 Cirby Way/Riverside Ave Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	790	638	80.8%	202.9	20.6	F
	Through	640	602	94.1%	62.9	10.1	E
	Right Turn	160	155	96.7%	41.3	8.0	D
	Subtotal	1,590	1,395	87.8%	124.7	15.3	F
SB	Left Turn	240	213	88.7%	51.6	6.4	D
	Through	490	436	89.0%	74.5	17.2	E
	Right Turn	90	79	88.2%	24.4	9.6	C
	Subtotal	820	728	88.8%	62.6	12.3	E
EB	Left Turn	270	208	77.0%	87.5	8.1	F
	Through	1,130	893	79.0%	47.5	4.4	D
	Right Turn	660	557	84.4%	32.1	4.4	C
	Subtotal	2,060	1,658	80.5%	47.3	4.7	D
WB	Left Turn	520	361	69.4%	132.6	46.8	F
	Through	1,110	787	70.9%	90.3	19.4	F
	Right Turn	320	244	76.1%	91.6	21.6	F
	Subtotal	1,950	1,391	71.3%	101.0	7.8	F
Total		6,420	5,173	80.6%	84.7	6.0	F

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Cumulative Plus Project Conditions
AM Peak Hour

Intersection 5 Cirby Way/Cirby Hills Dr-Kaiser North Driveway Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	80	84	105.5%	40.0	8.5	D
	Through						
	Right Turn	50	61	121.6%	12.6	2.8	B
	Subtotal	130	145	111.7%	28.6	5.3	C
SB	Left Turn	30	30	100.1%	64.5	17.0	E
	Through						
	Right Turn	70	78	111.3%	30.2	8.4	C
	Subtotal	100	108	107.9%	39.9	9.5	D
EB	Left Turn	90	76	84.9%	46.7	6.8	D
	Through	1,230	1,073	87.2%	11.8	1.7	B
	Right Turn	180	146	81.3%	11.2	2.2	B
	Subtotal	1,500	1,296	86.4%	13.8	2.0	B
WB	Left Turn	120	82	68.4%	146.0	47.1	F
	Through	1,800	1,177	65.4%	134.9	33.9	F
	Right Turn	30	19	62.1%	108.3	59.9	F
	Subtotal	1,950	1,278	65.5%	135.4	34.2	F
Total		3,680	2,827	76.8%	70.2	14.2	E

Intersection 6 Cirby Way/Orlando Ave Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	30	35	117.8%	51.0	14.7	D
	Through						
	Right Turn	450	423	94.1%	27.7	5.2	C
	Subtotal	480	459	95.6%	29.4	4.5	C
SB	Left Turn	10	9	91.2%	59.1	31.1	E
	Through						
	Right Turn	10	10	98.8%	24.3	20.1	C
	Subtotal	20	19	95.0%	41.0	17.1	D
EB	Left Turn	10	12	117.8%	64.6	40.3	E
	Through	1,230	1,108	90.1%	15.5	3.2	B
	Right Turn	70	72	102.6%	15.9	6.0	B
	Subtotal	1,310	1,192	91.0%	15.9	3.2	B
WB	Left Turn	90	67	74.7%	58.5	13.2	E
	Through	1,910	1,449	75.8%	21.5	19.7	C
	Right Turn	10	9	87.4%	11.4	21.6	B
	Subtotal	2,010	1,525	75.8%	23.1	19.2	C
Total		3,820	3,194	83.6%	21.1	9.7	C

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Cumulative Plus Project Conditions
AM Peak Hour

Intersection 7 Cirby Way/Sunrise Ave Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	760	567	74.6%	225.5	16.2	F
	Through	1,440	1,018	70.7%	184.3	10.4	F
	Right Turn	240	200	83.1%	169.8	9.4	F
	Subtotal	2,440	1,784	73.1%	196.1	6.8	F
SB	Left Turn	110	116	105.0%	83.0	21.8	F
	Through	890	783	88.0%	70.6	25.7	E
	Right Turn	190	189	99.4%	35.0	22.3	C
	Subtotal	1,190	1,087	91.4%	66.0	23.2	E
EB	Left Turn	310	287	92.7%	88.4	17.1	F
	Through	860	834	97.0%	53.1	7.4	D
	Right Turn	690	632	91.6%	33.5	5.5	C
	Subtotal	1,860	1,754	94.3%	52.0	7.4	D
WB	Left Turn	150	134	89.4%	135.4	35.7	F
	Through	860	784	91.2%	131.2	34.9	F
	Right Turn	30	29	96.3%	119.8	40.2	F
	Subtotal	1,040	947	91.1%	131.5	34.6	F
Total		6,530	5,572	85.3%	114.4	9.3	F

Intersection 8 Riverside Blvd/I-80 WB Ramps Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	1,390	1,196	86.1%	50.3	22.9	D
	Right Turn	220	188	85.3%	14.7	6.1	B
	Subtotal	1,610	1,384	86.0%	45.3	19.8	D
SB	Left Turn						
	Through	760	620	81.6%	11.7	1.9	B
	Right Turn						
	Subtotal	760	620	81.6%	11.7	1.9	B
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn	500	478	95.7%	48.8	30.8	D
	Through						
	Right Turn	450	366	81.4%	77.5	51.0	E
	Subtotal	950	845	88.9%	60.7	38.2	E
Total		3,320	2,849	85.8%	42.4	18.7	D

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Cumulative Plus Project Conditions
AM Peak Hour

Intersection 9 Riverside Blvd/I-80 EB Ramps-Orlando Ave Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	1,610	1,300	80.7%	167.4	27.6	F
	Right Turn	90	70	78.1%	211.3	42.5	F
	Subtotal	1,700	1,370	80.6%	169.9	28.1	F
SB	Left Turn	70	61	87.4%	62.0	16.3	E
	Through	920	805	87.5%	13.7	3.0	B
	Right Turn						
	Subtotal	990	866	87.5%	17.2	3.4	B
EB	Left Turn						
	Through	400	374	93.4%	38.6	3.3	D
	Right Turn	130	135	103.8%	11.6	1.8	B
	Subtotal	530	508	95.9%	31.5	2.8	C
WB	Left Turn	60	55	91.2%	41.1	7.4	D
	Through						
	Right Turn	150	146	97.0%	19.6	17.8	B
	Subtotal	210	200	95.4%	25.2	12.7	C
Total		3,430	2,945	85.8%	90.8	10.6	F

Intersection 106 Riverside Ave/Kaiser Drwy Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	1,580	1,308	82.8%	22.1	9.2	C
	Right Turn	260	222	85.2%	2.5	0.3	A
	Subtotal	1,840	1,530	83.1%	19.2	7.9	B
SB	Left Turn						
	Through	760	621	81.7%	1.9	0.2	A
	Right Turn	910	738	81.1%	3.3	0.3	A
	Subtotal	1,670	1,359	81.3%	2.7	0.2	A
EB	Left Turn						
	Through						
	Right Turn	360	316	87.8%	5.6	0.2	A
	Subtotal	360	316	87.8%	5.6	0.2	A
WB	Left Turn						
	Through						
	Right Turn	10	10	102.6%	8.7	6.3	A
	Subtotal	10	10	102.6%	8.7	6.3	A
Total		3,880	3,215	82.9%	10.8	3.7	B

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Cumulative Plus Project Conditions
PM Peak Hour

Intersection 1 Cirby Way/Foothills Blvd Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	830	665	80.2%	192.7	40.5	F
	Through	460	352	76.6%	221.8	47.6	F
	Right Turn						
	Subtotal	1,290	1,018	78.9%	202.9	42.0	F
SB	Left Turn	1,480	1,363	92.1%	69.7	20.4	E
	Through	760	869	114.4%	43.6	17.7	D
	Right Turn						
	Subtotal	2,240	2,233	99.7%	59.5	18.5	E
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn	550	378	68.8%	61.0	9.4	E
	Through						
	Right Turn	1,970	1,343	68.2%	24.2	7.7	C
	Subtotal	2,520	1,721	68.3%	32.3	6.3	C
Total		6,050	4,972	82.2%	79.4	15.0	E

Intersection 2 Cirby Way/Vernon St Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	30	25	83.6%	87.3	47.6	F
	Through	60	55	91.8%	47.3	11.0	D
	Right Turn	130	128	98.2%	31.5	8.0	C
	Subtotal	220	208	94.5%	42.8	10.4	D
SB	Left Turn	80	73	90.7%	50.0	14.6	D
	Through	170	165	97.2%	41.1	10.1	D
	Right Turn	620	470	75.9%	117.8	29.3	F
	Subtotal	870	708	81.4%	93.6	21.4	F
EB	Left Turn	370	297	80.3%	134.6	56.3	F
	Through	1,540	1,271	82.5%	47.6	19.3	D
	Right Turn	30	22	73.5%	45.1	15.1	D
	Subtotal	1,940	1,590	82.0%	64.5	27.4	E
WB	Left Turn	100	74	74.5%	105.7	32.6	F
	Through	1,870	1,319	70.5%	72.1	33.0	E
	Right Turn	60	47	78.5%	58.0	38.6	E
	Subtotal	2,030	1,441	71.0%	73.2	32.6	E
Total		5,060	3,947	78.0%	70.9	15.6	E

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Cumulative Plus Project Conditions
PM Peak Hour

Intersection 3 Cirby Way/Melody Ln Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through						
	Right Turn	260	228	87.7%	44.3	20.7	D
	Subtotal	260	228	87.7%	44.3	20.7	D
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	1,920	1,535	80.0%	16.2	4.8	B
	Right Turn	10	7	72.2%	13.5	9.9	B
	Subtotal	1,930	1,542	79.9%	16.2	4.8	B
WB	Left Turn	360	259	72.0%	26.7	12.6	C
	Through	2,240	1,765	78.8%	5.5	2.6	A
	Right Turn						
	Subtotal	2,600	2,025	77.9%	8.2	3.9	A
Total		4,790	3,795	79.2%	13.6	4.7	B

Intersection 4 Cirby Way/Riverside Ave Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	1,130	1,005	89.0%	47.6	6.9	D
	Through	720	670	93.1%	43.1	4.0	D
	Right Turn	250	229	91.5%	22.4	2.2	C
	Subtotal	2,100	1,905	90.7%	43.0	3.9	D
SB	Left Turn	370	329	88.9%	95.6	24.9	F
	Through	700	544	77.7%	149.9	33.8	F
	Right Turn	160	128	80.3%	134.5	41.5	F
	Subtotal	1,230	1,001	81.4%	130.3	31.6	F
EB	Left Turn	160	109	68.2%	171.2	21.1	F
	Through	970	750	77.3%	62.5	8.0	E
	Right Turn	1,050	842	80.2%	18.5	3.0	B
	Subtotal	2,180	1,701	78.0%	47.7	4.8	D
WB	Left Turn	480	304	63.3%	143.3	32.5	F
	Through	1,280	887	69.3%	92.3	15.3	F
	Right Turn	190	121	63.8%	90.9	20.7	F
	Subtotal	1,950	1,312	67.3%	104.2	13.5	F
Total		7,460	5,919	79.3%	72.5	7.4	E

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Cumulative Plus Project Conditions
PM Peak Hour

Intersection 5 Cirby Way/Cirby Hills Dr-Kaiser North Driveway Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	180	155	85.9%	121.3	48.0	F
	Through						
	Right Turn	330	334	101.3%	16.0	1.6	B
	Subtotal	510	489	95.9%	49.7	17.0	D
SB	Left Turn	30	28	93.7%	68.1	20.5	E
	Through						
	Right Turn	70	68	97.7%	33.3	11.9	C
	Subtotal	100	97	96.5%	41.9	10.6	D
EB	Left Turn	60	51	85.5%	66.7	20.5	E
	Through	1,440	1,162	80.7%	16.4	1.1	B
	Right Turn	80	66	82.2%	13.1	2.2	B
	Subtotal	1,580	1,279	81.0%	18.2	1.1	B
WB	Left Turn	50	31	62.3%	90.8	13.6	F
	Through	1,700	1,194	70.3%	44.2	20.0	D
	Right Turn	20	14	68.4%	40.2	32.6	D
	Subtotal	1,770	1,239	70.0%	45.3	19.6	D
Total		3,960	3,104	78.4%	34.6	9.2	C

Intersection 6 Cirby Way/Orlando Ave Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	60	61	101.3%	59.5	11.9	E
	Through						
	Right Turn	520	476	91.6%	70.2	18.2	E
	Subtotal	580	537	92.6%	69.0	16.1	E
SB	Left Turn	10	8	83.6%	50.8	27.6	D
	Through						
	Right Turn	30	35	116.5%	12.4	3.3	B
	Subtotal	40	43	108.3%	20.5	8.8	C
EB	Left Turn	40	34	84.6%	76.6	12.5	E
	Through	1,560	1,283	82.2%	36.9	7.9	D
	Right Turn	200	159	79.6%	39.1	12.0	D
	Subtotal	1,800	1,476	82.0%	38.1	8.4	D
WB	Left Turn	190	145	76.4%	34.3	4.1	C
	Through	1,680	1,252	74.5%	4.0	0.9	A
	Right Turn						
	Subtotal	1,870	1,397	74.7%	7.2	1.4	A
Total		4,290	3,453	80.5%	30.2	5.2	C

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Cumulative Plus Project Conditions
PM Peak Hour

Intersection 7 **Cirby Way/Sunrise Ave** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	710	462	65.1%	188.6	7.9	F
	Through	1,230	847	68.9%	53.4	9.1	D
	Right Turn	180	123	68.4%	32.7	11.1	C
	Subtotal	2,120	1,433	67.6%	95.8	2.1	F
SB	Left Turn	220	157	71.2%	219.0	28.2	F
	Through	1,440	1,032	71.7%	197.6	25.4	F
	Right Turn	280	201	71.8%	177.7	27.8	F
	Subtotal	1,940	1,390	71.7%	197.2	25.7	F
EB	Left Turn	410	282	68.9%	143.7	27.3	F
	Through	900	617	68.5%	125.1	27.6	F
	Right Turn	590	404	68.5%	89.1	23.3	F
	Subtotal	1,900	1,303	68.6%	118.1	26.5	F
WB	Left Turn	570	407	71.3%	191.2	34.4	F
	Through	730	575	78.7%	132.6	18.6	F
	Right Turn	60	47	77.9%	112.5	18.9	F
	Subtotal	1,360	1,028	75.6%	155.0	23.6	F
Total		7,320	5,154	70.4%	140.5	11.6	F

Intersection 8 **Riverside Blvd/I-80 WB Ramps** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	1,690	1,526	90.3%	39.4	10.1	D
	Right Turn	340	295	86.8%	15.8	1.4	B
	Subtotal	2,030	1,822	89.7%	35.6	8.6	D
SB	Left Turn						
	Through	920	697	75.8%	16.4	4.2	B
	Right Turn						
	Subtotal	920	697	75.8%	16.4	4.2	B
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn	940	888	94.5%	45.2	8.4	D
	Through						
	Right Turn	330	321	97.3%	26.3	4.2	C
	Subtotal	1,270	1,210	95.2%	40.2	6.7	D
Total		4,220	3,729	88.4%	33.7	4.4	C

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Cumulative Plus Project Conditions
PM Peak Hour

Intersection 9

Riverside Blvd/I-80 EB Ramps-Orlando Ave

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	1,410	1,213	86.1%	98.1	29.4	F
	Right Turn	100	98	98.4%	105.9	35.6	F
	Subtotal	1,510	1,312	86.9%	98.7	29.7	F
SB	Left Turn	100	76	76.4%	63.2	9.1	E
	Through	1,510	1,297	85.9%	27.3	5.0	C
	Right Turn						
	Subtotal	1,610	1,373	85.3%	29.4	4.7	C
EB	Left Turn						
	Through	480	472	98.3%	36.1	3.0	D
	Right Turn	180	182	101.3%	26.0	3.0	C
	Subtotal	660	654	99.1%	33.3	2.2	C
WB	Left Turn	190	177	93.0%	36.6	3.8	D
	Through						
	Right Turn	370	333	89.9%	125.4	64.4	F
	Subtotal	560	509	90.9%	92.9	38.8	F
Total		4,340	3,848	88.7%	61.7	10.2	E

Intersection 106

Riverside Ave/Kaiser Drwy

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	1,920	1,746	90.9%	3.4	0.3	A
	Right Turn	100	102	101.8%	1.8	0.4	A
	Subtotal	2,020	1,848	91.5%	3.3	0.2	A
SB	Left Turn						
	Through	920	692	75.2%	3.3	0.4	A
	Right Turn	710	523	73.6%	4.3	0.7	A
	Subtotal	1,630	1,215	74.5%	3.8	0.3	A
EB	Left Turn						
	Through						
	Right Turn	600	473	78.9%	6.7	0.3	A
	Subtotal	600	473	78.9%	6.7	0.3	A
WB	Left Turn						
	Through						
	Right Turn	180	172	95.6%	13.9	3.5	B
	Subtotal	180	172	95.6%	13.9	3.5	B
Total		4,430	3,708	83.7%	4.4	0.3	A

Intersection 1

Cirby Way/Foothills Blvd

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
NB	Through	2,857	1,210	402	1,433	580	1,385	421	27%	0%
	Right Turn	1,140	218	73	254	105	246	97	79%	0%
SB	Left Turn	3,839	710	107	1,038	137	1,049	139	0%	0%
	Through	3,839	722	132	1,115	178	1,112	167	0%	0%
WB	Left Turn	1,066	153	45	202	52	197	46	0%	57%
	Right Turn	66	64	16	114	30	135	26	0%	6%

Intersection 2

Cirby Way/Vernon St

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	220	210	24	282	23	245	12	2%	0%
	Through	803	375	81	494	82	488	89	15%	0%
	Through/Right	803	416	75	504	78	505	70	0%	0%
NB	Left Turn	135	25	11	68	27	74	34	0%	0%
	Through	2,711	123	18	211	35	202	27	10%	0%
	Right Turn	260	88	21	153	39	155	38	0%	0%
SB	Left Turn	150	39	8	76	20	72	27	0%	0%
	Through	3,462	72	25	146	55	151	61	2%	0%
	Right Turn	3,462	132	33	230	51	226	39	0%	0%
WB	Left Turn	155	89	51	183	135	190	115	0%	0%
	Through	1,333	377	107	541	176	567	148	26%	0%
	Right Turn	165	44	20	136	79	189	111	0%	0%

Intersection 3

Cirby Way/Melody Ln

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Through	638	427	138	584	148	588	133	5%	3%
	Through/Right	260	304	32	378	19	344	15	0%	28%
NB	Right Turn	820	451	229	641	271	607	223	0%	11%
WB	Left Turn	120	79	26	120	42	117	38	3%	0%
	Through	332	69	49	136	140	141	140	0%	0%

Intersection 4

Cirby Way/Riverside Ave

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	U/Left Turns	24	66	4	85	6	77	11	0%	76%
	Left Turn	332	284	120	342	134	333	131	0%	15%
	Through	187	205	68	265	66	252	67	0%	9%
	Right Turn	24	32	6	69	12	68	9	0%	10%
NB	Left Turn	560	578	51	624	52	616	17	34%	0%
	Through	700	343	89	502	114	517	80	0%	0%
	Right Turn	350	75	12	127	18	122	19	0%	0%
SB	U/Left Turns	210	92	17	157	26	161	34	0%	0%
	Left Turn	210	104	14	175	37	186	49	1%	0%
	Through	4,282	189	55	282	112	293	133	23%	0%
	Right Turn	175	80	34	182	83	187	76	0%	0%
WB	Left Turn	385	528	157	613	189	560	157	40%	0%
	Through	679	679	12	736	41	712	14	45%	13%
	Through/Right	679	642	67	749	73	701	16	0%	6%

Intersection 5

Cirby Way/Cirby Hills Dr-Kaiser North Driveway

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	100	55	17	95	17	98	16	3%	0%
	Through	679	38	13	87	29	89	38	1%	0%
	Through/Right	679	57	17	109	24	109	20	0%	0%
NB	Left/Through	1,540	65	9	113	20	117	26	0%	0%
	Right Turn	1,540	24	11	50	16	51	20	0%	0%
SB	Left/Through	100	29	17	58	25	56	26	1%	0%
	Right Turn	1,353	57	14	101	27	102	32	2%	0%
WB	Left Turn	175	138	29	263	19	200	1	0%	0%
	Through	1,392	1,013	245	1,516	230	1,354	145	70%	8%
	Through/Right	1,392	978	249	1,494	236	1,333	169	0%	4%

Intersection 6

Cirby Way/Orlando Ave

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	10	6	30	12	34	12	0%	0%
	Through	1,392	123	19	194	43	197	53	2%	0%
	Through/Right	1,392	145	20	221	31	226	34	0%	0%
NB	Left/Through	1,888	37	12	67	19	64	19	0%	0%
	Right Turn	1,888	203	42	301	63	335	87	0%	0%
SB	Left/Through	794	10	6	31	16	34	20	0%	0%
	Right Turn	75	9	5	28	11	27	10	0%	0%
WB	Left Turn	250	76	33	170	102	163	97	0%	0%
	Through	870	156	146	421	382	495	356	14%	1%
	Through/Right	870	152	147	407	381	482	362	0%	1%

Intersection 7

Cirby Way/Sunrise Ave

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	225	203	27	297	47	250	40	3%	0%
	Through	1,898	561	67	722	89	726	82	24%	0%
	Right Turn	175	197	5	207	14	200	0	18%	0%
NB	Left Turn	200	223	5	228	10	225	0	47%	0%
	Through	2,492	2,473	69	2,633	160	2,535	15	42%	56%
	Right Turn	175	151	20	257	26	200	0	1%	0%
SB	Left Turn	225	155	38	300	32	250	30	0%	0%
	Through	2,737	473	163	619	185	609	180	47%	0%
	Right Turn	200	176	23	295	14	225	0	0%	0%
WB	Left Turn	200	170	35	292	36	224	23	0%	0%
	Through	2,651	694	186	915	247	924	240	68%	0%
	Through/Right	2,651	684	189	909	239	908	231	0%	0%

Intersection 8

Riverside Blvd/I-80 WB Ramps

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
NB	Through	1,312	416	198	658	351	690	365	0%	0%
	Right Turn	1,065	139	171	490	481	542	478	0%	1%
SB	Through	240	89	18	154	26	158	29	0%	0%
	Right Turn									
WB	Left Turn	429	255	123	405	166	393	158	12%	0%
	Right Turn	429	409	206	691	337	810	345	0%	0%

Intersection 9

Riverside Blvd/I-80 EB Ramps-Orlando Ave

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Through	1,698	141	16	201	22	201	28	0%	0%
	Right Turn	230	50	14	90	39	101	57	0%	0%
NB	Through	2,391	2,181	291	2,472	206	2,394	125	48%	44%
	Right Turn	65	24	16	70	36	78	26	0%	0%
SB	Left Turn	570	209	32	350	45	354	55	0%	0%
	Through	207	114	28	184	31	183	28	1%	0%
WB	Left Turn	2,277	27	9	54	14	52	15	0%	0%
	Right Turn	2,277	76	32	147	54	151	53	0%	0%

Intersection 106

Riverside Ave/Kaiser Drwy

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
NB	Through	240	202	119	317	171	318	38	40%	24%
	Through/Right	240	21	24	94	102	121	128	0%	0%
WB	Right Turn	503	10	4	31	5	30	1	0%	0%

Intersection 1

Cirby Way/Foothills Blvd

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
NB	Through	3,411	1,384	303	1,770	348	1,756	253	57%	0%
	Right Turn	1,694	197	16	237	34	255	42	58%	0%
SB	Left Turn	4,580	679	89	1,126	139	1,141	139	0%	0%
	Through	4,580	646	75	1,085	105	1,148	94	0%	0%
WB	Left Turn	1,066	178	22	237	38	240	36	0%	69%
	Right Turn	66	207	49	293	50	265	44	0%	29%

Intersection 2

Cirby Way/Vernon St

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	220	222	32	260	23	244	23	27%	0%
	Through	909	546	233	925	339	922	261	12%	5%
	Through/Right	909	575	201	921	345	920	239	0%	5%
NB	Left Turn	135	41	17	84	30	82	32	0%	0%
	Through	2,711	61	13	115	29	116	36	2%	0%
	Right Turn	260	87	25	142	52	138	54	0%	0%
SB	Left Turn	150	58	22	126	42	138	45	0%	0%
	Through	4,452	318	189	709	411	760	338	7%	0%
	Right Turn	4,452	792	209	1,298	285	1,344	305	0%	0%
WB	Left Turn	155	88	15	185	28	179	33	0%	0%
	Through	1,333	708	203	1,039	288	1,026	250	42%	1%
	Right Turn	165	41	32	129	88	149	65	0%	0%

Intersection 3

Cirby Way/Melody Ln

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Through	638	188	45	341	87	387	102	0%	0%
	Through/Right	260	226	47	352	61	318	47	0%	7%
NB	Right Turn	1,405	159	37	244	88	263	92	0%	0%
WB	Left Turn	120	85	18	127	28	129	23	4%	0%
	Through	342	81	61	193	154	240	158	2%	1%

Intersection 4

Cirby Way/Riverside Ave

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	U/Left Turns	34	66	12	90	6	82	1	0%	81%
	Left Turn	342	159	85	204	102	192	97	0%	5%
	Through	269	202	72	264	76	248	75	0%	8%
	Right Turn	34	29	12	73	25	74	16	0%	4%
NB	Left Turn	551	423	37	456	60	458	62	0%	0%
	Through	551	286	21	380	51	385	64	1%	0%
	Right Turn	350	93	16	174	53	185	82	0%	0%
SB	U/Left Turns	210	166	28	239	39	230	30	5%	0%
	Left Turn	210	242	25	331	21	284	2	9%	0%
	Through	2,543	632	215	971	325	997	315	76%	0%
	Right Turn	175	202	22	284	29	237	1	20%	0%
WB	Left Turn	385	464	84	653	107	560	108	10%	0%
	Through	679	616	61	749	28	705	16	39%	14%
	Through/Right	679	613	53	743	23	695	9	0%	12%

Intersection 5

Cirby Way/Cirby Hills Dr-Kaiser North Driveway

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	100	51	19	112	35	106	24	2%	0%
	Through	679	163	16	289	31	274	31	10%	0%
	Through/Right	679	185	23	311	24	281	37	0%	0%
NB	Left/Through	1,454	268	91	369	105	364	94	0%	0%
	Right Turn	1,454	78	15	125	35	129	37	0%	0%
SB	Left/Through	100	32	13	72	25	75	29	0%	0%
	Right Turn	1,114	61	20	124	48	125	52	5%	0%
WB	Left Turn	175	54	24	148	63	171	59	0%	0%
	Through	1,392	358	103	640	201	654	222	31%	0%
	Through/Right	1,392	337	113	625	213	644	235	0%	0%

Intersection 6

Cirby Way/Orlando Ave

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	46	26	109	63	120	70	0%	0%
	Through	1,392	364	72	578	123	590	125	22%	0%
	Through/Right	1,392	408	80	632	143	629	140	0%	0%
NB	Left/Through	1,746	70	12	120	25	117	23	0%	0%
	Right Turn	1,746	476	117	665	127	642	113	0%	0%
SB	Left/Through	746	10	6	28	14	29	13	0%	0%
	Right Turn	75	25	5	52	13	47	21	1%	0%
WB	Left Turn	250	104	28	173	38	181	42	0%	0%
	Through	872	39	21	87	34	88	34	0%	0%
	Through/Right	872	39	17	90	25	95	32	0%	0%

Intersection 7

Cirby Way/Sunrise Ave

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	225	217	19	293	38	250	16	3%	0%
	Through	1,898	842	179	1,411	241	1,408	236	47%	1%
	Right Turn	175	199	2	204	5	200	0	19%	0%
NB	Left Turn	200	224	3	226	4	225	0	66%	0%
	Through	824	850	26	871	42	874	21	37%	75%
	Right Turn	175	117	33	238	36	200	0	0%	0%
SB	Left Turn	225	186	20	308	18	250	25	0%	0%
	Through	2,544	1,948	257	2,767	243	2,521	119	58%	19%
	Right Turn	200	152	31	283	24	225	0	0%	0%
WB	Left Turn	200	221	16	233	16	225	1	40%	0%
	Through	1,295	1,019	153	1,443	76	1,324	14	38%	28%
	Through/Right	1,295	913	144	1,327	101	1,267	36	0%	1%

Intersection 8

Riverside Blvd/I-80 WB Ramps

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
NB	Through	1,312	389	94	564	134	543	122	0%	0%
	Right Turn	1,065	28	51	116	190	139	205	0%	0%
SB	Through	243	143	33	243	59	245	65	0%	1%
	Right Turn									
WB	Left Turn	429	287	31	315	41	323	33	0%	0%
	Right Turn	429	195	31	313	55	327	58	0%	0%
	Through									
	Right Turn									

Intersection 9

Riverside Blvd/I-80 EB Ramps-Orlando Ave

Signal

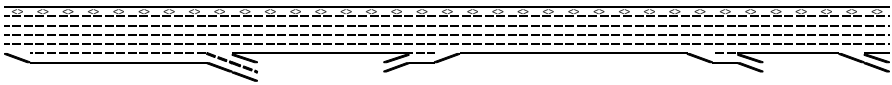
Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Through	2,559	163	21	227	42	225	52	1%	0%
	Right Turn	230	98	19	184	39	194	55	0%	0%
NB	Through	1,518	900	238	1,245	340	1,227	344	56%	2%
	Right Turn	65	45	12	107	11	89	2	1%	0%
SB	Left Turn	570	334	83	518	100	518	90	17%	0%
	Through	1,312	399	206	640	291	676	286	14%	0%
WB	Left Turn	2,260	119	121	281	401	288	398	0%	0%
	Right Turn	2,260	526	218	682	244	669	252	0%	0%

Intersection 106

Riverside Ave/Kaiser Drwy

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
NB	Through	100	1	3	5	16	7	23	0%	0%
	Right Turn	411	6	18	29	91	40	126	0%	0%
SB	Right Turn	503	77	14	122	27	121	26	0%	0%
	Right Turn	503	77	14	122	27	121	26	0%	0%
WB	Right Turn	503	77	14	122	27	121	26	0%	0%
	Right Turn	503	77	14	122	27	121	26	0%	0%

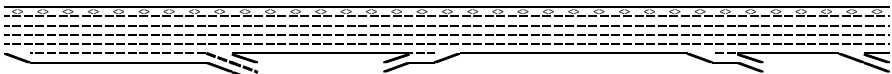
Location	1	2	3	4	5	6	7
							
Key							
⇔ Express Lane (HOV)							
No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd Off Ramp	Douglas Blvd Slip Off Ramp	Douglas Blvd Loop Off Ramp
Define Freeway Segment							
Type	Basic	Diverge	Basic	Merge	Basic	Diverge	Diverge
Length (ft)	4,000	1,500	3,175	1,500	4,000	1,500	750
Accel Length				300			
Decel Length		1,275				1,650	300
Mainline Volume	8,960	8,960	7,550	7,550	8,850	8,850	7,740
On Ramp Volume				1,300			
Off Ramp Volume		1,410				1,110	1,040
Express Lane Volume	880	980	830	830	970	970	840
EL On Ramp Volume							
EL Off Ramp Volume							
Calculate Flow Rate in General Purpose Lanes (GP)							
GP Volume (vph)	8,080	7,980	6,720	8,020	7,880	7,880	6,900
PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95
GP Lanes	5	5	4	4	4	4	4
Terrain	Level	Level	Level	Level	Level	Level	Level
Grade %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Grade Length (mi)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Truck & Bus %	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
RV %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
E _T	1.5	1.5	1.5	1.5	1.5	1.5	1.5
E _B	1.2	1.2	1.2	1.2	1.2	1.2	1.2
f _W	0.971	0.971	0.971	0.971	0.971	0.971	0.971
f _p	1.00	1.00	1.00	1.00	1.00	1.00	1.00
GP Flow (pcph)	8,760	8,652	7,286	8,695	8,544	8,544	7,481
GP Flow (pcphpl)	1,752	1,730	1,821	2,174	2,136	2,136	1,870
Calculate Speed in General Purpose Lanes							
Lane Width (ft)							
Shoulder Width							
TRD							
f _W							
f _C							
Calculated FFS							
Measured FFS							
FFS Curve	70	70	70	70	70	70	70
Calculate Operations in General Purpose Lanes							
v/c ratio	0.73	0.72	0.76	0.91	0.89	0.89	0.78
Speed (mph)	66.5	66.7	65.5	59.0	59.8	59.8	64.8
Density (pcphpl)	26.4	25.9	27.8	36.8	35.7	35.7	28.9
LOS	D	C	D	E	E	E	D
Calculate Operations for Entering GP Lanes							
GP _N Vol (pcph)	8,760	8,652		7,300		8,544	7,481
GP _N Cap (pcph)	9,600	9,600		9,600		9,600	9,600
GP _N v/c ratio	0.91	0.90		0.76		0.89	0.78
Calculate Operations for Exiting GP Lanes							
GP _{OUT} Vol (pcph)		7,138		8,695		7,358	6,370
GP _{OUT} Cap (pcph)		9,600		9,600		9,600	9,600
GP _{OUT} v/c ratio		0.74		0.91		0.77	0.66

Location	1	2	3	4	5	6	7
Key							
⇔ Express Lane (HOV)							
No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd Off Ramp	Douglas Blvd Slip Off Ramp	Douglas Blvd Loop Off Ramp
Calculate Flow Rate in Express Lanes (EL)							
EL Volume (vph)	880	980	830	830	970	970	840
PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Express Lanes	1	1	1	1	1	1	1
Terrain	Level	Level	Level	Level	Level	Level	Level
Grade %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Grade Length (mi)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Truck & Bus %	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
RV %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
E _T	1.5	1.5	1.5	1.5	1.5	1.5	1.5
E _R	1.2	1.2	1.2	1.2	1.2	1.2	1.2
f _W	0.990	0.990	0.990	0.990	0.990	0.990	0.990
f _p	1.00	1.00	1.00	1.00	1.00	1.00	1.00
EL Flow (pcph)	936	1,042	882	882	1,031	1,031	893
EL Flow (pcphpl)	936	1,042	882	882	1,031	1,031	893
Calculate Speed in Express Lanes							
Lane Width (ft)							
Shoulder Width							
TRD							
f _W							
f _C							
Calc'd FFS	70.0	70.0	70.0	70.0	65.0	65.0	65.0
Measured FFS	70	70	70	70	65	65	65
Calculate Operations in Express Lanes							
EL _W v/c ratio	0.53	0.60	0.50	0.50	0.59	0.59	0.51
Calculate On Ramp Flow Rate							
On Volume (vph)				1,300			
PHF				0.95			
Total Lanes				1			
Terrain				Level			
Grade %				0.0%			
Grade Length (mi)				0.00			
Truck & Bus %				4.0%			
RV %				0.0%			
E _T				1.5			
E _R				1.2			
f _W				0.980			
f _p				1.00			
On Flow (pcph)				1,396			
On Flow (pcphpl)				1,396			
Calculate On Ramp Roadway Operations							
On Ramp Type				Right			
On Ramp Speed (mph)				45			
On Ramp Cap (pcph)				2,100			
On Ramp v/c ratio				0.66			

Location	1	2	3	4	5	6	7
Key							
⇔ Express Lane (HOV)							
- - - No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd Off Ramp	Douglas Blvd Slip Off Ramp	Douglas Blvd Loop Off Ramp
Calculate Off Ramp Flow Rate							
Off Volume (vph)		1,410				1,110	1,040
PHF		0.95				0.95	0.95
Total Lanes		2				1	1
Terrain		Level				Level	Level
Grade %		0.0%				0.0%	0.0%
Grade Length (mi)		0.00				0.00	0.00
Truck & Bus %		4.0%				3.0%	3.0%
RV %		0.0%				0.0%	0.0%
E _T		1.5				1.5	1.5
E _B		1.2				1.2	1.2
f _W		0.980				0.985	0.985
f _p		1.00				1.00	1.00
Off Flow (pcph)		1,514				1,186	1,111
Off Flow (pcphpl)		757				1,186	1,111
Calculate Off Ramp Roadway Operations							
Off Ramp Type		Right				Right	Right
Off Ramp Speed		25				45	25
Off Ramp Cap (pcph)		3,800				2,100	1,900
Off Ramp v/c ratio		0.40				0.56	0.58
Determine Adjacent Ramp for Three-Lane Mainline							
Up Type							
Up Distance							
Up Flow (pcph)							
Down Type							
Down Distance							
Down Flow (pcph)							
Calculate Merge Influence Area Operations							
Effective v ₀ (pcph)				7,300			
Up Ramp L _{EQ}							
Down Ramp L _{EQ}							
P _{FM} (Eqn 13-3)				0.586			
P _{FM} (Eqn 13-4)							
P _{FM} (Eqn 13-5)							
P _{FM}				0.043			
v ₁₂ (pcph)				316			
v ₃ (pcph)							
v ₃₄ (pcph)				6,983			
v ₁₂₄ (pcph)				2,920			
v ₆₁₂₄ (pcph)				4,316			
Merge Speed Index				0.59			
Merge Area Speed				53.6			
Outer Lanes Volume				2,190			
Outer Lanes Speed				63.9			
Segment Speed				58.3			
Merge v/c ratio				0.94			
Merge Density				36.6			
Merge LOS				E			

Location	1	2	3	4	5	6	7
Key							
⇔ Express Lane (HOV)							
- - - No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd Off Ramp	Douglas Blvd Slip Off Ramp	Douglas Blvd Loop Off Ramp
Calculate Diverge Influence Area Operations							
Effective v_L (pcph)		6,922				8,544	7,481
Up Ramp L_{EQ}							
Down Ramp L_{EQ}							
P_{FD} (Eqn 13-9)		0.517				0.492	0.522
P_{RD} (Eqn 13-10)							
P_{RD} (Eqn 13-11)							
P_{FD}		0.260				0.436	0.436
V_{L2} (pcph)		2,920				4,394	3,888
V_3 (pcph)							
V_{L4} (pcph)		4,002				4,150	3,593
V_{L24} (pcph)		2,920				4,394	3,888
Diverge Speed Index		0.69				0.40	0.66
Diverge Area Speed		50.6				58.7	51.6
Outer Lanes Volume		2,001				2,075	1,796
Outer Lanes Speed		72.9				72.6	73.7
Segment Speed		61.4				64.7	60.3
Diverge v/c ratio		0.66				1.00	0.88
Diverge Density		17.9				27.2	35.0
Diverge LOS		B				C	D
Calculate On Ramp to Off Ramp Flow Rate for Weaving							
On to Off Volume (vph)							
PHF							
Terrain							
Grade %							
Grade Length (mi)							
Truck & Bus %							
RV %							
E_T							
E_R							
f_{HV}							
f_p							
On to Off Flow (pcph)							
Calculate On Ramp to Mainline Flow Rate for Weaving							
On to ML Volume (vph)							
PHF							
Terrain							
Grade %							
Grade Length (mi)							
Truck & Bus %							
RV %							
E_T							
E_R							
f_{HV}							
f_p							
On to ML Flow (pcph)							

Location	1	2	3	4	5	6	7
Key							
⇔ Express Lane (HOV)							
No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd Off Ramp	Douglas Blvd Slip Off Ramp	Douglas Blvd Loop Off Ramp
Calculate Mainline to Off Ramp Flow Rate for Weave							
ML to Off Volume (vph)							
PHF							
Terrain							
Grade %							
Grade Length (mi)							
Truck & Bus %							
RV %							
E _T							
E _R							
f _W							
f _p							
ML to Off Flow (pcph)							
Calculate General Purpose Lanes to General Purpose							
GP to GP Volume (vph)							
PHF							
Terrain							
Grade %							
Grade Length (mi)							
Truck & Bus %							
RV %							
E _T							
E _R							
f _W							
f _p							
GP to GP Flow (pcph)							

Location	1	2	3	4	5	6	7
							
Key							
⇔ Express Lane (HOV)							
No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd Off Ramp	Douglas Blvd Slip Off Ramp	Douglas Blvd Loop Off Ramp
Calculate Weave Segment Operations							
Weave Type							
Weave Length							
Segment Lanes							
Weave Lanes							
Weave Flow (pcph)							
Non-Weave Flow							
Segment Flow							
Max Weave Length							
Length Check							
Ideal Weave Capacity							
f_{wv}							
f_p							
Capacity Condition 1							
Capacity Condition 2							
Weave v/c ratio							
Interchange Density							
Lane Changes On to ML							
Lane Changes ML to Off							
Lane Changes On to Off							
Min Lane Change Rate							
Weave LC Rate							
Non-Weave LC Rate 1							
Non-Weave LC Rate 2							
Non-Weave LC Rate 3							
Segment LC Rate							
Weave Intensity Factor							
Weave Speed							
Non-Weave Speed							
Segment Speed							
Weave Density							
Weave LOS							
Summarize Segment Operations							
Segment v/c ratio	0.73	0.66	0.76	0.94	0.89	1.00	0.88
Segment Density	26.4	17.9	27.8	36.6	35.7	27.2	35.0
Segment LOS	D	B	D	E	E	C	D
Over Capacity							

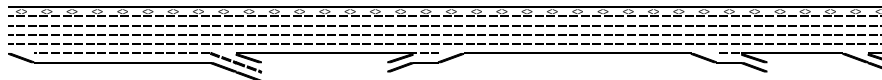
Location	1	2	3	4	5	6	7
Key							
◁ Express Lane (HOV)							
No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd
Define Freeway Segment							
Type	Basic	Diverge	Basic	Merge	Basic	Diverge	Diverge
Length (ft)	4,000	1,500	3,175	1,500	4,000	4,000	4,000
Accel Length				300			
Decel Length		1,275			1,650		300
Mainline Volume	5,560	5,560	3,740	3,740	4,600	4,600	3,590
On Ramp Volume				860			
Off Ramp Volume		1,820				1,010	420
Express Lane Volume	640	720	480	480	590	590	460
EL On Ramp Volume							
EL Off Ramp Volume							
Calculate Flow Rate in General Purpose Lanes (GP)							
GP Volume (vph)	4,920	4,840	3,260	4,120	4,010	4,010	3,130
PHF	0.98	0.98	0.98	0.98	0.98	0.98	0.98
GP Lanes	5	5	4	4	4	4	4
Terrain	Level	Level	Level	Level	Level	Level	Level
Grade %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Grade Length (mi)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Truck & Bus %	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
RV %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
E _T	1.5	1.5	1.5	1.5	1.5	1.5	1.5
E _B	1.2	1.2	1.2	1.2	1.2	1.2	1.2
f _{HV}	0.971	0.971	0.971	0.971	0.971	0.971	0.971
f _p	1.00	1.00	1.00	1.00	1.00	1.00	1.00
GP Flow (pcph)	5,171	5,087	3,426	4,330	4,215	4,215	3,290
GP Flow (pcphpl)	1,034	1,017	857	1,083	1,054	1,054	822
Calculate Speed in General Purpose Lanes							
Lane Width (ft)							
Shoulder Width							
TRD							
f _{LW}							
f _{LC}							
Calculated FFS							
Measured FFS							
FFS Curve	70	70	70	70	70	70	70
Calculate Operations in General Purpose Lanes							
v/c ratio	0.43	0.42	0.36	0.45	0.44	0.44	0.34
Speed (mph)	70.0	70.0	70.0	70.0	70.0	70.0	70.0
Density (pcphpl)	14.8	14.5	12.2	15.5	15.1	15.1	11.7
LOS	B	B	B	B	B	B	B
Calculate Operations for Entering GP Lanes							
GP _N Vol (pcph)	5,171	5,087		3,407		4,215	3,290
GP _N Cap (pcph)	9,600	9,600		9,600		9,600	9,600
GP _N v/c ratio	0.54	0.53		0.35		0.44	0.34
Calculate Operations for Exiting GP Lanes							
GP _{OUT} Vol (pcph)		3,133		4,330		3,135	2,841
GP _{OUT} Cap (pcph)		9,600		9,600		9,600	9,600
GP _{OUT} v/c ratio		0.33		0.45		0.33	0.30

Location	1	2	3	4	5	6	7
Key							
⇔ Express Lane (HOV)							
- - - No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd
Calculate Flow Rate in Express Lanes (EL)							
EL Volume (vph)	640	720	480	480	590	590	460
PHF	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Express Lanes	1	1	1	1	1	1	1
Terrain	Level	Level	Level	Level	Level	Level	Level
Grade %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Grade Length (mi)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Truck & Bus %	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
RV %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
E _T	1.5	1.5	1.5	1.5	1.5	1.5	1.5
E _R	1.2	1.2	1.2	1.2	1.2	1.2	1.2
f _W	0.990	0.990	0.990	0.990	0.990	0.990	0.990
f _p	1.00	1.00	1.00	1.00	1.00	1.00	1.00
EL Flow (pcph)	660	742	495	495	608	608	474
EL Flow (pcphpl)	660	742	495	495	608	608	474
Calculate Speed in Express Lanes							
Lane Width (ft)							
Shoulder Width							
TRD							
f _W							
f _C							
Calc'd FFS	70.0	70.0	70.0	70.0	65.0	65.0	65.0
Measured FFS	70	70	70	70	65	65	65
FFS	70	70	70	70	65	65	65
Calculate Operations in Express Lanes							
EL _W v/c ratio	0.38	0.42	0.28	0.28	0.35	0.35	0.27
Calculate On Ramp Flow Rate							
On Volume (vph)				860			
PHF				0.95			
Total Lanes				1			
Terrain				Level			
Grade %				0.0%			
Grade Length (mi)				0.00			
Truck & Bus %				4.0%			
RV %				0.0%			
E _T				1.5			
E _R				1.2			
f _W				0.980			
f _p				1.00			
On Flow (pcph)				923			
On Flow (pcphpl)				923			
Calculate On Ramp Roadway Operations							
On Ramp Type				Right			
On Ramp Speed (mph)				45			
On Ramp Cap (pcph)				2,100			
On Ramp v/c ratio				0.44			

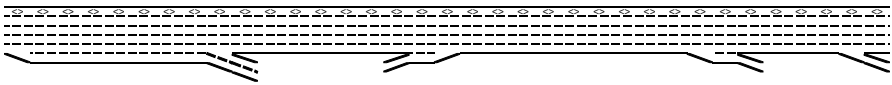
Location	1	2	3	4	5	6	7
Key							
⇔ Express Lane (HOV)							
No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd
Calculate Off Ramp Flow Rate							
Off Volume (vph)		1,820				1,010	420
PHF		0.95				0.95	0.95
Total Lanes		2				1	1
Terrain		Level				Level	Level
Grade %		0.0%				0.0%	0.0%
Grade Length (mi)		0.00				0.00	0.00
Truck & Bus %		4.0%				3.0%	3.0%
RV %		0.0%				0.0%	0.0%
E _T		1.5				1.5	1.5
E _B		1.2				1.2	1.2
f _W		0.980				0.985	0.985
f _p		1.00				1.00	1.00
Off Flow (pcph)		1,954				1,079	449
Off Flow (pcphpl)		977				1,079	449
Calculate Off Ramp Roadway Operations							
Off Ramp Type		Right				Right	Right
Off Ramp Speed		25				45	25
Off Ramp Cap (pcph)		3,800				2,100	1,900
Off Ramp v/c ratio		0.51				0.51	0.24
Determine Adjacent Ramp for Three-Lane Mainline							
Up Type							
Up Distance							
Up Flow (pcph)							
Down Type							
Down Distance							
Down Flow (pcph)							
Calculate Merge Influence Area Operations							
Effective v ₀ (pcph)				3,407			
Up Ramp L _{EQ}							
Down Ramp L _{EQ}							
P _{FM} (Eqn 13-3)				0.586			
P _{FM} (Eqn 13-4)							
P _{FM} (Eqn 13-5)							
P _{FM}				0.102			
v _{L2} (pcph)				349			
v ₃ (pcph)							
v ₃₄ (pcph)				3,058			
v _{L24} (pcph)				1,363			
v _{0L24} (pcph)				2,286			
Merge Speed Index				0.33			
Merge Area Speed				60.7			
Outer Lanes Volume				1,022			
Outer Lanes Speed				68.1			
Segment Speed				64.0			
Merge v/c ratio				0.50			
Merge Density				21.0			
Merge LOS				C			

Location	1	2	3	4	5	6	7
Key							
⇌ Express Lane (HOV)							
No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd
Calculate Diverge Influence Area Operations							
Effective v_p (pcph)		4,578				4,215	3,290
Up Ramp L_{EQ}							
Down Ramp L_{EQ}							
P_{FD} (Eqn 13-9)		0.556				0.605	0.657
P_{FD} (Eqn 13-10)							
P_{FD} (Eqn 13-11)							
P_{FD}		0.260				0.436	0.436
v_{12} (pcph)		2,636				2,446	1,687
v_3 (pcph)							
v_{34} (pcph)		1,942				1,768	1,602
v_{1234} (pcph)		2,636				2,446	1,687
Diverge Speed Index		0.73				0.40	0.60
Diverge Area Speed		49.5				58.9	53.2
Outer Lanes Volume		971				884	801
Outer Lanes Speed		76.8				76.8	76.8
Segment Speed		58.2				65.3	62.6
Diverge v/c ratio		0.60				0.56	0.38
Diverge Density		15.4				10.4	16.1
Diverge LOS		B				B	B
Calculate On Ramp to Off Ramp Flow Rate for Weaving							
On to Off Volume (vph)							
PHF							
Terrain							
Grade %							
Grade Length (mi)							
Truck & Bus %							
RV %							
E_T							
E_R							
f_{wv}							
f_p							
On to Off Flow (pcph)							
Calculate On Ramp to Mainline Flow Rate for Weaving							
On to ML Volume (vph)							
PHF							
Terrain							
Grade %							
Grade Length (mi)							
Truck & Bus %							
RV %							
E_T							
E_R							
f_{wv}							
f_p							
On to ML Flow (pcph)							

Location	1	2	3	4	5	6	7
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Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd
Calculate Mainline to Off Ramp Flow Rate for Weav							
ML to Off Volume (vph)							
PHF							
Terrain							
Grade %							
Grade Length (mi)							
Truck & Bus %							
RV %							
E _T							
E _R							
f _W							
f _p							
ML to Off Flow (pcph)							
Calculate General Purpose Lanes to General Purpo							
GP to GP Volume (vph)							
PHF							
Terrain							
Grade %							
Grade Length (mi)							
Truck & Bus %							
RV %							
E _T							
E _R							
f _W							
f _p							
GP to GP Flow (pcph)							

Location	1	2	3	4	5	6	7
							
Key							
⇔ Express Lane (HOV)							
No Trucks							
Name	Antelope Rd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to On Ramp	Riverside On Ramp	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd	Riverside On Ramp to Douglas Blvd
Calculate Weave Segment Operations							
Weave Type							
Weave Length							
Segment Lanes							
Weave Lanes							
Weave Flow (pcph)							
Non-Weave Flow							
Segment Flow							
Max Weave Length							
Length Check							
Ideal Weave Capacity							
f_{wv}							
f_p							
Capacity Condition 1							
Capacity Condition 2							
Weave v/c ratio							
Interchange Density							
Lane Changes On to ML							
Lane Changes ML to Off							
Lane Changes On to Off							
Min Lane Change Rate							
Weave LC Rate							
Non-Weave LC Rate 1							
Non-Weave LC Rate 2							
Non-Weave LC Rate 3							
Segment LC Rate							
Weave Intensity Factor							
Weave Speed							
Non-Weave Speed							
Segment Speed							
Weave Density							
Weave LOS							
Summarize Segment Operations							
Segment v/c ratio	0.43	0.60	0.36	0.50	0.44	0.56	0.38
Segment Density	14.8	15.4	12.2	21.0	15.1	10.4	16.1
Segment LOS	B	B	B	C	B	B	B
Over Capacity							

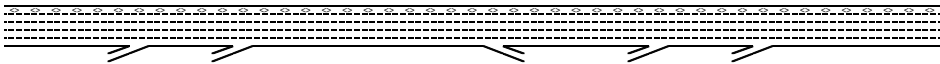
Location	1	2	3	4	5	6	7	8	9
Key	< Express Lane (HOV) No Trucks								
Name	Douglas Boulevard West	Douglas Blvd Loop On Ramp	Douglas Blvd Slip On Ramp	Douglas Blvd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to Loop On Ramp	Riverside Loop On Ramp	Riverside Slip-On Ramp	Riverside Slip-On Ramp to Antelope Rd
Define Freeway Segment									
Type	Basic	Merge	Merge	Basic	Diverge	Basic	Basic	Merge	Basic
Length (ft)	4,000	4,000	4,000	4,000	1,500	3,000	1,500	1,500	4,000
Accel Length		300	300					875	
Decel Length					300				
Mainline Volume	4,790	4,790	5,590	6,150	6,150	5,200	5,200	5,420	6,690
On Ramp Volume		800	560				220	1,270	
Off Ramp Volume					950				
Express Lane Volume	730	860	1,000	1,100	1,100	950	950	990	1,220
EL On Ramp Volume									
EL Off Ramp Volume									
Calculate Flow Rate in General Purpose Lanes (GP)									
GP Volume (vph)	4,060	4,730	5,150	5,050	5,050	4,250	4,250	5,700	5,470
PHF	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
GP Lanes	4	4	4	4	4	4	4	4	4
Terrain	Level	Level	Level	Level	Level	Level	Level	Level	Level
Grade %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Grade Length (mi)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Truck & Bus %	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	2.0%
RV %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
E _T	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
E _B	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2
f _{lv}	0.971	0.971	0.971	0.971	0.971	0.971	0.971	0.971	0.990
f _p	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
GP Flow (pcph)	4,752	5,536	6,028	5,911	5,911	4,974	4,974	6,672	6,278
GP Flow (pcphpl)	1,188	1,384	1,507	1,478	1,478	1,244	1,244	1,668	1,570
Calculate Speed in General Purpose Lanes									
Lane Width (ft)									
Shoulder Width									
TRD									
f _{lv}									
f _c									
Calculated FFS									
Measured FFS									
FFS Curve	70	70	70	70	70	70	70	70	65
Calculate Operations in General Purpose Lanes									
v/c ratio	0.50	0.58	0.63	0.62	0.62	0.52	0.52	0.69	0.67
Speed (mph)	70.0	69.6	68.9	69.1	69.1	70.0	70.0	67.5	64.6
Density (pcphpl)	17.0	19.9	21.9	21.4	21.4	17.8	17.8	24.7	24.3
LOS	B	C	C	C	C	B	B	C	C
Calculate Operations for Entering GP Lanes									
GP _{in} Vol (pcph)		4,677	5,427		5,911		4,738	5,321	
GP _{in} Cap (pcph)		9,600	9,600		9,600		9,600	9,600	
GP _{in} v/c ratio		0.49	0.57		0.62		0.49	0.55	
Calculate Operations for Exiting GP Lanes									
GP _{out} Vol (pcph)		5,536	6,028		4,991			6,672	
GP _{out} Cap (pcph)		9,600	9,600		9,600			9,600	
GP _{out} v/c ratio		0.58	0.63		0.51			0.69	

Fehr & Peers

Location	1	2	3	4	5	6	7	8	9

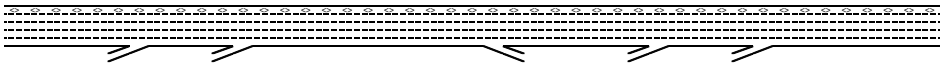
Location	1	2	3	4	5	6	7	8	9
	</								

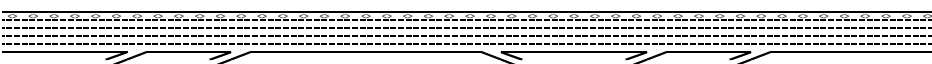
Location	1	2	3	4	5	6	7	8	9
</									

Location	1	2	3	4	5	6	7	8	9
									
Key									
⇔ Express Lane (HOV)									
No Trucks									
Name	Douglas Boulevard West	Douglas Blvd Loop On Ramp	Douglas Blvd Slip On Ramp	Douglas Blvd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to Loop On Ramp	Riverside Loop On Ramp	Riverside Slip-On Ramp	Riverside Slip-On Ramp to Anastophe Rd
Calculate Weave Segment Operations									
Weave Type									
Weave Length									
Segment Lanes									
Weave Lanes									
Weave Flow (pcph)									
Non-Weave Flow									
Segment Flow									
Max Weave Length									
Length Check									
Ideal Weave Capacity									
t_w									
I_s									
Capacity Condition 1									
Capacity Condition 2									
Weave v/c ratio									
Interchange Density									
Lane Changes On to ML									
Lane Changes ML to Off									
Lane Changes On to Off									
Min Lane Change Rate									
Weave LC Rate									
Non-Weave LC Rate 1									
Non-Weave LC Rate 2									
Non-Weave LC Rate 3									
Segment LC Rate									
Weave Intensity Factor									
Weave Speed									
Non-Weave Speed									
Segment Speed									
Weave Density									
Weave LOS									
Summarize Segment Operations									
Segment v/c ratio	0.50	0.59	0.60	0.62	0.72	0.52	0.52	0.76	0.67
Segment Density	17.0	24.5	24.9	21.4	28.7	17.8	17.8	26.5	24.3
Segment LOS	B	C	C	C	D	B	B	C	C
Over Capacity									

Fehr & Peers

Location	1	2	3	4	5	6	7	8	9
Key	⇔ Express Lane (HOV) → No Trucks								
Name	Douglas Boulevard West	Douglas Blvd Loop On Ramp	Douglas Blvd Slip On Ramp	Douglas Blvd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to Loop On Ramp	Riverside Loop On Ramp	Riverside Slip-On Ramp	Riverside Slip-On Ramp to Anastophe Rd
Calculate Flow Rate in Express Lanes (EL)									
EL Volume (vph)	870	1,280	1,490	1,500	1,500	1,420	1,420	1,480	1,480
PHF	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Express Lanes	1	1	1	1	1	1	1	1	1
Terrain	Level	Level	Level	Level	Level	Level	Level	Level	Level
Grade %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Grade Length (mi)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Truck & Bus %	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
RV %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
E _T	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
E _B	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2
f _{lv}	0.990	0.990	0.990	0.990	0.990	0.990	0.990	0.990	0.990
f _s	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
EL Flow (pcph)	935	1,375	1,601	1,612	1,612	1,526	1,526	1,590	1,590
EL Flow (pcphpt)	935	1,375	1,601	1,612	1,612	1,526	1,526	1,590	1,590
Calculate Speed in Express Lanes									
Lane Width (ft)									
Shoulder Width									
TRD									
f _{lv}									
f _c									
Calcd FFS									
Measured FFS	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0
FFS	70	70	70	70	70	70	70	70	70
Calculate Operations in Express Lanes									
EL _{av} v/c ratio	0.53	0.79	0.91	0.92	0.92	0.87	0.87	0.91	0.91
Calculate On Ramp Flow Rate									
On Volume (vph)		1,280	840				340	1,310	
PHF		0.95	0.95				0.95	0.95	
Total Lanes		1	1				1	1	
Terrain		Level	Level				Level	Level	
Grade %		0.0%	0.0%				0.0%	0.0%	
Grade Length (mi)		0.00	0.00				0.00	0.00	
Truck & Bus %		4.0%	2.0%				4.0%	2.0%	
RV %		0.0%	0.0%				0.0%	0.0%	
E _T		1.5	1.5				1.5	1.5	
E _B		1.2	1.2				1.2	1.2	
f _{lv}		0.980	0.990				0.980	0.990	
f _s		1.00	1.00				1.00	1.00	
On Flow (pcph)		1,374	893				365	1,393	
On Flow (pcphpt)		1,374	893				365	1,393	
Calculate On Ramp Roadway Operations									
On Ramp Type		Right	Right				Major	Right	
On Ramp Speed (mph)		45	45				50	45	
On Ramp Cap (pcph)		2,100	2,100				2,250	2,100	
On Ramp v/c ratio		0.65	0.43				0.16	0.66	

Location	1	2	3	4	5	6	7	8	9
									
Key									
⇔ Express Lane (HOV)									
No Trucks									
Name	Douglas Boulevard West	Douglas Blvd Loop On Ramp	Douglas Blvd Slip On Ramp	Douglas Blvd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to Loop On Ramp	Riverside Loop On Ramp	Riverside Slip-On Ramp	Riverside Slip-On Ramp to Antelope Rd
Calculate Off Ramp Flow Rate									
Off Volume (vph)					1,270				
PHF					0.95				
Total Lanes					1				
Terrain					Level				
Grade %					0.0%				
Grade Length (mi)					0.00				
Truck & Bus %					4.0%				
RV %					0.0%				
E _T					1.5				
E _B					1.2				
t _{lv}					0.980				
I _s					1.00				
Off Flow (pcph)					1,364				
Off Flow (pcphpl)					1,364				
Calculate Off Ramp Roadway Operations									
Off Ramp Type					Right				
Off Ramp Speed					50				
Off Ramp Cap (pcph)					2,100				
Off Ramp v/c ratio					0.65				
Determine Adjacent Ramp for Three-Lane Mainline									
Up Type									
Up Distance									
Up Flow (pcph)									
Down Type									
Down Distance									
Down Flow (pcph)									
Calculate Merge Influence Area Operations									
Effective v _o (pcph)		6,833	8,004					7,832	
Up Ramp L ₅₀									
Down Ramp L ₅₀									
P _{du} (Eqn 13-3)		0.586	0.586					0.602	
P _{du} (Eqn 13-4)									
P _{du} (Eqn 13-5)									
P _{du}		0.046	0.106					0.044	
V _o (pcph)		314	850					347	
v _o (pcph)									
V _{du} (pcph)		6,518	7,155					7,585	
Y _{du} (pcph)		2,733	3,202					3,173	
Y _{duu} (pcph)		4,107	4,095					4,566	
Merge Speed Index		0.53	0.53					0.62	
Merge Area Speed		55.1	55.2					52.7	
Outer Lanes Volume		2,050	2,401					2,380	
Outer Lanes Speed		64.4	62.9					63.0	
Segment Speed		59.4	59.1					57.5	
Merge v/c ratio		0.89	0.89					0.99	
Merge Density		35.0	35.1					35.0	
Merge LOS		D	E					D	

Location	1	2	3	4	5	6	7	8	9
									
Key									
⇔ Express Lane (HOV)									
No Trucks									
Name	Douglas Boulevard West	Douglas Blvd Loop On Ramp	Douglas Blvd Slip On Ramp	Douglas Blvd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to Loop On Ramp	Riverside Loop On Ramp	Riverside Slip-On Ramp	Riverside Slip-On Ramp to Anastophe Rd
Calculate Diverge Influence Area Operations									
Effective v_e (pcph)					8,886				
Up Ramp L_{40}									
Down Ramp L_{40}									
P_{10} (Eqn 13-9)					0.475				
P_{10} (Eqn 13-10)									
P_{10} (Eqn 13-11)									
P_{10}					0.436				
V_{12} (pcph)					4,644				
V_2 (pcph)									
V_{2a} (pcph)					4,243				
V_{2a} (pcph)					4,644				
Diverge Speed Index					0.36				
Diverge Area Speed					60.0				
Outer Lanes Volume					2,121				
Outer Lanes Speed					72.4				
Segment Speed					65.4				
Diverge v/c ratio					1.06				
Diverge Density					41.5				
Diverge LOS					F				
Calculate On Ramp to Off Ramp Flow Rate for Westbound									
On to Off Volume (vph)									
PHF									
Terrain									
Grade %									
Grade Length (mi)									
Truck & Bus %									
RV %									
E_T									
E_B									
t_{av}									
f_v									
On to Off Flow (pcph)									
Calculate On Ramp to Mainline Flow Rate for Westbound									
On to ML Volume (vph)									
PHF									
Terrain									
Grade %									
Grade Length (mi)									
Truck & Bus %									
RV %									
E_T									
E_B									
t_{av}									
f_v									
On to ML Flow (pcph)									

Location	1	2	3	4	5	6	7	8	9

Location	1	2	3	4	5	6	7	8	9
Key	⇨ Express Lane (HOV) No Trucks								
Name	Douglas Boulevard West	Douglas Blvd Loop On Ramp	Douglas Blvd Slip On Ramp	Douglas Blvd to Riverside Off Ramp	Riverside Off Ramp	Riverside Off to Loop On Ramp	Riverside Loop On Ramp	Riverside Slip-On Ramp	Riverside Slip-On Ramp to Aniscope Rd
Calculate Weave Segment Operations									
Weave Type									
Weave Length									
Segment Lanes									
Weave Lanes									
Weave Flow (pcph)									
Non-Weave Flow									
Segment Flow									
Max Weave Length									
Length Check									
Ideal Weave Capacity									
t_w									
I_s									
Capacity Condition 1									
Capacity Condition 2									
Weave v/c ratio									
Interchange Density									
Lane Changes On to ML									
Lane Changes ML to Off									
Lane Changes On to Off									
Min Lane Change Rate									
Weave LC Rate									
Non-Weave LC Rate 1									
Non-Weave LC Rate 2									
Non-Weave LC Rate 3									
Segment LC Rate									
Weave Intensity Factor									
Weave Speed									
Non-Weave Speed									
Segment Speed									
Weave Density									
Weave LOS									
Summarize Segment Operations									
Segment v/c ratio	0.76	0.89	0.89	0.93	1.06	0.79	0.79	0.99	0.97
Segment Density	27.6	35.0	35.1	38.4	-	29.4	29.4	35.0	42.4
Segment LOS	D	D	E	E	F	D	D	D	E
Over Capacity					Diverge				

APPENDIX D:
VMT TECHNICAL CALCULATIONS

Daily VMT - Kaiser Railyards Trips
Base Year Plus Medical Center

Daily VMT for Kaiser Railyards			
Speed Bin	Congested Speed		Project VMT
1	>0	<=5	2
2	>5	<=10	83
3	>10	<=15	156
4	>15	<=20	2,961
5	>20	<=25	1,151
6	>25	<=30	2,015
7	>30	<=35	5,073
8	>35	<=40	3,894
9	>40	<=45	2,957
10	>45	<=50	1,246
11	>50	<=55	2,011
12	>55	<=60	5,872
13	>60	<=65	3,216
14	>65	<=70	2
15	>70	<=75	0
16	>75		0
Total Kaiser Riverside VMT			30,639
Total Kaiser Riverside External Vehicle Trips			3,751
Average Kaiser Riverside VMT Per Trip			8.2

Note:

Trips include employees and patients

APPENDIX E:
MITIGATION MEASURES TECHNICAL CALCULATIONS

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Kaiser Roseville Campus Expansion TIS
Existing Plus Project Conditions
PM Peak Hour

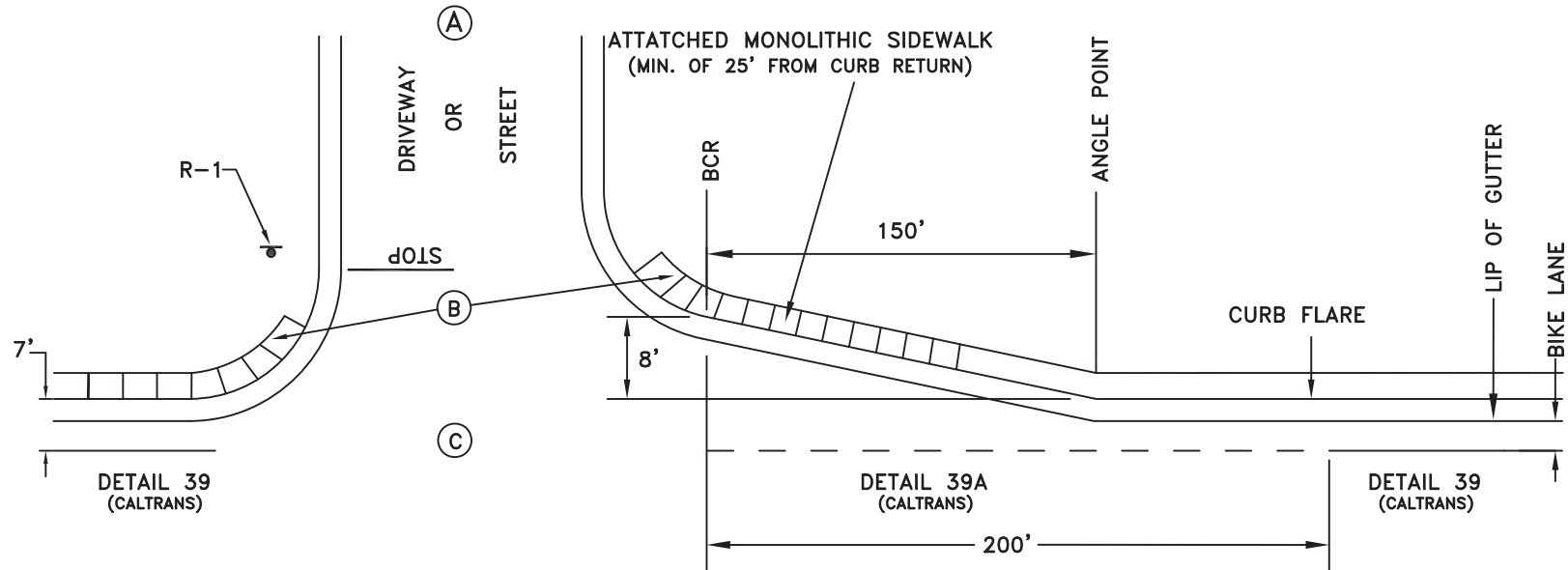
Intersection 1 Cirby Way/Foothills Blvd Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	428	430	100.4%	48.1	12.4	D
	Through	234	240	102.6%	30.3	6.5	C
	Right Turn						
	Subtotal	662	670	101.2%	41.8	9.3	D
SB	Left Turn	1,362	1,267	93.0%	61.0	22.7	E
	Through	393	393	100.0%	29.7	16.4	C
	Right Turn						
	Subtotal	1,755	1,660	94.6%	53.6	21.0	D
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn	446	396	88.9%	38.2	3.1	D
	Through						
	Right Turn	1,682	1,479	87.9%	8.8	0.9	A
	Subtotal	2,128	1,875	88.1%	15.0	1.2	B
Total		4,545	4,205	92.5%	34.6	9.2	C

Intersection 2 Cirby Way/Vernon St Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	76	84	110.5%	55.2	10.2	E
	Through	65	62	95.3%	40.0	9.0	D
	Right Turn	112	106	94.7%	24.9	5.0	C
	Subtotal	253	252	99.6%	38.6	5.7	D
SB	Left Turn	77	76	98.2%	51.0	8.2	D
	Through	119	125	105.1%	45.6	8.3	D
	Right Turn	413	384	93.0%	49.6	15.2	D
	Subtotal	609	585	96.0%	49.2	11.2	D
EB	Left Turn	160	141	88.4%	90.0	16.2	F
	Through	1,405	1,313	93.4%	66.3	20.3	E
	Right Turn	31	31	100.5%	67.0	21.1	E
	Subtotal	1,596	1,485	93.0%	68.6	19.8	E
WB	Left Turn	92	90	98.3%	63.3	12.3	E
	Through	1,639	1,422	86.7%	44.0	8.9	D
	Right Turn	46	37	81.0%	18.5	7.7	B
	Subtotal	1,777	1,549	87.2%	44.5	9.0	D
Total		4,235	3,871	91.4%	54.1	6.6	D

APPENDIX F:
CITY OF ROSEVILLE DESIGN STANDARDS



LEGEND

- A. ON-SITE PAVEMENT
- B. CURB RAMPS AND SIDEWALK
- C. ASPHALT CONCRETE PAVEMENT PER DESIGN STANDARDS
- D. BCR - BEGINNING OF CURB RETURN

NOTES:

1. STRIPING DETAIL NUMBERS REFERENCE CALTRANS STANDARDS
2. DRIVEWAYS WHERE THE MEDIAN IS NOT BROKEN SHALL HAVE THE DETAIL 39 CONTINUE THROUGH THE CURB FLARE AND DRIVEWAY.
3. SIGN DETAIL NUMBERS REFERENCE 2012 CALIFORNIA MUTCD.
4. STOP BAR TO BE PLACED AT BEGINNING OF CURB RETURN.

RHON HERNDON

RHON HERNDON
PUBLIC WORKS DIRECTOR

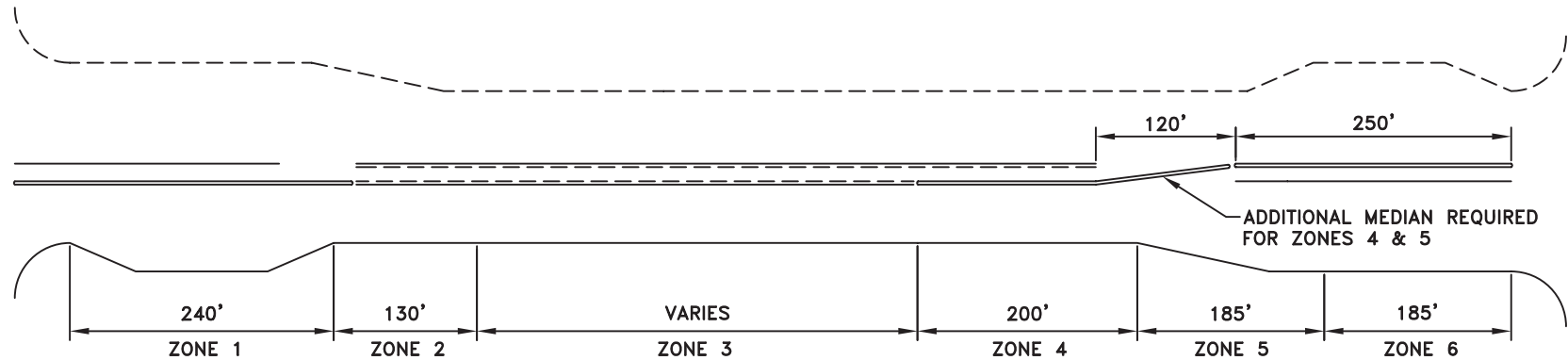


DEPARTMENT OF
PUBLIC WORKS

RIGHT TURN CURB FLARE

SCALE: NONE
REVISED: JANUARY 1, 2013
DRAWN BY: J MCKINNEY
APPROVED BY: RHON HERNDON

ST-23



- ZONE 1 NO DRIVEWAYS OR STREETS ALLOWED.
- ZONE 2 DRIVEWAYS AND STREETS ALLOWED. LEFT TURN OUT PROHIBITED. WHERE THE ADJACENT STREET WILL HAVE DUAL LEFT TURN LANES, ZONE 2 SHALL BE INCREASED TO 190 FEET.
- ZONE 3 DRIVEWAYS AND STREETS ALLOWED. ALL TURNING MOVEMENTS PERMITTED.
- ZONE 4 DRIVEWAYS AND STREETS ALLOWED. LEFT TURNS IN AND OUT PROHIBITED. ADDITIONAL MEDIAN REQUIRED.
- ZONE 5 DRIVEWAYS ARE ALLOWED. STREETS ARE PROHIBITED. LEFT TURNS IN AND OUT ARE PROHIBITED. ADDITIONAL MEDIAN REQUIRED.
- ZONE 6 NO DRIVEWAYS OR STREETS ALLOWED.

NOTES:

1. OPPOSING DRIVEWAYS SHOULD ALIGN WITH EACH OTHER, IF NOT SEE DETAIL "ST-47" FOR MINIMUM OFFSETS.
2. SEE DETAIL "ST-48" OR "ST-49" FOR DRIVEWAYS NEAR BUS TURNOUTS.

RHON HERNDON

RHON HERNDON
PUBLIC WORKS DIRECTOR



DEPARTMENT OF
PUBLIC WORKS

PERMITTED DRIVEWAYS
STREETS OR MINOR ARTERIALS

SCALE: NONE
REVISED: JANUARY 1, 2010
DRAWN BY: J MCKINNEY
APPROVED BY: R HERNDON

ST-46

APPENDIX E

Water Conservation Plan



WATER CONSERVATION PLAN

KAISER PERMANENTE RIVERSIDE-CIRBY MEDICAL OFFICE BUILDING

SEPTEMBER 6, 2016

PREPARED BY HOK FOR KAISER FOUNDATION HEALTH PLAN, INC.



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INTRODUCTION

OBJECTIVES

The objective of this Water Conservation Plan (Plan) is to define the amount of water to be conserved by the design for the new Kaiser Permanente Riverside-Cirby Medical Office Building project (Project) as submitted for the Major Project Permit (MPP) review.

The Plan will:

- Describe the City of Roseville water requirements
- Identify and describe strategies that the project will use to reduce water consumption
- Develop an estimated water consumption for the project based on water conservation strategies planned for the project
- Compare property water use against City of Roseville requirements

PROJECT BACKGROUND

Kaiser Permanente Riverside-Cirby Medical Office Building is located at the southeast corner of Riverside Avenue and Cirby Way in Roseville, CA. Kaiser purchased the 14.5 acre parcel in the mid-1970s. The site remained 14.5 acres until 2009, at which time the city acquired 0.14 acres; current property area is 14.36 acres. The campus consists of a cluster of 4 one-story medical office buildings, 1 two-story medical office building and a one-story communications building surrounded by surface parking, internal roadways, and landscaped area. The buildings were constructed between 1979 and 1985. The current campus is underutilized from a building density perspective, and the wood constructed buildings are nearing the end of their useful life.



Figure 1. Project Location. The existing Kaiser Medical Office Building is located at the Southeast corner of Riverside Avenue and Cirby Way in Roseville, CA. Image credit: Google Earth

PROPOSED PROJECT

The proposed project is comprised of two buildings. The 16,000 SF single-story pavilion building would house the pharmacy, laboratory and conference space. The ground floor of the 194,000SF five-story medical office building would include retail and public functions such as a café, health education, and optical sales center, as well as Physical Therapy/Rehab and comprehensive diagnostic imaging. The clinic floors, levels 2-5, in the medical office building would hold medical offices and are projected to



include eight adult primary care clinics, specialty clinics for OB/GYN, Dermatology and Allergy, injection clinic, and comprehensive eye services including Ophthalmology, and Optometry. This new medical office building would double the capacity of the existing clinic to facilitate better member access.

Kaiser Permanente values environmental sustainability and has requirements in place to achieve a minimum of 30% domestic water savings reduction from EPACT 1992, and LEED Gold certification under the LEED NC v2009 rating system. The project is currently on track to meet both requirements.

CITY OF ROSEVILLE WATER REQUIREMENTS

Kaiser Permanente and HOK, the Architect of Record, met with Dave Samuelson of the City of Roseville Environmental Utilities Department on July 18, 2016 to review the City's requests, which are summarized here.

The City of Roseville (City) has identified a targeted floor area ratio (FAR) for the site of no more than 30%, which is associated with a specific allotment of water: 2,598 gallons per day per acre. The gross square footage for the Project currently exceeds the 30% FAR target. A higher FAR is allowable if the project is able to submit a water conservation plan demonstrating that the project does not use more than 2,598 gallons per day per acre.

Following the July 18, 2016 phone call, HOK and its consultants executed detailed calculations to estimate the property's water usage. These results are outlined in this report.

The City has additional water conservation requirements, including landscape irrigation. These are referenced in this report, particularly as they impact total estimated water use, but are fully documented elsewhere.



ESTIMATED WATER USE

HOK has developed an estimated water consumption for the proposed project area. There are two primary types of water use: irrigation and domestic water. Both water end uses are fed by municipal potable water as no reclaimed water system is currently available in this region. These estimated water demands are based on anticipated building and site usage and reflect a conservative approach to building occupancy, shown in Table 2. Estimated water usage does not account for potential system losses.

WATER CONSERVATION MEASURES

Both the building systems and the landscape and irrigation design incorporate water conservation measures. These fall into the following categories:

1. Low-water plant selection. The majority of the planted area – approximately 151,530 square feet – is classified as low water use. The remainder of the planted area – approximately 4,020 square feet – is classified as medium water use. For example, the project includes low water use plantings such as *Carex buchanaii*, *Lavandula angustifolia*, *Lupinus arboreus*, *Mimulus aurantiacus*, and *Salvia leucantha*, which all use relatively little water as compared with standard turf or other high-water use plantings.

2. High-efficiency irrigation systems. Planted areas are served primarily by a drip irrigation system with irrigation efficiency ratings of 0.81 as well as some spray head systems with irrigation efficiency ratings of 0.75. Irrigation controllers will have water moisture sensors and a “smart mode” that has the capacity to adjust the duration, frequency, and soak time by several factors. Weather Data combined with geographical location, sprinkler type, plant type, soil type, and a fine tuning option, enables the controller to make precise watering decisions.

High efficiency irrigation systems paired with low-water plant selection combined enable the landscape design Estimated Total Water Use (ETWU) to fall below the City’s Maximum Allowed Water Allowance (MAWA) based on the Water Efficient Landscape Worksheet.¹

3. Water-efficient plumbing equipment. The project will include low-water plumbing equipment with flush and flow rates significantly below the national standard set by the US Department of Energy’s Energy Policy Act (EPACT) 1992. EPACT 1992 represents the typical flush and flow rates of existing buildings constructed after 1992. Table 1 lists the project’s plumbing fixtures with their flush or flow rate as compared with the EPACT 1992 flush or flow rate. California Plumbing Code also requires reduced flush and flow rates for plumbing fixtures.

¹ “Water Efficient Landscape Worksheet”, City of Roseville, California Development Services – Planning Division

**Table 1. Plumbing Fixture Flush and Flow Rates**

Fixture type (unit of measure*)	EPACT 1992 flush/flow rate	MOB flush/flow rate	Percent Savings
Water closet (gpm)	1.6	1.28	20%
Urinal (gpf)	1	0.125	88%
Lavatory faucet (gpc)	0.25	0.1	60%
Break room faucet (gpm)	2.5	1.5	40%
Shower (gpm)	2.5	1.28	49%
Exam room sink (gpm)	0.25	0.1	60%
Janitor sink (gpm)	N/A	2.5	N/A
Utility sink (gpm)	N/A	2.5	N/A

* Units of measure: gpm = gallons per minute; gpf = gallons per flush; gpc = gallons per cycle (for metered faucets)

4. Water-efficient or water-free medical equipment. Medical equipment can utilize very high volumes of potable water. Imaging equipment historically required large volumes of water for film processing; these systems have largely been replaced by digital equipment. In addition, the Project does not include the following high water use equipment types: sterilizers, central vacuum system, once through water-cooled equipment.

5. Water-free cooling equipment. The California Energy Code requires a high level of energy efficiency. The standard “baseline” system for buildings over 150,000 square feet includes a water cooled chiller system for cooling loads. Although water cooled chillers are relatively energy efficient, they use large volumes of water. The design team has replaced this system with an alternative approach that still achieves the required energy efficiency for both California Energy Code and the LEED Rating System, but saves on the order of magnitude of 400,000 gallons of water per year as compared with a water cooled chiller system.

WATER USAGE CALCULATIONS

Irrigation water usage is calculated based on methods required by the City’s “Water Efficient Landscape Worksheet”. {Reference Appendix A.} Irrigation water use is estimated to be 1,942,825 gallons per year (5,323 gallons per day).

Very little makeup water is required for the HVAC systems – estimated to be less than one gallon per day in total – and therefore does not impact these calculations.

Domestic water usage is calculated based on methods defined by the LEED for New Construction v2009 Rating System (LEED) and the associated LEED Reference Guide. LEED calculations specify standardized assumptions for the number of times individuals use different types of plumbing fixtures over the course of the day. These numbers vary based on whether or not the building occupant is staff, a visitor (typically patients and their guests) or “retail” visitors. Retail users include those individuals who are only coming for a brief visit, e.g. to the pharmacy or lab, and are not also visiting another function within the building. Because retail visitors spend less time at the facility than other visitors, it is assumed that they use the restroom less often during the course of their visit.

Kaiser provided detailed occupancy numbers for staff, visitors, and retail visitors. Staff numbers are provided as Full Time Equivalents (FTEs). For the purposes of these calculations, it is assumed that this is the total number of staff in the building each day. This is a conservative estimate, as fewer staff will be present on some days and/or some staff will not spend the full day in the building. Occupancy numbers for visitors and transient visitors are estimates based on anticipated building usage, broken down by



different functions. When estimates are required, relatively conservative (high) occupancy numbers are used. {Reference Table 2. Estimated Building Occupancy.} Most building functions are planned to be used 6 days per week, though some are less frequent. For the purposes of these calculations, all spaces are considered to be in use every day.

Table 2. Estimated Building Occupancy

Occupant Type	Average # per day
Staff (Full Time Equivalents)	426
Visitors (Patients + Guests)	8622
Retail Visitors	430

Each building occupant is anticipated to use plumbing fixtures for personal needs, such as restrooms and drinking fountains. The US Green Building Council provides estimated daily plumbing fixture use numbers for each different type of building occupant, as shown in Table 3.

Table 3. Plumbing Fixture Usage for Personal Use²

Fixture type	Uses per Day per Occupant Type		
	Staff (FTE)	Visitor	Retail Visitor
Water Closet (1)	3	0.5	0.2
Water Closet (2)	1	0.1	0.1
Urinal (2)	2	0.4	0.1
Lavatory Faucet	3	0.5	0.2
Shower	0.1	0	0
Kitchen Sink	1	0	0
Drinking Fountain (3)	12 oz	4 oz	2 oz

Notes:

(1) Usage for women and men who are using restrooms without urinals

(2) Usage for men using restrooms with urinals

(3) Drinking fountain estimates are an approximated total average volume per day and are not sourced from the LEED Reference Guide

The following equation is used to determine total water use for flow fixtures that are primarily for personal use, such as lavatories, break room sinks, and showers:

$$\begin{aligned}
 & (\text{Flow Rate} * \text{Duration of Flow per Use} * \text{Staff Uses per Person per Day} * \# \text{ of Staff per Day}) + \\
 & (\text{Flow Rate} * \text{Duration of Flow per Use} * \text{Visitor Uses per Person per Day} * \# \text{ of Visitors per Day}) + \\
 & (\text{Flow Rate} * \text{Duration of Flow per Use} * \text{Retail Uses per Person per Day} * \# \text{ of Retail Visits per Day}) = \\
 & \text{Total Water Use per Day for a Flow Fixture}
 \end{aligned}$$

For example, this the following equation is used for Lavatories. Lavatories are the only flow fixture that all building occupants use; visitors and retail visitors do not use showers or break room sinks.

$$\begin{aligned}
 & (0.5 \text{ gpm} * 0.2 \text{ minutes} * 3 \text{ staff uses/day} * 426 \text{ FTE}) + \\
 & (0.5 \text{ gpm} * 0.2 \text{ minutes} * 0.5 \text{ staff uses/day} * 8622 \text{ visitors}) + \\
 & (0.5 \text{ gpm} * 0.2 \text{ minutes} * 0.2 \text{ staff uses/day} * 430 \text{ retail visitors}) = \\
 & 1012 \text{ gallons per day}
 \end{aligned}$$

² LEED Reference Guide for Green Building Design and Construction, 2009 Edition



The following equation is used to determine total water use for flush fixtures that are primarily for personal use, such as toilets and urinals:

$$\begin{aligned} & (\text{Flush Rate} * \text{Staff Uses per Person per Day} * \text{Number of Staff per Day}) + \\ & (\text{Flush Rate} * \text{Visitor Uses per Person per Day} * \text{Number of Visitors per Day}) + \\ & (\text{Flush Rate} * \text{Retail Visitor Uses per Person per Day} * \text{Number of Retail Visitors per Day}) = \\ & \text{Total Water Use per Day for a Flush Fixture} \end{aligned}$$

The use of urinals can have a significant impact on water efficiency. Urinals require 0.125 gallons per flush, while water closets require 1.28 gallons per flush. The Project restrooms provide urinals in the large public restrooms that are centralized on each floor, which allow for additional savings beyond a typical unisex restroom. Some men are anticipated to use restrooms with urinals while some are not; see Notes 1 and 2 in Table 3 above. Table 4 describes the estimated percentages and numbers of men who use restrooms with urinals as compared with those who use restrooms with only water closets. The percentages are based on estimated use patterns and locations within the building that the occupants have access to. For example, it is anticipated that all male pharmacy visitors (retail visitors) use public restrooms with urinals because there are no unisex restrooms open to the public in the building that holds the pharmacy.

Table 4. Use of Restrooms With and Without Urinals

Occupant Type	Total Number of Men	% of Men Using Urinal Restrooms	# of Men Using Urinal Restrooms	# of Men Using WC-Only Restrooms
Staff	213	10%	21	192
Visitors	4311	30%	1,293	3,018
Retail Visitors	215	80%	172	43

In addition to personal use of plumbing fixtures, it is estimated that exam room sinks are used once per patient visit; each janitor sink is used once per day for 2 minutes; each utility or clinical sink is used five times per day for 15 seconds; and the café sinks are used 80 times per day for 15 seconds.

The following equation is used for exam room sinks:

$$\begin{aligned} & \text{Exam Room Sink Faucet Flow Rate} * \text{Duration of Flow per Use} * \text{Number of Exam Rooms} * \\ & \text{Patient Visits per Exam Room per Day} = \\ & \text{Total Water Use per Day for Exam Room Sinks} \end{aligned}$$

$$0.5 \text{ gpm} * 0.2 \text{ minutes} * 294 \text{ exam rooms} * 22 \text{ visits/day} = 647 \text{ gallons/day}$$

The following equation is used for janitor sinks:

$$\begin{aligned} & \text{Janitor Faucet Flow Rate} * \text{Duration of Use} * \text{Number of Uses per Day} * \text{Number of Janitor Sinks} = \\ & \text{Total Water Use per Day for Janitor Sinks} \end{aligned}$$

$$2.5 \text{ gpm} * 2 \text{ minutes} * 1 \text{ use} * 11 \text{ sinks} = 55 \text{ gallons/day}$$

The following equation is used for utility sinks:

$$\begin{aligned} & \text{Utility Sink Faucet Flow Rate} * \text{Duration of Use} * \text{Number of Uses per Day} * \text{Number of Utility Sinks} = \\ & \text{Total Water Use per Day for Utility Sinks} \end{aligned}$$

$$2.5 \text{ gpm} * 0.25 \text{ minutes} * 5 \text{ uses} * 93 \text{ sinks} = 291 \text{ gallons/day}$$

The following equation is used for the café sink:



Café Sink Faucet Flow Rate * Duration of Use * Number of Uses per Day * Number of Café Sinks =
Total Water Use per Day for the Café Sink

$$2.5 \text{ gpm} * 0.25 \text{ minutes} * 80 \text{ uses} * 3 \text{ sinks} = 150 \text{ gallons/day}$$

Table 5 lists the total domestic water use per day for each plumbing fixture type, based on the number of building occupants, the number of plumbing fixtures, the frequency of plumbing fixture usage, and the flush and flow rates.

Table 5. Total Domestic Water Use per Day

Fixture Type	Gallons/Day
Water Closets	12,893
Urinals	72
Lavatories	1,012
Showers	204
Exam Room Sinks	647
Break Room Sinks	639
Café Sink	150
Janitor Sinks	55
Utility Sinks	291
Drinking Fountain	316
Total	16,278

The combination of domestic water use and irrigation water use totals 21,601 gallons per day, as shown in Table 6. Based on the site area of 14.36 acres, the Project uses 1,504 gallons per acre per day.

$$\text{Water Use per Day (gallons)} / \text{Project Acreage} = \text{Water Use per Day (gallons per acre per day)}$$

$$21,601 \text{ gallons/day} / 14.36 \text{ acres} = 1,504 \text{ gallons/acre/day}$$

Table 6. Total Daily Water Use

Irrigation Water Use (Gallons)	5,323
Domestic Water Use (Gallons)	16,278
Total Daily Water Use (Gallons)	21,601
Total Daily Water Use (Gallons per Acre per Day)	1,504



SUMMARY

Five water conservation measures are in place in the Kaiser Permanente Riverside-Cirby Medical Office Building project. These include low water use plant selection; high efficiency irrigation systems; water-efficient plumbing equipment; water-efficient or water-free medical equipment; and water-free HVAC equipment. The Project is estimated to use 1,504 gallons per acre per day, which represents a savings of 42% below the City requirement of 2,598 gallons per acre per day. This estimated water use represents the total of irrigation water and domestic water. The irrigation water was calculated based on the City's requirements. The domestic water was calculated based on detailed estimates of daily building usage. Based on this analysis, the Project's water use will fall within the City's water allotment.

REFERENCES

City of Roseville, California Development Services – Planning Division. "Water Efficient Landscape Worksheet". Downloaded July 2016,
<http://www.roseville.ca.us/civica/filebank/blobdload.asp?BlobID=34464>

United States Green Building Council. LEED Reference Guide for Green Building Design and Construction, 2009 Edition. Available for purchase at <http://www.usgbc.org/resources/leed-reference-guide-green-building-design-and-construction>



APPENDIX A WATER EFFICIENT LANDSCAPE ORDINANCE - LANDSCAPE WORKSHEET

WATER USE CALCULATIONS

Maximum Applied Water Allowance (MAWA)

Formula: MAWA = (Eto)(.62)/[(.45 x LA)+(1-0.45) x SLA]									
Reference Annual Eto (in./year) = 52.2									
MAWA = 52.2 X 0.62 X [(0.45 X LA) + ((1-0.45) X SLA)]									
MAWA = 52.2 X 0.62 X 69.996 + 0									
MAWA = 2,267,135 Gallons									

Controller A*

Zone/Valve Number or Hydrozone (a)	Plant Water Use Type (b)	Irrigation Method (c)	Plant Factor (PF) (d)	Irrigation Efficiency (IE) (e)	ETAF (PF/IE)	Hydrozone Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) (f)
A01	LW	S-SHRUB	0.3	0.75	0.40	2,133	853.2	27,634
A02	LW	S-SHRUB	0.3	0.75	0.40	1,638	655.2	21,221
A03	LW	S-SHRUB	0.3	0.75	0.40	2,384	953.6	30,886
A04	LW	S-SHRUB	0.3	0.75	0.40	1,560	624.0	20,211
A05	LW	S-SHRUB	0.3	0.75	0.40	2,144	857.6	27,777
A06	MW	S-SHRUB	0.5	0.75	0.67	1,393	928.7	30,078
A07	LW	S-SHRUB	0.3	0.75	0.40	2,581	1,032.4	33,438
A08	LW	S-SHRUB	0.3	0.75	0.40	1,073	429.2	13,901
A09	LW	S-SHRUB	0.3	0.75	0.40	1,456	582.4	18,863
A10	LW	S-SHRUB	0.3	0.75	0.40	2,386	954.4	30,912
A11	LW	S-SHRUB	0.3	0.75	0.40	3,849	1,539.6	49,866
A12	LW	S-SHRUB	0.3	0.75	0.40	3,090	1,236.0	40,033
A13	LW	S-SHRUB	0.3	0.75	0.40	6,426	2,570.4	83,252
A14	LW	S-SHRUB	0.3	0.75	0.40	4,065	1,626.0	52,684
A15	LW	S-SHRUB	0.3	0.75	0.40	1,316	526.4	17,049
A16	LW	S-SHRUB	0.3	0.75	0.40	2,383	953.2	30,873
A17	LW	S-SHRUB	0.3	0.75	0.40	1,316	526.4	17,049
A18	MW	S-SHRUB	0.5	0.75	0.67	1,301	867.3	28,092
A19	LW	S-SHRUB	0.3	0.75	0.40	2,736	1,094.4	35,446
A20	MW	B-TREE	0.5	0.81	0.62	9	5.6	180
A21	MW	B-TREE	0.5	0.81	0.62	7	4.3	140
A22	MW	B-TREE	0.5	0.81	0.62	10	6.2	200
A23	MW	B-TREE	0.5	0.81	0.62	13	8.0	260
A24	MW	B-TREE	0.5	0.81	0.62	12	7.4	240
A25	MW	B-TREE	0.5	0.81	0.62	10	6.2	200
A26	MW	B-TREE	0.5	0.81	0.62	10	6.2	200
A27	MW	B-TREE	0.5	0.81	0.62	9	5.6	180
A28	MW	B-TREE	0.5	0.81	0.62	15	9.3	300
A29	LW	B-TREE	0.3	0.81	0.37	9	3.3	108
A30	LW	B-TREE	0.3	0.81	0.37	6	2.2	72
A31	MW	B-TREE	0.5	0.81	0.62	14	8.6	280
A32	MW	B-TREE	0.5	0.81	0.62	17	10.5	340
A33	MW	B-TREE	0.5	0.81	0.62	10	6.2	200
A34	MW	B-TREE	0.5	0.81	0.62	7	4.3	140
A35	MW	B-TREE	0.5	0.81	0.62	9	5.6	180
A36	MW	B-TREE	0.5	0.81	0.62	6	3.7	120
A37	MW	B-TREE	0.5	0.81	0.62	13	8.0	260
A38	MW	B-TREE	0.5	0.81	0.62	6	3.7	120
A39	MW	B-TREE	0.5	0.81	0.62	17	10.5	340
A40	MW	B-TREE	0.5	0.81	0.62	7	4.3	140
A41	LW	B-TREE	0.3	0.81	0.37	7	2.6	84
A42	MW	B-TREE	0.5	0.81	0.62	12	7.4	240
A43	MW	B-TREE	0.5	0.81	0.62	12	7.4	240
A44	LW	B-TREE	0.3	0.81	0.37	11	4.1	132
A45	MW	B-TREE	0.5	0.81	0.62	9	5.6	180
A46	MW	B-TREE	0.5	0.81	0.62	15	9.3	300
A47	VLW	B-TREE	0.1	0.81	0.12	10	1.2	40
A48	VLW	B-TREE	0.1	0.81	0.12	17	2.1	68
A49	LW	B-TREE	0.3	0.81	0.37	11	4.1	132
A50	VLW	B-TREE	0.1	0.81	0.12	10	1.2	40
A51	LW	B-TREE	0.3	0.81	0.37	11	4.1	132
A52	VLW	B-TREE	0.1	0.81	0.12	14	1.7	56
A53	LW	B-TREE	0.3	0.81	0.37	12	4.4	144
A54	MW	B-TREE	0.5	0.81	0.62	8	4.9	160

Controller "B"

Zone/Valve Number or Hydrozone (a)	Plant Water Use Type (b)	Irrigation Method (c)	Plant Factor (PF) (d)	Irrigation Efficiency (IE) (e)	ETAF (PF/IE)	Hydrozone Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) (f)
B01	LW	D-SHRUB	0.3	0.81	0.37	3,260	1,207.4	39,106
B02	LW	D-SHRUB	0.3	0.81	0.37	882	326.7	10,580
B03	LW	D-SHRUB	0.3	0.81	0.37	899	333.0	10,784
B04	LW	D-SHRUB	0.3	0.81	0.37	1,841	681.9	22,084
B05	LW	D-SHRUB	0.3	0.81	0.37	1,042	385.9	12,500
B06	LW	D-SHRUB	0.3	0.81	0.37	493	178.9	5,794
B07	LW	D-SHRUB	0.3	0.81	0.37	2,640	977.8	31,669
B08	LW	D-SHRUB	0.3	0.81	0.37	2,873	1,064.1	34,464
B09	LW	D-SHRUB	0.3	0.81	0.37	1,431	530.0	17,166
B10	LW	D-SHRUB	0.3	0.81	0.37	3,961	1,467.0	47,516
B11	LW	D-SHRUB	0.3	0.81	0.37	2,138	791.9	25,647
B12	LW	D-SHRUB	0.3	0.81	0.37	591	218.9	7,090
B13	LW	D-SHRUB	0.3	0.81	0.37	850	314.8	10,196
B14	LW	D-SHRUB	0.3	0.81	0.37	2,287	847.0	27,435
B15	LW	D-SHRUB	0.3	0.81	0.37	2,142	793.3	25,695
B16	LW	D-SHRUB	0.3	0.81	0.37	2,408	891.9	28,886
B17	LW	D-SHRUB	0.3	0.81	0.37	313	115.9	3,755
B18	LW	D-SHRUB	0.3	0.81	0.37	2,102	778.5	25,215
B19	LW	D-SHRUB	0.3	0.81	0.37	3,870	1,433.3	46,424
B20	LW	D-SHRUB	0.3	0.81	0.37	3,946	1,461.5	47,336
B21	LW	D-SHRUB	0.3	0.81	0.37	1,100	407.4	13,195
B22	LW	D-SHRUB	0.3	0.81	0.37	4,722	1,748.9	56,644
B23	LW	D-SHRUB	0.3	0.81	0.37	3,657	1,354.4	43,869
B24	LW	D-SHRUB	0.3	0.81	0.37	1,355	501.9	16,254
B25	LW	D-SHRUB	0.3	0.81	0.37	2,588	958.5	31,045
B26	LW	D-SHRUB	0.3	0.81	0.37	2,816	1,043.0	33,780
B27	LW	D-SHRUB	0.3	0.81	0.37	415	153.7	4,978
B28	LW	D-SHRUB	0.3	0.81	0.37	1,157	428.5	13,879
B29	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	834	308.9	10,005
B30	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	1,170	433.3	14,035
B31	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	931	344.8	11,168
B32	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	865	320.4	10,376
B33	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	968	358.5	11,612
B34	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	968	358.5	11,612
B35	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	1,377	510.0	16,518
B36	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	1,071	396.7	12,848
B37	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	1,258	465.9	15,091
B38	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	1,156	428.1	13,867
B39	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	802	297.0	9,621
B40	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	979	362.6	11,744
B41	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	1,097	406.3	13,159
B42	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	1,155	427.8	13,855
B43	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	669	247.8	8,025
B44	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	938	347.4	11,252
B45	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	951	352.2	11,408
B46	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	1,007	373.0	12,080
B47	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	972	360.0	11,660
B48	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	400	148.1	4,798
B49	MW	D-SHRUB DRIPLINE	0.5	0.81	0.62	192	118.5	3,839
B50	MW	D-SHRUB DRIPLINE	0.5	0.81	0.62	877	541.4	17,534
B51	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	550	203.7	6,598
B52	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	946	350.4	11,348
B53	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	853	315.9	10,232
B54	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	182	67.4	2,183
B55	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	976	361.5	11,708
B56	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	1,428	528.9	17,130
B57	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	1,404	520.0	16,842
B58	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	364	134.8	4,366
B59	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	550	203.7	6,598
B60	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	937	347.0	11,240
B61	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	1,281	474.4	15,367
B62	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	743	275.2	8,913
B63	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	1,212	448.9	14,539
B64	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	1,246	461.5	14,947
B65	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	1,183	438.1	14,191
B66	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	1,061	393.0	12,728
B67	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	744	275.6	8,925
B68	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	742	274.8	8,901
B69	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	1,086	402.2	13,027
B70	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	1,114	412.6	13,363
B71	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	1,073	397.4	12,872
B72	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	1,239	458.9	14,863
B73	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	1,112	411.9	13,339
B74	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	1,113	412.2	13,351
B75	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	1,240	459.3	14,875
B76	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	1,287	476.7	15,439
B77	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	1,061	393.0	12,728
B78	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	1,129	418.1	13,543
B79	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	694	257.0	8,325
B80	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	1,365	505.6	16,374
B81	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	790	292.6	9,477
B82	LW	D-SHRUB DRIPLINE	0.3	0.81	0.37	834	308.9	10,005
Total Landscape Area Sum						155,550	59,394	
Regular Landscape Sum						(A)	59,394	
SIA Sum						(C)	0 (D)	
						ETWU Total	1,942,825	
						Maximum Allowed Water Allowance (MAWA) (g)	2,267,135	
						ETWU<=MAWA (ETWU Water use data passes)		
NOTE(S):								

**COMMENT LETTERS
RECEIVED ON DRAFT
EIR AS OF
APRIL 20, 2017**

DEPARTMENT OF TRANSPORTATION

DISTRICT 3
703 B STREET
MARYSVILLE, CA 95901
PHONE (530) 741-4286
FAX (530) 741-5346
TTY 711
www.dot.ca.gov



*Making Conservation
a California Way of Life.*

April 13, 2017

GTS# 03-PLA-2017-00054
03-PLA-80 PM .493
SCH# 2016062020

Ms. Lauren Hocker
City of Roseville
311 Vernon Street
Roseville, CA 95678

Kaiser Riverside Cirby Medical Office Building

Dear Ms. Lauren Hocker:

Thank you for including the California Department of Transportation (Caltrans) in the environmental/application review process for the project referenced above. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

The project proposes to demolish six existing 1-2 story buildings consisting of 90,290 sqft, and construct two new-multi story buildings that would consist of a combined 207,700 sqft of office space on the existing approximately 14 acre Kaiser campus in Roseville at 1001 Riverside Avenue, adjacent to Interstate 80 (I-80). The following comments are based on the Draft Environmental Impact Report received.

Vehicle Miles Travelled (VMT)

In response to the provisions of Senate Bill 743, we encourage the integration of transportation and land use in a way that reduces VMT and Greenhouse Gas (GHG) emissions by facilitating the provision of more proximate goods and services to shorten trip lengths, as well as achieve a high level of non-motorized travel and transit use. As such, we encourage the evaluation of the potential of Transportation Demand Management (TDM) strategies and Intelligent Transportation System (ITS) applications in order to better manage the transportation network, as well as transit service and bicycle or pedestrian connectivity improvements. The Department also seeks to reduce serious injuries and fatalities, as well as provide equitable mobility options for people who

*"Provide a safe, sustainable, integrated, and efficient transportation
system to enhance California's economy and livability"*

are economically, socially, or physically disadvantaged. Therefore, we encourage the evaluation of the project site for access problems, VMT, and service needs that may need to be addressed.

Traffic Operations

Fehr and Peers traffic consultants conducted a traffic study to determine if the project would result in significant impacts to State and local facilities within the vicinity of the project.

- 1) Regarding State facilities, mainline I-80 from Riverside Avenue to Antelope Road was analyzed, as per Caltrans' request, as well as the Riverside Ave./I-80 WB ramps and the Riverside Ave./I-80 EB ramps/Orlando Ave. intersections. The study resulted in no significant impacts to the above mentioned State facilities due to the Kaiser project during peak hours for existing plus project conditions.
- 2) For cumulative plus project conditions, the WB right turn movement will result in a 700' queue, while the queue storage for that movement is 325'. The project proponent should be conditioned to pay fair share contribution toward necessary future improvements to this off-ramp.
- 3) As per the traffic study, the project will not result in impacts to existing and planned transit, bicycle and pedestrian facilities.

Hydraulics

The redevelopment of this site may increase impervious surface area through the construction of roads, driveways, parking lots, buildings, etc. with a corresponding increase in surface water runoff. This project may decrease surface water detention, retention and infiltration. No net increase to 100-year storm event peak discharge may be realized within the State's highway right of way and/or Caltrans drainage facilities as a result of the project. Any cumulative impacts to Caltrans drainage facilities arising from effects of development on surface water runoff discharge from the 100-year storm event should be minimized through project drainage mitigation measures.

Increases in peak runoff discharge for the 100-year storm event to the State's highway right of way and to Caltrans' highway drainage facilities must be reduced to at or below the preconstruction levels. The cumulative effects on drainage due to development within the region should be considered in the overall development plan of this area.

All grading and/or drainage improvements must maintain or improve existing drainage pathways and may not result in adverse hydrologic or hydraulic conditions within the State's highway right of way or to Caltrans drainage facilities. The developer must maintain or improve existing

Ms. Lauren Hocker, City of Roseville
April 13, 2017
Page 3

drainage patterns and/or facilities affected by the proposed project to the satisfaction of the State and Caltrans. This may be accomplished through the implementation of storm water management Best Management Practices (i.e., detention/retention ponds or basins, sub-surface galleries, on-site storage and/or infiltration ditches, etc.). Once installed, the property owner must properly maintain these systems. The proponent/developer may be held liable for future damages due to impacts for which adequate mitigation was not undertaken or sustained.

Runoff from the proposed project that will enter the State's highway right of way and/or Caltrans drainage facilities must meet all regional water quality control board water quality standards prior to entering the State's highway right of way or Caltrans drainage facilities. Appropriate storm water quality Best Management Practices may be applied to ensure that runoff from the site meets these standards (i.e., is free of oils, greases, metals, sands, sediment, etc.). Once installed, the property owner must properly maintain these systems in perpetuity.

Please provide our office with copies of any further actions regarding this project. We would appreciate the opportunity to review and comment on any changes related to this development.

If you have any question regarding these comments or require additional information, please contact David Smith, Intergovernmental Review Coordinator for Placer County, by phone (530) 634-7799 or via email to david.j.smith@dot.ca.gov.

Sincerely,



KEVIN YOUNT, Branch Chief
Office of Transportation Planning
Regional Planning Branch—North

CEQA FINDINGS OF FACT

and

**STATEMENT OF OVERRIDING
CONSIDERATIONS**

**OF THE CITY COUNCIL OF
THE CITY OF ROSEVILLE**

for the

**KAISER RIVERSIDE AND CIRBY MEDICAL OFFICE
BUILDING**

June 21, 2017

1. INTRODUCTION

The Environmental Impact Report (EIR) prepared for the Kaiser Riverside and Cirby Medical Office Building (Project) addresses the potential environmental effects associated with constructing and operating the Project. These findings have been prepared to comply with requirements of the California Environmental Quality Act (CEQA) (Pub. Resources Code, §21000 et seq.) and the CEQA Guidelines (Cal. Code Regs., tit. 14, §15000 et seq.). These findings refer to the Notice of Preparation (NOP) or Final EIR (FEIR) where the material appears in either of those documents. Otherwise, references are to the Draft EIR (DEIR).

CEQA generally requires that a lead agency must take reasonable efforts to mitigate or avoid significant environmental impacts when approving a project. In order to effectively evaluate any potentially significant environmental impacts of a proposed project, an EIR must be prepared. The EIR is an informational document that serves to inform the agency decision-making body and the public in general of any potentially significant environmental impacts. The preparation of an EIR also serves as a medium for identifying possible methods of minimizing any significant effects and assessing and describing a reasonable range of potentially feasible alternatives to the project.

The EIR for this Project was prepared by the City of Roseville (City) as the “lead agency” in accordance with CEQA and has been prepared to identify and assess the anticipated effects of the Project. The City, as the lead agency, has the principal responsibility for approval of the Project.

II. TERMINOLOGY OF FINDINGS

CEQA and the CEQA Guidelines require that, for each significant environmental effect identified in an EIR for a proposed project, the approving agency decision-making body must issue a written finding reaching one or more of the three allowable conclusions:

1. Changes or alterations which avoid or mitigate the significant environmental effects as identified in the EIR have been required or incorporated into the project;
2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding, and such changes have been adopted by such other agency or can and should be adopted by such other agency; or
3. Specific economic, legal, social, technological, or other considerations, including consideration for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the DEIR.

(Pub. Resources Code, § 21081, subds. (a)(1)–(a)(3); see also CEQA Guidelines, §15091, subds. (a)(1)–(a)(3).)

For purposes of these findings, the terms listed below will have the following definitions:

- “Mitigation measures” shall constitute the “changes or alterations” discussed above.
- “Avoid” refers to the effectiveness of one or more mitigation measures to reduce an otherwise significant effect to a less than significant level.
- “Feasible,” pursuant to the CEQA Guidelines, means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors.

III. DEFINITIONS AND ACRONYMS

Unless otherwise stated herein, these findings use the same definitions and acronyms set forth in the EIR.

IV. PROJECT DESCRIPTION

A. PROJECT OVERVIEW

Kaiser Permanente proposes to replace the existing medical office complex on the site and construct an approximately 194,000-square-foot, five-story medical office building, along with a one-story, 21-foot-tall, 16,000-square-foot pavilion building and related site improvements, including an approximately 11-foot tall, 82,630-square-foot parking deck with 255 parking spaces, surface parking lot with 803 spaces, site/building lighting, and landscaping.

B. THE PROJECT

The Project has been designed to be consistent with the City’s Community Design Guidelines (City of Roseville 2008) and to ensure compatibility with the surrounding development. Of the two proposed medical buildings, the single-story pavilion building would house pharmacy, laboratory, and conference space. The five-story medical office building would include retail and public functions including a café, health education, and optical center, as well as physical therapy/rehab and comprehensive diagnostic imaging on the ground floor. The clinic floors in the medical office building (floors 2 through 5) would include eight adult primary care clinics, specialty clinics for obstetrics and gynecology, dermatology and allergy, injection clinic, and comprehensive eye services including ophthalmology and optometry. This new medical office building would result in double the capacity of the existing clinics, to facilitate better member access.

Building Design

The exterior of the five-story medical office building would consist of a mix of metal panels, light-weight concrete panels, glass curtainwall, glazed storefronts and concrete masonry units. The highest point of the medical office building would be approximately 80 feet. The one-story pavilion building would use the same exterior materials as the medical office building for design cohesiveness. The highest point of the pavilion building would be approximately 20 feet, with limited additional height for a screened mechanical enclosure at the roof level. These two buildings have been situated in a way that allows a single entry canopy feature to tie the two buildings together.

Exterior colors for the five-story medical office building and one-story pavilion building would include a sandy beige color for the concrete panels with varying degrees of exposed gray aggregate. The insulated metal panel colors would be silver and weathered zinc arranged in a pattern that provides a contrast to the beige concrete panels. The majority of the north, east and west elevations consist of pewter colored mullions, clear vision glass and light-gray colored spandrel glass. The base of the building is designed to have chocolate brown concrete masonry units with a shiplap profile for added visual interest.

The two-level concrete parking deck at the southwest corner of the project site would take advantage of the existing topography between the medical office building and adjacent freeway, allowing the top level of the deck to be at grade and the lower level to be partially underground. The total height above ground would be 10-feet, 10-inches tall. Exposed concrete facades of the parking deck would be gray-colored with a green screen mesh attached to the exposed surfaces for climbing vines.

Lighting and Landscaping

To provide for the safety and security of staff and the public, the Project includes overhead parking lot and roadway pole lights, low-level lighting on bollards to illuminate landscaped areas and sidewalks, and building-mounted lighting at entrances.

Light fixtures use premium-efficiency LED light sources. Area lighting will automatically turn off during the day, and motion-activated controls are provided to dim the lighting at night when there is no activity. Lighting is designed to meet the City's Community Design Guidelines and minimize light trespass, reduce sky-glow to increase night sky access, and improve nighttime visibility through glare reduction.

Landscaping would use native plants and be drought resistant where feasible, and complies with the City's Water Efficient Landscape Ordinance.

Sustainability Features

The Project has been designed to meet Kaiser Permanente's sustainability requirements, which include achieving LEED New Construction 2009 Gold certification and specific energy efficiency thresholds. The Energy Performance Requirement includes a minimum of 25% energy savings compared against ASHRAE 90.1 2007 Baseline. The Project must also comply with the California Energy Code, Title 24.

C. PROJECT SITE

The approximately 14-acre project site is located to the southeast of the intersection of Riverside Avenue and Cirby Way in the City of Roseville. Interstate 80 (I-80) borders the south and east sides of the site. Currently the project site is developed with six buildings that comprise the Kaiser Permanente medical office complex located at 1001 Riverside Avenue, along with 613 surface parking spaces and landscaping. The existing medical office complex includes four one-story medical office buildings, one two-story medical office building, and a one-story communications building for a total of 90,209 square feet. The project site is identified as assessor's parcel number 472-260-026-000.

D. EXISTING LAND USE DESIGNATIONS AND ZONING

The Roseville General Plan 2035 designates the project site for Community Commercial (CC). The CC designation applies to sites with acreages ranging from 5 to 25 acres and with square footage ranging from 50,000 to 250,000 square feet. Floor area ratios for this designation range from 20% to 40%. The project site is zoned Business Professional (BP), which permits professional offices and General Medical services.

E. ADJACENT USES

Surrounding uses adjacent to the site include a mix of retail uses, apartments, and public storage to the north and west. Interstate-80 borders the site on the south and east.

F. PROJECT OBJECTIVES

The following project objectives were developed for the Project.

- Develop a replacement outpatient medical office building that includes a café, health education, optical center, physical therapy/rehab, comprehensive diagnostic imaging, eight adult primary care clinics, specialty clinics for obstetrics and gynecology, dermatology and allergy, injection clinic, and comprehensive eye services including ophthalmology and optometry on an underutilized property with multiple end-of-life

structures to accommodate existing and growing demand for medical care in the Roseville community.

- Provide high-quality healthcare to serve up to 9,000 Kaiser Permanente members (and their family or care-givers) per day in a medical facility for those needing medical assistance in Roseville and surrounding communities.
- Provide convenient access and reduce vehicle trips for Kaiser Permanente members to obtain routine, rapid-transaction medical services (e.g., pharmacy and laboratory) and provide onsite conference facilities for classes, training and other events.
- Achieve Leadership in Energy and Environmental Design (LEED) Gold Certification as well as implement Kaiser's existing sustainable building strategies.
- Provide uninterrupted services to Kaiser Permanente members throughout the construction period by staging project construction in phases.
- Provide new employment opportunities for over 200 new employees at the Riverside-Cirby medical office buildings and temporary construction jobs through redevelopment.

G. PROJECT CONSTRUCTION

Construction Timeline

Construction is anticipated to take approximately 3 years to complete and would occur in multiple phases. Phasing is required in order for the existing medical office buildings to remain open with sufficient parking capacity and public access during construction. For the entire duration of project construction, valet parking will be provided to patients and visitors, and staff will be shuttled to the site from off-site parking locations.

H. REQUIRED DISCRETIONARY ACTIONS

The City of Roseville is the lead agency for the Project. As required by Section 15124(d)(1)(B) of the CEQA Guidelines, the EIR must contain a list of permits and other approvals required to implement the Project. The project requires the following approvals:

- Certification of the EIR, adoption of the Mitigation Monitoring and Reporting Plan (MMRP), and adoption of these Findings of Fact and Statement of Overriding Considerations;
- Major Project Permit – Stage 1 (Preliminary Development Plan);
- Major Project Permit – Stage 2 (Architecture and Landscape Review);
- Tree Permit to remove a protected native oak tree; and

- General Plan Amendment for minor, text-only changes to the Circulation Element.¹ The project is requesting to amend Table III-3 and III-3A in the General Plan to add the new traffic signal at the Cirby Way/Cirby Hills Drive/Kaiser North Driveway. The project also includes amendments to the Setting section of the Level of Service portion of the General Plan Circulation Element to reflect the new intersection.

These discretionary actions are within the province of the City Council.

V. ENVIRONMENTAL REVIEW PROCESS

In accordance with CEQA, the City released a Notice of Preparation (NOP) on June 7, 2016 for a 30-day review that closed on July 6, 2016. The purpose of the NOP was to provide notification that an EIR for the Project was being prepared and to solicit guidance on the scope and content of the document. The Draft EIR was circulated for public review and comment for a period of 45 days from March 9, 2017 through April 24, 2017. This period satisfied the requirement for the public review period as set forth in Public Resources Code Section 21091(a) and CEQA Guidelines Section 15105.

A list of public agencies and individuals commenting on the DEIR is included in Chapter 3 in the FEIR. A total of three comment letters were received.

On June 9, 2017, the City published the FEIR for the Project. The FEIR includes comments received on the DEIR and responses to issues raised in the comments. No revisions to the text of the DEIR were required. The FEIR and the DEIR constitute the EIR for the Project.

VI. RECORD OF PROCEEDINGS

For the purposes of CEQA, and the findings herein set forth, the administrative record for the Project consists of those items listed in Public Resources Code Section 21167.6, subdivision (e). The record of proceedings for the City's decision on the Project consists of the following documents, at a minimum:

- The NOP and all other public notices issued by the City in conjunction with the Project;
- The DEIR for the Project and all documents relied upon or incorporated by reference;
- All comments submitted by agencies or members of the public during the 45-day comment period on the DEIR;

¹ The project includes a new traffic signal on Cirby Way, which will operate worse than the City's standard of Level of Service C. General Plan Circulation Element Level of Service Policy 1 requires the City Council approve all intersections operating below this level, and the Circulation Element includes tables and text listing all such intersections. Thus, the project requires amending the Circulation Element to include this new intersection.

- The FEIR for the Project, including comments received on the DEIR; the City's responses to those comments; technical appendices; and all documents relied upon or incorporated by reference;
- The mitigation monitoring and reporting program (MMRP) for the Project;
- All findings and resolutions adopted by the City in connection with the Project, and all documents cited or referred to therein;
- The Planning Commission staff report;
- Minutes and/or transcripts of the Planning Commission public hearing held on April 27, 2017;
- The City Council staff report;
- Minutes and/or transcripts of the City Council public hearing held on June 21, 2017;
- All other reports, studies, memoranda, maps, staff reports, or other planning documents relating to the Project prepared by the City or consultants to the City with respect to the City's compliance with the requirements of CEQA and with respect to the City's action on the Project;
- All resolutions or findings adopted by the City regarding the Project, and all staff reports, analyses, and summaries related to the adoption of those resolutions or findings;
- The City's General Plan and all updates and related environmental analyses;
- Relevant sections of the City's Zoning Code;
- Any documents expressly cited in these findings, in addition to those cited above; and
- Any other materials required for the record of proceedings by Public Resources Code Section 21167.6, subdivision (e).

Pursuant to Guidelines Section 15091(e), the administrative record of these proceedings is located at, and may be obtained from, the City's Development Services Department at 311 Vernon Street, Roseville, CA 95678. The custodian of these documents and other materials is the City Clerk.

The City Council has relied on all of the documents listed above in reaching its decisions on the Project even if not every document was formally presented to the City Council or City Staff as part of the City files generated in connection with the Project. Without exception, any documents set forth above not found in the Project files fall into one of two categories. Many of them reflect prior planning or legislative decisions with which the City Council was aware in approving the Project. (See *City of Santa Cruz v. Local Agency Formation Commission* (1978) 76 Cal.App.3d 381, 391-392; *Dominey v. Department of Personnel Administration* (1988) 205 Cal.App.3d 729,

738, fn. 6.) Other documents influenced the expert advice provided to City Staff or consultants, who then provided advice to the City Council as the final decision-making body.

For that reason, such documents form part of the underlying factual basis for the City Council's decisions relating to approval of the Project. (See Pub. Resources Code, § 21167.6, subd. (e)(10); *Browning-Ferris Industries v. City Council of City of San Jose* (1986) 181 Cal.App.3d 852, 866; *Stanislaus Audubon Society, Inc. v. County of Stanislaus* (1995) 33 Cal.App.4th 144, 153, 155.)

VII. FINDINGS REQUIRED UNDER CEQA

Public Resources Code Section 21002 provides that “public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects[.]” The same statute provides that the procedures required by CEQA “are intended to assist public agencies in systematically identifying both the significant effects of projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects.” Section 21002 goes on to provide that “in the event [that] specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof.”

The mandate and principles announced in Public Resources Code Section 21002 are implemented, in part, through the requirement that agencies must adopt findings before approving projects for which EIRs are required. For each significant environmental effect identified in an EIR for a project, the approving agency must issue a written finding reaching one or more of three permissible conclusions. As noted earlier, the first such finding is that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the FEIR. The second permissible finding is that such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding, and such changes have been adopted by such other agency or can and should be adopted by such other agency. The third potential conclusion is that specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the FEIR. (CEQA Guidelines, §15091.) Public Resources Code Section 21061.1 defines “feasible” to mean “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal, and technological factors.” CEQA Guidelines section 15364 adds another factor: “legal” considerations. (See also *Citizens of Goleta Valley v. Bd. of Supervisors* (1990) 52 Cal.3d 553, 565 (“*Goleta II*”).)

The concept of “feasibility” also encompasses the question of whether a particular alternative or mitigation measure promotes the underlying goals and objectives of a project. (*City of Del Mar*

v. *City of San Diego* (1982) 133 Cal.App.3d 410, 417 (*City of Del Mar*); (*Sierra Club v. County of Napa* (2004) 121 Cal.App.4th 1490, 1506-1509 [court upholds CEQA findings rejecting alternatives in reliance on applicant's project objectives]; see also *California Native Plant Society v. City of Santa Cruz* (2009) 177 Cal.App.4th 957, 1001 (*CNPS*) ["an alternative 'may be found infeasible on the ground it is inconsistent with the project objectives as long as the finding is supported by substantial evidence in the record'"] (quoting Kostka & Zischke, *Practice Under the Cal. Environmental Quality Act* [Cont.Ed.Bar 2d ed. 2009] (*Kostka*), § 17.309, p. 825); *In re Bay-Delta Programmatic Environmental Impact Report Coordinated Proceedings* (2008) 43 Cal.4th 1143, 1165, 1166 (*Bay-Delta*) ["[i]n the CALFED program, feasibility is strongly linked to achievement of each of the primary program objectives"; "a lead agency may structure its EIR alternative analysis around a reasonable definition of underlying purpose and need not study alternatives that cannot achieve that basic goal"].) Moreover, "'feasibility' under CEQA encompasses 'desirability' to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, legal, and technological factors." (*City of Del Mar, supra*, 133 Cal.App.3d at p. 417; see also *CNPS, supra*, 177 Cal.App.4th at p. 1001 ["an alternative that 'is impractical or undesirable from a policy standpoint' may be rejected as infeasible"] [quoting *Kostka, supra*, § 17.29, p. 824]; *San Diego Citizenry Group v. County of San Diego* (2013) 219 Cal.App.4th 1, 17.)

For purposes of these findings (including Table A as described below), the term "avoid" refers to the effectiveness of one or more mitigation measures to reduce an otherwise significant effect to a less-than-significant level. Although CEQA Guidelines Section 15091 requires only that approving agencies specify that a particular significant effect is "avoid[ed] or substantially lessen[ed]," these findings, for purposes of clarity, in each case will specify whether or not the effect in question has been "avoided" (i.e., reduced to a less-than-significant level).

CEQA requires that the lead agency adopt mitigation measures or alternatives, where feasible, to substantially lessen or avoid significant environmental impacts that would otherwise occur. Project modification or alternatives are not required, however, where such changes are infeasible or where the responsibility for modifying the project lies with some other agency. (CEQA Guidelines, §15091, subd. (a), (b).)

The California Supreme Court has stated, "[t]he wisdom of approving . . . any development project, a delicate task which requires a balancing of interests, is necessarily left to the sound discretion of the local officials and their constituents who are responsible for such decisions. The law as we interpret and apply it simply requires that those decisions be informed, and therefore balanced." (*Goleta II, supra*, 52 Cal.3d at p. 576.)

The EIR for the Project identified one cumulative traffic impact as significant and unavoidable resulting from the Project, and thus a Statement of Overriding Considerations was prepared.

VIII. LEGAL EFFECT OF FINDINGS

These findings constitute the City's best efforts to set forth the evidentiary and policy bases for its decision to approve the Project in a manner consistent with the requirements of CEQA. To the extent that these findings conclude that various mitigation measures outlined in the FEIR are feasible and have not been modified, superseded or withdrawn, the City hereby binds itself to implement these measures. These findings, in other words, are not merely informational, but rather constitute a binding set of obligations that will come into effect when the City adopts a resolution approving the Project.

IX. MITIGATION MONITORING AND REPORTING PROGRAM

A Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the Project, and is being approved by the City Council by the same Resolution that has adopted these findings. The City will use the MMRP to track compliance with Project mitigation measures. The MMRP will remain available for public review during the compliance period. The Final MMRP is found in Chapter 4 of the FEIR and is approved in conjunction with certification of the EIR and adoption of these Findings of Fact.

X. SIGNIFICANT EFFECTS AND MITIGATION MEASURES

Table of Impacts, Mitigation Measures and CEQA Findings

The City Council's findings with respect to the Project's significant effects and mitigation measures are set forth in the table attached to these findings ("Table A"). The findings set forth in the table are hereby incorporated by reference and the Council adopts all of the mitigation measures identified therein. This table does not attempt to describe the full analysis of each environmental impact contained in the EIR. Instead, the table provides a summary description of each impact, describes the applicable mitigation measures identified in the Draft or Final EIR and adopted by the City Council, and states the City Council's findings on the significance of each impact after imposition of the adopted mitigation measures. A full explanation of these environmental findings and conclusions can be found in the Draft and Final EIRs, and these findings hereby incorporate by reference the discussion and analysis in those documents supporting the EIR's determinations regarding mitigation measures and the Project's impacts and mitigation measures designed to address those impacts. In making these findings, the City Council ratifies, adopts, and incorporates into these findings the analysis and explanation in the Draft and Final EIRs, and ratifies, adopts, and incorporates in these findings the determinations and conclusions of the Draft and Final EIRs relating to environmental impacts and mitigation measures, except to the extent any such determinations and conclusions are specifically and expressly modified by these findings.

XIII. MITIGATION MEASURES PROPOSED BY COMMENTERS

Some commenters suggested additional conditions of approval, mitigation measures, or modifications to the measures recommended in the DEIR. In considering specific recommendations from commenters, the City has been cognizant of its legal obligation under CEQA to substantially lessen or avoid significant environmental effects to the extent feasible. The City recognizes, moreover, that comments frequently offer thoughtful suggestions regarding how a commenter believes that a particular mitigation measure can be modified, or perhaps changed significantly, in order to more effectively, in the commenter's eyes, reduce the severity of environmental effects. The City is also cognizant, however, that the mitigation measures recommended in the EIR represent the professional judgment and long experience of the City's expert staff and environmental consultants. The City therefore believes that these recommendations should not be lightly altered. Thus, in considering commenters' suggested changes or additions to the mitigation measures as set forth in the Draft and Final EIR, the City, in determining whether to accept such suggestions, either in whole or in part, has considered the following factors, among others: (i) whether the suggestion relates to an environmental impact that can already be mitigated to less than significant levels by proposed mitigation measures in the DEIR; (ii) whether the proposed language represents a clear improvement, from an environmental standpoint, over the draft language that a commenter seeks to replace; (iii) whether the proposed language is sufficiently clear as to be easily understood by those who will implement the mitigation as finally adopted; (iv) whether the language might be too inflexible to allow for pragmatic implementation; (v) whether the suggestions are feasible from an economic, technical, legal, or other standpoint; and (vi) whether the proposed language is consistent with the Project objectives.

As is often evident from the specific responses given to specific suggestions, City staff and consultants spent time carefully considering and weighing proposed or requested mitigation language. In some instances, the City revised mitigation measures in accordance with the comments. In other instances, the City developed alternative language addressing the same issue that was of concern to a commenter. In no instance, however, did the City fail to take seriously a suggestion made by a commenter or fail to appreciate the sincere effort that went into the formulation of suggestions.

With respect to mitigation measures, project conditions or alternatives proposed by commenters, the City has made no changes as they appeared originally in the DEIR.

XIV. FINDINGS REGARDING RECIRCULATION OF THE DRAFT EIR

The City Council adopts the following findings with respect to whether to recirculate the DEIR. Under Section 15088.5 of the CEQA Guidelines, recirculation of an EIR is required when "significant new information" is added to the EIR after public notice is given of the availability of the DEIR for public review but prior to certification of the FEIR. The term "information" can

include changes in the project or environmental setting, as well as additional data or other information. New information added to an EIR is not “significant” unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement. “Significant new information” requiring recirculation includes, for example, a disclosure showing that:

- (1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
- (2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
- (3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project’s proponents decline to adopt it.
- (4) The Draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

(CEQA Guidelines, §15088.5.)

Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR. The above standard is “not intend[ed] to promote endless rounds of revision and recirculation of EIRs.” (*Laurel Heights Improvement Assn. v. Regents of the University of California* (1993) 6 Cal. 4th 1112, 1132.) “Recirculation was intended to be an exception, rather than the general rule.” (*Ibid.*)

The City Council recognizes that the FEIR contains responses to comments received and the MMRP, but contains no other additions, clarifications, modifications, or other changes to the DEIR. As noted above, some comments on the DEIR either expressly or impliedly sought changes to proposed mitigation measures identified in the DEIR as well as additional mitigation measures. As explained in the FEIR, the suggestions were not found to be appropriate and feasible and were not adopted in the FEIR.

The information contained within the FEIR involves no “significant new information” triggering recirculation because the information did not result in any new significant environmental effects or any substantial increase in the severity of any previously identified significant effects, and did not otherwise trigger recirculation. Under such circumstances, the City finds that recirculation of the EIR is not required.

XV. PROJECT ALTERNATIVES

A. BASIS FOR ALTERNATIVES

As explained earlier, CEQA requires that the lead agency adopt mitigation measures or alternatives, where feasible, to substantially lessen or avoid significant environmental impacts that would otherwise occur. Project modification or alternatives are not required, however, where significant environmental impacts will not occur. As is evident from the text of the EIR and the attached table describing the disposition of the significant effects of the Project, most significant effects of the Project have been avoided (that is, rendered less than significant) by the adoption of feasible mitigation measures. There is only one impact that remains significant and unavoidable.

Under CEQA, project alternatives are developed in order to give agency decision-makers options for reducing or eliminating significant environmental effects of proposed projects while still meeting most, if not all, of the basic project objectives. “Alternatives and mitigation measures have the same function – diminishing or avoiding adverse environmental effects.” (*Laurel Heights Improvement Association v. Regents of the University of California* (1988) 47 Cal.3d 376, 403.) The City Council sets forth below its reasons for concluding that all such alternatives are infeasible within the meaning of CEQA.

B. ALTERNATIVES CONSIDERED AND DISMISSED FROM FURTHER CONSIDERATION

As noted previously, the purpose of an alternatives analysis is to develop alternatives to a proposed project that substantially lessen at least one of the significant environmental effects identified as a result of the project, while still meeting most, if not all, of the basic project objectives. Project alternatives that would reduce the size of development on the site or change the mix of uses that would lessen the severity of impacts identified under the Project are addressed in the EIR and summarized below.

There are no other parcels of undeveloped land of similar size in the City that could accommodate development of the Project that have been graded or previously developed, are designated and zoned for commercial uses, do not contain any sensitive biological resources, provide adequate site accessibility, and could be acquired by the applicant. Therefore, an off-site or alternate project location was dismissed from further evaluation because a suitable site was not identified within the City that would fulfill most of the project objectives, would eliminate environmental effects, and/or would be potentially feasible.

Moreover, as discussed in *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553 (*Goleta II*), where a project is consistent with an approved general plan, the EIR for the project generally need not analyze off-site alternatives. The EIR “is not ordinarily an occasion

for the reconsideration or overhaul of fundamental land-use policy.” (*Goleta II, supra*, 52 Cal.3d at p. 573.) In approving a general plan, the local agency has already identified and analyzed suitable alternative sites for particular types of development and has selected a feasible land use plan. “Informed and enlightened regional planning does not demand a project EIR dedicated to defining alternative sites without regard to feasibility. Such ad hoc reconsideration of basic planning policy is not only unnecessary, but would be in contravention of the legislative goal of long-term, comprehensive planning.” (*Goleta II, supra*, 52 Cal.3d at pp. 572-573.) The Project is consistent with the City’s General Plan. For these reasons and others mentioned above, the EIR was not required to analyze an offsite alternative.

C. ALTERNATIVES CONSIDERED IN THE EIR

The Project alternatives identified in the DEIR address the significant impacts (before mitigation) identified for the Project, including traffic impacts during Project operation. Thus, some of the alternatives developed for the Project contemplate a smaller Project to address these impacts. In many instances, the impacts are virtually identical to those of the Project.

The alternatives analyzed in the DEIR are briefly described below.

- Alternative 1: No Project/No Build Alternative
- Alternative 2: Reduced Footprint Alternative
- Alternative 3: Larger Parking Deck Alternative
- Alternative 4: Smaller Medical Office Alternative

ALTERNATIVE 1: NO PROJECT/NO DEVELOPMENT

Description

CEQA requires the evaluation of the comparative impacts of the “No Project” alternative (CEQA Guidelines, §15126.6(e)(1)). The No Project alternative “shall discuss the existing conditions at the time the NOP is published, or if no NOP is published, at the time environmental analysis is commenced, as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services.” (CEQA Guidelines, §15126.6(e)(2).) “The purpose of describing and analyzing a no project alternative is to allow decision makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project.” (CEQA Guidelines, §15126.6(e)(1).)

The No Project/No Development Alternative assumes the Project would not be built and the existing Kaiser medical office complex would remain.

Comparative Analysis of Environmental Effects

The No Project/No Development Alternative would produce no changes on the project site, because the site would remain in its current condition, effectively eliminating those project impacts discussed in this Draft EIR. There would be no air emissions associated with project construction and no potential disturbance to any nesting birds in trees on or adjacent to the project site. There would be no potential to unearth any unknown subsurface cultural or historic resources and there would be no increase in the number of vehicles accessing the site and on area roadways and intersections. There would be no operational impacts on the surrounding roadway network and there would be no increase in demand for water supply, wastewater treatment and solid waste disposal.

Relationship to Project Objectives

The No Project/No Development Alternative would not achieve any of the project objectives because it would not develop the site with additional medical office uses, would not provide employee opportunities, and would not provide sustainably designed buildings.

Feasibility of the No Project/No Development Alternative

The City Council rejects the alternative set forth and evaluated in the EIR because the City finds that there is substantial evidence, including evidence of economic, legal, social, technological, and other considerations described under CEQA Guidelines Section 15091(a)(3), that make this alternative infeasible. In making this determination, the City Council is aware that CEQA defines “feasibility” to mean “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal, and technological factors.”

ALTERNATIVE 2: REDUCED FOOTPRINT

Description

Under the Reduced Footprint Alternative the 16,000 square foot pavilion building is eliminated along with approximately 106 surface parking spaces. The other components of the Project would remain the same under this alternative. Eliminating the pavilion building and 106 surface parking spaces would eliminate the onsite pharmacy, laboratory, and conference space, create a reduction in the amount of impervious surface area, reduce the number of trees to be removed, and would allow more landscaped areas on the site.

Comparative Analysis of Environmental Effects

Impacts under the Reduced Footprint Alternative would be similar to those of the Project, but overall less intense because it would generate a decrease in vehicle trips compared to the

proposed project due to eliminating the pharmacy, laboratory and conference space in the pavilion building. Impacts associated with construction and site disturbance (i.e., air emissions, biological resources, and cultural resources) would essentially be the same as the proposed project because the existing medical office buildings would still be removed to accommodate the new medical office building and parking deck and the required offsite improvements to Cirby Way and the extension of utilities would still be required. It is assumed the medical office building would be located in a similar location on the site as the proposed project with vehicular access provided from Cirby Way and Riverside Avenue, the same as the project. Surface parking is assumed to be provided around the buildings in the same configuration as the project. But because there would be a reduction in the need for 106 parking spaces it would allow slightly more undeveloped acreage to remain on the project site.

Relationship to Project Objectives

Under this alternative, not all of the project objectives would be met. Due to the elimination of the pavilion building there would not be a pharmacy, laboratory or conference space available to Kaiser members. Therefore, the third objective would not be met. In addition, there would be fewer jobs available and it would be less convenient for Kaiser members to get prescriptions and lab results; therefore, this alternative also does not meet the last project objective.

Feasibility of the Reduced Footprint Alternative

The City Council rejects the alternative set forth and evaluated in the EIR because the City finds that there is substantial evidence, including evidence of economic, legal, social, technological, and other considerations described under CEQA Guidelines Section 15091(a)(3), that make this alternative infeasible. In making this determination, the City Council is aware that CEQA defines “feasibility” to mean “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal, and technological factors.”

ALTERNATIVE 3: LARGER PARKING DECK

Description

Under Alternative 3, two levels would be added to the parking deck adding approximately 254 parking spaces thereby reducing surface parking by 254 spaces. The pavilion building and the medical office building would still be developed under this alternative and would not change from the Project. The reduction in surface parking spaces would reduce the amount of impervious surface area, would reduce the number of trees to be removed, and would allow more landscaped areas on the site.

Comparative Analysis of Environmental Effects

Impacts under the Larger Parking Deck Alternative associated with site clearing, grading, building demolition and general construction activities would essentially be the same as the Project. Impacts associated with biological resources, and cultural resources would not change and Mitigation Measures BIO-1 and CUL-1 identified in the Initial Study would still be required. The number of vehicle trips would remain the same and Mitigation Measure 4.3-1 would still be required. The primary difference between this alternative and the proposed project is that there would be area that would be available for development as a small park with tables and benches for both employees and members to enjoy.

Relationship to Project Objectives

Under this alternative all of the project objectives would be met because the primary project elements are not changing. The medical office building would still be developed and high-quality healthcare would still be provided to serve Kaiser Permanente members. There would be no disruption to medical services during project construction and all buildings would be designed to meet LEED gold standards and employment opportunities would be provided.

Feasibility of Larger Parking Deck Alternative

The City Council rejects the alternative set forth and evaluated in the EIR because the City finds that there is substantial evidence, including evidence of economic, legal, social, technological, and other considerations described under CEQA Guidelines Section 15091(a)(3), that make this alternative infeasible. In making this determination, the City Council is aware that CEQA defines “feasibility” to mean “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal, and technological factors.”

ALTERNATIVE 4: SMALLER MEDICAL OFFICE BUILDING

Description

Under the Smaller Medical Office Building alternative, the size of the medical office building is reduced by approximately 38,800 square feet which would reduce the building to four stories in height and would reduce parking by approximately 258 spaces. The pavilion building and parking deck would still be developed under this alternative. The 258 parking spaces would be removed from the surface parking reducing the amount of impervious surface area, reducing the number of trees to be removed, and allowing more landscaped areas on the site.

Comparative Analysis of Environmental Effects

Under the Smaller Medical Office Building Alternative impacts associated with site clearing, grading and construction activities would essentially be the same as the Project because the general project footprint would stay the same. As discussed in the Initial Study, impacts associated with biological resources and cultural resources would occur due to construction activities and Mitigation Measures BIO-1 and CUL-1 would still be required. Overall, the number of vehicle trips would decrease slightly due to the reduction in the availability of medical services; however, Mitigation Measure 4.3-1 would still be required. The primary difference between this alternative and the Project is that there would be a smaller medical office building and a reduction in the amount of surface parking.

Relationship to Project Objectives

This alternative would generally meet all the project objectives, but because there would be a reduction in the number of medical offices it would not meet all the amenities and services provided in the first objective and would meet the second and last objective, but to a lesser degree than the Project because there would be a reduction in the number of health care providers and construction workers.

Feasibility of Smaller Medical Office Building Alternative

The City Council rejects the alternative set forth and evaluated in the EIR because the City finds that there is substantial evidence, including evidence of economic, legal, social, technological, and other considerations described under CEQA Guidelines Section 15091(a)(3), that make this alternative infeasible. In making this determination, the City Council is aware that CEQA defines “feasibility” to mean “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal, and technological factors.”

XVI. STATEMENT OF OVERRIDING CONSIDERATIONS

In determining whether to approve a project, CEQA requires all public agencies to balance the benefits of a project against its unavoidable environmental impacts. The City Council approves the Proposed Project despite the significant unavoidable adverse impacts identified in the EIR. The EIR consists of two text volumes and associated appendices: the DEIR and the DEIR technical appendices, and the FEIR text.

The FEIR identifies and discusses unavoidable significant effects that would occur as a result of implementing the Project, in addition to addressing comments received on the DEIR. With

implementation of the MMRP adopted by the City to mitigate or avoid significant impacts on the environment, many of the environmental impacts of the Project can be reduced to a less-than-significant level. The FEIR determined that the project is expected to result in one significant and unavoidable cumulative impact as noted in Table A and discussed below.

4.1. Significant and Unavoidable Impacts of the Proposed Project

The EIR identifies the following significant and unavoidable impacts for the Proposed Project in the following resource areas as identified in Section 3.4:

- Transportation and Circulation (Impact 4.3-6)

4.2. Benefits of the Project

Pursuant to PRC Section 21081 and Section 15093 of the State CEQA Guidelines, the City Council of the City of Roseville adopts and makes the following statement of overriding considerations regarding the remaining significant unavoidable impact of the Project, as discussed above, and the anticipated economic, social, and other benefits of the Project.

The City Council finds and determines that (1) the majority of the significant impacts of the Project will be reduced to acceptable levels by implementation of the mitigation measures recommended in these findings; (2) the City Council's approval of the Project as proposed will result in one significant adverse environmental effect that cannot be avoided or reduced to a less-than-significant level even with the incorporation of all feasible mitigation measures into the project; and (3) there are no other feasible mitigation measures or feasible project alternatives that will further mitigate, avoid, or reduce to a less-than-significant level the remaining significant environmental impact.

In light of the environmental, social, economic, and other considerations identified in the findings above, and the considerations set forth below related to this project, this City Council chooses to approve the Project because, in its view, the economic, social, technological, and other benefits resulting from the project substantially outweigh the project's significant and unavoidable adverse environmental effects.

The following statements identify the reasons why, in the City Council's judgment, the benefits of the Project outweigh the significant and unavoidable impact. The substantial evidence supporting the enumerated benefits of the Project can be found in the preceding findings, which are herein incorporated by reference; in the Project itself; and in the record of proceedings as defined above. The overriding consideration set forth below constitutes a separate and independent ground for finding that the benefits of the Project outweigh its significant adverse environmental effect and is an overriding consideration warranting approval.

4.2.1. General Plan Policies and Goals

The Project will further the City's goals and policies for infill commercial land use, as set forth in its General Plan, by providing a new medical office facility in an area designated for commercial and infill uses in the City's plan to meet the future needs of the City and the region, while ensuring compatibility with planned land uses.

Specifically, the Project includes construction of 210,000 square feet of medical office space (DEIR, p. 2-8). Providing infill development promotes General Plan Land Use Element Community Form- Downtown Neighborhoods Policy 5, and Community Form – Jobs/Housing and Economic Development Policies 1, 6 and 7.

The Project would expand medical office opportunities within the City by redeveloping approximately 14 acres of an existing medical office complex. Redeveloping this site for a higher density project contributes to a variety of benefits associated with the Project and would promote General Plan Air Quality and Climate Change Element Policy 10, Land Use Element – Community Form Policies – Relationship to Transit, Pedestrian, Air Quality Policy 5, Circulation Element Policies 1 and 2.

4.2.2. Jobs/Housing and Economic Development

The Project would add more commercial land uses to the City. The Project includes adding over 115,000 square feet in new medical office uses on a site that already provides medical offices (DEIR, p. 2-8). The development of a new medical office building is anticipated to increase employment within the project site. Based on its approximately 210,000 square feet of medical office uses, the Project is anticipated to generate approximately 202 new full time jobs, which added to the existing 224 full time positions would provide a total of 426 full time employees. In addition to creating long-term employment opportunities through the medical office building, project construction would create hundreds of construction-related jobs.

The development of a new medical office building within the City is crucial to achieving a well-balanced ratio of jobs and housing identified in Land Use Element, Community Form – Jobs/Housing and Economic Development Policy 1. Given the proximity of employment opportunities and commercial services to residential areas, the Project plays a role in achieving the desirable goals set forth in the policy. Overall the Project is anticipated to add over 200 new full time positions. Over time, this could mean a potential reduction in vehicle miles traveled which improves air quality and reduces GHG generation. A pedestrian linkage would be constructed within the project site to directly connect to the existing bus stop on the south side of Cirby Way directly east of Riverside Avenue. And, as part of the new signalized intersection on Cirby Way at the Kaiser North Driveway, a crosswalk would be constructed to enable protected

crossings between the bus stop located on the north side of Cirby Way directly east of the driveway and the project site.

4.2.3. Public Revenues

The Project is fiscally positive. It would increase tax revenues to the City through increased property values and other job-generating uses, and the overall enhancement of the City's economic base. The Applicant would contribute its fair share toward the cost of transportation improvements outside of the project site (i.e., road improvements along Cirby Way).

4.3. Conclusion

Having reduced many of the effects of the Project by adopting all feasible mitigation measures, and balancing the benefits of the Project against the project's significant and unavoidable adverse environmental impact, the City Council hereby determines that the specific overriding social, environmental, and economic benefits of the Project set forth above outweigh the potential unavoidable adverse effects of the project on the environment. The City Council finds that the overriding considerations set forth above constitutes a separate and independent basis for finding that the benefits of the Project outweigh the unavoidable adverse environmental effect, and warrants approval of the Project.

Table A Impact Statements, Mitigation Measures, Findings of Fact			
Impacts	Mitigation Measure(s)	Significance After Mitigation	Findings of Fact
4.1 Air Quality and Greenhouse Gas Emissions			
4.1-1: The project could violate the City of Roseville's significance thresholds for air quality.	None required	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, §21002; CEQA Guidelines, §§15126.4, subd. (a)(3), 15091.)
4.1-2: The project could result in a cumulatively considerable net increase in criteria pollutants.	None required	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, §21002; CEQA Guidelines, §§15126.4, subd. (a)(3), 15091.)
4.1-3: The project could generate a Substantial Contribution to GHG Emissions that Conflicts with an Applicable Plan or Policy.	None required	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, §21002; CEQA Guidelines, §§15126.4, subd. (a)(3), 15091.)
4.2 Public Utilities			
4.2-1: Availability of water supplies to meet project demand in wet/dry years.	None required	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, §21002; CEQA Guidelines, §§15126.4, subd. (a)(3), 15091.)
4.2-2: Construct or expand water treatment, conveyance, and/or storage facilities to accommodate the project.	None required	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, §21002; CEQA Guidelines, §§15126.4, subd. (a)(3), 15091.)
4.2-3: Deplete groundwater supplies or interfere with groundwater recharge.	None required	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, §21002; CEQA Guidelines, §§15126.4, subd. (a)(3), 15091.)
4.2-4: Construction or expansion of wastewater collection facilities.	None required	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, §21002; CEQA Guidelines, §§15126.4, subd. (a)(3), 15091.)

Table A
Impact Statements, Mitigation Measures, Findings of Fact

Impacts	Mitigation Measure(s)	Significance After Mitigation	Findings of Fact
4.2-5: Capacity of the DCWWTP to serve the proposed project.	None required	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, §21002; CEQA Guidelines, §§15126.4, subd. (a)(3), 15091.)
4.2-6: Exceed the wastewater treatment requirements of the Regional Water Quality Control Board.	None required	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, §21002; CEQA Guidelines, §§15126.4, subd. (a)(3), 15091.)
4.2-7: Capacity for solid waste disposal at the MRF or WRSL.	None required	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, §21002; CEQA Guidelines, §§15126.4, subd. (a)(3), 15091.)
4.2-8: Compliance with applicable federal, state, and local statutes and regulations related to solid waste.	None required	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, §21002; CEQA Guidelines, §§15126.4, subd. (a)(3), 15091.)
4.2-9: Result in wasteful consumption of energy.	None required	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, §21002; CEQA Guidelines, §§15126.4, subd. (a)(3), 15091.)
4.2-10: Cumulative increase in demand for water supply and treatment capacity.	None required	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, §21002; CEQA Guidelines, §§15126.4, subd. (a)(3), 15091.)
4.2-11: Cumulative increase in demand for wastewater treatment and plant capacity.	None required	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, §21002; CEQA Guidelines, §§15126.4, subd. (a)(3), 15091.)
4.2-12: Cumulative increase in disposal of solid waste in the WRSL.	None required	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, §21002; CEQA Guidelines, §§15126.4, subd. (a)(3), 15091.)

Table A Impact Statements, Mitigation Measures, Findings of Fact			
Impacts	Mitigation Measure(s)	Significance After Mitigation	Findings of Fact
4.3 Transportation and Circulation			
4.3-1: Change in LOS at signalized intersections in the City of Roseville.	4.3-1 The project applicant shall install a southbound right-turn overlap arrow at the Cirby Way/Vernon Street intersection.	LTS	Finding: Compliance with Mitigation Measure 4.3-1, which has been required or incorporated into the project, will reduce this impact to a less-than-significant level by ensuring a southbound right-ten overlap arrow is installed at the Cirby Way/Vernon Street intersection. The City Council hereby directs that this mitigation measure be adopted. The City Council, therefore, finds that changes or alterations have been required in, or incorporated into, the project that avoid the potentially significant environmental effect as identified in the EIR. Explanation/Facts in Support of Finding: Construction of the proposed project could result in a decrease in the level of service (LOS) at this intersection. Significant impacts associated with the change in LOS would be reduced to a less-than-significant level by enabling the southbound right-turn movement to operate simultaneously with the eastbound left-turn which would restore operations to the existing LOS D condition during the PM peak hour. (Draft EIR, p. 4.3-57)
4.3-2: Add traffic to Caltrans freeway ramps.	None required	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, §21002; CEQA Guidelines, §§15126.4, subd. (a)(3), 15091.)
4.3-3: Impacts to bicycle facilities or network.	None required	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, §21002; CEQA Guidelines, §§15126.4, subd. (a)(3), 15091.)

Table A Impact Statements, Mitigation Measures, Findings of Fact			
Impacts	Mitigation Measure(s)	Significance After Mitigation	Findings of Fact
4.3-4: Impacts to pedestrian access.	None required	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, §21002; CEQA Guidelines, §§15126.4, subd. (a)(3), 15091.)
4.3-5: Increased demand for transit.	None required	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, §21002; CEQA Guidelines, §§15126.4, subd. (a)(3), 15091.)
4.3-6: Decrease in LOS at City Intersections under 2035 Conditions.	None available	SU	Finding: No mitigation measures are available to reduce this impact to a less-than-significant level. The City Council, therefore, finds that there are no feasible changes or alterations that could be incorporated into the project to avoid the significant environmental effect as identified in the EIR. Explanation/Facts in Support of Finding: Specific economic, legal, social, technological, other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the FEIR.
4.3-7: Add traffic to Caltrans freeway ramps under 2035 conditions.	None required	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, §21002; CEQA Guidelines, §§15126.4, subd. (a)(3), 15091.)
4.4 Visual and Aesthetic Resources			
4.4-1: Substantially degrade the existing character of the project site.	None required	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, §21002; CEQA Guidelines, §§15126.4, subd. (a)(3), 15091.)

Table A Impact Statements, Mitigation Measures, Findings of Fact			
Impacts	Mitigation Measure(s)	Significance After Mitigation	Findings of Fact
4.4-2: Introduction of new sources of light and glare.	None required	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, §21002; CEQA Guidelines, §§15126.4, subd. (a)(3), 15091.)
Initial Study			
Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.	BIO-1: To avoid take of any active raptor nest or disturbance of other protected native birds, to the extent feasible site disturbance shall be avoided from March 1 through August 31, which coincides with the typical nesting season for most common bird species in the region. If construction work is required to be scheduled during the typical nesting season (March through August), a qualified biologist shall conduct a preconstruction survey of the work area to determine if any native birds, including raptors, are nesting in or in the immediate vicinity of the vegetation to be removed. The preconstruction survey shall be conducted within 15 days prior to the start of work from March through May (since there is a higher potential for birds to initiate nesting during this period), and within 30 days prior to the start of work from June through August. If active nests are found in the work area, the biologist shall determine an appropriately-sized buffer around the nest based on the nesting species and its sensitivity to disturbance in which no work shall be allowed until the young have successfully fledged. The size of the nest buffer shall be determined by City staff based on the input from the biologist (using information provided in existing regulations and in guidance documents, e.g. CDFW Handbook for Swainson's Hawks), and, if necessary, after consultation with the CDFW.	LTS	Finding: Compliance with Mitigation Measure BIO-1, which has been required or incorporated into the project, will reduce this impact to a less-than-significant level, by ensuring nesting bird surveys will be completed prior to construction. The City Council hereby directs that this mitigation measure be adopted. The City Council, therefore, finds that changes or alterations have been required in, or incorporated into, the project that avoid the potentially significant environmental effect as identified in the EIR. Explanation/Facts in Support of Finding: Construction of the proposed project could result in a short-term disruption to nesting birds due to construction noise and activity. Significant impacts associated with the potential disturbance to nesting birds would be reduced to a less-than-significant level by ensuring a buffer would be provided in the event nesting birds are present. (Initial Study, pp. 15-16)

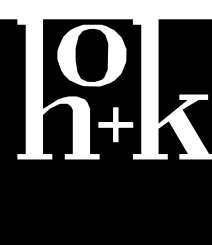
Table A
Impact Statements, Mitigation Measures, Findings of Fact

Impacts	Mitigation Measure(s)	Significance After Mitigation	Findings of Fact
Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 or disturb any human remains, including those interred outside of formal cemeteries.	CUL-1: A minimum of seven days prior to beginning earthwork or other soil disturbance activities, the applicant shall notify the City of the proposed earthwork start-date, in order to provide the City with time to contact the United Auburn Indian Community (UAIC). A UAIC tribal representative shall be invited to inspect the project site, including any soil piles, trenches, or other disturbed areas, within the first five days of ground breaking activity. During this inspection, a site meeting of construction personnel shall also be held in order to afford the tribal representative the opportunity to provide cultural resources awareness information. If any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains are encountered during this initial inspection or during any subsequent construction activities, work shall be suspended within 100 feet of the find, and the project applicant shall immediately notify the City of Roseville Development Services Director. The project applicant shall coordinate any necessary investigation of the site with a qualified archaeologist approved by the City, and as part of the site investigation and resource assessment the archeologist shall consult with the UAIC and provide proper management recommendations should potential impacts to the resources be found by the City to be significant. A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the City by the qualified archaeologist. Possible management recommendations for historical or unique archaeological resources could include resource avoidance or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, preservation in place or other measures. The contractor shall implement any measures deemed by City staff to be necessary and feasible to avoid or minimize significant effects to the cultural resources.	LTS	Finding: Compliance with Mitigation Measure CUL-1, which has been required or incorporated into the project, will reduce this impact to a less-than-significant level by allowing a UAIC tribal representative to inspect the site during the first week of ground disturbance activities. If any resources are unearthed during construction all work will be suspended within 100 feet of the find and appropriate agencies contacted. The City Council hereby directs that this mitigation measure be adopted. The City Council, therefore, finds that changes or alterations have been required in, or incorporated into, the project that avoid the potentially significant environmental effect as identified in the EIR. Explanation/Facts in Support of Finding: Construction of the proposed project could result in the discovery of unknown subsurface resources. Significant impacts associated with the potential disturbance of unknown archeological resources would be reduced to a less-than-significant level by ensuring a UAIC tribal monitor is present and the proper agencies are contacted in the event something is discovered. (Initial Study, pp. 18-19)

No.	Revision Description	YYYY-MM-DD
1	Major Project Permit Stage 1	2016-03-28
2	Major Project Permit Stage 2	2016-11-07
3	Major Project Permit Stage 2 Responses	2017-03-20

Agency Approval

Key Plan



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ROSEVILLE, CALIFORNIA

Project

RIVERSIDE CIRBY MOB
1001 RIVERSIDE AVENUE
ROSEVILLE,
CALIFORNIA 95678

Sheet Title

OVERALL SITE PLAN

Scale:

1" = 30'-0"

Date:

03/20/17

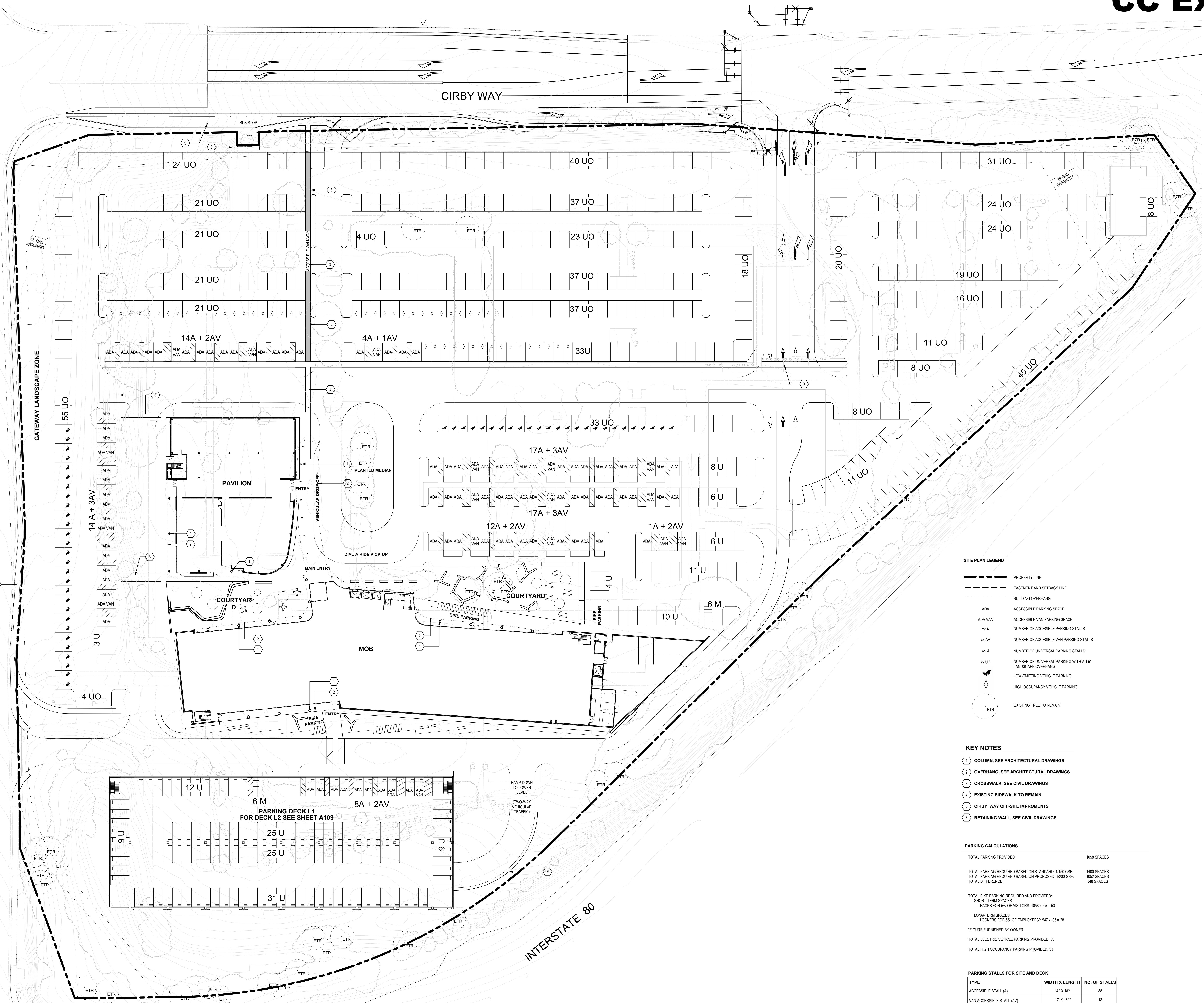
Kaiser Project No. R509-964

HOK Project No. 1504030.00

Sheet Number

L100

Original drawing is 49 x 36. Do not scale contents of this drawing.



SITE PLAN LEGEND

---	PROPERTY LINE
---	EASEMENT AND SETBACK LINE
---	BUILDING OVERHANG
ADA	ACCESSIBLE PARKING SPACE
ADA VAN	ACCESSIBLE VAN PARKING SPACE
xx A	NUMBER OF ACCESSIBLE PARKING STALLS
xx AV	NUMBER OF ACCESSIBLE VAN PARKING STALLS
xx U	NUMBER OF UNIVERSAL PARKING STALLS
xx UO	NUMBER OF UNIVERSAL PARKING WITH A 1.5' LANDSCAPE OVERHANG
LOW	LOW-EMITTING VEHICLE PARKING
HIGH	HIGH OCCUPANCY VEHICLE PARKING
ETR	EXISTING TREE TO REMAIN

KEY NOTES

- COLUMN, SEE ARCHITECTURAL DRAWINGS
- OVERHANG, SEE ARCHITECTURAL DRAWINGS
- CROSSWALK, SEE CIVIL DRAWINGS
- EXISTING SIDEWALK TO REMAIN
- CIRBY WAY OFF-SITE IMPROVEMENTS
- RETAINING WALL, SEE CIVIL DRAWINGS

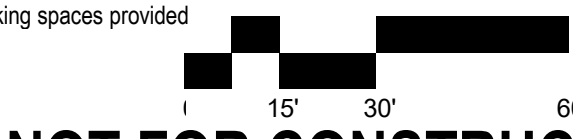
PARKING CALCULATIONS

TOTAL PARKING PROVIDED:	1058 SPACES
TOTAL PARKING REQUIRED BASED ON STANDARD 1150 GSF:	1400 SPACES
TOTAL PARKING REQUIRED BASED ON PROPOSED 1200 GSF:	1022 SPACES
TOTAL DIFFERENCE:	348 SPACES
TOTAL BIKE PARKING REQUIRED AND PROVIDED:	
SHORT-TERM SPACES	
RACKS FOR 5% OF VISITORS: 1058 x .05 = 53	
LONG-TERM SPACES	
LOCKERS FOR 5% OF EMPLOYEES: 547 x .05 = 28	
*FIGURE FURNISHED BY OWNER	
TOTAL ELECTRIC VEHICLE PARKING PROVIDED: 53	
TOTAL HIGH OCCUPANCY PARKING PROVIDED: 53	

PARKING STALLS FOR SITE AND DECK

TYPE	WIDTH X LENGTH	NO. OF STALLS
ACCESSIBLE STALL (A)	14' X 18"	88
VAN ACCESSIBLE STALL (AV)	17' X 18"	18
UNIVERSAL STALL (U)	9' X 16'	319
UNIVERSAL STALL WITH OVERHANG (UO)	9' X 16'	621
MOTORCYCLE STALL (M)	3' X 8'	12
TOTAL STALLS		1058

*9' wide parking area plus an 8' wide loading area
**9' wide parking area plus an 8' wide loading area
Accessible stall requirement: 10 percent (106 stalls) of the total number of parking spaces provided



NOT FOR CONSTRUCTION

No.	Revision Description	YYYY-MM-DD
1	Major Project Permit Stage 1	2016-03-28
2	Major Project Permit Stage 2	2016-11-07
3	Major Project Permit Stage 2 Response	2017-03-20

Agency Approval

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Project
RIVERSIDE CIRBY MOB
1001 RIVERSIDE AVENUE
ROSEVILLE,
CALIFORNIA 95678

Sheet Title
TREE EXHIBIT PLAN

Scale:

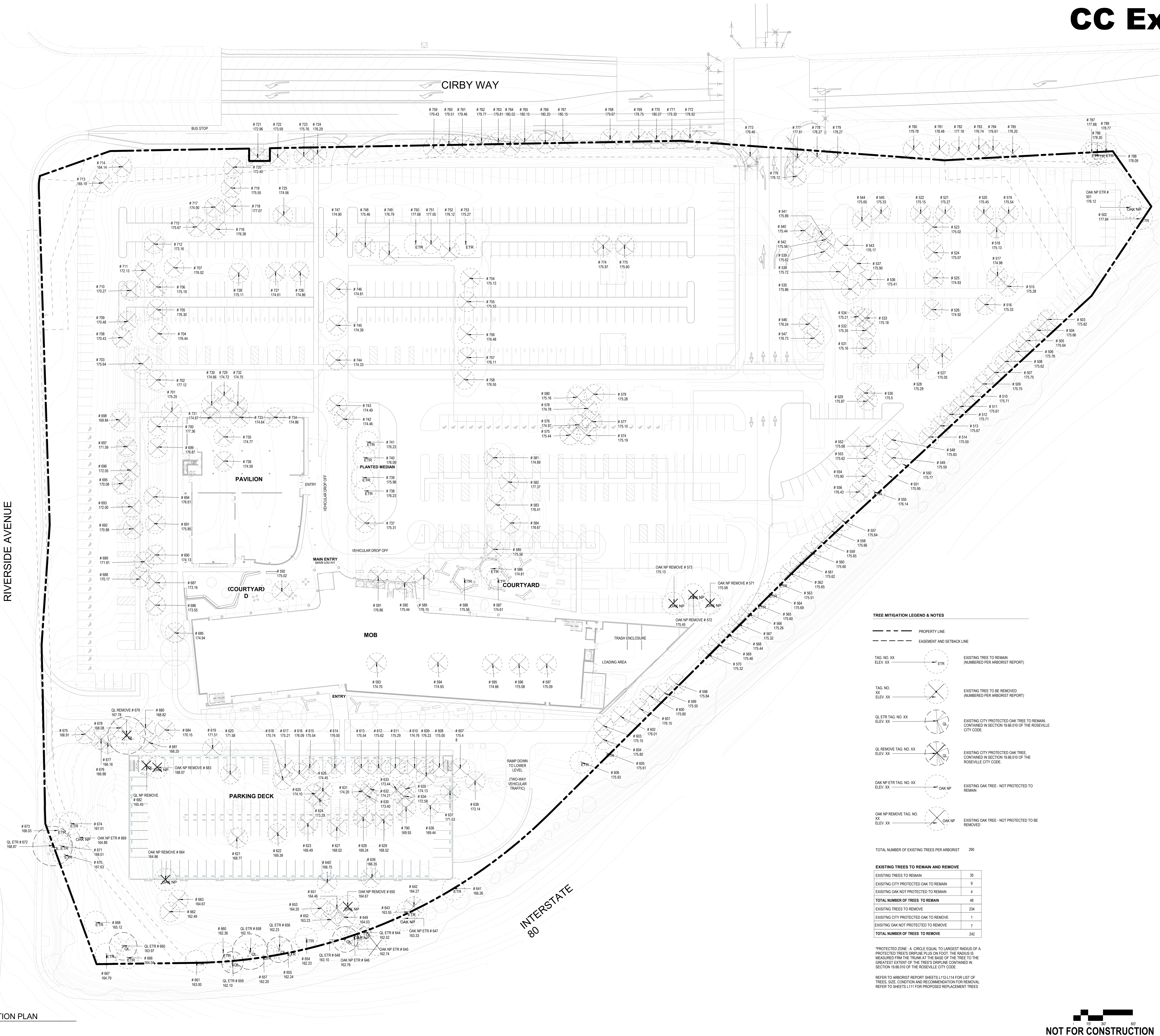
1" = 30'-0"

Sheet Number

Date:
03/20/17

L110

Original drawing is 49 x 36. Do not scale contents of this drawing.



TREE MITIGATION LEGEND & NOTES

- PROPERTY LINE
--- EASEMENT AND SETBACK LINE
- TAG. NO. XX
ELEV. XX ETR EXISTING TREE TO REMAIN
(NUMBERED PER ARBORIST REPORT)
- TAG. NO. XX
ELEV. XX EXISTING TREE TO BE REMOVED
(NUMBERED PER ARBORIST REPORT)
- QL ETR TAG. NO. XX
ELEV. XX EXISTING CITY PROTECTED OAK TREE TO REMAIN,
CONTAINED IN SECTION 19.66.010 OF THE ROSEVILLE
CITY CODE.
- QL REMOVE TAG. NO. XX
ELEV. XX EXISTING CITY PROTECTED OAK TREE,
CONTAINED IN SECTION 19.66.010 OF THE
ROSEVILLE CITY CODE.
- OAK NP ETR TAG. NO. XX
ELEV. XX EXISTING OAK TREE - NOT PROTECTED TO
REMAIN
- OAK NP REMOVE TAG. NO. XX
ELEV. XX EXISTING OAK TREE - NOT PROTECTED TO BE
REMOVED

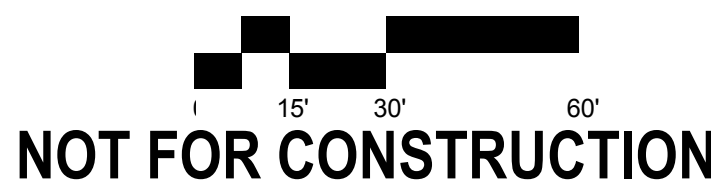
TOTAL NUMBER OF EXISTING TREES PER ARBORIST 290

EXISTING TREES TO REMAIN AND REMOVE

EXISTING TREES TO REMAIN	35
EXISTING CITY PROTECTED OAK TO REMAIN	9
EXISTING OAK NOT PROTECTED TO REMAIN	4
TOTAL NUMBER OF TREES TO REMAIN	48
EXISTING TREES TO REMOVE	234
EXISTING CITY PROTECTED OAK TO REMOVE	1
EXISTING OAK NOT PROTECTED TO REMOVE	7
TOTAL NUMBER OF TREES TO REMOVE	242

*PROTECTED ZONE: A CIRCLE EQUAL TO LARGEST RADIUS OF A
PROTECTED TREE'S DRILLING PLUS ON FOOT. THE RADIUS IS
MEASURED FROM THE TRUNK AT THE BASE OF THE TREE TO THE
GREATEST EXTENT OF THE TREE'S DRILLING CONTAINED IN
SECTION 19.66.010 OF THE ROSEVILLE CITY CODE.

REFER TO ARBORIST REPORT SHEETS L112-L114 FOR LIST OF
TREES, SIZE, CONDITION AND RECOMMENDATION FOR REMOVAL
REFER TO SHEETS L111 FOR PROPOSED REPLACEMENT TREES



NOT FOR CONSTRUCTION

RIVERSIDE CIRBY MEDICAL OFFICE BUILDING

1001 RIVERSIDE AVENUE, ROSEVILLE CALIFORNIA 95678

CC Exhibit D

Kaiser Permanente

Kaiser Permanente
Kaiser Foundation
Health Plan Inc

National Facilities Services
Post Office Box 12916
Oakland, CA 94604

No.

Revision Description

YYYY-MM-DD

1

Tree Permit Application

2017-03-20

Agency Approval

Key Plan

hok

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TREE PERMIT

TREE PERMIT INDEX	
SHEET NUMBER	SHEET TITLE
G000	GENERAL SHEET
L110	TREE EXHIBIT PLAN
L111	TREE MITIGATION PLAN
L112	ARBORIST REPORT
L113	ARBORIST REPORT
L114	ARBORIST REPORT
C400	GRADING PLAN
C500	UTILITY PLAN

DEVELOPMENT DATA

EXISTING ZONING:	BP (BUSINESS PROFESSIONAL)
LAND USE:	COMMUNITY COMMERCIAL
BUILDING USES:	MEDICAL AND OFFICE
MAXIMUM BUILDING HEIGHT:	80 FEET
LOT SIZE:	625,730 SF (14.36 ACRES)
GROSS FLOOR AREA:	210,000 SF

IN ASSOCIATION WITH

CIVIL ENGINEER
BKF
980 9TH STREET, SUITE 1770 SACRAMENTO, CA 95814

VICINITY MAP

Facility
**KAISER PERMANENTE
ROSEVILLE MEDICAL
CENTER
ROSEVILLE, CALIFORNIA**
Project
**RIVERSIDE CIRBY MOB
1001 RIVERSIDE AVENUE
ROSEVILLE,
CALIFORNIA 95678**

Sheet Title
GENERAL SHEET

Scale: 1" = 30'-0"	Kaiser Project No. 1509-964 HOK Project No. 1504030-00 Sheet Number G000
Date: 03/20/17	

Original drawing is 48 x 36. Do not scale contents of this drawing.

3/16/2017 9:55:23 AM

No.	Revision Description	YYYY-MM-DD
1	Tree Permit Application	2017-03-20

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Sheet Title
TREE EXHIBIT PLAN

Scale:
1" = 30'-0"

Kaiser Project No. 15049-064
HOK Project No. 1504030-00

Sheet Number

Date:
03/20/17

L110

Original drawing is 49 x 36. Do not scale contents of this drawing.



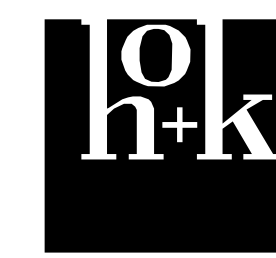
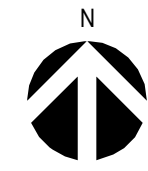
2 TREE MITIGATION PLAN
1" = 30'-0"

NOT FOR CONSTRUCTION

No.	Revision Description	YYYY-MM-DD
1	Tree Permit Application	2017-03-20

Agency Approval

Key Plan



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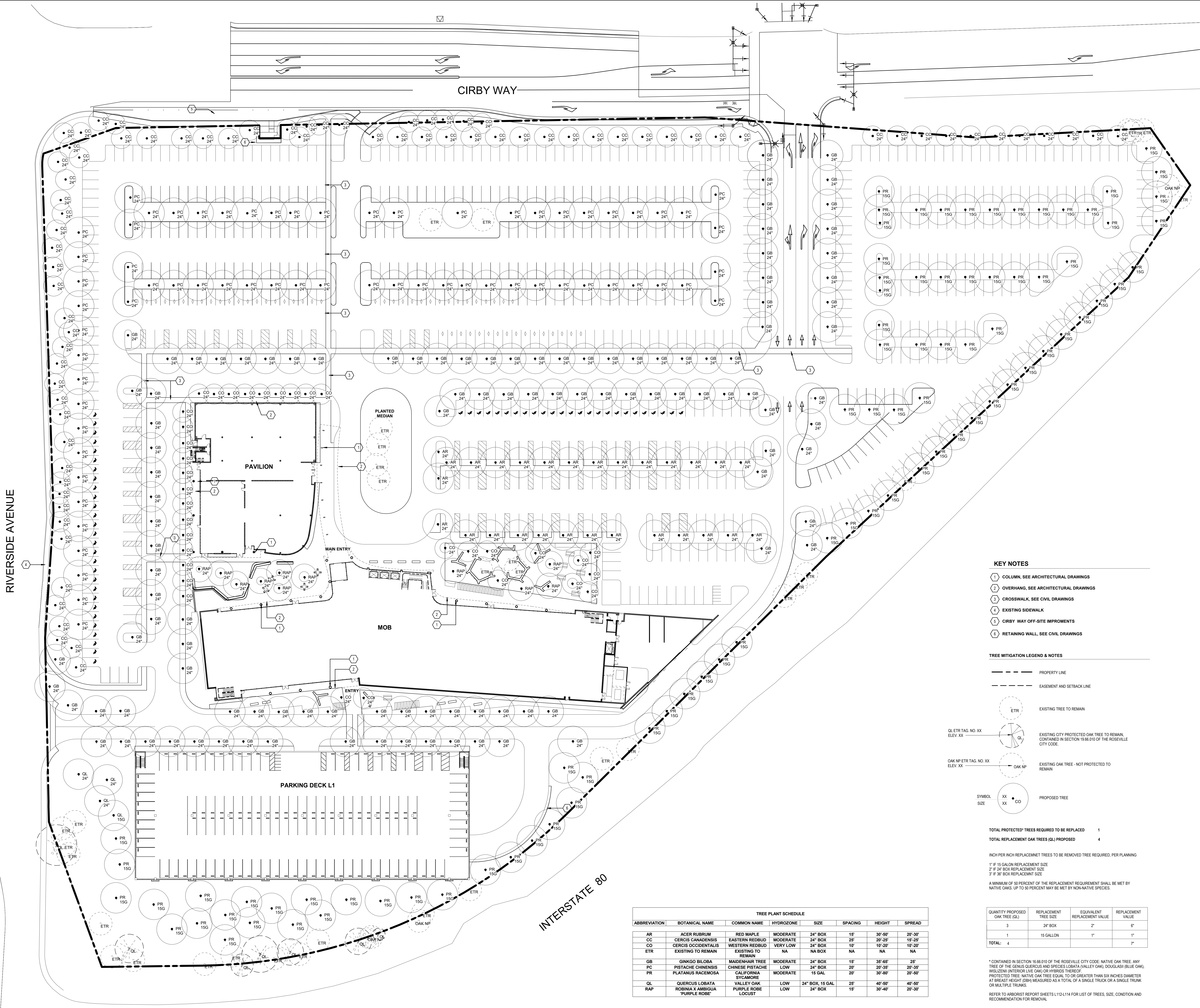
Project
RIVERSIDE CIRBY MOB
1001 RIVERSIDE AVENUE
ROSEVILLE,
CALIFORNIA 95678

Sheet Title
TREE MITIGATION PLAN

Scale:
1" = 30'-0"
Sheet Number
L111

Date:
03/20/17

Original drawing is 49 x 56. Do not scale contents of this drawing.



- KEY NOTES**
- COLUMN, SEE ARCHITECTURAL DRAWINGS
 - OVERHANG, SEE ARCHITECTURAL DRAWINGS
 - CROSSWALK, SEE CIVIL DRAWINGS
 - EXISTING SIDEWALK
 - CIRBY WAY OFF-SITE IMPROVEMENTS
 - RETAINING WALL, SEE CIVIL DRAWINGS

TREE MITIGATION LEGEND & NOTES

- PROPERTY LINE
--- EASEMENT AND SETBACK LINE

- ETR EXISTING TREE TO REMAIN
QL ETR TAG, NO. XX
ELEV. XX EXISTING CITY PROTECTED OAK TREE TO REMAIN, CONTAINED IN SECTION 19.68.010 OF THE ROSEVILLE CITY CODE
OAK NP ETR TAG, NO. XX
ELEV. XX EXISTING OAK TREE - NOT PROTECTED TO REMAIN
SYMBOL SIZE XX XX PROPOSED TREE

TOTAL PROTECTED TREES REQUIRED TO BE REPLACED 1
TOTAL REPLACEMENT OAK TREES (QL) PROPOSED 4

INCH PER INCH REPLACEMENT TREES TO BE REMOVED TREE REQUIRED, PER PLANNING
1" IF 15 GALLON REPLACEMENT SIZE
2" IF 24" BOX REPLACEMENT SIZE
3" IF 36" BOX REPLACEMENT SIZE
A MINIMUM OF 60 PERCENT OF THE REPLACEMENT REQUIREMENT SHALL BE MET BY NATIVE OAKS. UP TO 30 PERCENT MAY BE MET BY NON-NATIVE SPECIES.

QUANTITY PROPOSED	REPLACEMENT TREE SIZE	EQUIVALENT REPLACEMENT VALUE	REPLACEMENT VALUE
3	24" BOX	2"	6"
1	15 GALLON	1"	1"
TOTAL: 4			7"

* CONTAINED IN SECTION 19.68.010 OF THE ROSEVILLE CITY CODE: NATIVE OAK TREE: ANY TREE OF THE GENUS QUERCUS AND SPECIES LOBATA (VALLEY OAK), DOUGLASSII (BLUE OAK), WILZEAMI (INTERIOR LIVE OAK) OR PURPUREA (PURPLE ROBE).
PROTECTED TREE: NATIVE OAK TREE EQUAL TO OR GREATER THAN SIX INCHES DIAMETER AT BREAST HEIGHT (DBH) MEASURED AS A TOTAL OF A SINGLE TRUNK OR A SINGLE TRUNK OR MULTIPLE TRUNKS.
REFER TO ARBORIST REPORT SHEETS L112-L114 FOR LIST OF TREES, SIZE, CONDITION AND RECOMMENDATION FOR REMOVAL.

ABBREVIATION	BOTANICAL NAME	COMMON NAME	HYDROZONE	SIZE	SPACING	HEIGHT	SPREAD
AR	ACER RUBRUM	RED MAPLE	MODERATE	24" BOX	15'	30'-50'	20'-30'
CC	CERCIS CANADENSIS	EASTERN REDBUD	MODERATE	24" BOX	20'	20'-25'	15'-25'
CO	CERCIS OCCIDENTALIS	WESTERN REDBUD	VERY LOW	24" BOX	10'	15'-20'	10'-20'
ETR	EXISTING TO REMAIN	EXISTING TO REMAIN	NA	NA BOX	NA	NA	NA
GB	GINKGO BILOBA	MAIDENHAIR TREE	MODERATE	24" BOX	15'	35'-65'	25'
PC	PISTACHE CHINENSIS	CHINESE PISTACHE	LOW	24" BOX	20'	20'-35'	20'-35'
PR	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	MODERATE	15 GAL	20'	30'-80'	20'-50'
QL	QUERCUS LOBATA	VALLEY OAK	LOW	24" BOX, 15 GAL	25'	40'-50'	40'-50'
RAP	ROBINIA X AMBIGUA	PURPLE ROBE LOCUST	LOW	24" BOX	15'	30'-40'	20'-30'

1 TREE REPLACEMENT PLAN
1" = 30'-0"

NOT FOR CONSTRUCTION



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KAISER FOUNDATION
HEALTH PLAN INC

NATIONAL FACILITIES SERVICES
POST OFFICE BOX 12916
OAKLAND, CA 94604

No.	Revision	Description	YYYY-MM-DD
1		Tree Permit Application	2017-03-20

Agency Approval

Key Plan



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ROSEVILLE, CALIFORNIA
Project:
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ROSEVILLE,
CALIFORNIA 95678

Sheet Title
ARBORIST REPORT

Scale: Kaiser Project No. 859-964
HOK Project No. 1504030-00

Sheet Number

Date:
03/20/17

L113

Original drawing is 49 x 36. Do not scale contents of this drawing.

- = to be removed
- = arborist recommended removal
- = city protected oak tree

Kaiser Roseville
Tree Evaluation Data

To Accompany
Tree Associates Report
Date: 2/18/16

#	Species	Diameter	Dripline	TPZ	Comments	Health rating	Structural rating	Recommendation
550	aleppo pine	18	24	18	trunk lean; unbalanced crown; sequoia pitch moth;	fair	fair-good	
551	aleppo pine	14	21	14	trunk sweep; sparse canopysequoia pitch moth;	fair	fair	
552	aleppo pine	16	18	16	sparse canopy; codominant trunks with included bark;	fair	poor-fair	supress north trunk using reduction cuts over several prunings.
553	aleppo pine	10	21	10	trunk lean; codominant trunks; unbalanced crown;	fair	poor-fair	remove tree.
554	aleppo pine	19	28	19	primary limbs with excessive end weight; sequoia pitch moth; sapsucker injury; trunk wound;	fair-good	fair	use reduction cuts to remove 25% foliage of primary limbs with > 1/4 trunk dia
555	aleppo pine	17,23	27	29	codominant trunks with included bark; sequoia pitch moth;	fair-good	poor-fair	use reduction cuts to supress competing leaders over several prunings. cable trunks.
556	aleppo pine	16	20	16	sequoia pitch moth;	fair	fair-good	
557	sweet gum	2	4	3	trunk wound; trunk decay; low vigor;	poor-fair	poor	remove tree.
558	sweet gum	3	5	4	low vigor;	poor-fair	fair	remove tree.
559	sweet gum	5@2.5	5	5	top died	poor	poor	remove tree.
560	sweet gum	6@3'	8	6	trunk wound; lost top;	poor-fair	poor	remove tree.
561	sweet gum	5	8	5	low vigor;	poor-fair	fair-good	consider removal.
562	sweet gum	7@3'	12	7	low vigor;	poor-fair	fair	irrigate.
563	sweet gum	6@3'	10	6	low vigor;	poor-fair	fair-good	irrigate.
564	sweet gum	7	11	7	codominant trunks; low vigor;	fair	fair	train to strong form.

Kaiser Roseville
Tree Evaluation Data

To Accompany
Tree Associates Report
Date: 2/18/16

#	Species	Diameter	Dripline	TPZ	Comments	Health rating	Structural rating	Recommendation
565	sweet gum	8	12	8	codominant trunks; primary limbs with excessive end weight;	fair	fair	use reduction cuts to remove 25% foliage of primary limbs with > 1/3 trunk dia. supress one trunk using reduction cuts over a couple of prunings.
566	sweet gum	4	7	4	low vigor;	poor-fair	fair-good	consider removal. irrigate.
567	sweet gum	5	10	5	low vigor; many primary limbs removed	poor-fair	poor-fair	remove tree.
568	sweet gum	7	9	7	low vigor;	poor-fair	fair-good	irrigate. consider removal.
569	sweet gum	4	5	4	trunk wound; lost top; low vigor;	poor	poor	remove tree.
570	sweet gum	5	7	5	low vigor; trunk wound;	poor-fair	fair-good	irrigate.
571	cork oak	22	27	22	root rot symptoms; multiple trunks;	poor-fair	fair	treat with fungicide; irrigate infrequently
572	cork oak	31	35	31	root rot symptoms; multiple trunks;	poor	fair	treat with fungicide; irrigate infrequently
573	cork oak	10	16	10	root rot symptoms; stunted	poor	fair	treat with fungicide; irrigate infrequently
574	honeylocust	8	14	8	wounds on limb; trunk wound;	fair-good	fair-good	
575	honeylocust	9	15	9	unbalanced crown;	fair-good	fair-good	
576	honeylocust	10	15	10	multiple trunks; limb dieback; mistletoe;	fair	fair-good	crown clean.remove mistletoe.
577	honeylocust	9	14	9	limb dieback; codominant trunks;	fair	fair	crown clean.
578	honeylocust	10	18	10	codominant trunks; limb dieback;	fair	fair	crown clean.
579	honeylocust	11	17	11	limb dieback; multiple trunks; crown gall	fair	fair	crown clean.
580	honeylocust	9	15	9	multiple trunks;	fair	fair	

Kaiser Roseville
Tree Evaluation Data

To Accompany
Tree Associates Report
Date: 2/18/16

#	Species	Diameter	Dripline	TPZ	Comments	Health rating	Structural rating	Recommendation
581	Chinese pistache	11	22	11	multiple trunks;	fair	fair	
582	Chinese pistache	12	24	12	multiple trunks; primary limbs with excessive end weight;	fair-good	fair	use reduction cuts to remove 25% foliage of primary limbs with > 1/3 trunk dia
583	Chinese pistache	11	21	11	primary limbs with excessive end weight;	fair-good	fair	use reduction cuts to supress competing leaders over several pru ings.
584	Chinese pistache	15@3'	28	15	codominant trunks; primary limbs with excessive end weight;	good	fair	use reduction cuts to remove 25% foliage of primary limbs with > 1/3 trunk dia
585	coast redwood	25	18	19		fair-good	good	
586	coast redwood	22	16	17		fair-good	good	
587	coast redwood	24	17	18		fair-good	good	
588	coast redwood	27	17	20		fair-good	good	
589	Chinese pistache	11	19	11	multiple trunks; low vigor;	fair	fair	
590	Chinese pistache	9	17	9	primary limbs with excessive end weight; low vigor;	fair	fair	use reduction cuts to remove 25% foliage of primary limbs with > 1/3 trunk dia
591	Chinese pistache	11	27	11	primary limbs with excessive end weight;	fair	fair	use reduction cuts to remove 25% foliage of primary limbs with > 1/3 trunk dia
592	crabapple	6	8	6	low vigor; trunk wounds;	poor-fair	fair	irrigate.
593	tulip tree	10	12	10	wound at root crown; trunk decay;	poor-fair	poor	remove tree.
594	tulip tree	8	10	8	low vigor; sunburned trunk;	poor-fair	fair-good	remove tree.
595	tulip tree	9	10	9	lost top; low vigor; root wound;	poor	poor	remove tree.
596	tulip tree	8	10	8	low vigor;	poor-fair	fair	remove tree.
597	tulip tree	8	12	8	trunk wounds; low vigor;	poor-fair	poor-fair	remove tree.

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#	Species	Diameter	Dripline	TPZ	Comments	Health rating	Structural rating	Recommendation
598	aleppo pine	22	23	22	codominant trunks; sequoia pitch moth;	fair-good	poor-fair	cable trunks.
599	aleppo pine	9	18	9	unbalanced crown; trunk lean; supressed by neighboring tree(s);	fair-good	poor-fair	
600	aleppo pine	20	21	20	sequoia pitch moth; possible girdling root	fair-good	fair-good	
601	aleppo pine	25	34	25	codominant trunks; sequoia pitch moth; trunk lean;	fair-good	fair	supress one trunk using reduction cuts.
602	aleppo pine	23	25	23	trunk lean; sequoia pitch moth;	fair-good	fair-good	
603	aleppo pine	10	17	10	unbalanced crown; sparse canopytrunk lean; trunk bowed;	fair	fair	consider removal.
604	aleppo pine	17	18	17	codominant trunks;	fair-good	poor-fair	Drop crotch northeast trunk to supress over several prunings.
605	aleppo pine	18	27	18	trunk lean; sequoia pitch moth; trunk bowed;	fair-good	fair	Drop crotch trunk regularly to maintain size
606	aleppo pine	15,15,17	25	27	three trunks with included bark;	good	poor	dropcrotch outer trunks regularly and cable.
607	Chinese pistache	8	18	8	low vigor;	poor-fair	fair	
608	Chinese pistache	6	14	6	low vigor;	poor-fair	fair-good	
609	Chinese pistache	5	13	5	low vigor;	poor-fair	fair-good	
610	Chinese pistache	5	11	5	low vigor; limb dieback;	poor	fair	remove tree.
611	Chinese pistache	9	15	9	low vigor;	fair	fair-good	
612	Chinese pistache	6	9	6	low vigor;	poor-fair	fair-good	
613	Chinese pistache	8	14	8	low vigor; primary limbs with excessive end weight;	fair	fair	use reduction cuts to remove 25% foliage of primary limbs with > 1/3 trunk dia
614	Chinese pistache	7	13	7	multiple trunks; low vigor;	fair	fair-good	

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#	Species	Diameter	Dripline	TPZ	Comments	Health rating	Structural rating	Recommendation
615	Chinese pistache	6	13	6	low vigor; limb dieback;	poor-fair	fair	remove tree.
616	Chinese pistache	7	16	7	low vigor;	fair	fair-good	
617	Chinese pistache	5	12	5	low vigor;	poor-fair	fair-good	
618	Chinese pistache	8	19	8	low vigor; primary limbs with excessive end weight;	fair	fair-good	use reduction cuts to remove 20% foliage of primary limbs with > 1/3 trunk dia
619	Chinese pistache	5	12	5	low vigor;	poor-fair	fair	
620	Chinese hackberry	6	8	6	trunk wounds; low vigor; lost top;	poor	poor	remove tree.
621	Chinese pistache	8	12	8	trunk decay; low vigor;	poor-fair	poor	remove tree.
622	Chinese pistache	4@3'	9	5	low vigor; lost leader;	poor	poor	remove tree.
623	Chinese hackberry	10	15	10	low vigor;	poor-fair	fair-good	irrigate.
624	crepe myrtle	1	4	2	codominant trunks;	fair	fair	
625	crepe myrtle	2	5	3	codominant trunks;	fair	fair	
626	crepe myrtle	2	5	3	codominant trunks;	fair	fair-good	
627	Chinese hackberry	6	9	6	low vigor; trunk wound;	poor	fair	remove tree.
628	Chinese hackberry	7	13	7	mistletoe; low vigor;	poor-fair	fair-good	remove mistletoe. irrigate.
629	Chinese hackberry	5	8	5	sunburned trunk; low vigor; lost top;	poor	poor	remove tree.
630	crepe myrtle	2	6	3		fair	fair-good	
631	crepe myrtle	2	5	3		fair	fair	
632	crepe myrtle	2	7	3		fair	fair	
633	crepe myrtle	2	7	3		fair	fair-good	
634	crepe myrtle	2	6	3		fair	fair	
635	crepe myrtle	2	5	3		fair	fair-good	

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#	Species	Diameter	Dripline	TPZ	Comments	Health rating	Structural rating	Recommendation
636	Chinese hackberry	6	7	6	trunk wound; low vigor; sunburned trunk;	poor	poor	remove tree.
637	Chinese hackberry	5	10	6	sunburned trunk; low vigor; limb dieback;	poor	poor	remove tree.
638	Chinese hackberry	6	8	6	low vigor; sunburned trunk; limb dieback;	poor	poor-fair	remove tree.
639	ginkgo	3	6	3	low vigor; sunburned trunk;	poor	fair	remove tree.
640	ginkgo	2	7	3	low vigor; sunburned trunk; one of two trunks removed	poor	poor-fair	remove tree.
641	eucalyptus sp.	16	21	16	primary limbs with excessive end weight;	good	fair	use reduction cuts to remove 25% foliage of primary limbs with > 1/3 trunk dia
642	eucalyptus sp.	10@2.5'	11	10	codominant trunks with included bark; twig dieback;	fair	poor	remove tree (will benefit nearby oak)
643	valley oak	5	14	6	unbalanced crown; trunk lean;	fair	fair	
644	valley oak	3	5	4		fair	fair	
645	interior live oak	4	15	5	unbalanced crown; trunk lean; roots and crown affected by 646; structure will become problematic with time	fair-good	poor-fair	remove tree.
646	valley oak	10	15	10	Trunk grew around fence; primary limbs with excessive end weight;	fair-good	fair	use reduction cuts to remove 25% foliage of primary limbs with > 1/3 trunk dia
647	coast live oak	7,7	12	10	Previously topped; growing through fence; poor structure	fair	poor	remove tree.
648	valley oak	6	12	6	codominant trunks;	fair	fair	supress one trunk using reduction cuts.

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#	Species	Diameter	Dripline	TPZ	Comments	Health rating	Structural rating	Recommendation
649	eucalyptus sp.	16,16	25	23	codominant trunks with included bark; primary limbs with excessive end weight;	fair-good	poor-fair	use reduction cuts to remove 25% foliage of primary limbs with > 1/3 trunk dia;cable trunks.
650	cork oak	4,4	15	6	codominant trunks with included bark;	fair-good	poor-fair	remove east trunk.
651	Chinese hackberry	6	13	6	low vigor; limb dieback;	poor	poor	remove tree.
652	Chinese hackberry	6	10	6	low vigor; sunburned trunk;	poor-fair	fair	
653	Chinese hackberry	10	19	10	low vigor; limb dieback;	poor-fair	fair	
654	eucalyptus sp.	21	29	21	codominant trunks; primary limbs with excessive end weight;	fair-good	poor-fair	Perform crown reduction and maintain size
655	coast redwood	16	14	12	redwood canker symptoms;	fair	good	remove diseased wood. irrigate.
656	valley oak	4	12	5	codominant trunks; trunk bowed;	fair-good	fair	train to strong form.
657	coast redwood	16	13	12	codominant trunks with included bark; redwood canker symptoms; top dead;	poor-fair	poor-fair	remove tree.
658	valley oak	8	17	8	trunk lean; primary limbs with excessive end weight;	good	fair	use reduction cuts to remove 25% foliage of primary limbs with > 1/3 trunk dia
659	valley oak	5	10	5	growing around fence; lean	fair	fair	train to strong form.
660	eucalyptus sp.	13	15	13	twig dieback;	fair	fair	
661	eucalyptus sp.	22	35	22	primary limbs with excessive end weight;	fair-good	poor-fair	use reduction cuts to remove 25% foliage of primary limbs with > or =1/3 trunk dia

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#	Species	Diameter	Dripline	TPZ	Comments	Health rating	Structural rating	Recommendation
662	Chinese hackberry	11@3'	16	11	limbs attachments with included bark;	fair	poor-fair	use reduction cuts to remove 20-35% foliage of primary limbs with 1/3 trunk dia
663	Chinese hackberry	9	13	9	sunburned trunk; trunk girdled by cable; leader dead	fair	poor	remove tree.
664	cork oak	8	14	8	codominant trunks;	good	poor-fair	train to strong form.
665	valley oak	7	13	7	primary limbs with excessive end weight;	fair-good	fair-good	use reduction cuts to remove 25% foliage of primary limbs with > 1/3 trunk dia
666	Chinese pistache	13	20	13	multiple trunks; trunk partially girdled by wire	fair-good	fair	
667	Chinese pistache	9	18	9	multiple trunks;	fair-good	fair	
668	Chinese pistache	9	8	9	Tree fell over	fair	poor	remove tree.
669	cork oak	6	9	6	Lower trunk bend	good	fair	train to strong form.
670	Chinese pistache	6	17	6	low vigor;	poor-fair	fair	consider removal.
671	Chinese pistache	10	20	10	codominant trunks;	fair	fair	
672	valley oak	5,4	19	7	trunk bowed; unbalanced crown; multiple trunks from basesupressed by neighboring tree(s); growing around fence	fair-good	poor-fair	remove tree.
673	Chinese pistache	8	17	8	unbalanced crown; codominant trunks;	fair	fair	
674	Chinese pistache	10	20	10	multiple trunks; low vigor; limb dieback;	fair	fair	
675	Chinese pistache	3	9	4	girdling roots; multiple trunks; low vigor;	poor-fair	fair	
676	Chinese pistache	6	15	6	low vigor; codominant trunks;	poor-fair	fair	

= to be removed
 = arborist recommended removal
 = city protected oak tree

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#	Species	Diameter	Dripline	TPZ	Comments	Health rating	Structural rating	Recommendation
690	Chinese pistache	6	15	6	multiple trunks; unbalanced crown;	good	poor-fair	select leader, drop crotch competing trunks or primary limbs.
691	Chinese pistache	5	13	6	low vigor; twig dieback; codominant trunks;	fair	poor-fair	select leader, drop crotch competing trunks or primary limbs. re-evaluate health during growing season.
692	Chinese pistache	8	19	8	multiple trunks;	fair-good	fair	select leader, drop crotch competing trunks or primary limbs.
693	coast redwood	15	12	11		fair	good	irrigate.
694	Chinese pistache	5	15	6	multiple trunks;	fair-good	fair	select leader, drop crotch competing trunks or primary limbs.
695	coast redwood	20	14	15		fair	good	irrigate.
696	coast redwood	16	10	12		fair	good	irrigate.
697	coast redwood	9,3,7,2,1	10	12	multiple trunks from base	fair	poor	remove all but largest trunk. irrigate.
698	coast redwood	16	11	12	redwood canker symptoms;	fair	good	remove diseased wood. irrigate.
699	Chinese pistache	11	19	11	codominant trunks; primary limbs with excessive end weight;	fair-good	poor-fair	use reduction cuts to supress competing leaders over several prunings. use reduction cuts to remove 25% foliage of primary limbs with > 1/3 trunk dia
700	Chinese pistache	14	28	14	multiple trunks; primary limbs with excessive end weight; crack in primary limb	fair-good	poor	use reduction cuts to remove 25% foliage of primary limbs with > 1/3 trunk dia. select leader, drop crotch competing trunks or primary limbs. remove cracked primary.

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#	Species	Diameter	Dripline	TPZ	Comments	Health rating	Structural rating	Recommendation
701	Chinese pistache	12	25	12	multiple trunks; primary limbs with excessive end weight;	fair	fair	use reduction cuts to remove 25% foliage of primary limbs with > 1/3 trunk dia
702	Chinese pistache	11	21	11	primary limbs with excessive end weight;	fair	fair	use reduction cuts to remove 25% foliage of primary limbs with > 1/3 trunk dia
703	Chinese pistache	11	20	11	primary limbs with excessive end weight;	fair-good	fair	use reduction cuts to remove 25% foliage of primary limbs with > 1/3 trunk dia
704	Chinese pistache	11	19	11	primary limbs with excessive end weight;	fair-good	poor-fair	use reduction cuts to remove 25% foliage of primary limbs with > 1/3 trunk dia
705	Chinese pistache	9	19	9	primary limbs with excessive end weight;	fair-good	fair	use reduction cuts to remove 25% foliage of primary limbs with > 1/3 trunk dia
706	Chinese pistache	9	15	9	codominant trunks; primary limbs with excessive end weight;	fair-good	fair	supress one trunk using reduction cuts over several prunings. use reduction cuts to remove 25% foliage of primary limbs with > 1/3 trunk dia
707	Chinese pistache	13	20	13	primary limbs with excessive end weight; limb dieback;	fair-good	poor-fair	use reduction cuts to remove 25% foliage of primary limbs with > 1/3 trunk dia. crown clean.
708	coast redwood	19	12	14	roots cut; redwood canker symptoms; sparse canopy;	poor-fair	good	remove diseased wood. irrigate.
709	coast redwood	14	10	11	redwood canker symptoms; sparse canopy;	poor-fair	good	remove diseased wood. irrigate.
710	coast redwood	19	14	14		fair	good	irrigate.
711	coast redwood	18	14	14	redwood canker symptoms; top dead;	poor	poor	remove tree.

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#	Species	Diameter	Dripline	TPZ	Comments	Health rating	Structural rating	Recommendation
712	coast redwood	27	15	20		fair-good	good	irrigate.
713	camphor	15@3'	22	15	limb dieback; yellow foliage; primary limbs with excessive end weight;	fair	fair	crown clean.use reduction cuts to remove 25% foliage of primary limbs with > 1/3 trunk dia
714	camphor	11	19	11	top half of tree dead	poor	poor	remove tree.
715	coast redwood	19	15	14		fair	good	irrigate.
716	coast redwood	12	10	9	sparse canopy;	poor-fair	good	irrigate.
717	coast redwood	23	15	17		fair-good	good	irrigate.
718	coast redwood	13	10	10		fair-good	good	irrigate.
719	coast redwood	16	12	12		fair-good	good	irrigate.
720	coast redwood	5,6,3,3,2, 2,1	8	10	redwood canker symptoms; multiple trunks from base	poor	poor	remove tree.
721	coast redwood	10	8	8		fair	good	irrigate.
722	coast redwood	13	8	10		fair	good	irrigate.
723	coast redwood	14	8	11	topped to clear high voltage lines;	fair	fair	irrigate.
724	coast redwood	17	9	13	topped to clear high voltage lines;	fair	fair	irrigate.
725	crabapple	5	7	5	trunk wounds; wound at root crown; root wound;	poor-fair	poor	remove tree.
726	honeylocust	11	12	11	previously topped;	fair	poor-fair	
727	honeylocust	8	9	8	trunk wounds; broken, hanging limbs; previously topped;	poor-fair	poor-fair	
728	honeylocust	10	17	10	codominant trunks; crown gall	fair-good	fair-good	

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#	Species	Diameter	Dripline	TPZ	Comments	Health rating	Structural rating	Recommendation
729	sweet gum	8@3'	12	8	codominant trunks; primary limbs with excessive end weight;	fair	fair	supress one trunk using reduction cuts over several prunings. use reduction cuts to remove 25% foliage of primary limbs with > 1/3 trunk dia
730	evergreen pear	4	6	5	low vigor;	poor-fair	good	
731	evergreen pear	3	7	4	low vigor; trunk lean;	poor-fair	fair	
732	evergreen pear	6	7	6	low vigor;	fair	fair-good	
733	evergreen pear	7	11	7	trunk lean;	fair	fair	maintain crown size using reduction cuts
734	evergreen pear	7	11	7	low vigor;	fair	fair-good	
735	sweet gum	7	12	7	low vigor; primary limbs with excessive end weight;	poor-fair	fair	use reduction cuts to remove 25% foliage of primary limbs with > 1/3 trunk dia
736	sweet gum	10	14	10	trunk wound; trunk cavity; primary limbs with excessive end weight;	fair	poor-fair	use reduction cuts to remove 25% foliage of primary limbs with > 1/3 trunk diameter. determine extent of decay.
737	Chinese pistache	13@3'	24	13	multiple trunks; primary limbs with excessive end weight;	fair	poor-fair	use reduction cuts to remove 25% foliage of primary limbs with > 1/3 trunk dia; use reduction cuts to supress competing leaders over several prunings.
738	coast redwood	32	13	24		fair	good	irrigate.
739	coast redwood	25	12	19	sparse canopy;	fair	good	irrigate.
740	coast redwood	28	13	21	sparse canopy; redwood canker symptoms;	poor-fair	good	remove diseased wood. irrigate.
741	coast redwood	28	19	21	redwood canker symptoms; sparse canopy;	poor-fair	good	remove diseased wood. irrigate.

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#	Species	Diameter	Dripline	TPZ	Comments	Health rating	Structural rating	Recommendation
742	evergreen pear	5	9	6	low vigor; trunk lean; sunburned trunk;	poor-fair	poor-fair	remove tree.
743	evergreen pear	10	16	10	primary limbs with excessive end weight;	fair	fair	use reduction cuts to remove 20% foliage of primary limbs with > 1/3 trunk dia
744	Chinese pistache	10	16	10	multiple trunks; low vigor;	fair	fair-good	use reduction cuts to remove 25% foliage of low primary limbs with > 1/3 trunk dia; irrigate.
745	Chinese pistache	9	27	9	primary limbs with excessive end weight;	fair-good	fair	use reduction cuts to remove 25% foliage of primary limbs with > 1/3 trunk dia
746	Chinese pistache	7	16	7	low vigor;	poor-fair	fair	irrigate.
747	crabapple	5	10	5	extensive trunk decay;	poor-fair	poor	remove tree.
748	Chinese pistache	10	18	10	low vigor;	poor-fair	fair	irrigate.
749	Chinese pistache	11@3'	21	11		fair	fair	
750	coast redwood	32	19	24	Long trunk wound - lightning?	fair	fair-good	irrigate.
751	coast redwood	29	10	22		fair	good	irrigate.
752	coast redwood	30	18	23	redwood canker symptoms;	fair	good	remove diseased wood. irrigate.
753	coast redwood	36	18	27		fair-good	good	irrigate.
754	Chinese pistache	9	19	9	primary limbs with excessive end weight;	fair	fair	use reduction cuts to remove 25% foliage of primary limbs with > 1/3 trunk dia
755	Chinese pistache	11	24	11	multiple trunks;	fair	poor-fair	crown reduction.
756	coast redwood	33	19	25		fair-good	good	irrigate.
757	coast redwood	32	18	24		fair-good	good	irrigate.
758	coast redwood	37	18	28		fair-good	good	irrigate.
759	coast redwood	14	10	11	topped to clear high voltage lines;	fair-good	poor-fair	irrigate.
760	coast redwood	14	10	11	topped to clear high voltage lines;	fair-good	poor-fair	irrigate.

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#	Species	Diameter	Dripline	TPZ	Comments	Health rating	Structural rating	Recommendation
761	coast redwood	20	15	15	topped to clear high voltage lines;	fair-good	poor-fair	irrigate.
762	coast redwood	15	12	11	topped to clear high voltage lines;	fair-good	poor-fair	irrigate.
763	coast redwood	16	12	12	topped to clear high voltage lines;	fair-good	poor-fair	irrigate.
764	coast redwood	14	11	11	topped to clear high voltage lines;	fair-good	good	irrigate.
765	coast redwood	16	12	12	topped to clear high voltage lines;	fair-good	good	irrigate.
766	coast redwood	20	15	15	topped to clear high voltage lines;	fair-good	poor-fair	irrigate.
767	coast redwood	14	10	11	trunk wound; topped to clear high voltage lines;	fair-good	poor-fair	irrigate.
768	coast redwood	16	13	12	topped to clear high voltage lines;	fair-good	poor-fair	irrigate.
769	coast redwood	5	6	4		fair	fair-good	irrigate.
770	coast redwood	23	15	17	topped to clear high voltage lines; large vigorous primary limb	fair-good	poor-fair	irrigate. Remove large primary.
771	coast redwood	17	14	13	topped to clear high voltage lines;	fair-good	poor-fair	irrigate.
772	coast redwood	18	13	14	topped to clear high voltage lines;	fair-good	poor-fair	irrigate.
773	aleppo pine	32@1.5'	24	30	three trunks; one topped	fair-good	poor-fair	Dropcrotch south trunk making one 9" cut.
774	purple leaf plum	13@2'	14	13	trunk decay; declining health	poor-fair	fair	remove tree.
775	purple leaf plum	13@1.5'	12	13	trunk decay; limb dieback; declining health	poor-fair	poor-fair	remove tree.

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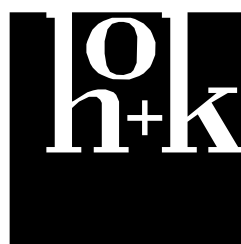
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#	Species	Diameter	Dripline	TPZ	Comments	Health rating	Structural rating	Recommendation
776	aleppo pine	26	30	26	primary limbs with excessive end weight; trunk bowed; sequoia pitch moth; unbalanced crown;	fair-good	poor-fair	use reduction cuts to remove 25% foliage of primary limbs with > 1/3 trunk dia
777	aleppo pine	26	24	26	codominant trunks; sequoia pitch moth; sparse canopy; side pruned to clear high voltage lines;	fair	poor-fair	supress one trunk using reduction cuts over several prunings.
778	aleppo pine	23	30	23	side pruned to clear high voltage lines; primary limbs with excessive end weight; sequoia pitch moth;	fair-good	fair	use reduction cuts to remove 25% foliage of primary limbs with > 1/3 trunk dia
779	aleppo pine	26	32	26	side pruned to clear high voltage lines; unbalanced crown;	good	fair	
780	coast redwood	18	14	14	topped to clear high voltage lines;	fair-good	poor-fair	irrigate.
781	coast redwood	24	15	18	topped to clear high voltage lines;	fair-good	poor-fair	irrigate.
782	coast redwood	15,10	14	18	topped to clear high voltage lines; multiple trunks from base; huge burl	fair-good	poor-fair	remove smaller trunk
783	coast redwood	28	25	21	topped to clear high voltage lines;	fair-good	poor-fair	irrigate.
784	coast redwood	23	24	17	topped to clear high voltage lines;	fair-good	poor-fair	irrigate.
785	coast redwood	23	17	17	topped to clear high voltage lines;	fair-good	poor-fair	irrigate.
786	aleppo pine	5	10	6	Trunk 2' from two trees; unbalanced crown;	good	poor-fair	remove tree.

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#	Species	Diameter	Dripline	TPZ	Comments	Health rating	Structural rating	Recommendation
787	aleppo pine	8,7,3	14	11	multiple trunks from base; under high voltage lines	good	poor	remove tree.
788	aleppo pine	6,8	14	10	multiple trunks from base; under high voltage lines	fair-good	poor	remove tree.
789	aleppo pine	13	20	13	trunk lean; under high voltage lines	fair-good	fair-good	
790	Chinese hackberry	6	11	6	trunk wound; limb dieback; top dead	poor	poor	remove tree.



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95678

Project No: 20158086

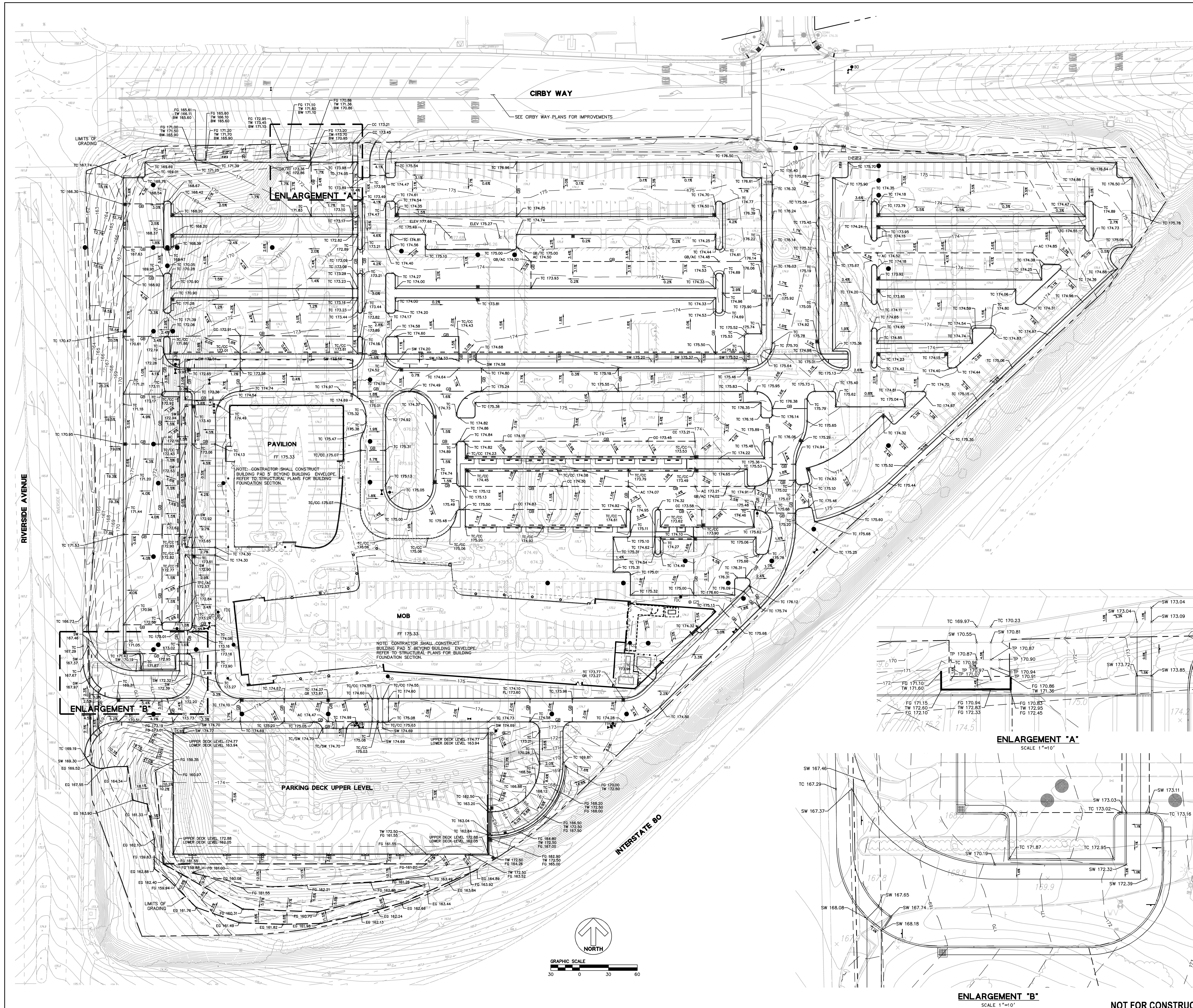
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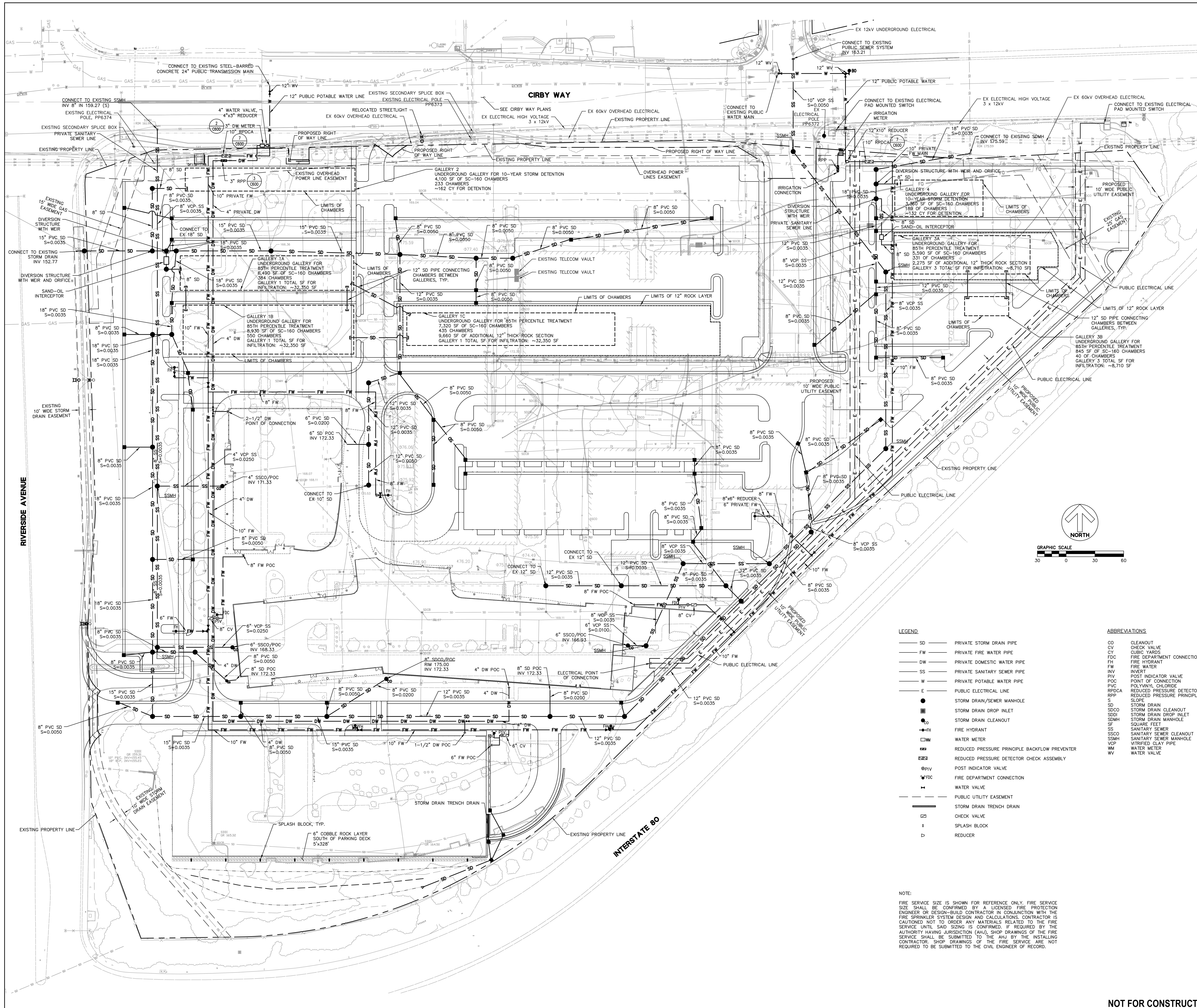
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	FOR Project

Date:
11/04/2010

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LEGEND	
SD	PRIVATE STORM DRAIN PIPE
FW	PRIVATE FIRE WATER PIPE
DW	PRIVATE DOMESTIC WATER PIPE
SS	PRIVATE SANITARY SEWER PIPE
W	PRIVATE POTABLE WATER PIPE
E	PUBLIC ELECTRICAL LINE
●	STORM DRAIN/SEWER MANHOLE
■	STORM DRAIN DROP INLET
○	STORM DRAIN CLEANOUT
●+H	FIRE HYDRANT
□WM	WATER METER
■	REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER
■	REDUCED PRESSURE DETECTOR CHECK ASSEMBLY
●P/V	POST INDICATOR VALVE
■FDC	FIRE DEPARTMENT CONNECTION
■	WATER VALVE
---	PUBLIC UTILITY EASEMENT
---	STORM DRAIN TRENCH DRAIN
□	CHECK VALVE
■	SPLASH BLOCK
○	REDUCER

ABBREVIATIONS	
CO	CLEANOUT
CV	CHECK VALVE
CY	CUBIC YARDS
FDC	FIRE DEPARTMENT CONNECTION
FW	FIRE WATER
INV	INVERT
P/V	POST INDICATOR VALVE
POC	POINT OF CONNECTION
PVC	POLYVINYL CHLORIDE
RPPCA	REDUCED PRESSURE DETECTOR
RPP	REDUCED PRESSURE PRINCIPLE
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SDI	STORM DRAIN DROP INLET
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
VCP	VITRIFIED CLAY PIPE
WM	WATER METER
WV	WATER VALVE

NOTE:
FIRE SERVICE SIZE IS SHOWN FOR REFERENCE ONLY. FIRE SERVICE SIZE SHALL BE CONFIRMED BY A LICENSED FIRE PROTECTION ENGINEER OR DESIGN-BUILD CONTRACTOR IN CONJUNCTION WITH THE FIRE SPRINKLER SYSTEM DESIGN AND CALCULATIONS. CONTRACTOR IS CAUTIONED NOT TO ORDER ANY MATERIALS RELATED TO THE FIRE SERVICE UNTIL SAID SIZING IS CONFIRMED. IF REQUIRED BY THE AUTHORITY HAVING JURISDICTION (AHJ), SHOP DRAWINGS OF THE FIRE SERVICE SHALL BE SUBMITTED TO THE AHJ BY THE INSTALLING CONTRACTOR. SHOP DRAWINGS OF THE FIRE SERVICE ARE NOT REQUIRED TO BE SUBMITTED TO THE CIVIL ENGINEER OF RECORD.

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HEALTH PLAN INC

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No.	Revision Description	YYYY-MM-DD
1	Free Form Addition	20150329

Agency Approval

Key Plan

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Project Number: 20150806

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ROSEVILLE MEDICAL CENTER
ROSEVILLE, CALIFORNIA

Project

RIVERSIDE CIRBY MOB
1001 RIVERSIDE AVENUE
ROSEVILLE, CALIFORNIA
95678

Project No: 20150806
Sheet Title

UTILITY PLAN

Scale:

Kaiser Project No: 859-964
HOK Project No: 1504030.00

Sheet Number

Date:

11/04/2016

C500

Original drawing is 48 x 36. Do not scale contents of this drawing.

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No.	Revision Description	YYYY-MM-DD
1	Major Project Permit Stage 1	2016-03-28
2	Major Project Permit Stage 2	2016-11-07
3	Major Project Permit Stage 2 Response	2017-03-17
4	Major Project Permit Stage 2 Response	2017-03-20

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CALIFORNIA 95678

Sheet Title
TREE PLANTING PLAN

Scale:
1" = 30'-0"

Sheet Number
L600

Date:
03/20/17

Original drawing is 49 x 36. Do not scale contents of this drawing.

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GENERAL NOTES

1. SEE SHEET 1/L611 FOR GROUND PLANTING.

KEY NOTES

- 1 COLUMN, SEE ARCHITECTURAL DRAWINGS
2 OVERHANG, SEE ARCHITECTURAL DRAWINGS
3 CROSSWALK, SEE CIVIL DRAWINGS
4 EXISTING SIDEWALK
5 CIRBY WAY OFF-SITE IMPROVEMENTS
6 RETAINING WALL, SEE CIVIL DRAWINGS

LEGEND

- PROPERTY LINE
- ETR EXISTING TREE TO REMAIN
- GL EXISTING CITY PROTECTED OAK TREE
contained in Section 19.66.010 of the Roseville
City Code
- CO CERCIS OCCIDENTALIS
- GB GINKGO BILOBA
- AR ACER RUBRUM
- PR PLATANUS RACEMOSA
- PC PISTACHIA CHINENSIS
- RAP ROBINIA X AMBIGUA 'PURPLE ROBE'
- CC CERCIS CANADENSIS
- QL QUERCUS LOBATA

TREE PLANT SCHEDULE							
ABBREVIATION	BOTANICAL NAME	COMMON NAME	HYDROZONE	SIZE	SPACING	HEIGHT	SPREAD
AR	ACER RUBRUM	RED MAPLE	MODERATE	24" BOX	15'	30'-50'	20'-30'
CC	CERCIS CANADENSIS	EASTERN REDBUD	MODERATE	24" BOX	25'	20'-25'	15'-25'
CO	CERCIS OCCIDENTALIS	WESTERN REDBUD	VERY LOW	24" BOX	10'	10'-20'	10'-20'
ETR	EXISTING TO REMAIN		NA	NA BOX	NA	NA	NA
GB	GINKGO BILOBA	MAGNOLIA TREE	MODERATE	24" BOX	15'	35'-65'	25'
PC	PISTACHIA CHINENSIS	CHINESE PISTACHE	LOW	24" BOX	20'	20'-35'	20'-35'
PR	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	MODERATE	15 GAL	20'	30'-80'	20'-50'
QL	QUERCUS LOBATA	VALLEY OAK	LOW	24" BOX, 15 GAL	25'	40'-50'	40'-50'
RAP	ROBINIA X AMBIGUA 'PURPLE ROBE'	PURPLE ROBE LOCUST	LOW	24" BOX	15'	30'-40'	20'-30'

INTERSTATE 80

CIRBY WAY

PAVILION

MOB

PARKING DECK L1

MAIN ENTRY

ENTRY

RIVERSIDE AVENUE

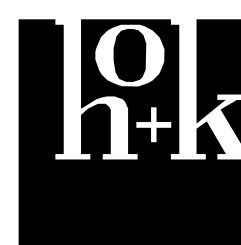
1 TREE PLANTING PLAN
1" = 30'-0"

3/28/2017 4:16:30 PM

No.	Revision Description	YYYY-MM-DD
1	Major Project Permit Stage 2	2016-11-07
2	Major Project Permit Stage 2 Response	2017-03-20

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CALIFORNIA 95678

Sheet Title
SHADE TREE PLAN

Scale:

1" = 30'-0"

Sheet Number

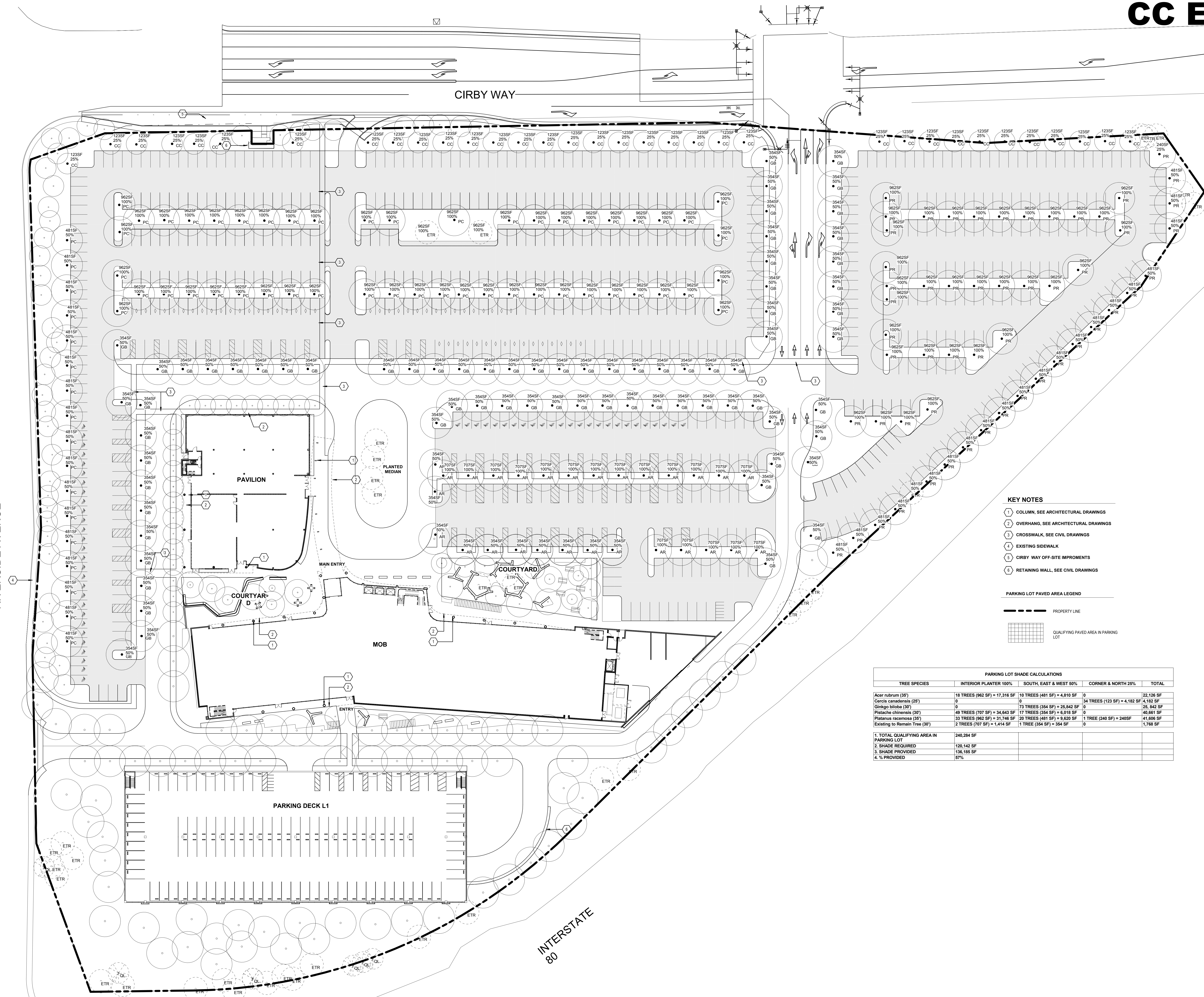
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L630



PARKING LOT SHADE CALCULATIONS				
TREE SPECIES	INTERIOR PLANTER 100%	SOUTH, EAST & WEST 50%	CORNER & NORTH 25%	TOTAL
Acer rubrum (35)	18 TREES (962 SF) = 17,316 SF	0 TREES (481 SF) = 4,810 SF	0	22,126 SF
Gesera canadensis (25)	0	0	14 TREES (123 SF) = 4,162 SF	4,162 SF
Ginkgo biloba (30)	0	73 TREES (354 SF) = 25,842 SF	0	25,842 SF
Platanus chinensis (30)	48 TREES (707 SF) = 34,643 SF	20 TREES (354 SF) = 6,014 SF	0	40,657 SF
Palmia racemosa (25)	18 TREES (962 SF) = 17,746 SF	20 TREES (481 SF) = 8,620 SF	1 TREE (240 SF) = 2,400 SF	41,606 SF
Existing to Remain Tree (30)	2 TREES (707 SF) = 1,414 SF	1 TREE (354 SF) = 354 SF	0	1,768 SF
1. TOTAL QUALIFYING AREA IN PARKING LOT	240,284 SF			
2. SHADE REQUIRED	120,142 SF			
3. SHADE PROVIDED	136,185 SF			
	5% EXCESS			

Scale:

1" = 30'-0"

Sheet Number

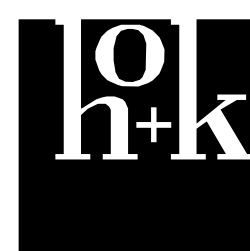
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No.	Revision Description	YYYY-MM-DD
1	Major Project Permit Stage 2	2016-11-07
2	Major Project Permit Stage 2 Response	2017-02-17
3	Major Project Permit Stage 2 Response	2017-03-20

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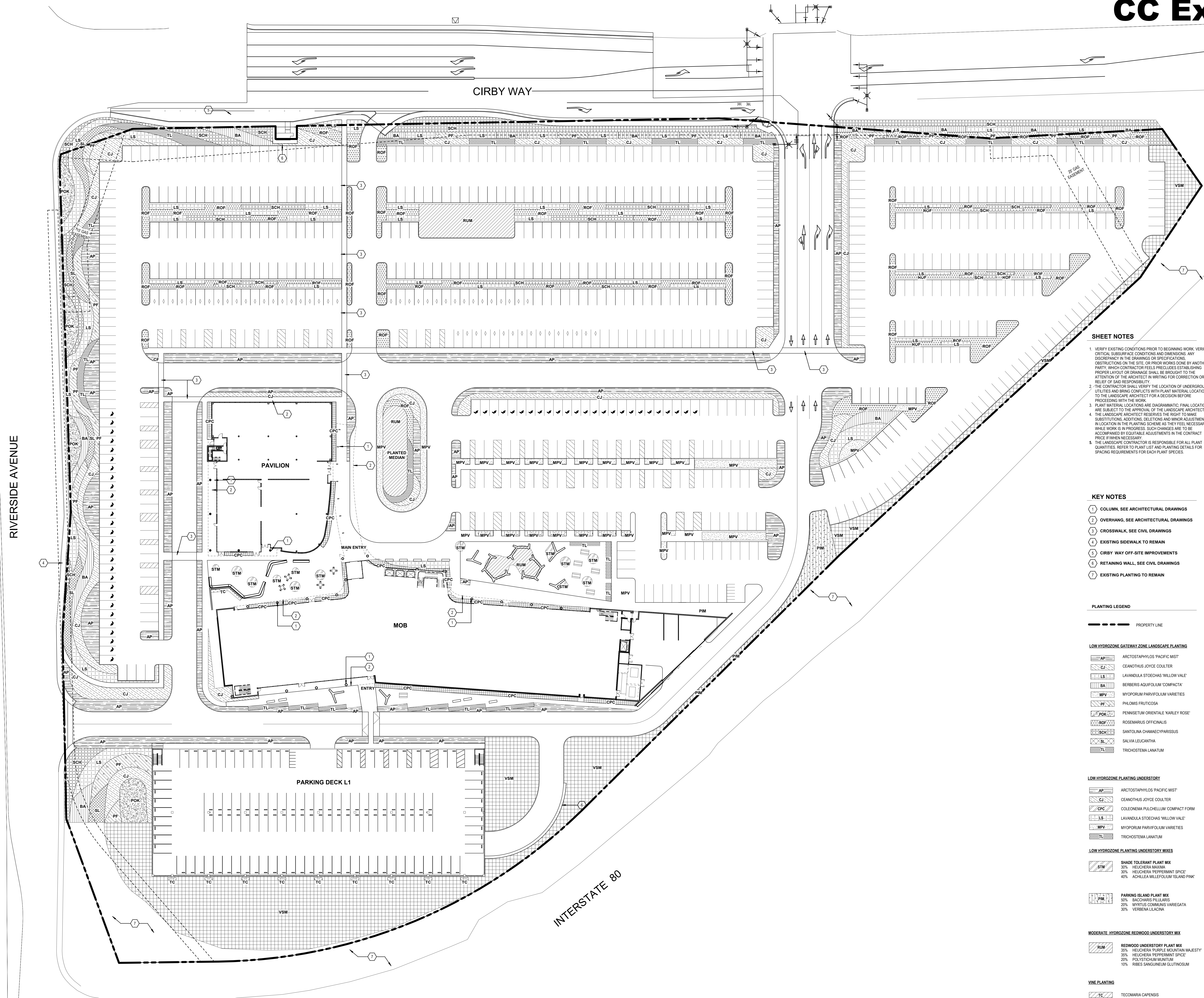
Project
RIVERSIDE CIRBY MOB
1001 RIVERSIDE AVENUE
ROSEVILLE,
CALIFORNIA 95678

Sheet Title
GROUND PLANTING PLAN

Scale: 1" = 30'-0"	Kaiser Project No. 859-964
	HOK Project No. 1504030.00
	Sheet Number

Date: 03/20/17

L611

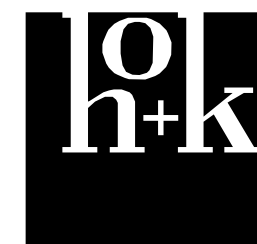
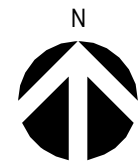


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No.	Revision Description	YYYY-MM-DD
1	Major Project Permit Stage 2 Response	2017-03-20

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CALIFORNIA 95678

Sheet Title
CORNER FEATURE

Scale: 12" = 1'-0"	Kaiser Project No. 1509-964 HOK Project No. 1504030-00 Sheet Number L614
Date: 03/27/17	



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1 CONCEPTUAL DESIGN FOR RIVERSIDE AND CIRBY FRONTAGE
NTS



2 CONCEPTUAL PLAN VIEW
NTS



3 CONCEPTUAL PERFORATED PATTERN DETAIL
NTS

Prepared For
Kaiser Permanente
Kaiser Foundation Health Plan Inc
National Facilities Services
Post Office Box 12916
Oakland, CA 94604

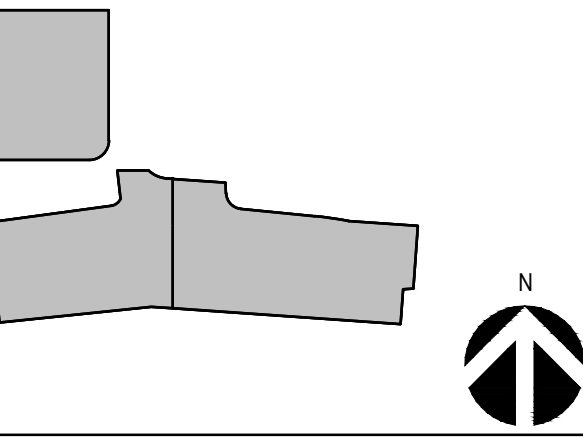
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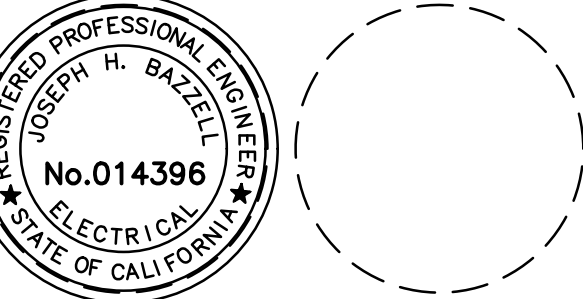
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 emeryville, CA 94608
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No.	Description	Date
1	Major Project Permit Stage 2	2016-11-0

Date of First Issue:

Project No: 1/32* = 1'-0"

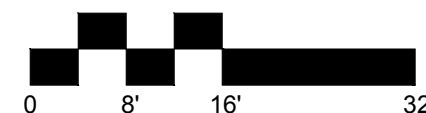
ITE LIGHTING PLAN

Final drawing is 48 x 36. Do not scale contents of this drawing

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Sheet Number

E1.01



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Project

Riverside Cirby MOB
1001 Riverside Avenue
Roseville, California 95678
Kaiser Project No. 859-964

Prepared For

Kaiser Permanente
Kaiser Foundation Health Plan Inc

National Facilities Services
Post Office Box 12916
Oakland, CA 94604

HOK Project No. 1504030.00



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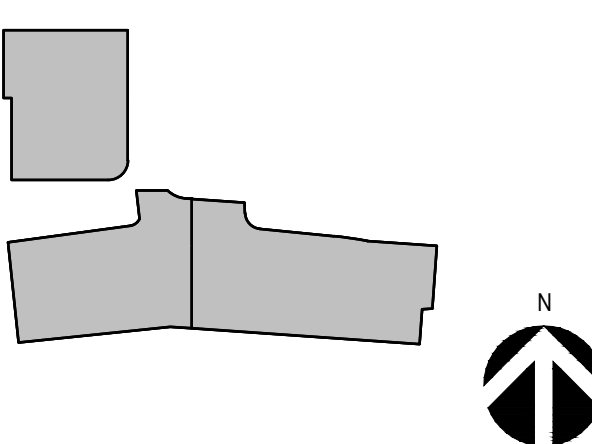
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Facsimile (916) 455-1944

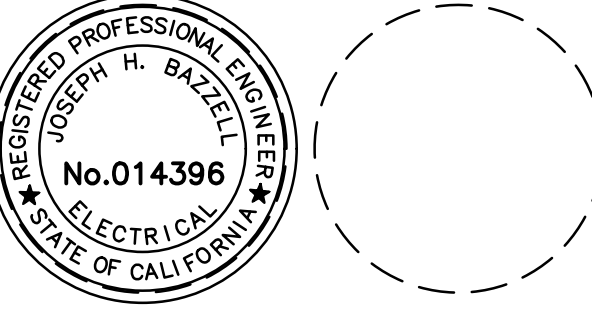
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Professional Seal



No. Description Date
1 Major Impact Permit Stage 2 2016-11-07

Date of First Issue:

Project No. 1/32"x1'-0"

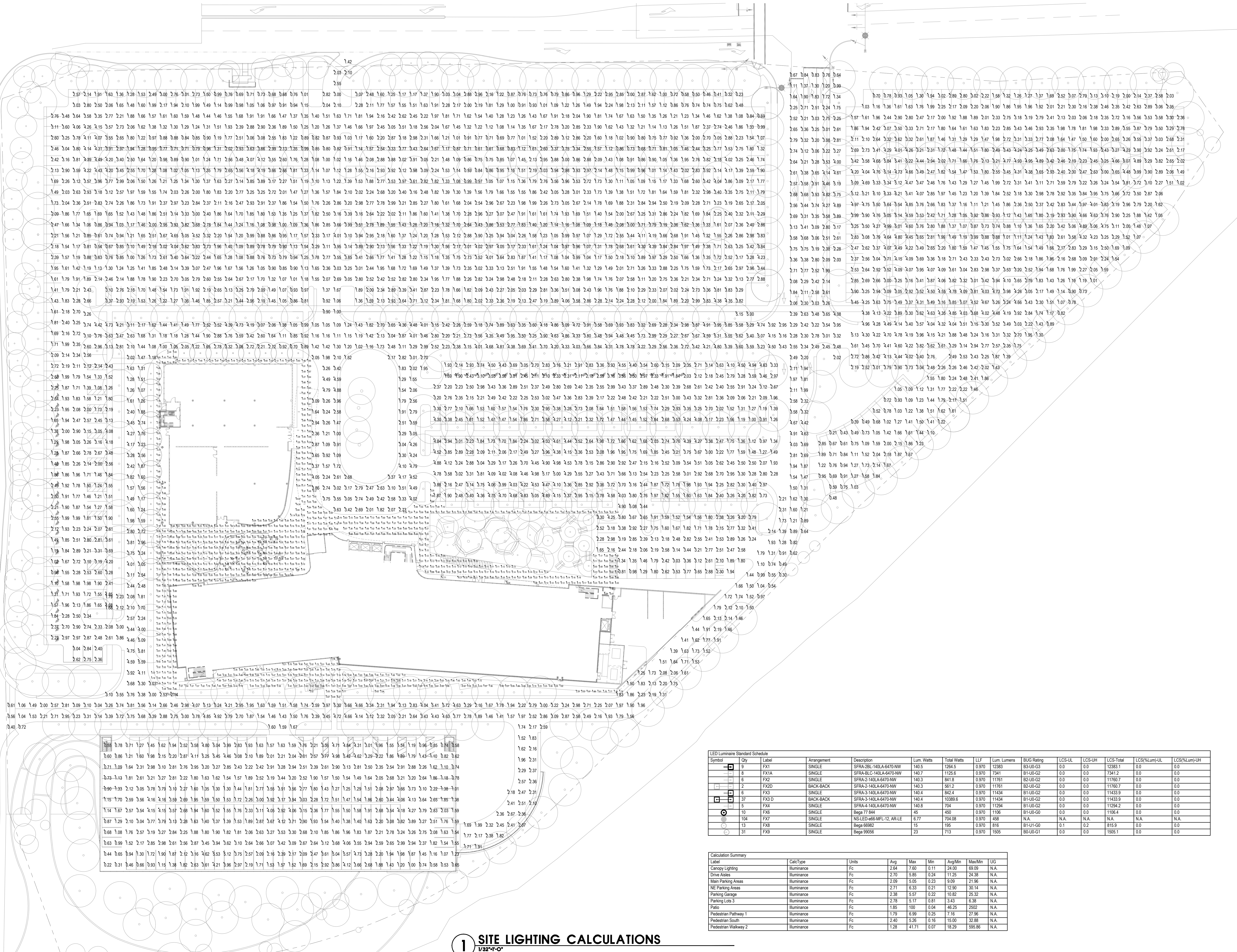
SITE LIGHTING
CALCULATIONS

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Sheet Number

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E1.00

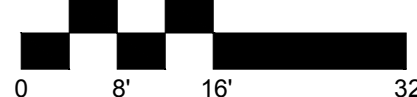


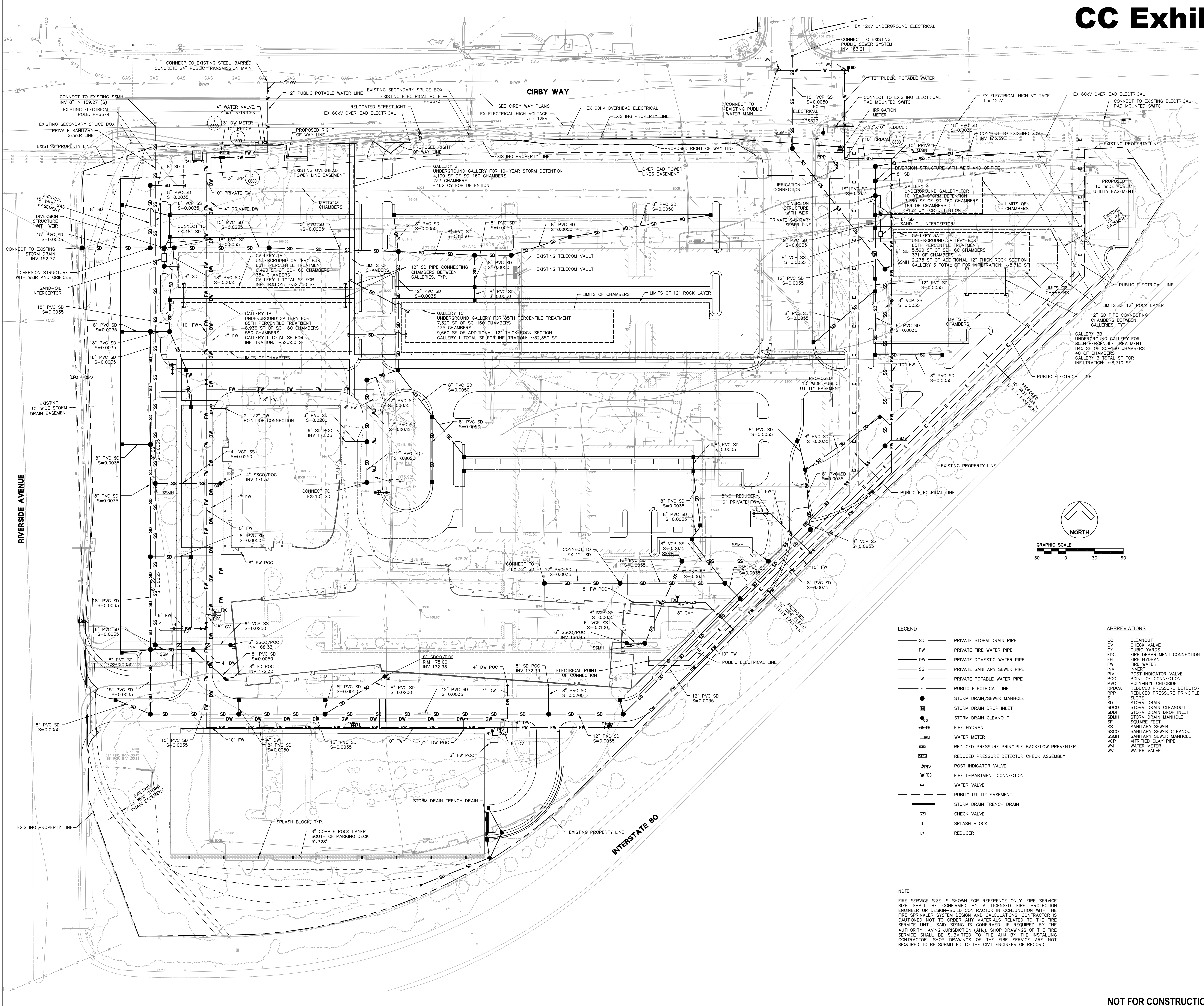
LED Luminaire Standard Schedule	Arrangement	Description	Lum. Watts	Total Watts	LLF	Lum. Lumens	BUG Rating	LCB-UL	LCSS-UL	LCSS-Total	LCSS/Lum/UL	LCSS/Lum/UL
9	FX1	SINGLE	SFRA-26L-140A-6470-NW	140.5	1284.5	0.970	12383	B3-U0-G3	0.0	0.0	12383.1	0.0
8	FX2	SINGLE	SFRA-BLC-140A-6470-NW	140.7	1125.6	0.970	7541	B1-U0-G2	0.0	0.0	7541.2	0.0
6	FX3	SINGLE	SFRA-2-140A-6470-NW	140.3	947.8	0.970	11761	B2-U0-G2	0.0	0.0	11760.7	0.0
2	FX2D	BACK-BACK	SFRA-2-140A-6470-NW	140.3	561.2	0.970	11761	B2-U0-G2	0.0	0.0	11760.7	0.0
6	FX3	SINGLE	SFRA-3-140A-6470-NW	140.4	842.4	0.970	11434	B1-U0-G2	0.0	0.0	11433.9	0.0
57	FX3D	BACK-BACK	SFRA-3-140A-6470-NW	140.4	10399.6	0.970	11434	B1-U0-G2	0.0	0.0	11433.9	0.0
5	FX4	SINGLE	SFRA-4-140A-6470-NW	140.8	704	0.970	11294	B1-U0-G2	0.0	0.0	11294.2	0.0
10	FX8	SINGLE	Bega 77 844	45	450	0.970	1106	B1-U0-G0	0.0	0.0	1106.4	0.0
104	FX7	SINGLE	NS-LED-466-MFL-12 AR-LE	6.77	704.08	0.970	458	N.A.	N.A.	N.A.	N.A.	N.A.
15	FX8	SINGLE	Bega 69562	15	195	0.970	816	B1-U0-G1	0.1	0.2	816.6	0.0
31	FX9	SINGLE	Bega 95066	23	713	0.970	1505	BD-U0-G1	0.0	0.0	1505.1	0.0

Calculation Summary	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	UG
Label	Footcandle	Footcandle	2.64	7.68	0.11	24.00	69.09	N.A.
Canopy Lighting	Footcandle	Footcandle	2.70	5.85	0.24	11.25	24.38	N.A.
Drive Aisle	Footcandle	Footcandle	2.59	5.09	0.23	9.59	21.96	N.A.
Main Parking Areas	Footcandle	Footcandle	2.71	6.33	0.21	12.90	30.14	N.A.
NE Parking Areas	Footcandle	Footcandle	2.38	5.57	0.22	10.82	25.32	N.A.
Parking Garage	Footcandle	Footcandle	2.78	5.17	0.81	3.43	6.38	N.A.
Parking Lot 3	Footcandle	Footcandle	1.85	100	0.04	48.25	2502	N.A.
Patio	Footcandle	Footcandle	1.79	6.98	0.25	7.16	27.96	N.A.
Pedestrian Pathway 1	Footcandle	Footcandle	2.40	5.28	0.18	15.00	32.68	N.A.
Pedestrian Pathway 2	Footcandle	Footcandle	1.28	41.71	0.07	18.29	595.96	N.A.

1 SITE LIGHTING CALCULATIONS

1/32"=1'-0"



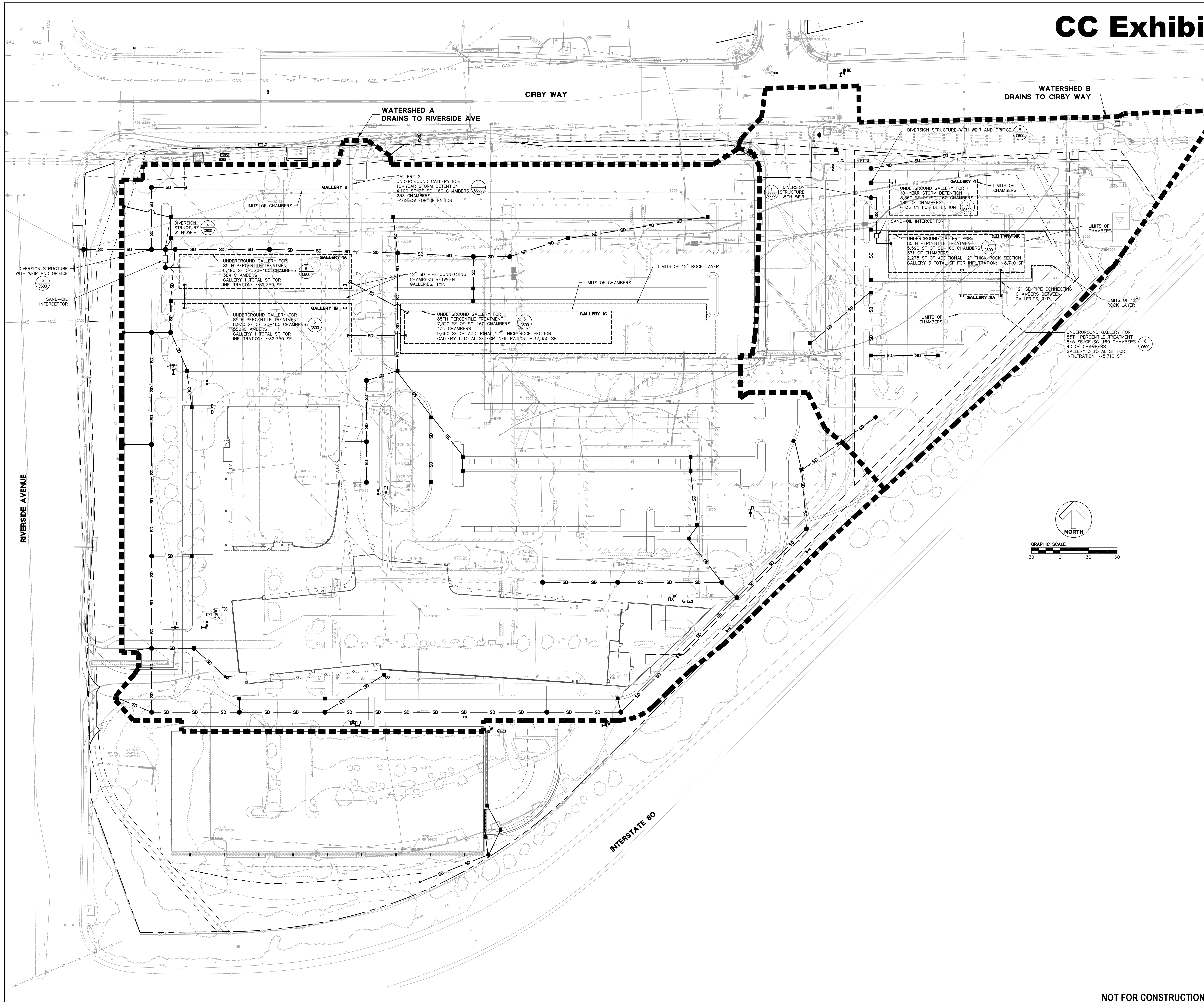


LEGEND	
SD	PRIVATE STORM DRAIN PIPE
FW	PRIVATE FIRE WATER PIPE
DW	PRIVATE DOMESTIC WATER PIPE
SS	PRIVATE SANITARY SEWER PIPE
W	PRIVATE POTABLE WATER PIPE
E	PUBLIC ELECTRICAL LINE
●	STORM DRAIN/SEWER MANHOLE
■	STORM DRAIN DROP INLET
○	STORM DRAIN CLEANOUT
+	FIRE HYDRANT
+	POINT OF CONNECTION
□	WATER METER
■	REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER
■	REDUCED PRESSURE DETECTOR CHECK ASSEMBLY
○	POST INDICATOR VALVE
+	FIRE DEPARTMENT CONNECTION
+	WATER VALVE
---	PUBLIC UTILITY EASEMENT
---	STORM DRAIN TRENCH DRAIN
□	CHECK VALVE
■	SPLASH BLOCK
+	REDUCER

ABBREVIATIONS	
CO	CLEANOUT
CV	CHECK VALVE
CY	CUBIC YARDS
FDC	FIRE DEPARTMENT CONNECTION
FW	FIRE WATER
FW	FIRE WATER
INV	INVERT
P	POST INDICATOR VALVE
POC	POINT OF CONNECTION
PVC	POLYVINYL CHLORIDE
RPP	REDUCED PRESSURE DETECTOR
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SDI	STORM DRAIN DROP INLET
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
VCP	VITRIFIED CLAY PIPE
WM	WATER METER
WV	WATER VALVE

NOTE:
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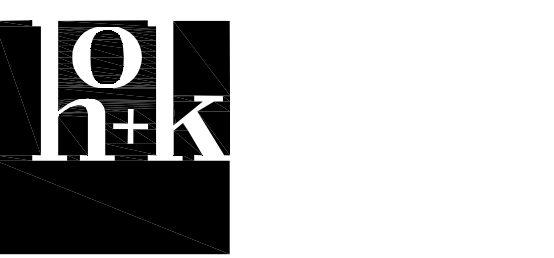
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OAKLAND, CA 94604

No.	Revision Description	DATE
1	Major Project Permit Stage 2	2015/1/27
2	Major Project Permit Stage 2 Response	2017/3/20

Agency Approval

Key Plan



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Project Number: 20158066

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Project No: 20158066
Sheet Title

STORM WATER
MANAGEMENT PLAN

Scale: Kaiser Project No. 859-964
HOK Project No. 1504030.00

Sheet Number

Date: 11/04/2016

C501

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No. Revision Description VVVV-MMA-DD
Major Project Permit Stage 2 2015-11-07
Major Project Permit Stage 2 Response 2017-03-20

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Project Number: 20150806

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Project

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95678

Project No: 20150806

Sheet Title

GRADING PLAN

Scale:

Kaiser Project No. 859-984

HOK Project No. 1504030.00

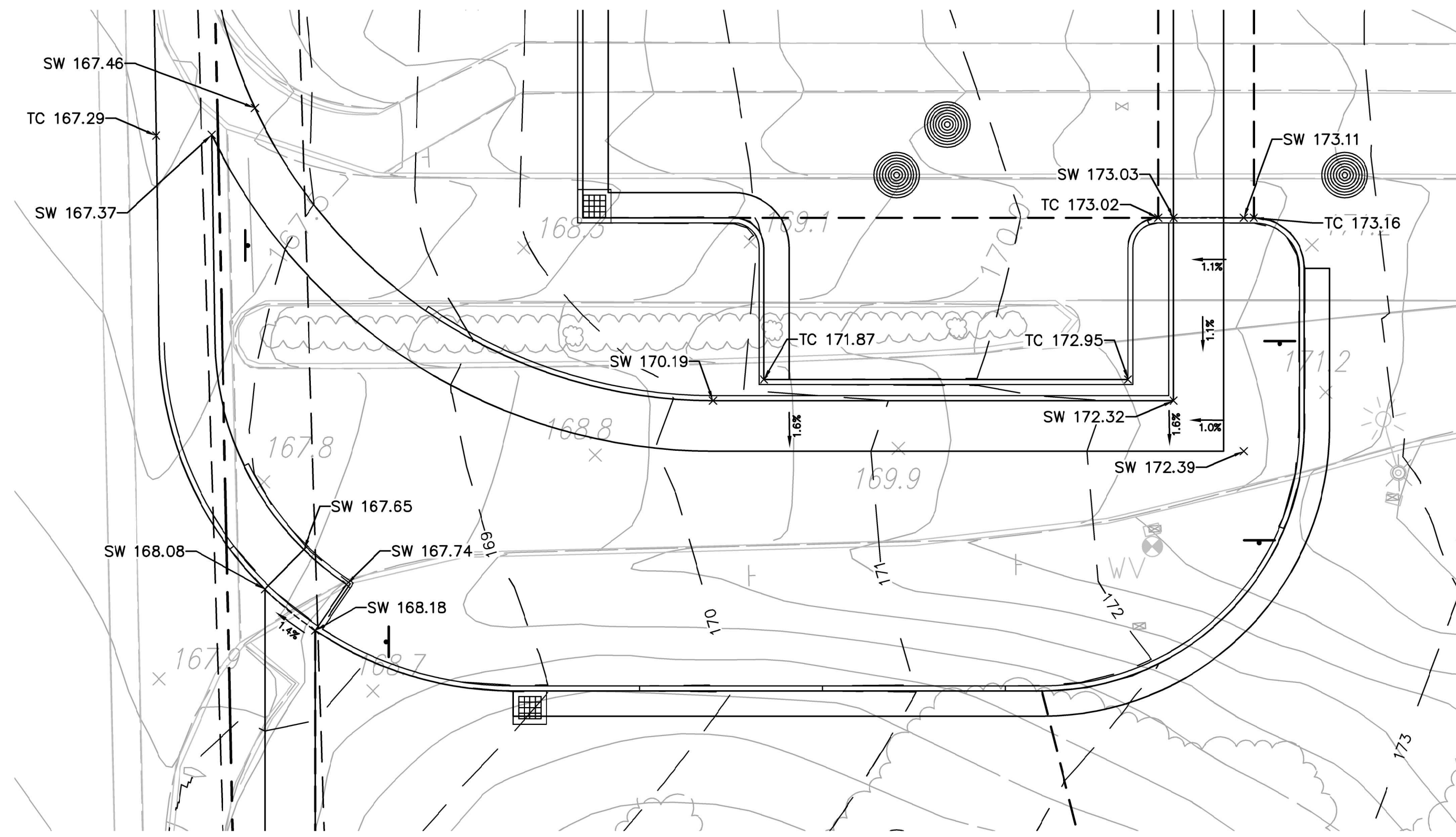
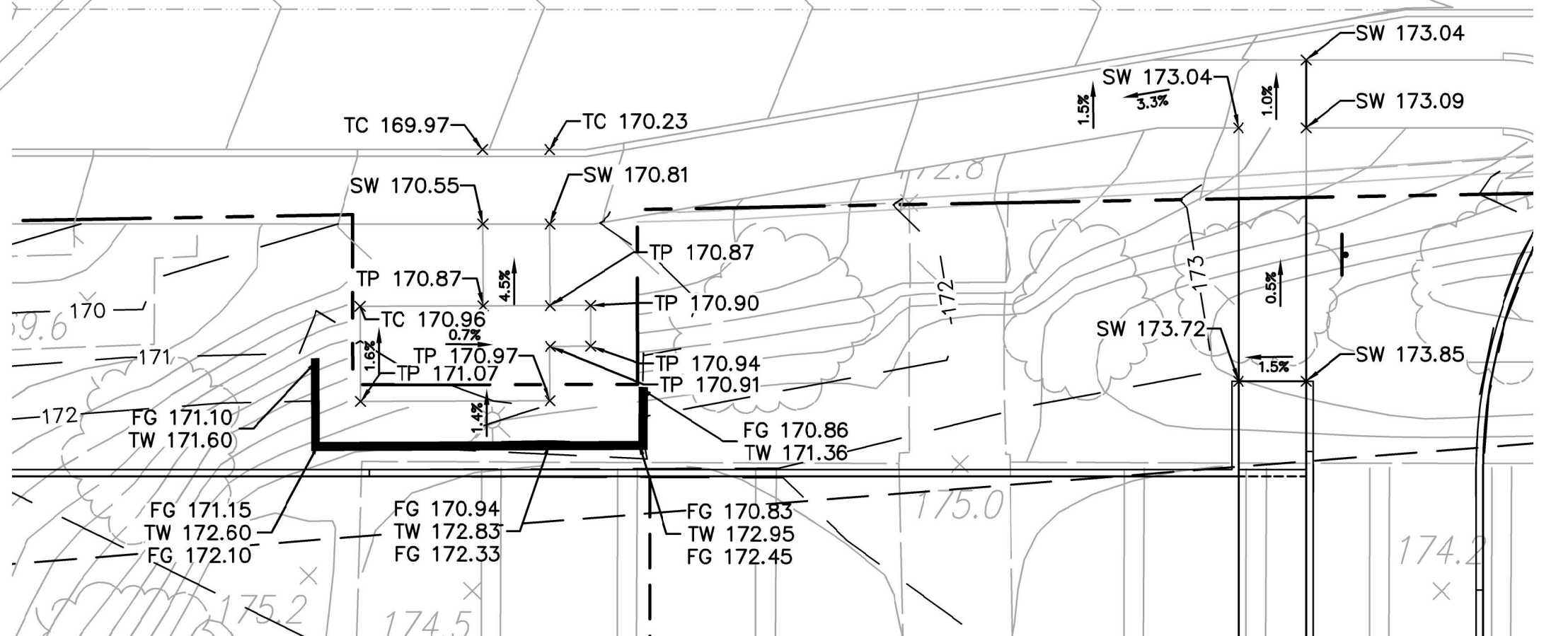
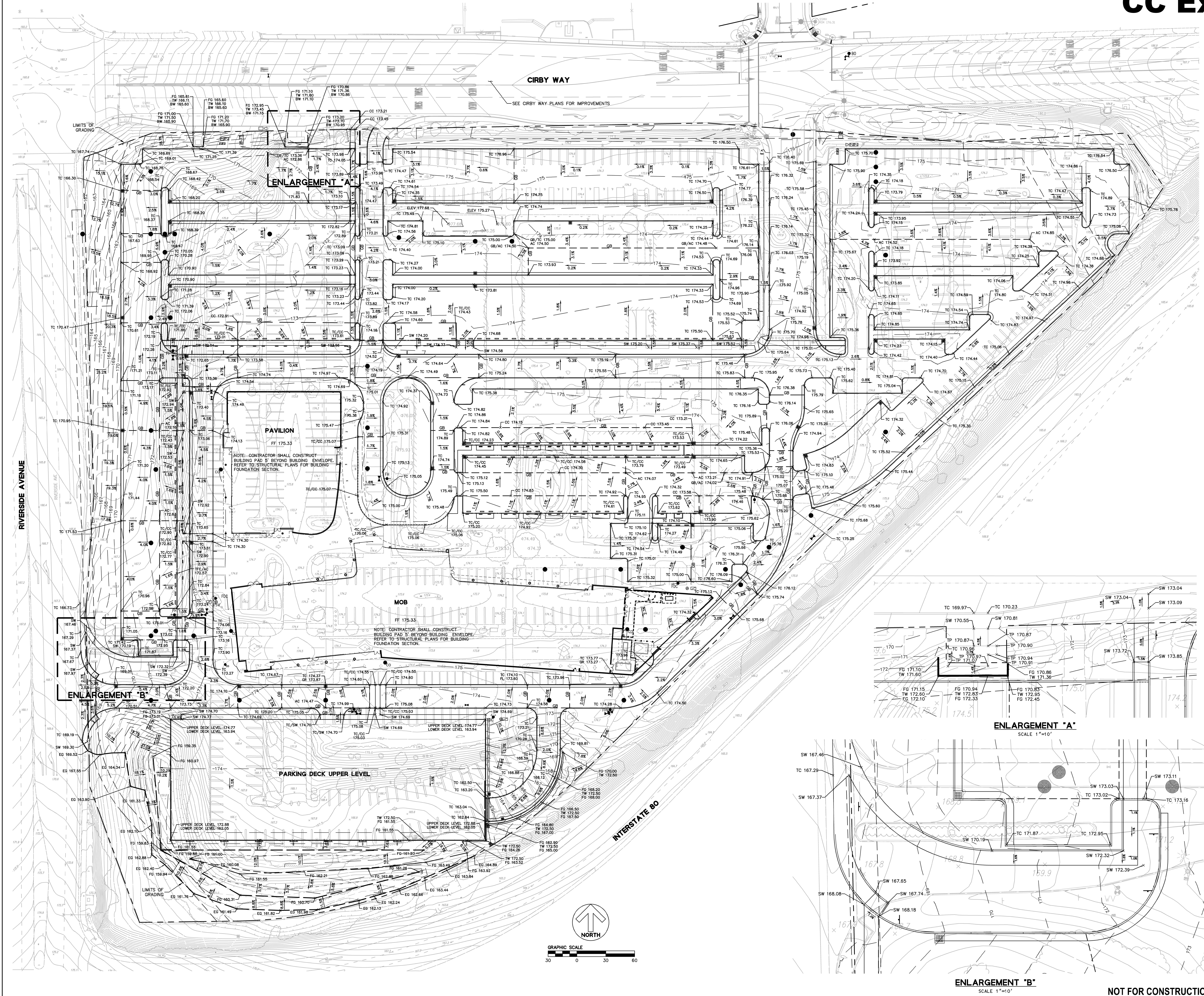
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11/04/2016

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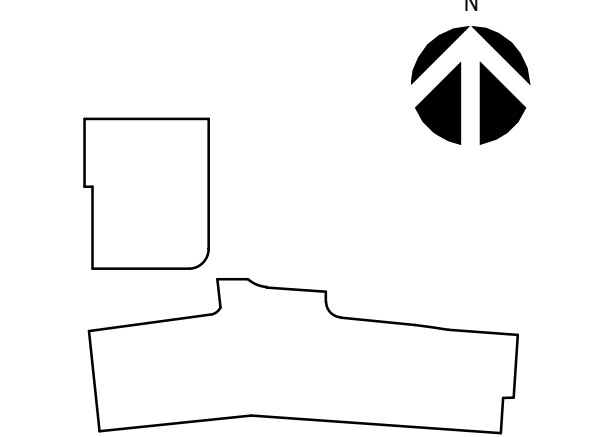


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No.	Revision Description	YYYY-MM-DD
1	100% SCHEMATIC DESIGN	04-04-2016
2	100% DESIGN DEVELOPMENT	10-07-2016
3	MAJOR PROJECT PERMIT - STAGE 1	2016-03-20
4	MAJOR PROJECT PERMIT - STAGE 2	2016-11-07

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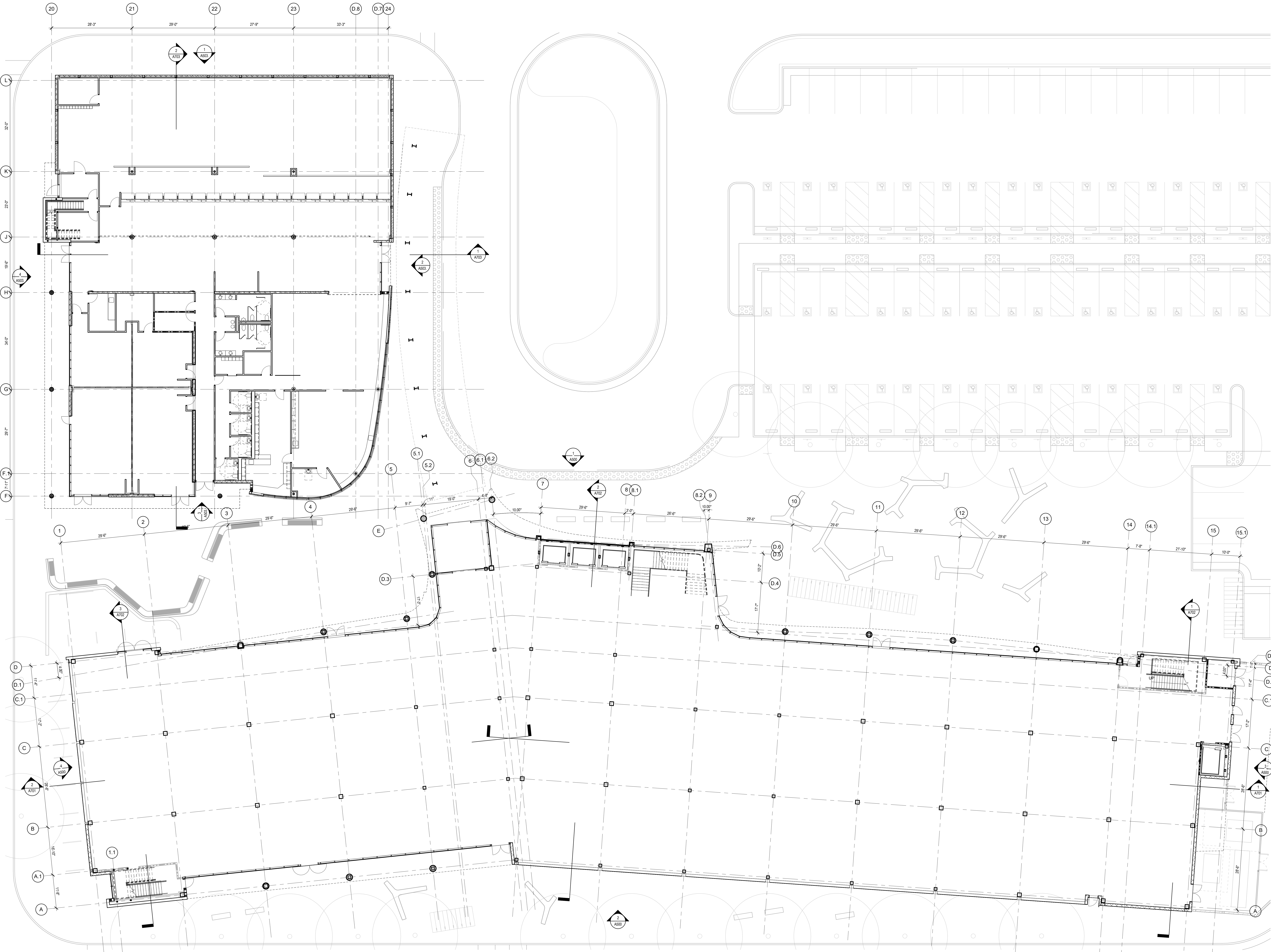
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ROSEVILLE, CALIFORNIA

Project
RIVERSIDE CIRBY MOB
1001 RIVERSIDE AVENUE
ROSEVILLE, CALIFORNIA
95678

Sheet Title
COMPOSITE PLAN - LEVEL 1

Scale: 3/32" = 1'-0"	Kaiser Project No. 859-964 HOK Project No. 1504030.00
Date: 11/07/2016	Sheet Number A101



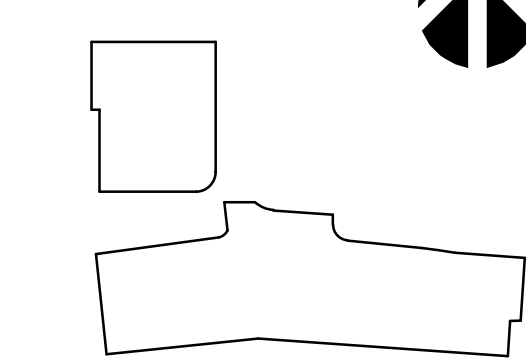
NOT FOR CONSTRUCTION

MAJOR PROJECT PERMIT - STAGE 2

No.	Revision Description	YYYY-MM-DD
1	100% SCHEMATIC DESIGN	04.04.2016
2	100% DESIGN DEVELOPMENT	10.07.2016
3	MAJOR PROJECT PERMIT - STAGE 1	2016-03-28
4	MAJOR PROJECT PERMIT - STAGE 2	2016-11-07

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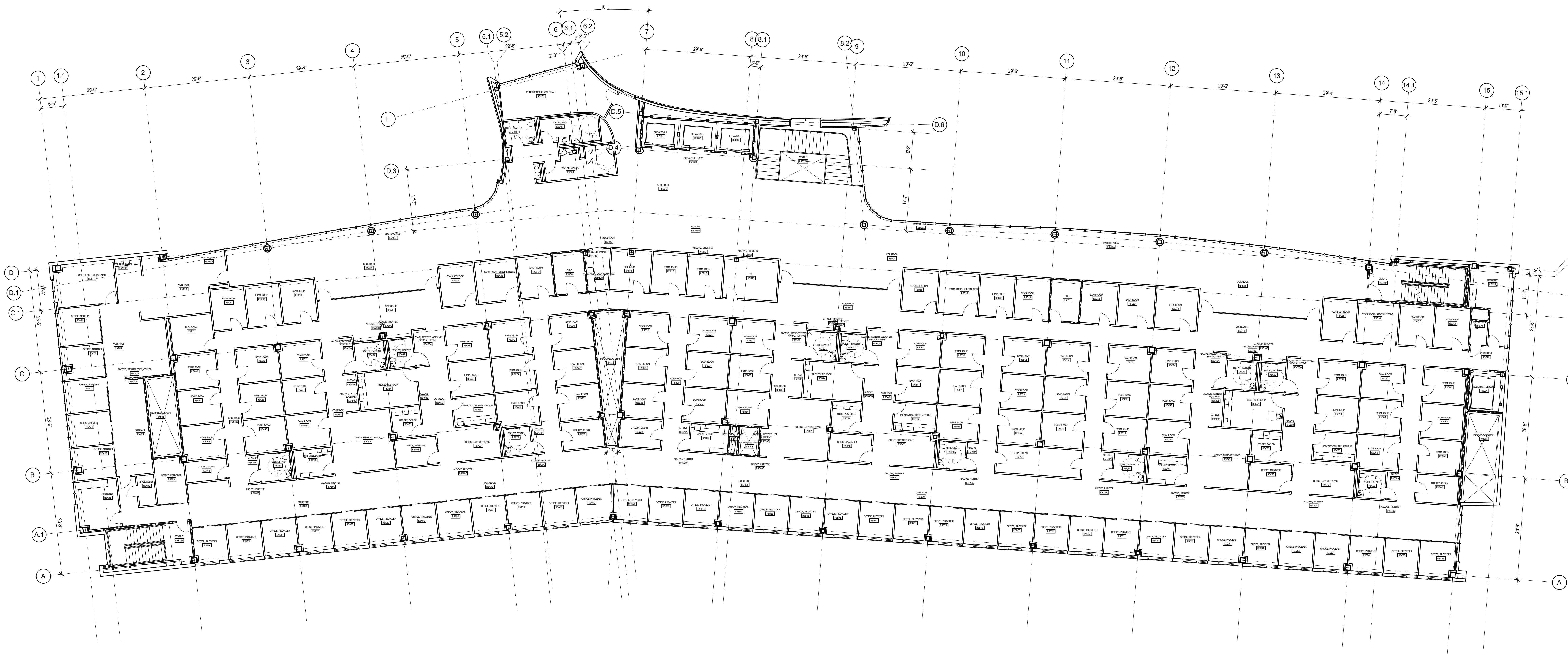
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Sheet Title
COMPOSITE PLAN - LEVEL 5

Kaiser Project No. 859-964	A105
HOK Project No. 1504030.00	
Sheet Number	
Date: 11/07/2016	

Original drawing is 48" x 36". Do not scale contents of this drawing.



1 LEVEL 5 - COMPOSITE FLOOR PLAN
3/32" = 1'-0"
TYPICAL OF LEVELS 2 TO 5

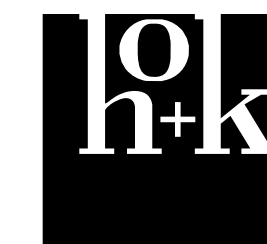
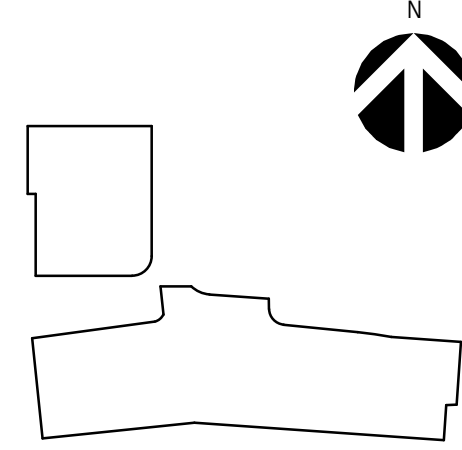


NOT FOR CONSTRUCTION MAJOR PROJECT PERMIT - STAGE 2

No.	Revision Description	YYYY-MM-DD
1	100% DESIGN DEVELOPMENT	10/07/2019

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Sheet Title:
COMPOSITE PLAN - ROOF

Scale:
As Indicated

Sheet Number

Date:
11/07/2019

Original drawing is A5 x 36". Do not scale contents of this drawing.

3 SITE SECTION CIRBY 2
1" = 20'-0"

2 SITE SECTION CIRBY 1
1" = 20'-0"

1 ROOF - COMPOSITE FLOOR PLAN
3/32" = 1'-0"

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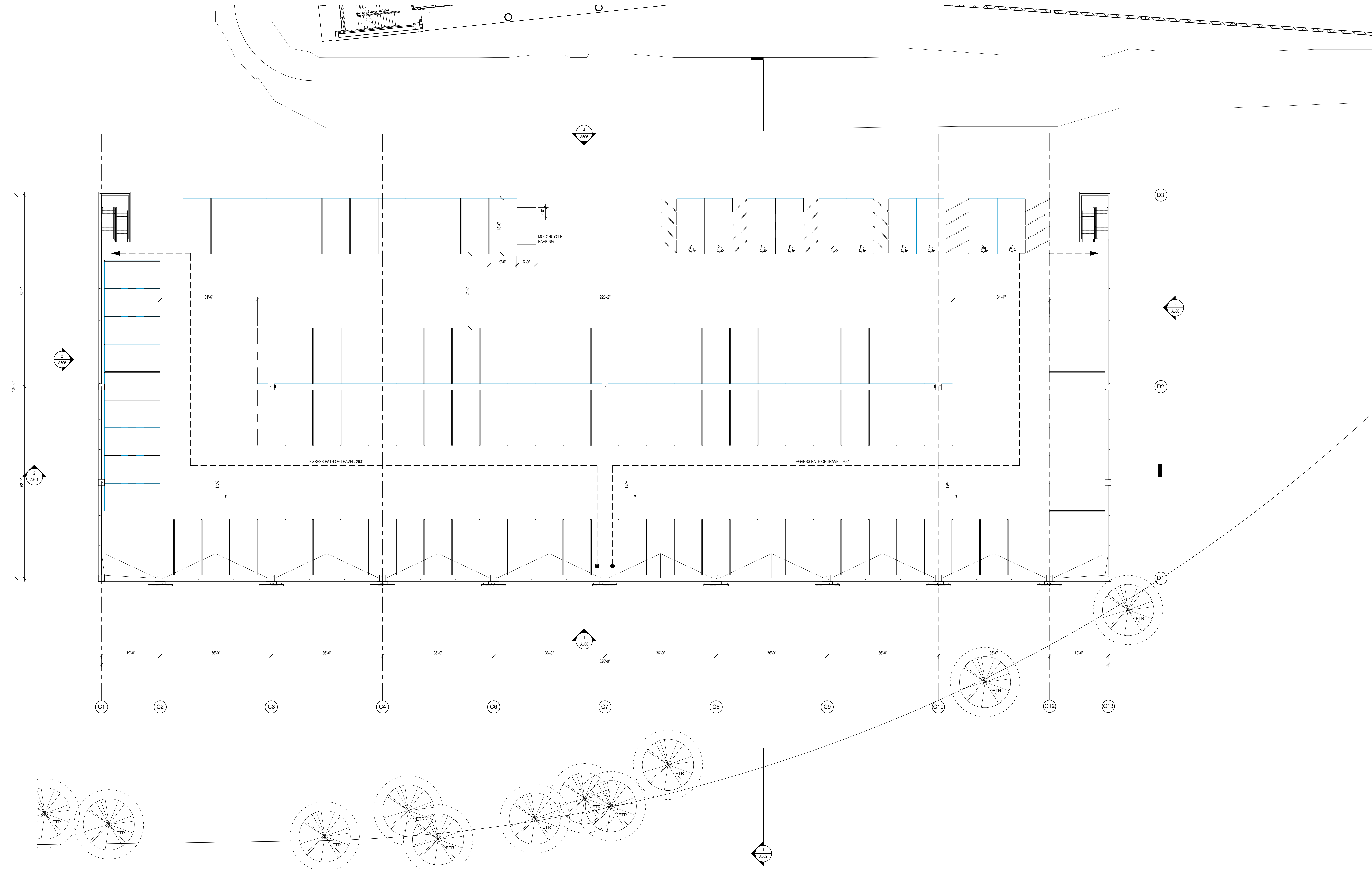
Sheet Title
**COMPOSITE PLAN -
PARKING DECK - P1**

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

Sheet Number
A108

Date:
11/07/2016

Original drawing is 48" x 36". Do not scale contents of this drawing.



1 P1 PARKING PLAN (MPP)
3/32" = 1'-0"

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MAJOR PROJECT PERMIT - STAGE 2





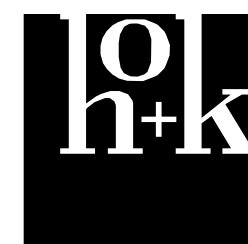
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HEALTH PLAN INC

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POST OFFICE BOX 12916
OAKLAND, CA 94604

No.	Revision Description	YYYY-MM-DD
1	85% CONSTRUCTION DOCUMENTS	2016-08-29
2	MAJOR PROJECT PERMIT - STAGE 2	2016-11-07

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Sheet Title
COMPOSITE PLAN -
PARKING DECK - P2

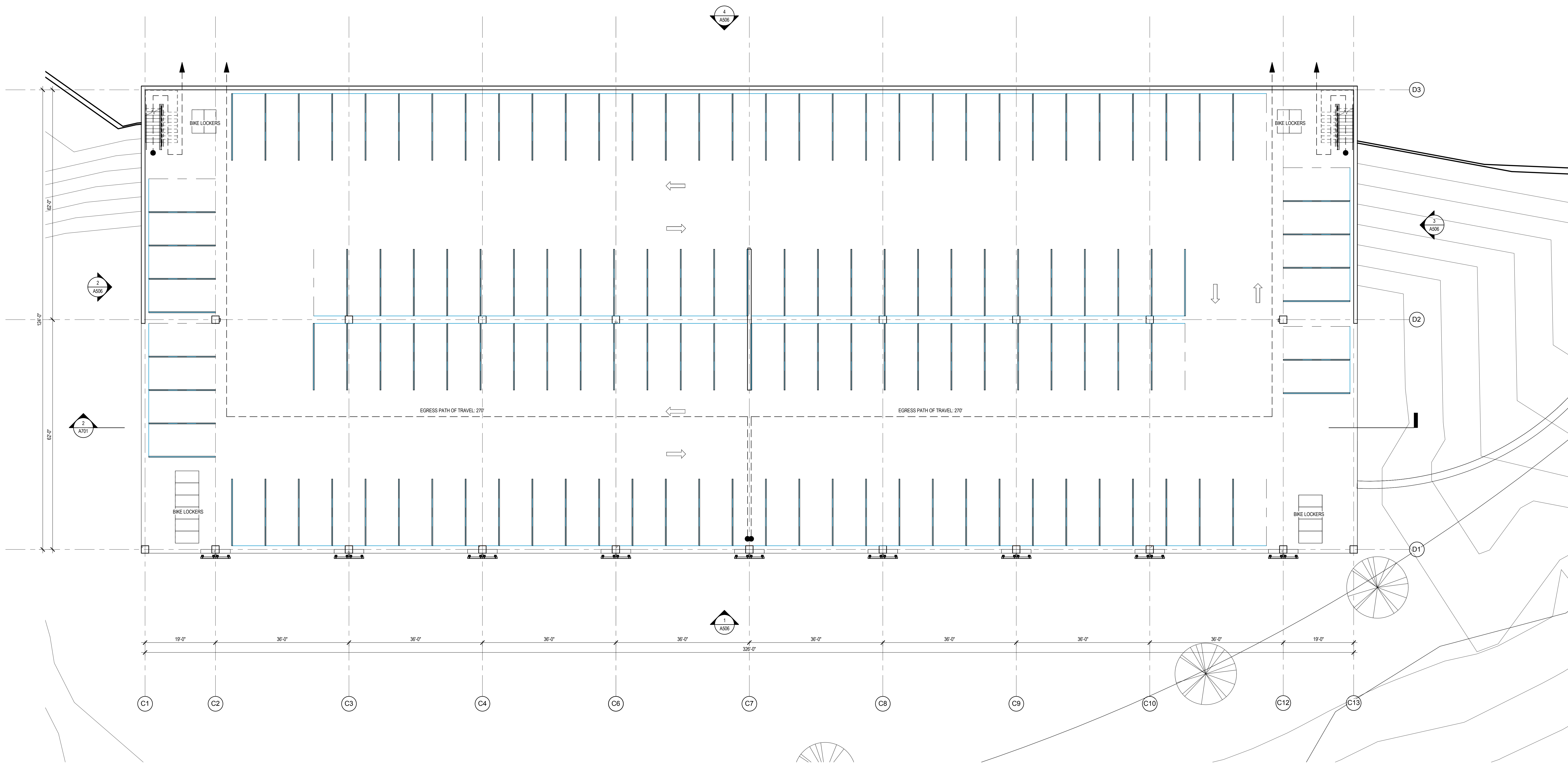
Scale:
3/32" = 1'-0"

Kaiser Project No. 859-964
HOK Project No. 1504030.00

Sheet Number
A109

Date:
08/29/16

Original drawing is A8 x 36. Do not scale contents of this drawing.



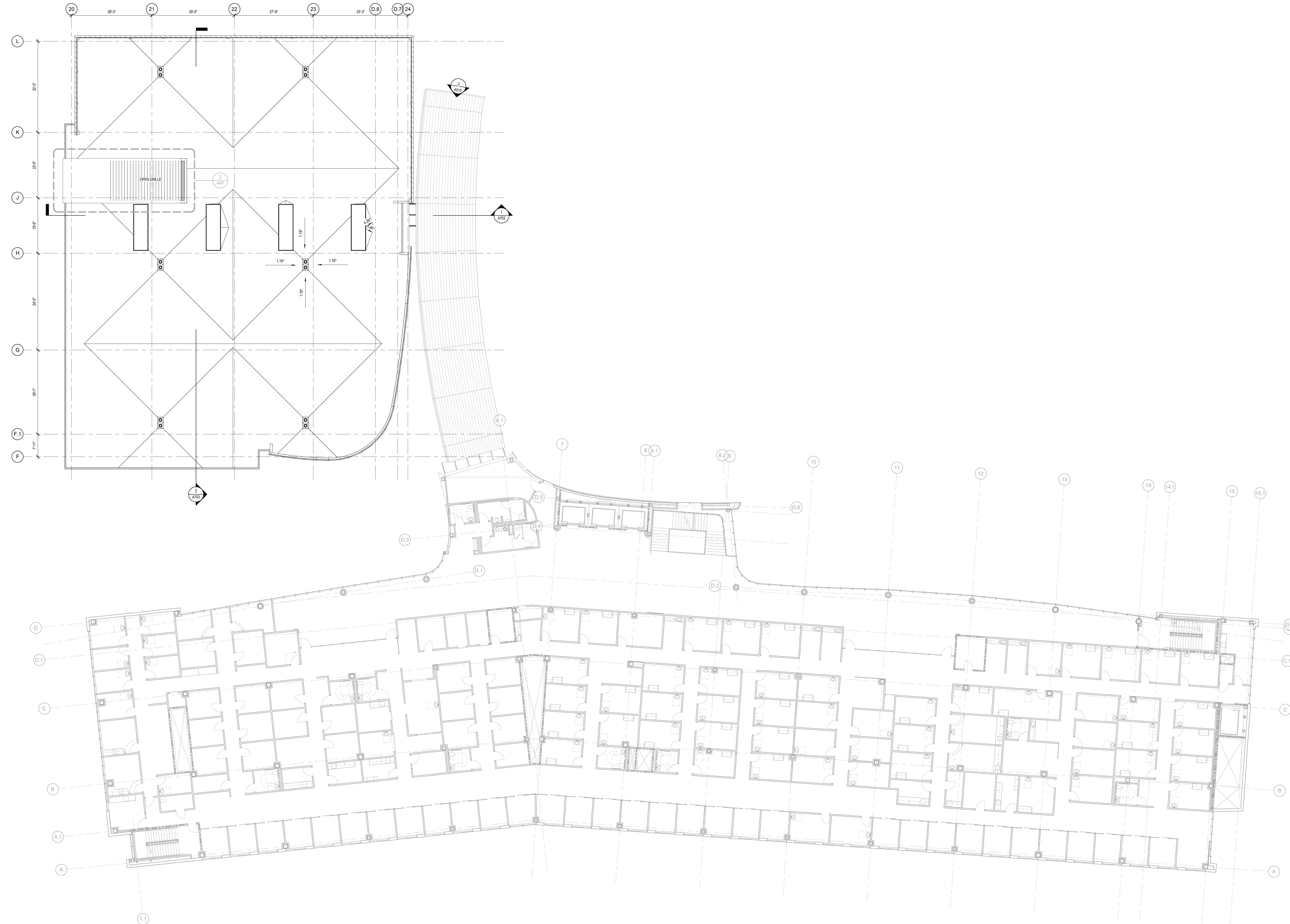
1 P2 PARKING PLAN (MPP)
3/32" = 1'-0"

NOT FOR CONSTRUCTION

MAJOR PROJECT PERMIT - STAGE 2



2016-11-04 11:13:52 AM



1 ROOF REF - PAVILION ROOF
3/32" = 1'-0"

MAJOR PROJECT PERMIT - STAGE 2
0' 4' 8' 16' 32'

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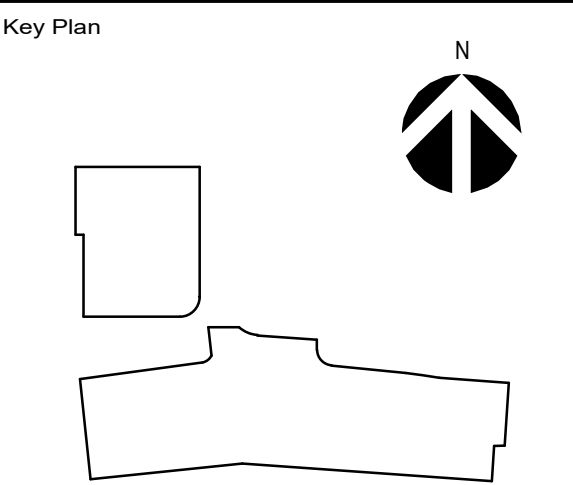
MAJOR PROJECT PERMIT - STAGE 2


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No.	Revision Description	YYYY-MM-DD
1	100% DESIGN DEVELOPMENT	10-07-2016
2	MAJOR PROJECT PERMIT - STAGE 2	2016-11-07

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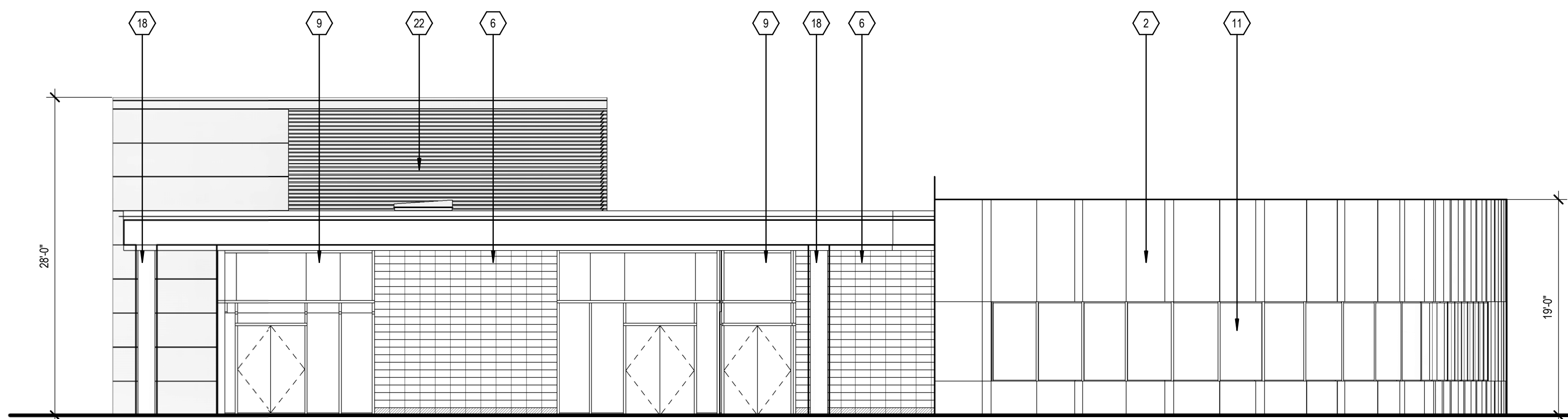
Sheet Title
COMPOSITE PLAN -
PAVILION ROOF

Scale:
As Shown = 1/16" = 1'-0"
HOK Project No. 1504030.00
Sheet Number
Date:
10/07/2016
A113

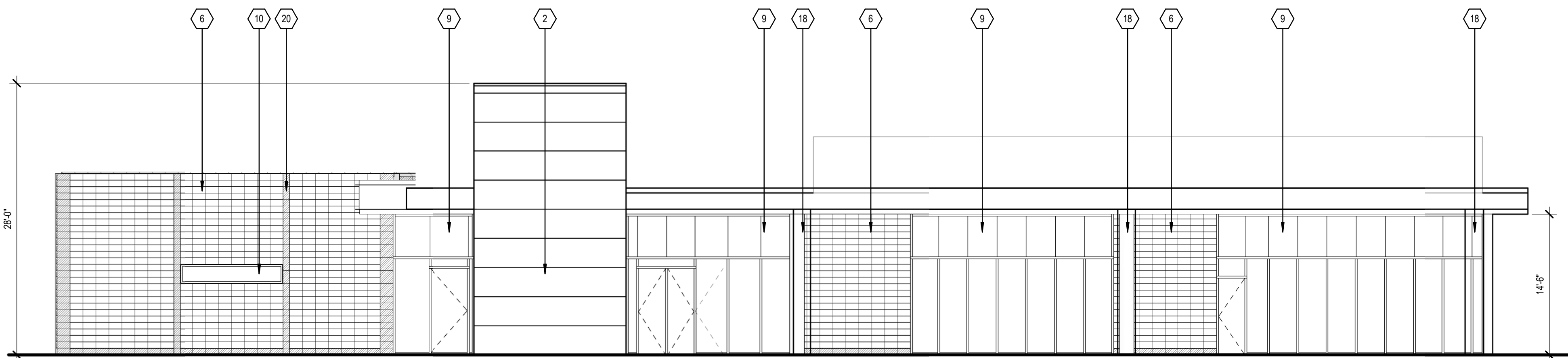
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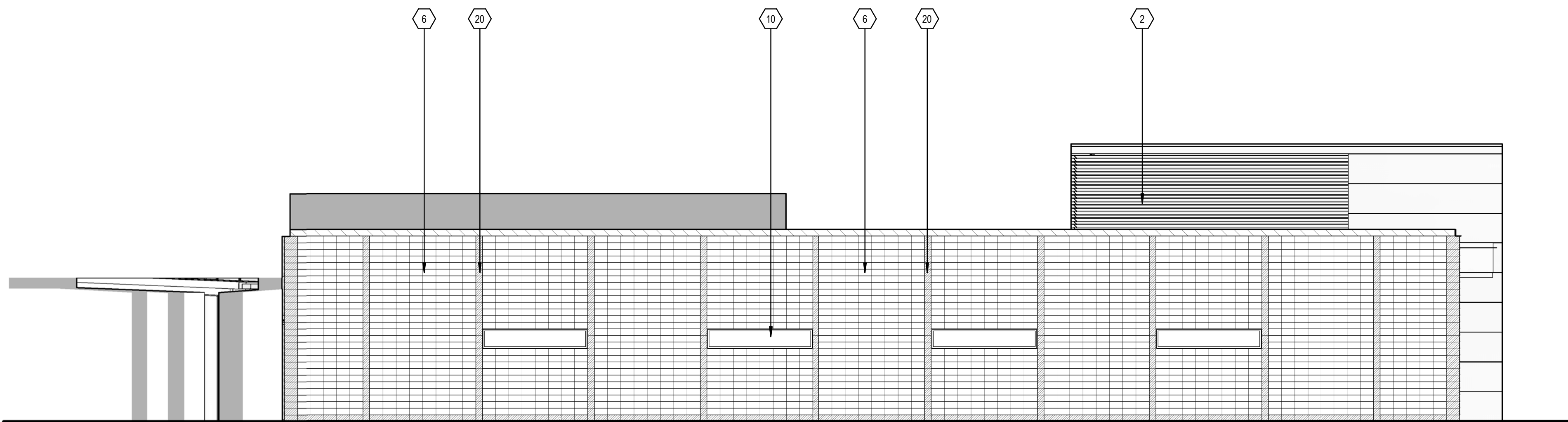
11/11/2016 4:26:18 PM



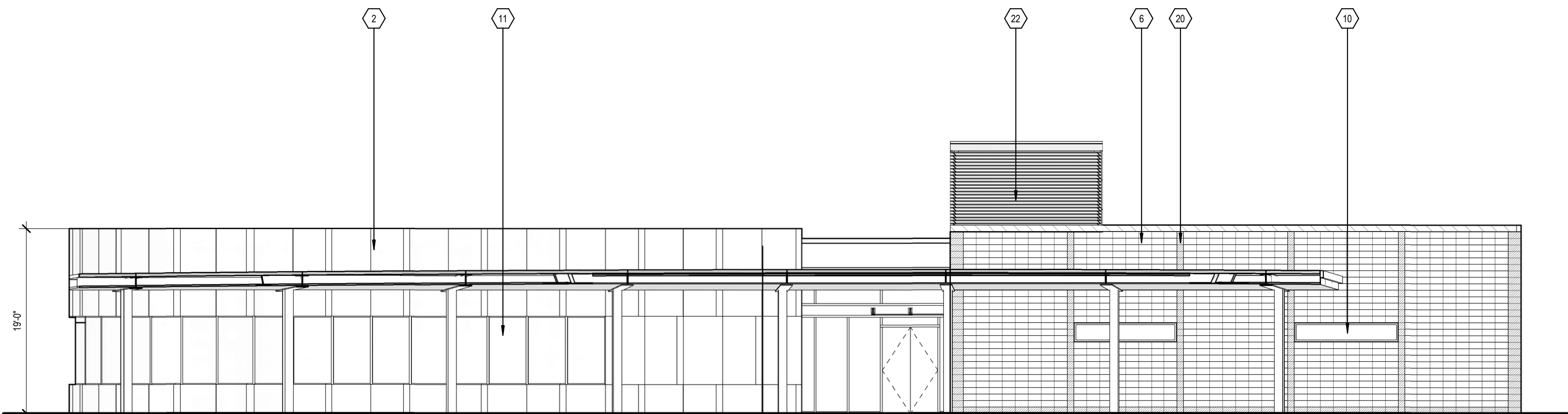
3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"



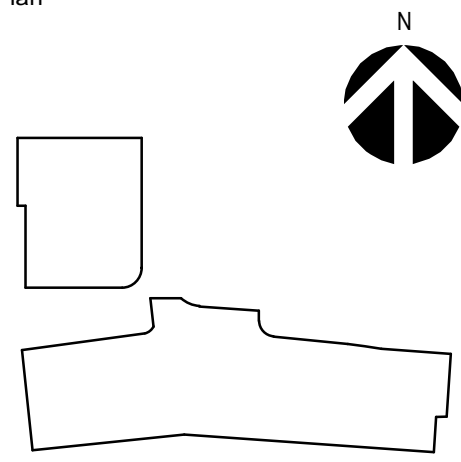
2 EAST ELEVATION
1/8" = 1'-0"

KEY NOTES	
1	MECHANICAL SCREEN
2	INSULATED METAL PANEL
3	METAL PANEL
4	C-CAPP FACADE SYSTEM
5	METAL PANEL SIDE LITE IN WINDOW
6	SHIP LAP CMU
7	VISION GLAZING
8	DYNAMIC GLASS
9	STOREFRONT SYSTEM
10	CLERESTORY
11	PUNCHED WINDOW
12	AUTOMATIC SLIDING ENTRY DOOR
13	C-CAPP PARAPET
14	CONTINUOUS ALUMINUM FASCIA
15	CURTAIN WALL PARAPET
16	SPANDREL PANEL - SHADOW BOX
17	SPANDREL PANEL - BACK PAINTED GLASS
18	METAL COLUMN COVER
19	CERAMIC FRIT APPLIED TO GLAZING
20	STRAIGHT FACE CMU
21	METAL PANEL PARAPET
22	METAL LOUVERS
23	CMU PARAPET
24	PREFORMED METAL WALL PANEL
25	ALUMINUM CHANNEL AT INSULATED METAL PANEL
26	INSULATED METAL OR C-CAPP PANEL

No.	Revision Description	YYYY-MM-DD
1	MAJOR PROJECT PERMIT - STAGE 2	2016-11-07

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Sheet Title
PAVILION ELEVATIONS

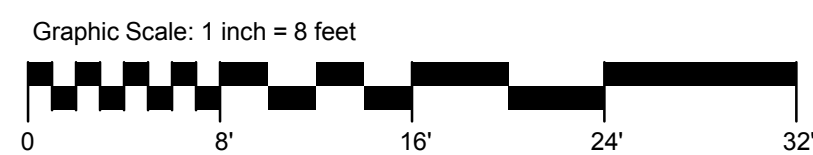
Scale:
As Indicated

Kaiser Project No. 859-964
HOK Project No. 1504030.00

Sheet Number

Date:
08/24/16

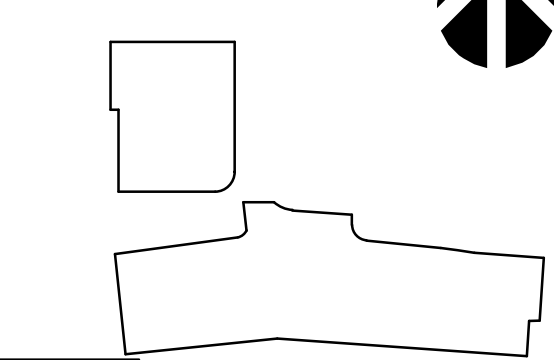
A503.



No.	Revision Description	YYYY-MM-DD
1	MAJOR PROJECT PERMIT - STAGE 2 - 2016-11-07	

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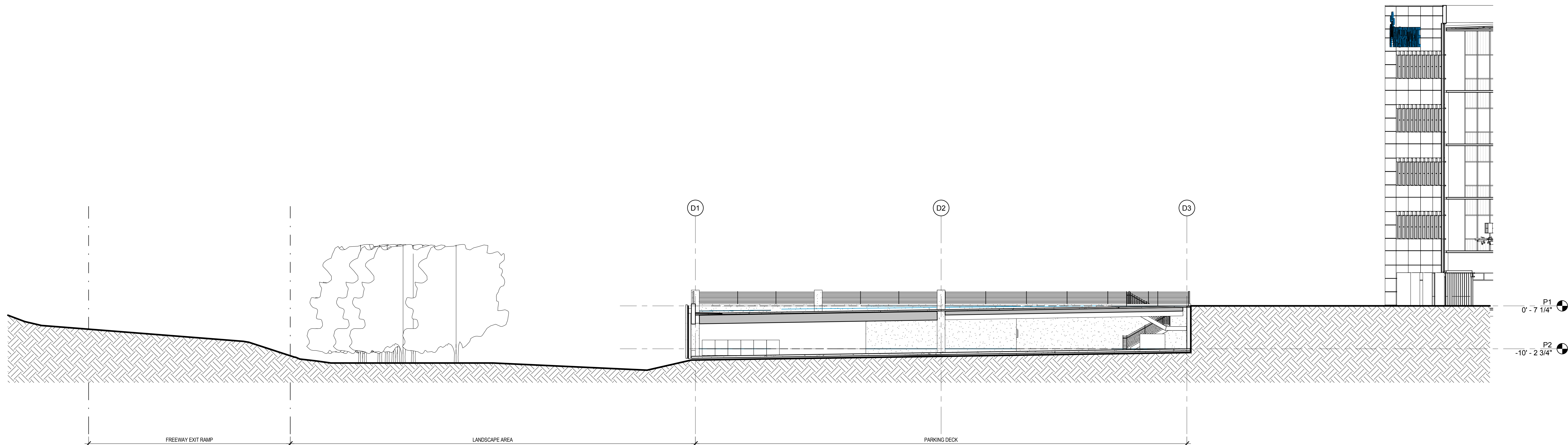
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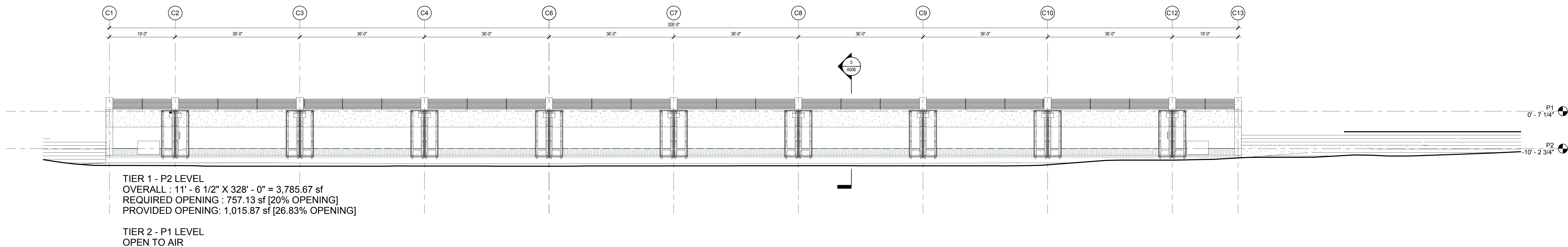
Sheet Title
**PARKING ELEVATIONS AND
SITE SECTION**

Scale: 3/32" = 1'-0"	Kaiser Project No. 859-964 HOK Project No. 1504030.00
Date: 11/07/2016	Sheet Number A506

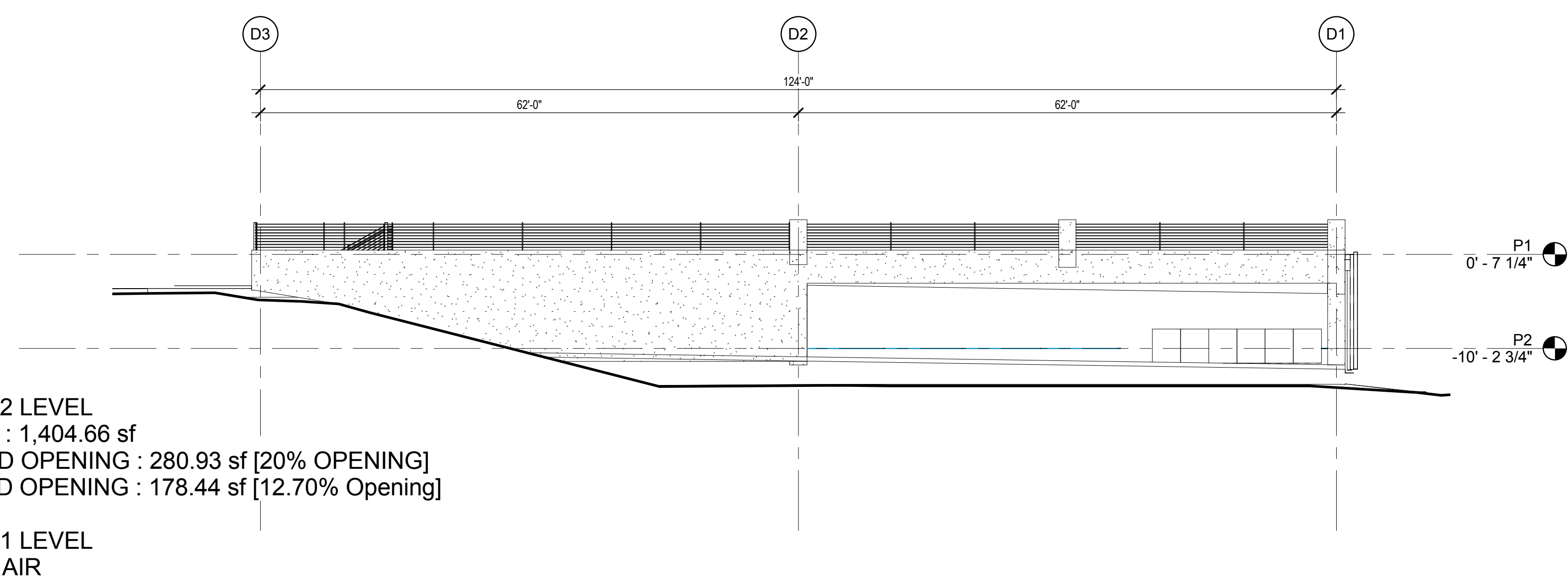
Original drawing is A8 x 36. Do not scale contents of this drawing.



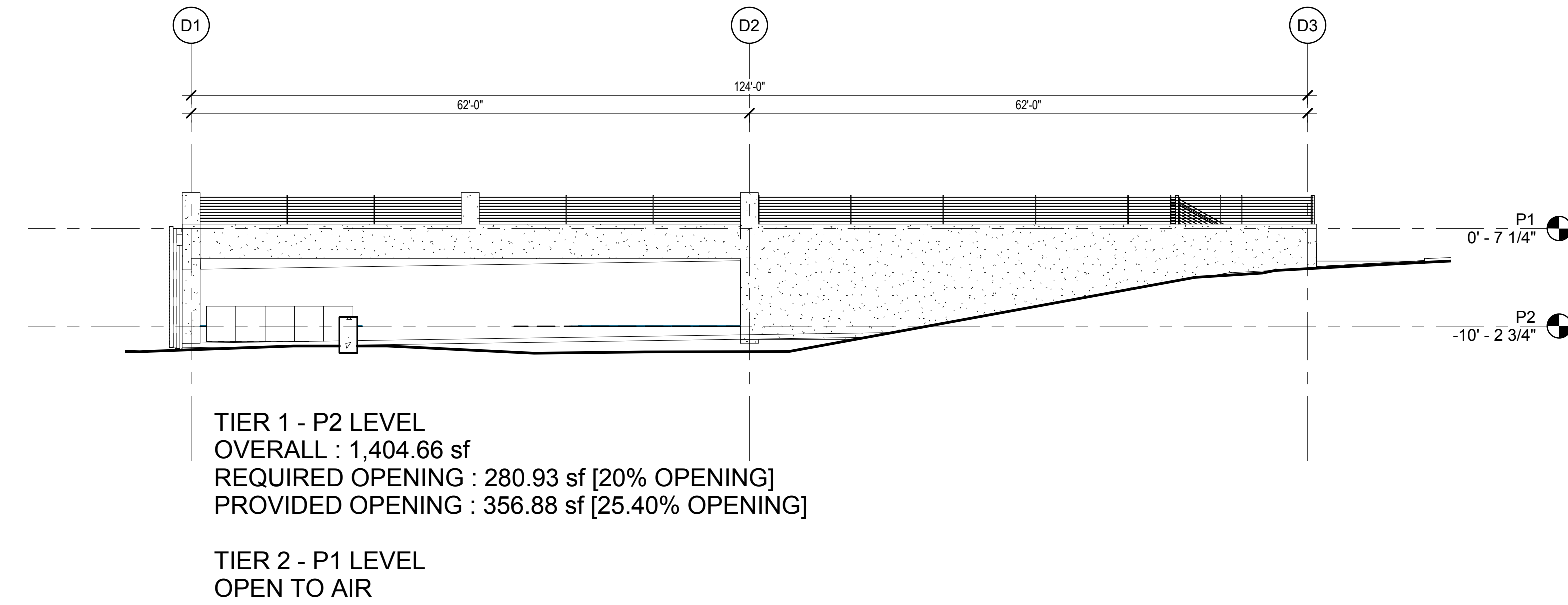
5 SITE SECTION @ PARKING DECK (MPP)
3/32" = 1'-0"



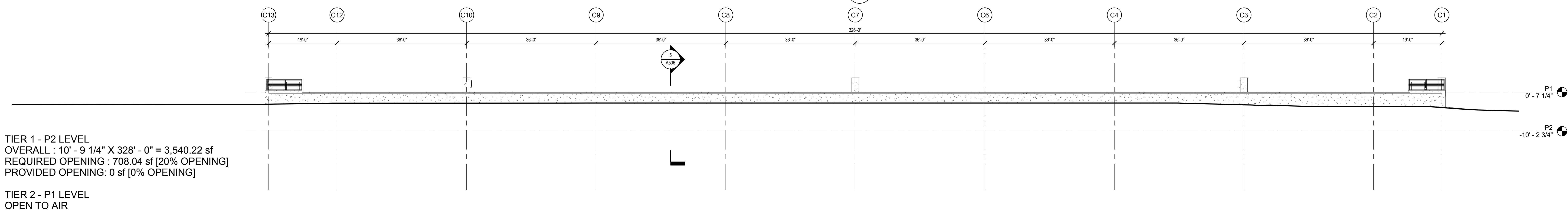
1 PARKING ELEVATION - SOUTH (MPP)
3/32" = 1'-0"



2 PARKING ELEVATION - WEST (MPP)
3/32" = 1'-0"



3 PARKING ELEVATION - EAST (MPP)
3/32" = 1'-0"



4 PARKING ELEVATION - NORTH (MPP)
3/32" = 1'-0"



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MAJOR PROJECT PERMIT - STAGE 2

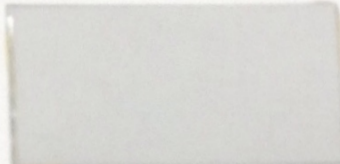
Exhibit P Materials Board



THIN SHELL PRECAST CONCRETE
MEDIUM SAND BLAST



THIN SHELL PRECAST CONCRETE
LIGHT SAND BLAST



INSULATED METAL PANEL
WEATHERED ZINC



INSULATED METAL PANEL
WEATHERED ZINC



MULLIONS, COLUMN COVERS
EXTERIOR COATING DURANAR
SUNSTORM PEWTER



INSULATED METAL PANEL
PEWTER



VISION GLASS SOLARGRAN 90



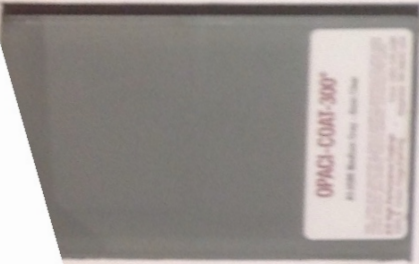
ELECTROCHROMIC GLASS
VIEW GLASS



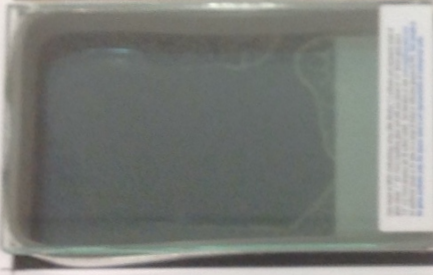
BACK PAINTED SPANDREL
VISION GLASS WHITE



ENTRY CANOPY SOLID W
WESTERN RED CEDAR



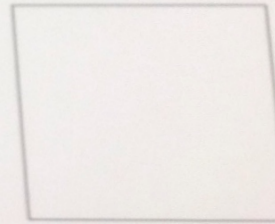
PAINTED SPANDREL ELECTRO-
CHROMIC GLASS MEDIUM GRAY



VISION GLASS SOLARGRAN 70



SHIPLAP AND STRAIGHT FACE
CMU GROUND FACE

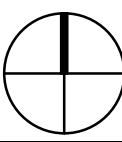


SHIPLAP AND STRAIGHT FACE
CMU GROUND FACE

No.	Revision Description	YYYY-MM-DD
1	Major Project Permit - Stage 2	11-07-2016
2	Major Project Permit - Stage 2	03-17-2017
3	Major Project Permit - Stage 2	03-20-2017

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Sheet Title:
SITE PLAN - PHASE 1

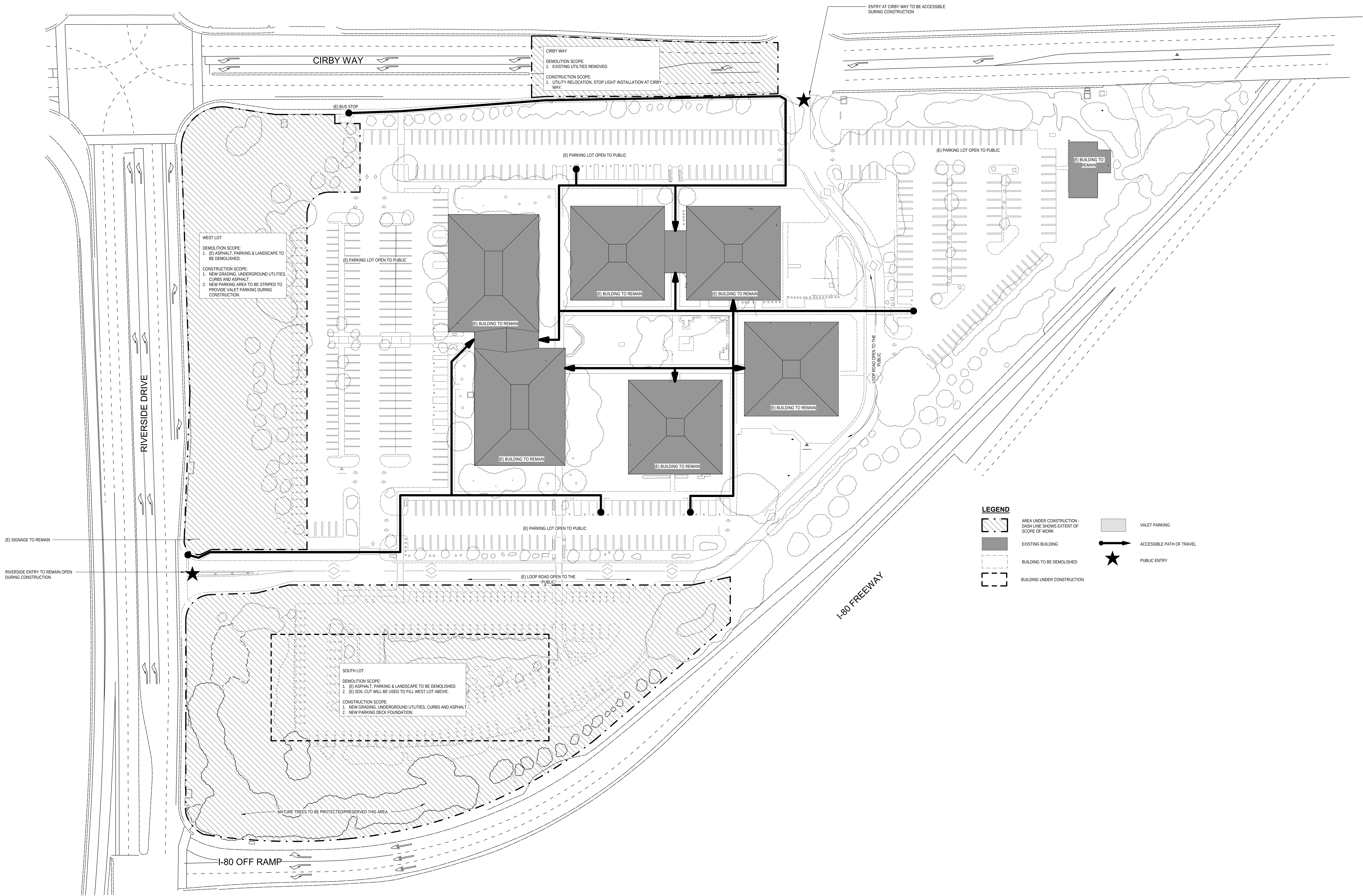
Scale:
1" = 40'-0"

Sheet Number

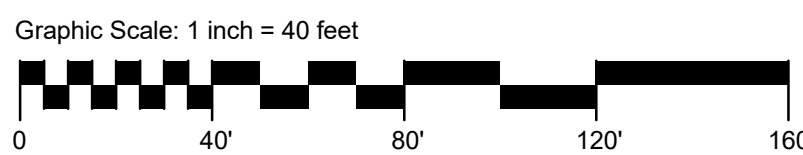
Date:
03/20/2017

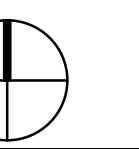
A001

Original drawing is 48 x 36. Do not scale contents of this drawing.



1 SITE PLAN - PHASE 1
1" = 40'-0"





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 CALIFORNIA 95678

PROJECT TITLE

TE PLAN - PHASE 2

e:	Kaiser Project No. 859-964
----	----------------------------

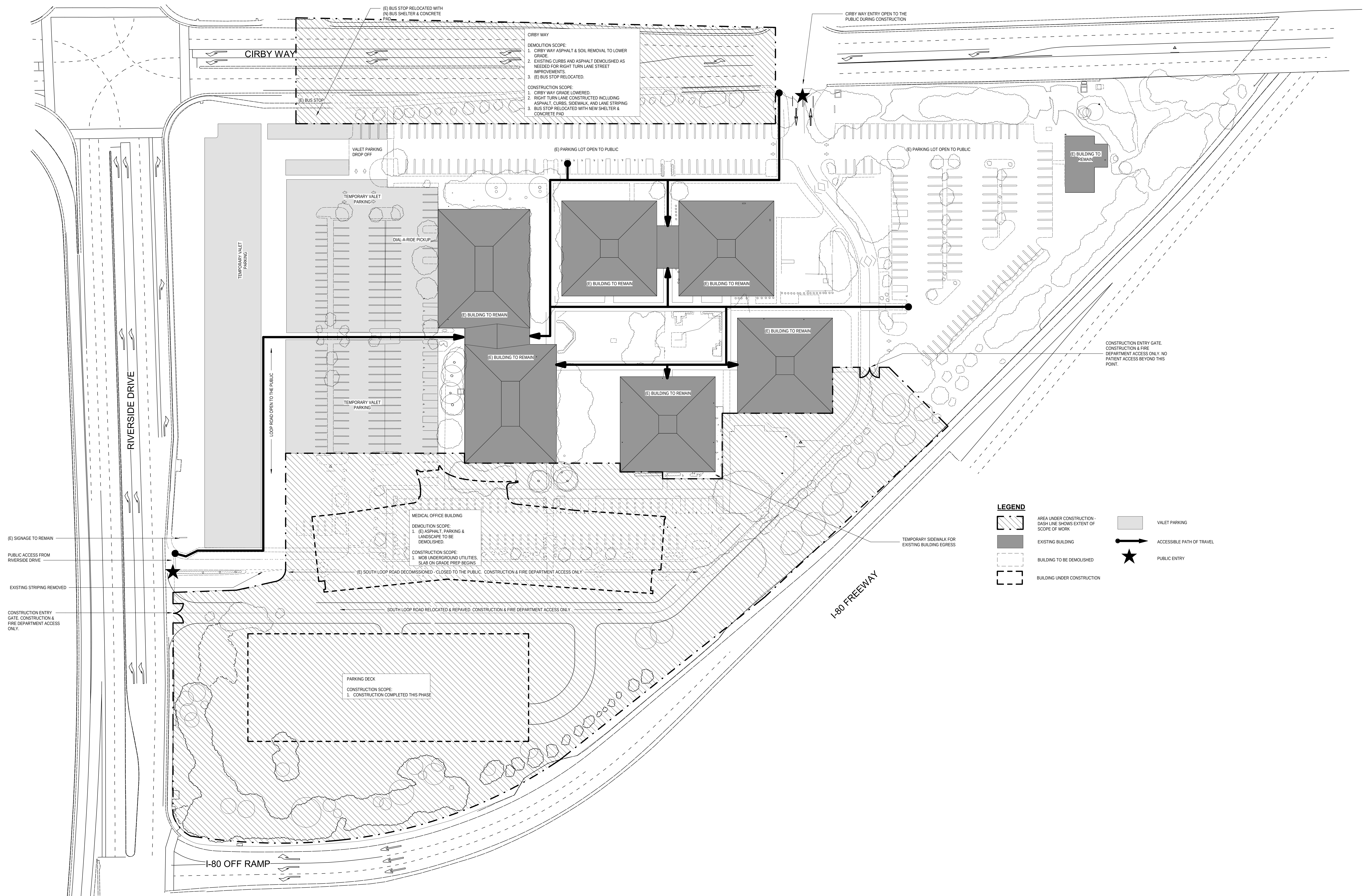
HOK Project No. 1504030.00

Sheet Number

A002

07/2016 R002

al drawing is 48 x 36. Do not scale contents of this drawing.



1 SITE PLAN - PHASE 2
1" = 40'-0"

Graphic Scale: 1 inch = 40 feet

Project No.:	Kaiser Project No. 859-964
--------------	----------------------------

HOK Project No. 1504030.00

Sheet Number

A002

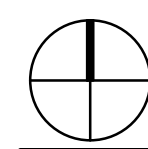
07/2016 R002

al drawing is 48 x 36. Do not scale contents of this drawing.

No.	Revision Description	YYYY-MM-DD
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Sheet Title
SITE PLAN - PHASE 3

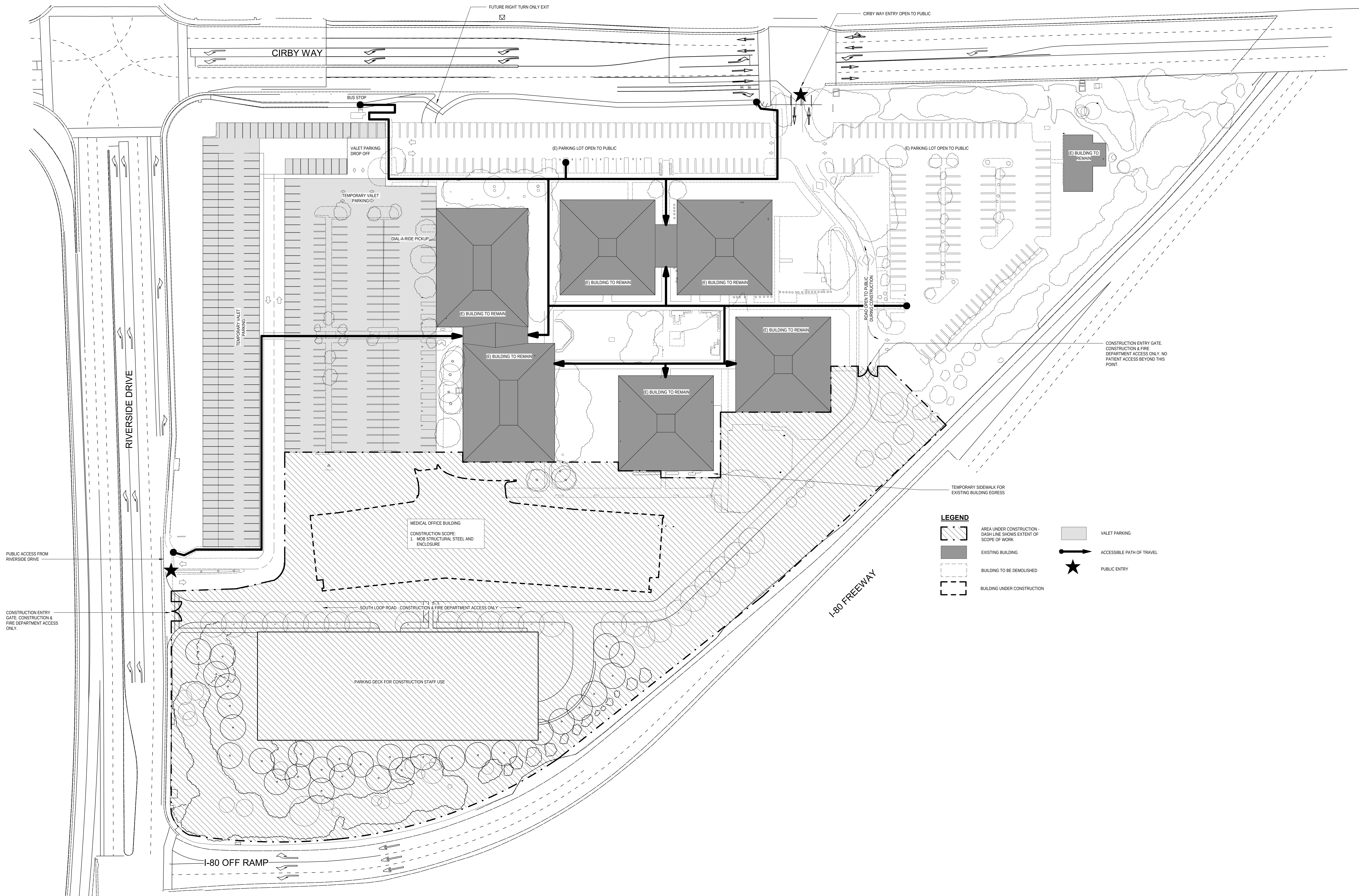
Kaiser Project No. 1509-964
HOK Project No. 1504030-00

Sheet Number

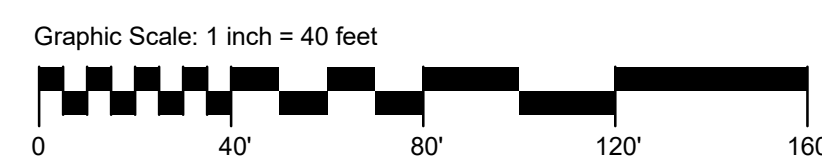
Date
11/07/2016

A003

Original drawing is 49 x 36. Do not scale contents of this drawing.



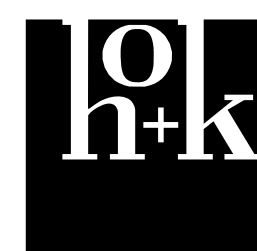
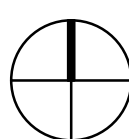
1 SITE PLAN - PHASE 3
1" = 40'-0"



No.	Revision Description	YYYY-MM-DD
-----	----------------------	------------

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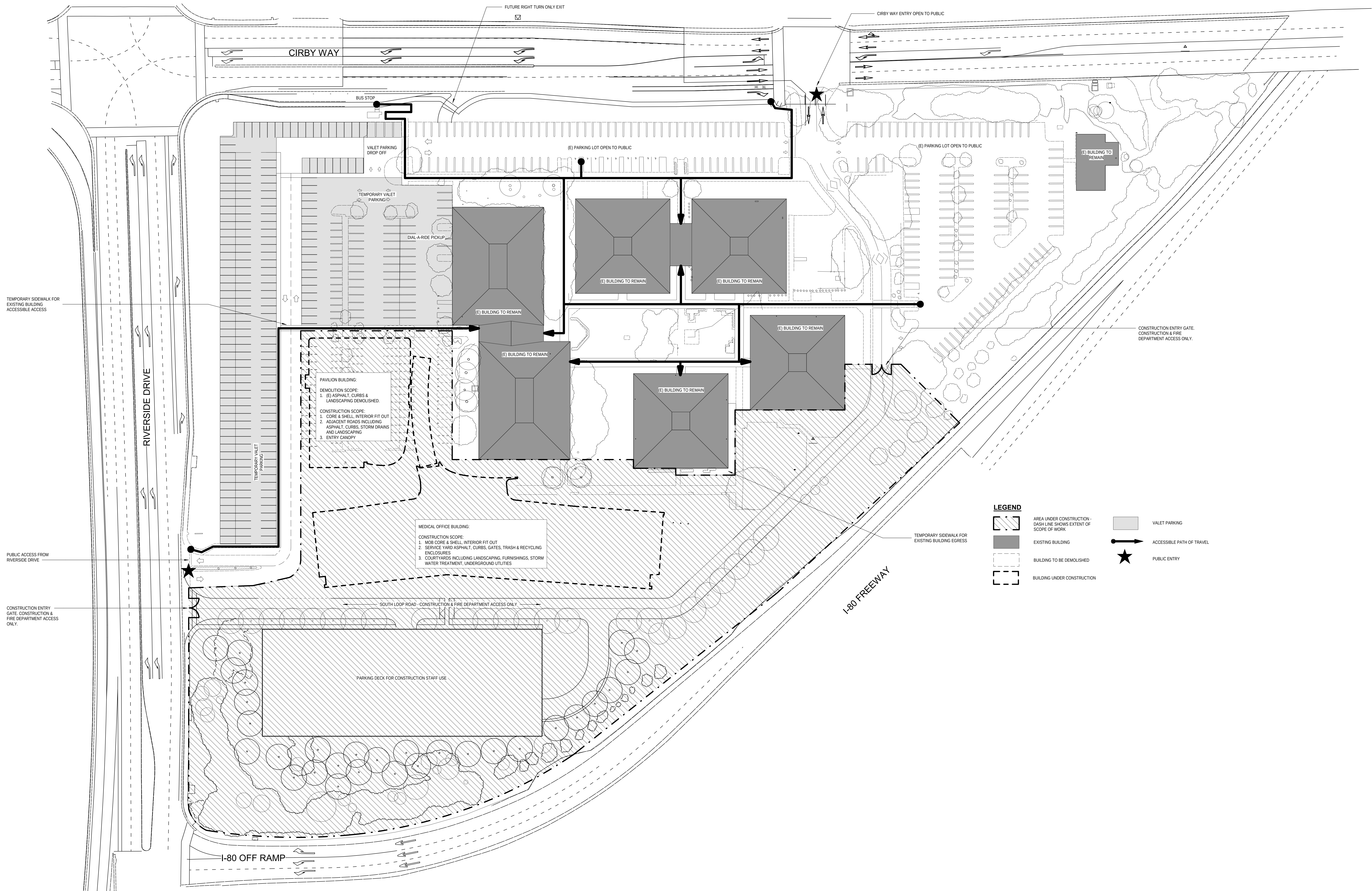
Sheet Title
SITE PLAN - PHASE 4

Kaiser Project No. 1509-964
HOK Project No. 1504030-00

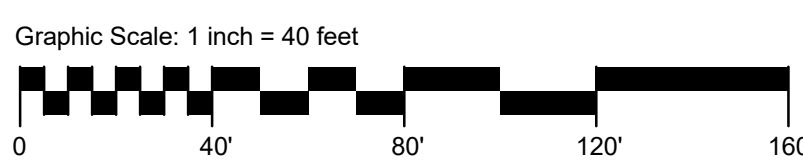
Sheet Number
A004

Date:
11/07/2016

Original drawing is 49 x 36. Do not scale contents of this drawing.



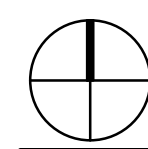
1 SITE PLAN - PHASE 4
1" = 40'-0"



No.	Revision Description	YYYY-MM-DD
-----	----------------------	------------

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Sheet Title:
SITE PLAN - PHASE 5

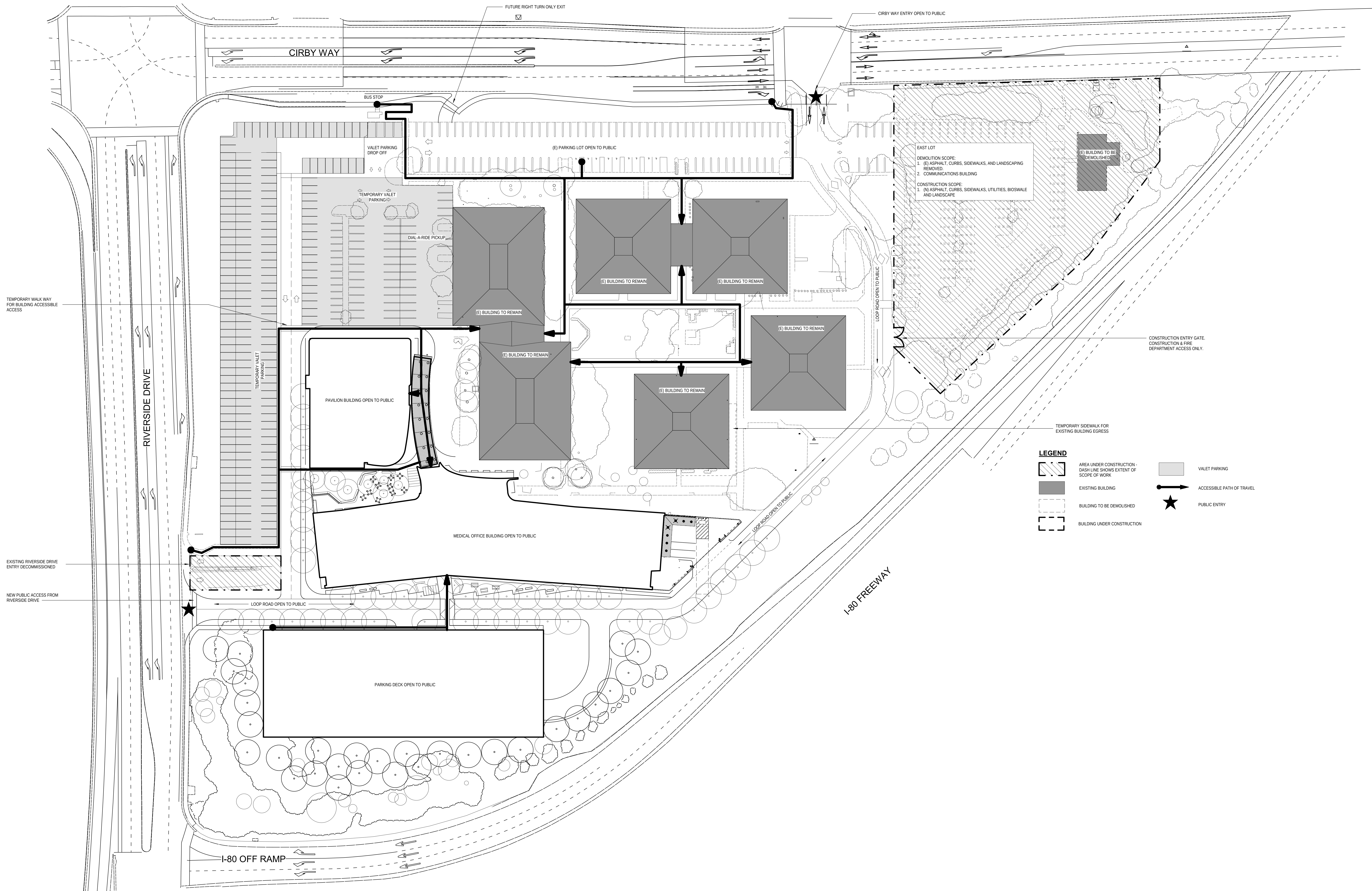
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1" = 40'-0"

Kaiser Project No. 8509-964
HOK Project No. 1504030-00

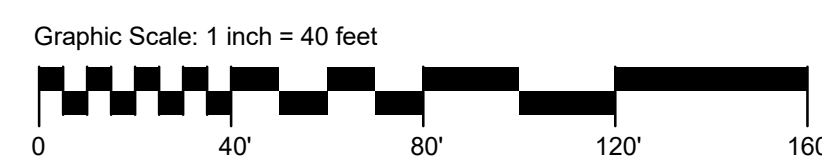
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Date:
11/07/2016

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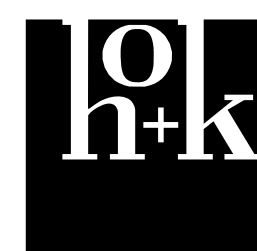
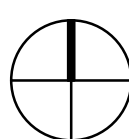
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1" = 40'-0"



No.	Revision Description	YYYY-MM-DD
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Agency Approval

Key Plan



Hellmuth, Obata + Kassabaum, Inc.

One Bush St. Suite 200
San Francisco, CA 94104 USA
t +1 415 243 0555 f +1 415 882 7763

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Professional Seals

Facility
**KAISER PERMANENTE
ROSEVILLE MEDICAL
CENTER
ROSEVILLE, CALIFORNIA**

Project
**RIVERSIDE CIRBY MOB
1001 RIVERSIDE AVENUE
ROSEVILLE,
CALIFORNIA 95678**

Sheet Title
SITE PLAN - PHASE 6

Scale:
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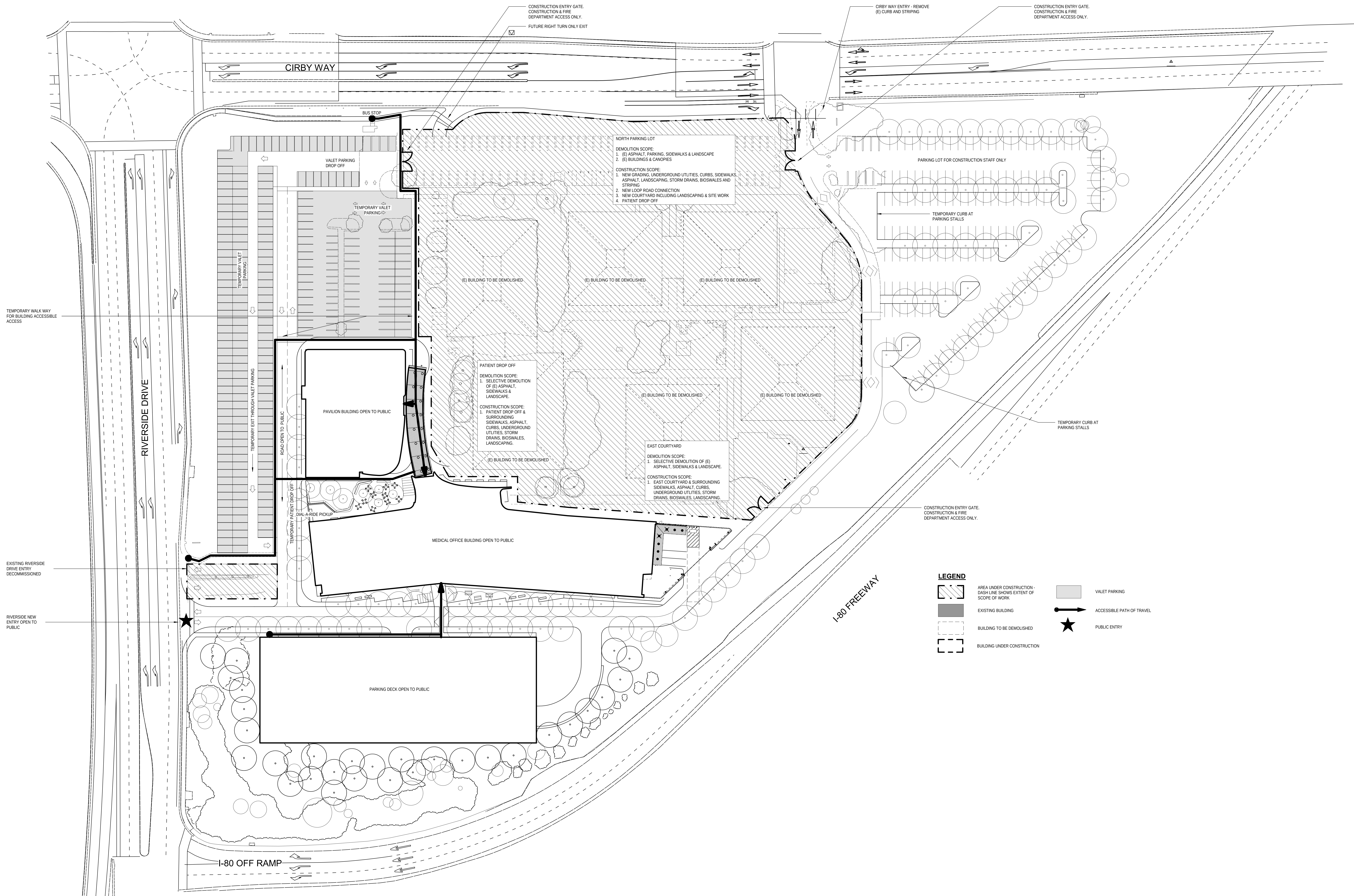
HOK Project No. 1504030.00

Sheet Number

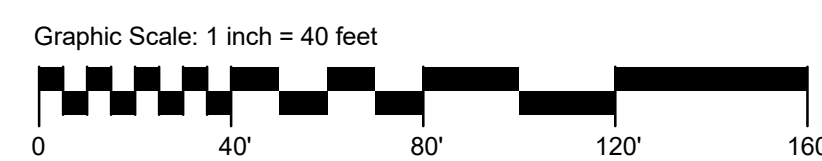
Date:
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A006



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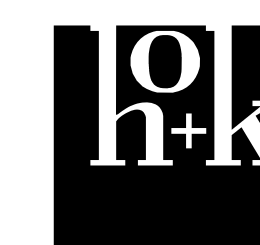
KAISER PERMANENTE
KAISER FOUNDATION
HEALTH PLAN INC

NATIONAL FACILITIES SERVICES
POST OFFICE BOX 12916
OAKLAND, CA 94604

No.	Revision	Description	YYYY-MM-DD
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Agency Approval

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KAISER PERMANENTE
ROSEVILLE MEDICAL
CENTER
ROSEVILLE, CALIFORNIA

Project
RIVERSIDE CIRBY MOB
1001 RIVERSIDE AVENUE
ROSEVILLE,
CALIFORNIA 95678

Sheet Title
SITE PLAN - PHASE 7

Scale:
1" = 40'-0"

Date:
11/07/2016

User Project No. 859-964

HOK Project No. 1504030-0

Sheet Number

A007

Original document is 10-55. Do not open contents of this document.



LEGEND

	AREA UNDER CONSTRUCTION - DASH LINE SHOWS EXTENT OF SCOPE OF WORK
	EXISTING BUILDING
	BUILDING TO BE DEMOLISHED
	BUILDING UNDER CONSTRUCTION

EAST PARKING LOT COMPLETION

DEMOLITION SCOPE:
1. REMAINING (E) LOOP ROAD ASPHALT,
CURBS, LANDSCAPING DEMOLISHED.

CONSTRUCTION SCOPE:
1. COMPLETE EAST PARKING LOT INCLUDING
ASPHALT, CURBS, STORM DRAINS,
STRIPING, AND LANDSCAPING.

1 SITE PLAN - PHASE 7

1° = 4000

Graphic Scale: 1 inch = 40 feet

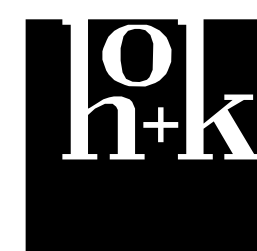
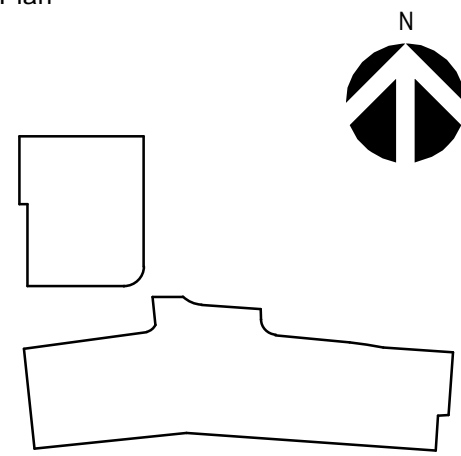


2017-03-29 10:00:13 AM

No.	Revision Description	YYYY-MM-DD
1	Major Project Permit Stage 2 Response	2017-03-20

Agency Approval

Key Plan



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Facility

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ROSEVILLE, CALIFORNIA

Project

RIVERSIDE CIRBY MOB
1001 RIVERSIDE AVENUE
ROSEVILLE,
CALIFORNIA 95678

Sheet Title

SITE PLAN - PHASE 2 -
PLANTING

Scale:

1" = 30'-0"

Date:

03/20/17

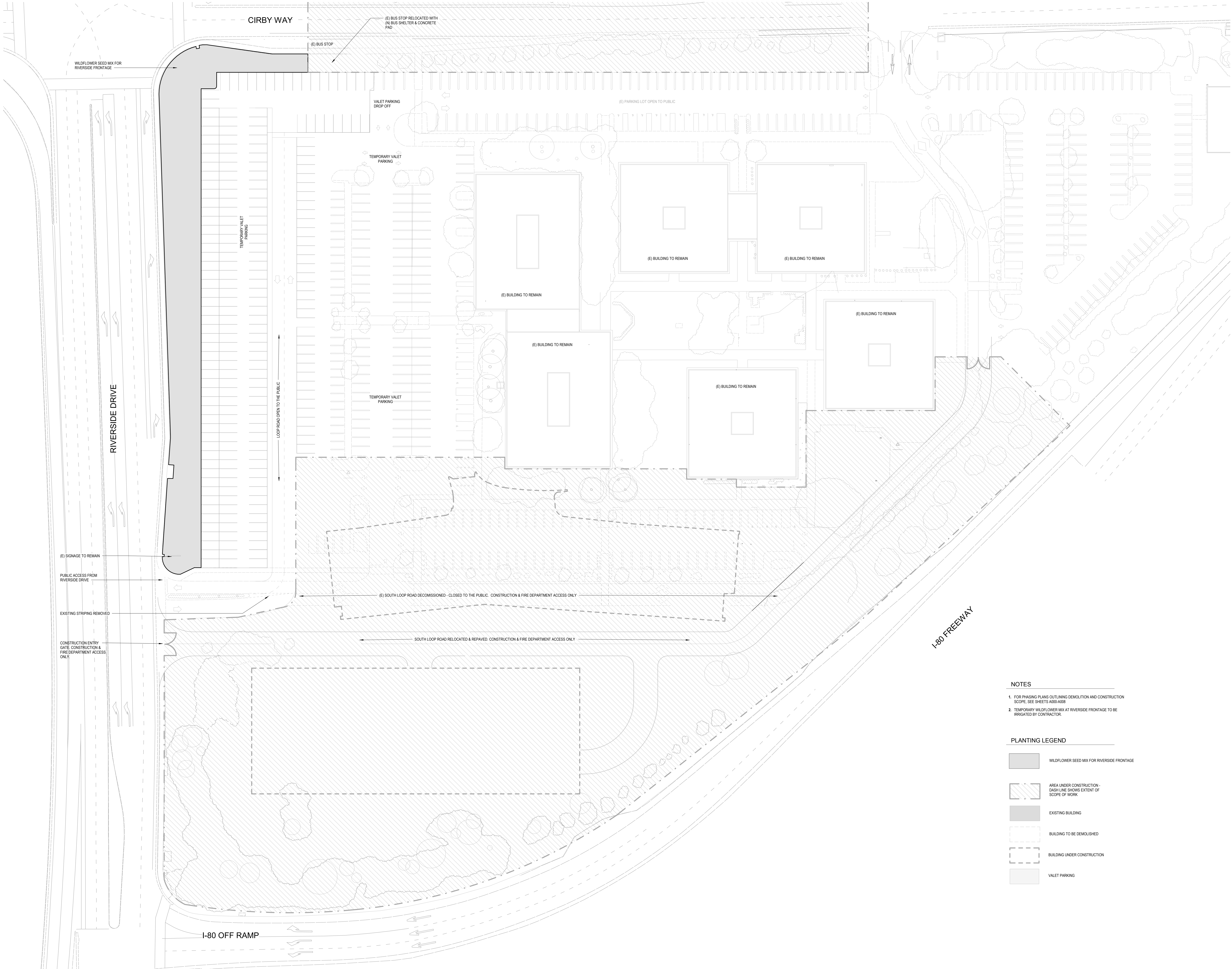
Kaiser Project No. 1509-964

HOK Project No. 1504030.00

Sheet Number

L613

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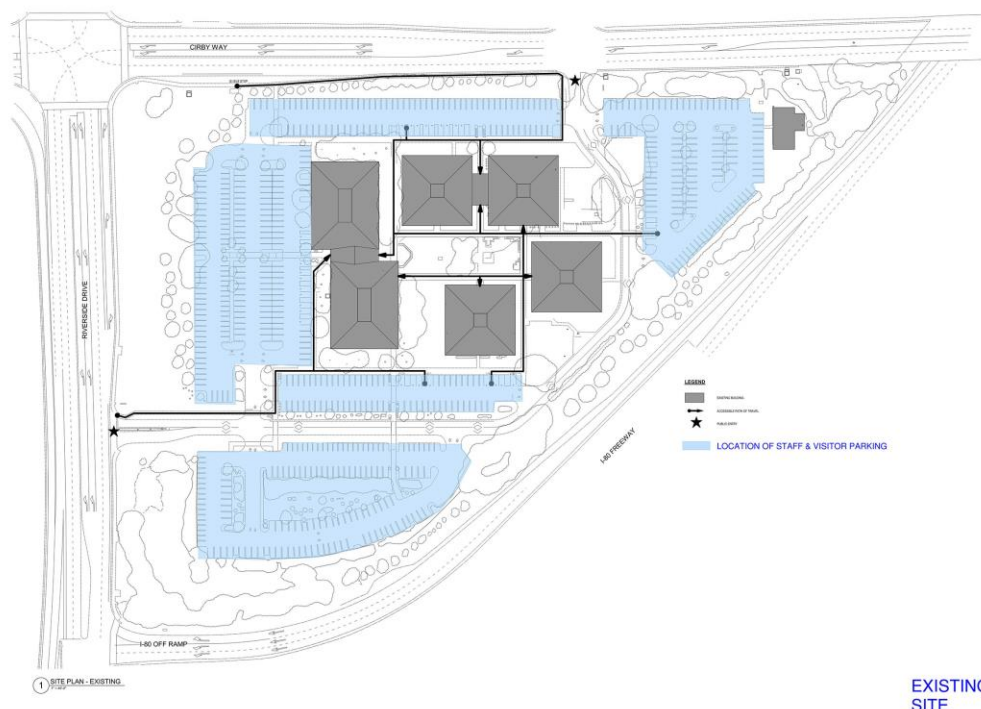
Kaiser Riverside Cirby Medical Office Building Construction Parking Plan

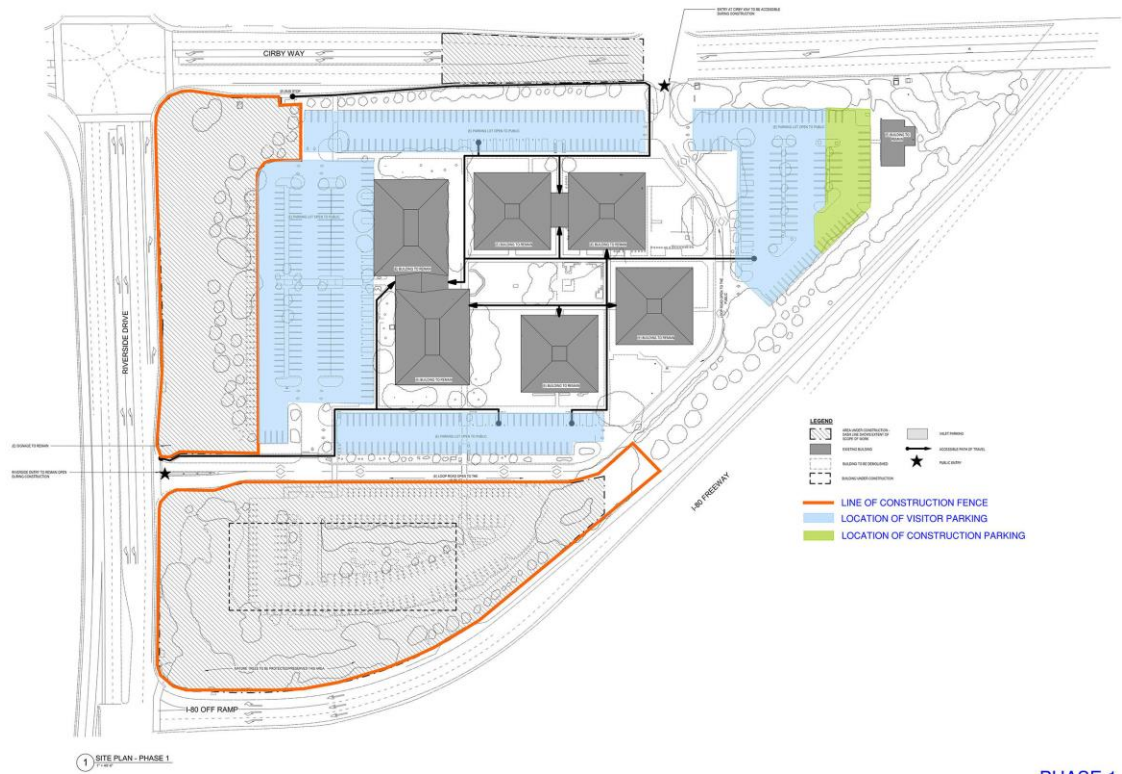
The current site consists of 613 parking spaces shared by both staff and visitors. There are currently 224 full-time employees serving the existing medical office buildings. The available parking on site and number of total spaces will fluctuate with each phase of the project. For the duration of construction, Kaiser will remediate the parking shortfall by providing valet parking for patients and visitors. All 224 staff will no longer park on site and will be shuttled to work from off-site parking locations. Kaiser is currently negotiating with local businesses to lease parking spaces.

The chart below shows the estimated duration of each construction phase as well as the estimated on-site parking available for contractors and visitors. In a 2012 traffic study report by Fehr & Peers, the existing parking was 80% occupied during peak hours. Assuming the current parking demand has since increased, a parking lot that is 95% occupied would translate to a parking demand of 594 spaces (224 staff and 370 visitor). With staff parking off-site for the duration of construction, there will only be a visitor parking demand of 370 spaces. Available on-site visitor parking during all phases meets or exceeds the 95% demand capacity.

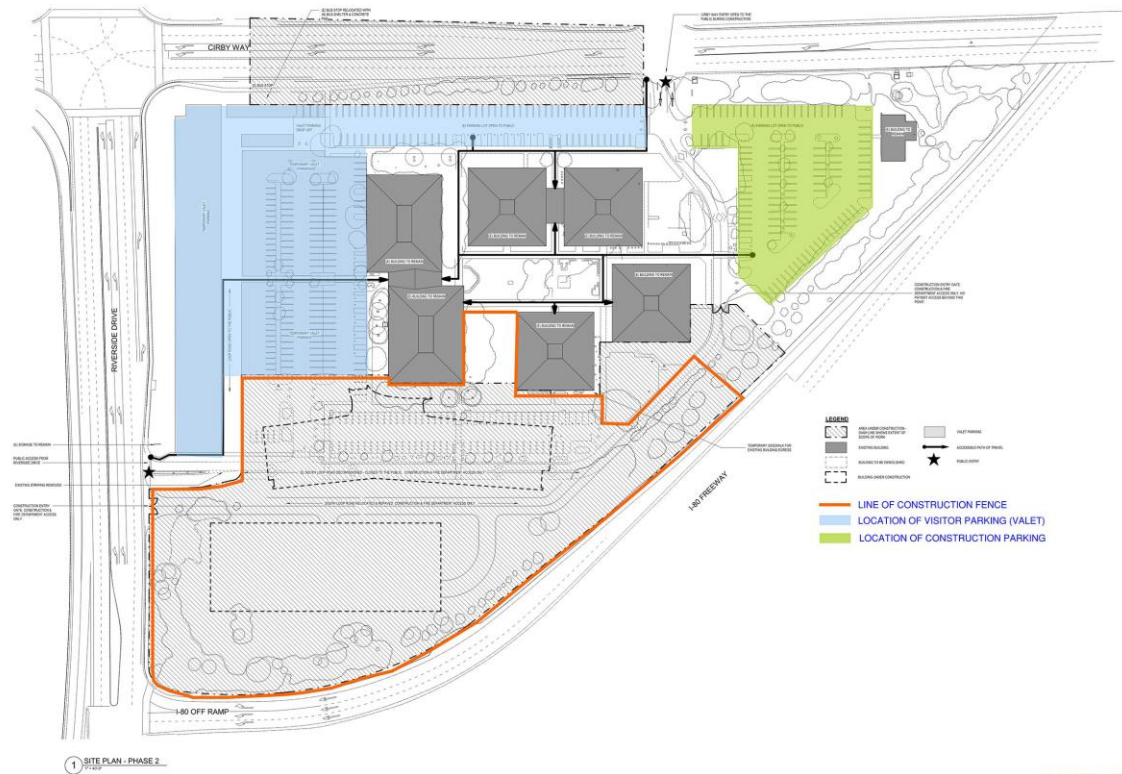
	Baseline	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7	Final Site
Duration		3 months	5 months	9 months	9 months	3 months	5 months	3 months	
Staff Spaces (On-Site)	224	0	0	0	0	0	0	0	426
Staff Spaces (Off-Site)	0	224	224	224	224	224	224	224	0
Visitor Spaces	389	417	378	370	370	465	616	763	632
Construction	0	55	125	255	255	88	25	25	0
Total Parking On-Site	613	472	503	625	625	553	641	788	632
Peak Total Parking Demand @ 95% capacity	594	On-site visitor parking available during all phases is more than peak demand capacity.							
Peak Visitor Parking Demand @ 95% capacity	370								

The following diagrams show the visitor and construction parking areas during each phase:

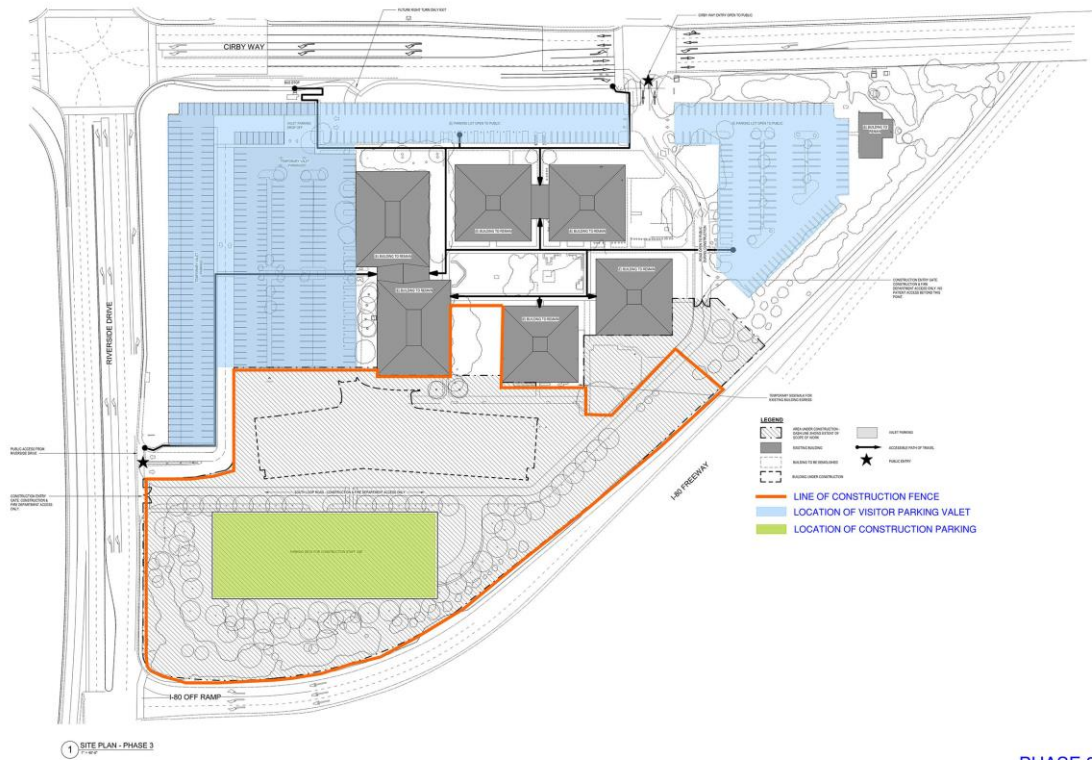




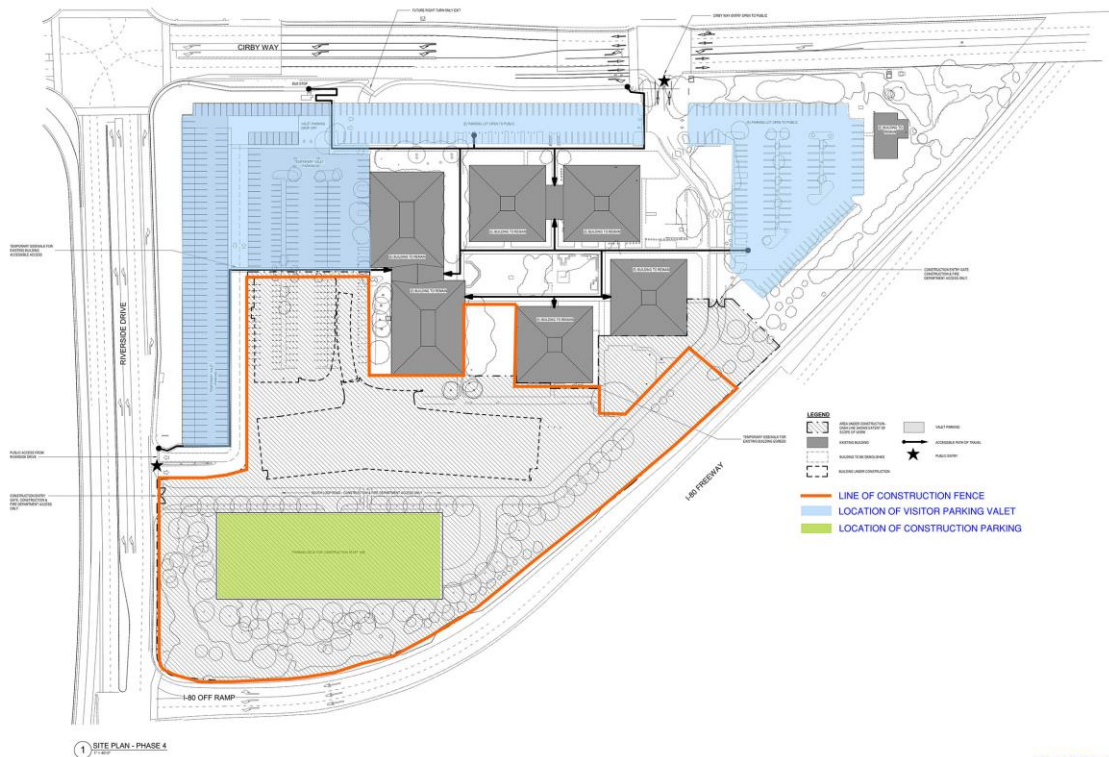
PHASE 1



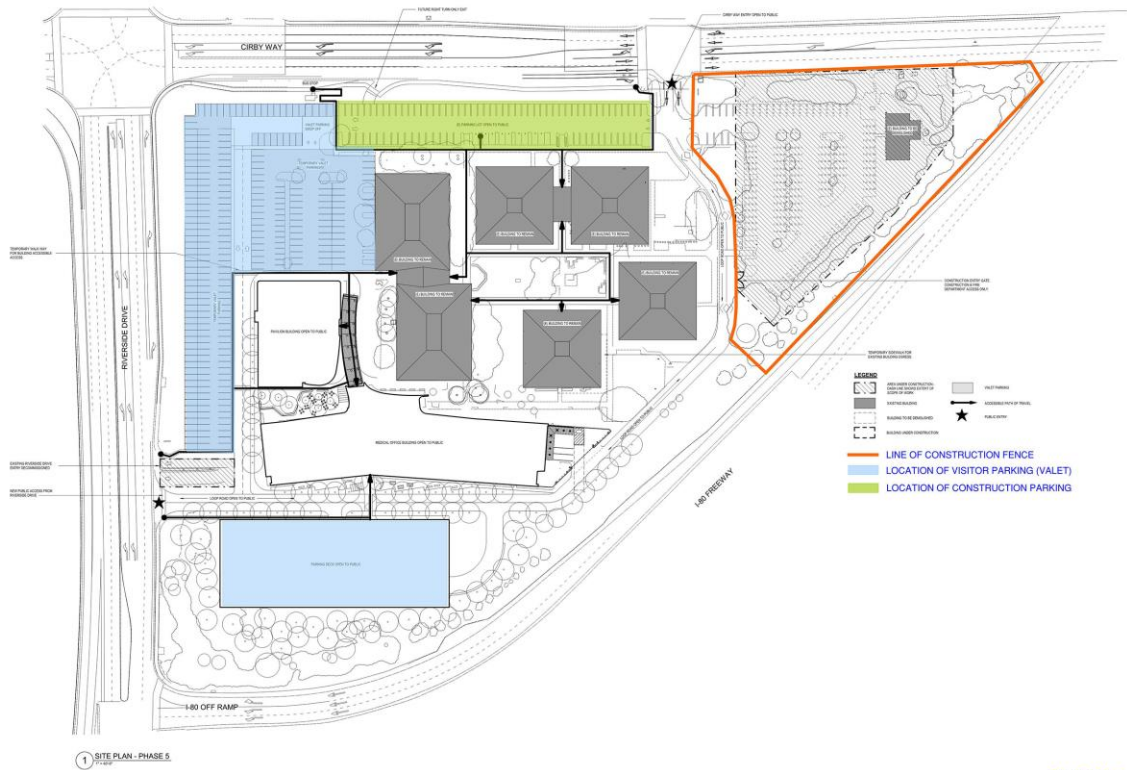
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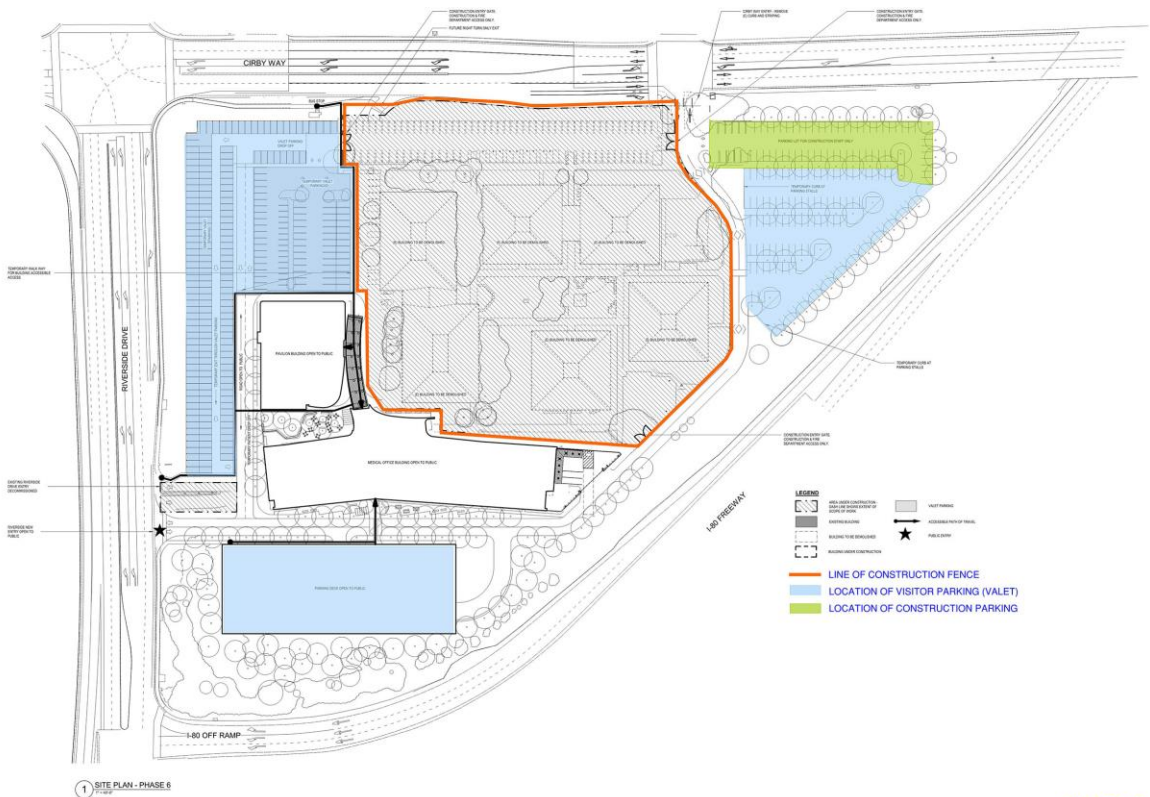
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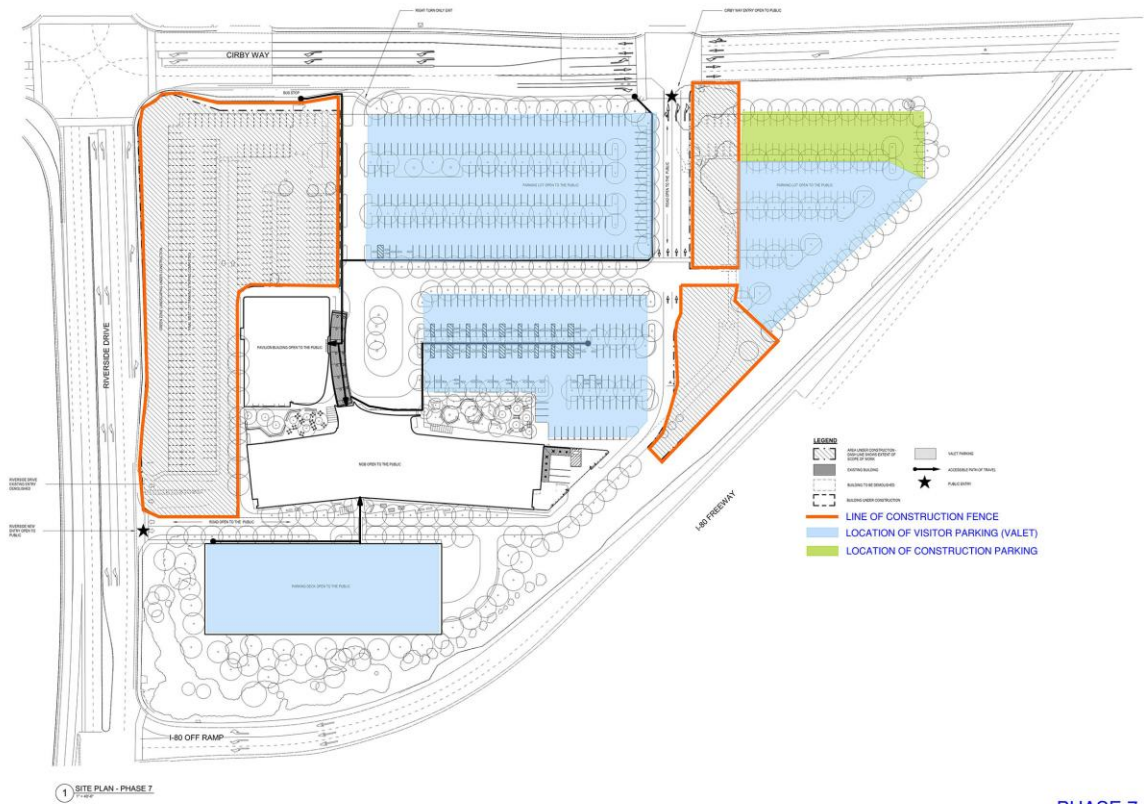
PHASE 4



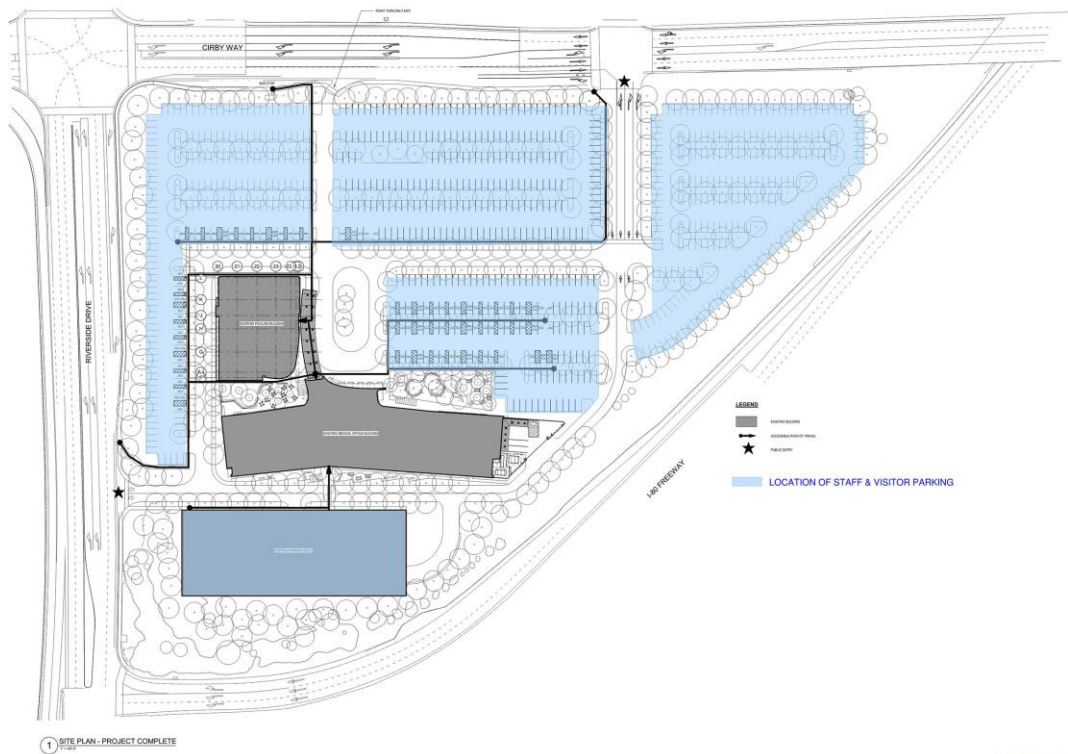
PHASE 5



PHASE 6



PHASE 7



FINAL SITE

RESOLUTION NO. 17-273

AMENDING THE GENERAL PLAN TO CHANGE THE TEXT OF THE CIRCULATION
ELEMENT TO REFLECT A NEW SIGNALIZED INTERSECTION IN
THE CITY OF ROSEVILLE RELATED TO THE
KAISER RIVERSIDE AND CIRBY MEDICAL OFFICE BUILDING PROJECT

WHEREAS, the Kaiser Foundation Health Plan (“Applicant”) has submitted a proposal to construct a 16,000 square-foot, one-story pavilion building; a 194,000 square-foot, five-story medical office building; a parking deck; and associated parking lot and landscaping that will replace the existing one and two-story Kaiser Permanente medical office building complex; and

WHEREAS, a new signalized intersection will be constructed at Cirby Way, Cirby Hills Drive, and the Kaiser campus driveway; and

WHEREAS, a Traffic Impact Study was prepared for the project, which determined the intersection would operate at Level of Service E in the am peak hour, while the City’s standard is Level of Service C; and

WHEREAS, the General Plan Circulation Element specifies that the City Council may, following a public hearing, make findings to allow exceptions to this standard; and

WHEREAS, the General Plan Circulation Element contains a list of intersections the City Council has approved for an exception, which must be revised to include the Project intersection; and

WHEREAS, the Planning Commission held public hearings on the proposed General Plan text amendments on April 27, 2017; and

WHEREAS, on June 21, 2017, the City Council held a public hearing at which time the proposed amendments were considered; and

WHEREAS, on June 21, 2017, the City Council certified that the Final Environmental Impact Report for the Kaiser Riverside and Cirby Medical Office Building Project (State Clearinghouse No. 2016062020), consisting of the consisting of the Draft EIR, Final EIR, and Mitigation Monitoring and Reporting Program and all documents incorporated therein (“Final EIR”), was completed in compliance with the California Environmental Quality Act, Public Resources Code Section 21000 *et seq.*; adopted and incorporated into the Kaiser Riverside and Cirby Medical Office Building Project (“Project”) all of the mitigation measures within the responsibility and jurisdiction of the City of Roseville that are identified in the Findings; and adopted the Mitigation Monitoring Program for the Project for all of the mitigation measures within the responsibility and jurisdiction of the City of Roseville; and

WHEREAS, the City Council has independently considered the significant environmental effects of the Project as shown in the certified Final EIR; and

WHEREAS, the City Council finds the improvements which would be necessary to achieve a Level of Service C at the intersection involve roadway widening, and that this improvement is unacceptable, not feasible, extraordinary, and undesirable; and

WHEREAS, the City Council has determined that with this additional signal, a minimum of 70% of the City's intersections would continue to operate at Level of Service C or better.

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

1. The City Council hereby amends the text of the General Plan Circulation Element as shown in Exhibit T, on file with the City Clerk and incorporated herein by reference;

2. The Development Services Director is hereby directed to retain said General Plan Amendment on permanent public display in the Planning Division of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this _____, 2017, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

City Clerk

NOTE: Changes are shown in strikethrough for deletions and red text for additions, with one exception: the the addition of an intersection in Table III-3 and III-3A renumbered all subsequent intersections, but this renumbering is not shown in strikethrough/red.

LEVEL OF SERVICE

A. SETTING

While a primary goal of the City's Circulation Element is to promote alternative forms of transportation, the City recognizes that automobiles are and will continue to be the primary transportation mode for the City's residents and employees. To that end, the City must strive to provide adequate roadway capacity so that its system of roadways operates free of excessive traffic congestion and delay. Since peak hour congestion is a substantial source of air pollution, avoiding excessive congestion is an important aspect of the City's efforts to reduce transportation emissions that contribute to climate change.

In addition to the automobile, pedestrian travel is also considered to be an important mode of transportation. In response to the increasing desire to enhance the role of pedestrians in neighborhood design, the City recognizes that certain neighborhoods should be made more amenable to walking. Implementation of various pedestrian enhancements would improve neighborhood walkability.

Roadway Circulation System

The operational performance of the City's roadway system is expressed using "levels of service" that generally describe traffic operations as perceived by the motorist. There are six levels of service (LOS) ranging from "A" through "F," with LOS "A" representing the best range of operating conditions (high speeds and low delay) and LOS "F" representing the worst (low speeds and high delay).

The specific terms in which each level of service is defined vary with the type of facility involved. Thus a freeway's level of service is generally defined by density (vehicles per mile per lane) and average travel speed, while an intersection's level of service is generally defined by the average vehicle delay. The capacity and operations of Roseville's major roadway system of arterial and collector streets is principally determined by the capacity of its signalized intersections, as well as the basic width of its roadway segments and the amount of access control on each segment. The level of service on the roadway networks would, therefore, be

defined primarily by intersection delay and the average travel speed on roadway segments. Level of service definitions at signalized intersections are described in Table III-2.

In Roseville, levels of service are measured during both the morning and afternoon weekday peak periods. Table III-3 identifies the existing 2015 levels of service at ~~164~~ 165 signalized intersections in the City. Currently, there are 3 intersections in the City that operate below LOS "C" during an average weekday A.M. peak hour (generally between 7:30 A.M. and 8:30 A.M.) and 30 during the P.M. peak hour (generally between 4:45 P.M. and 5:45 P.M.).

During the A.M. peak, these are:

- Blue Oaks at Foothills – LOS D
- Cirby at Sunrise – LOS D
- Douglas at Sierra College - LOS D

During the P.M. peak these are:

- Baseline at Fiddymont - LOS D
- Blue Oaks at Woodcreek Oaks – LOS D
- Cirby at Sunrise – LOS E
- Cirby at Foothills - LOS D
- Cirby at Riverside – LOS E
- Douglas at Eureka – LOS D
- Douglas at Rocky Ridge – LOS E
- Douglas at Sierra Gardens – LOS D
- Douglas at Sunrise – LOS E
- Douglas at E. Roseville Pkwy – LOS D
- Douglas at Harding – LOS D
- Douglas at Sierra College – LOS D
- Eureka at N. Sunrise – LOS D
- Foothills at Baseline/Main – LOS D
- Foothills at Pleasant Grove – LOS D
- Galleria at Roseville Pkwy – LOS D
- Lead Hill at N. Sunrise – LOS D
- Fairway at Pleasant Grove – LOS D
- Highland Pointe at Pleasant Grove – LOS D
- Washington at Pleasant Grove - LOS D
- Roseville Pkwy at Creekside Ridge – LOS D
- Roseville Pkwy at N. Sunrise – LOS D
- Roseville Pkwy at Reserve - LOS D
- Five Star at Stanford Ranch – LOS D

**TABLE III-3
EXISTING AND 2035 AM AND PM PEAK HOUR LEVELS OF SERVICE
AT SIGNALIZED INTERSECTIONS
IN THE CITY OF ROSEVILLE**

INTERSECTION		EXISTING CONDITIONS LOS		2035 CONDITIONS LOS	
ID	NAME	AM	PM	AM	PM
1	Atlantic & Tiger/Center	B	B	B	C
2	Atlantic & Wills	B	B	B	B
3	Atlantic St & Yosemite St	B	B	B	B
4	Baseline Rd & Fiddymment Rd	C	D	D	D
5	Blue Oaks & Crocker Ranch	A	A	B	C
6	Blue Oaks & Del Webb	A	A	B	C
7	Blue Oaks & Fiddymment	B	B	D	D
8	Blue Oaks & New Meadow	A	B	B	B
9	Blue Oaks & Orchard View	A	A	A	A
10	Blue Oaks Bl & Diamond Creek Bl	C	B	C	E
11	Blue Oaks Bl & Foothills Bl	D	C	C	F
12	Blue Oaks Bl & Woodcreek Oaks Bl	C	D	E	D
13	Cirby & Sunrise	D	E	D	E
14	Cirby Wy & Cirby Hills Dr/Kaiser	B	C	E	C
15	Cirby Wy & Foothills Bl	C	D	F	E
16	Cirby Wy & Melody Ln	B	A	B	A
17	Cirby Wy & Northridge Dr	A	A	C	A
18	Cirby Wy & Oak Ridge Dr	B	B	B	C
19	Cirby Wy & Orlando Av	B	B	B	C
20	Cirby Wy & Parkview Dr	A	A	A	A
21	Cirby Wy & Riverside Av	C	E	D	F
22	Cirby Wy & Rocky Ridge Dr	C	C	B	C
23	Cirby Wy & San Simeon Dr	A	A	B	B
24	Cirby Wy & Vernon St	C	C	D	E
25	Douglas & Eureka	C	D	C	E
26	Douglas & Rocky Ridge	C	E	C	D
27	Douglas & Santa Clara	A	C	B	C
28	Douglas & Sierra Gardens	B	D	A	C
29	Douglas & Sunrise	C	E	C	E

**TABLE III-3
EXISTING AND 2035 AM AND PM PEAK HOUR LEVELS OF SERVICE
AT SIGNALIZED INTERSECTIONS
IN THE CITY OF ROSEVILLE**

INTERSECTION		EXISTING CONDITIONS LOS		2035 CONDITIONS LOS	
ID	NAME	AM	PM	AM	PM
30	Douglas & Target	A	C	A	C
31	Douglas Bl & E Roseville Pw	C	D	D	E
32	Douglas Bl & Folsom Rd	C	B	B	C
33	Douglas Bl & Harding Bl	C	D	D	E
34	Douglas Bl & Judah St	B	B	A	C
35	Douglas Bl & Keehner Av	A	A	A	A
36	Douglas Bl & Park Dr	A	A	A	A
37	Douglas Bl & Sierra College Bl	D	D	D	D
38	Eureka & Lead Hill	B	C	C	C
39	Eureka & N. Sunrise	C	D	B	D
40	Eureka & Rocky Ridge	C	C	C	C
41	Eureka Rd & Ashland Dr	B	A	B	B
42	Eureka Rd & Deer Valley Apts	B	A	B	A
43	Fairway & Central Park/Lowes	B	B	B	B
44	Fairway & Cortina Circle	B	B	B	B
45	Fairway & Five Star	B	B	B	C
46	Fairway & Home Depot	A	C	A	C
47	Fairway & Target/Rosehall	A	B	A	B
48	Fiddymment & Del Webb/Village Green	B	B	C	B
49	Fiddymment & Hayden Pkwy (North)	A	A	B	C
50	Fiddymment & Hayden Pkwy (South)	A	A	B	B
51	Foothills & Baseline/Main	C	D	E	D
52	Foothills & Misty Wood/NEC	A	A	B	B
53	Foothills Bl & Albertsons Dr	B	A	B	C
54	Foothills Bl & Atkinson Rd	B	B	n/a	n/a
55	Foothills Bl & Roseville Pkwy/HP (Central)	A	A	C	D
56	Foothills Bl & HP (South)	C	C	A	B
57	Foothills Bl & Junction Bl	C	C	C	D
58	Foothills Bl & McAnally Dr	B	B	B	C

**TABLE III-3
EXISTING AND 2035 AM AND PM PEAK HOUR LEVELS OF SERVICE
AT SIGNALIZED INTERSECTIONS
IN THE CITY OF ROSEVILLE**

INTERSECTION		EXISTING CONDITIONS LOS		2035 CONDITIONS LOS	
ID	NAME	AM	PM	AM	PM
59	Foothills Bl & Pleasant Grove Bl	C	D	D	E
60	Foothills Blvd & Rand/Pilgrims	A	A	A	A
61	Foothills Bl & Vineyard Rd	B	B	C	C
62	Galleria & Antelope Creek	A	C	B	E
63	Galleria & Berry	B	B	B	C
64	Galleria & Roseville Pkwy	C	D	D	E
65	Harding & Wills	B	B	B	B
66	Harding Bl & Estates Dr	B	B	B	C
67	Harding Bl & Lead Hill Bl	B	C	B	C
68	Harding Bl & Roseville Square	B	C	B	C
69	Junction & Stonecrest/Magenta	B	B	C	B
70	Junction Bl & Americana Dr	B	A	B	A
71	Junction Bl & Baseline Rd	B	B	C	B
72	Junction Bl & Country Club Dr	C	B	C	B
73	Junction Bl & Park Regency Dr	n/a	n/a	C	B
74	Junction Bl & Porter Dr	A	A	A	B
75	Junction Bl & Revere Dr	A	A	A	A
76	Junction Bl & Washington Bl	B	B	B	C
77	Junction Bl & Woodcreek Oaks Bl	B	B	C	C
78	Lead Hill Bl & N Sunrise Av	C	D	C	C
79	Lead Hill Bl & Rocky Ridge Dr	B	C	B	C
80	Lead Hill Bl & Wal-Mart	A	A	A	A
81	N Sunrise Av & Automall Dr	A	C	B	C
82	N Sunrise Av & Stone Point Dr	A	A	A	B
83	N. Sunrise & Sierra Gardens	B	C	B	C
84	Olympus Dr & Europa St	B	A	A	A
85	PFE & Hilltop	B	A	B	B
86	Pleasant Grove & Fairway	C	D	D	F
87	Pleasant Grove & Fiddymont	C	C	E	D

**TABLE III-3
EXISTING AND 2035 AM AND PM PEAK HOUR LEVELS OF SERVICE
AT SIGNALIZED INTERSECTIONS
IN THE CITY OF ROSEVILLE**

INTERSECTION		EXISTING CONDITIONS LOS		2035 CONDITIONS LOS	
ID	NAME	AM	PM	AM	PM
88	Pleasant Grove & Gold Coast/Hallissy	B	C	B	C
89	Pleasant Grove & Highland Park	B	C	B	C
90	Pleasant Grove & Market	A	B	B	C
91	Pleasant Grove & Michener	A	A	A	A
92	Pleasant Grove & Monument	B	B	B	B
93	Pleasant Grove & Rose Creek	A	A	A	A
94	Pleasant Grove & Roseville Pkwy	C	E	F	F
95	Pleasant Grove & Sun City	A	A	A	A
96	Pleasant Grove & Wal-Mart/Highland Pointe	C	D	C	F
97	Pleasant Grove & Washington	C	D	C	D
98	Pleasant Grove Bl & Country Club Dr	B	A	C	A
99	Pleasant Grove Bl & Woodcreek Oaks Bl	C	C	C	D
100	Rocky Ridge Dr & Maidu Dr	A	A	A	A
101	Rocky Ridge Dr & McLaren Dr	A	A	A	A
102	Rocky Ridge Dr & Professional Dr	A	B	A	B
103	Rocky Ridge Dr & Stone Point Dr	A	A	A	A
104	Roseville Parkway & Chase	A	B	A	C
105	Roseville Parkway & Creekside Ridge	A	D	B	C
106	Roseville Parkway & Gibson	B	B	B	E
107	Roseville Parkway & N. Sunrise	C	D	C	E
108	Roseville Parkway & Reserve	B	D	C	E
109	Roseville Parkway & Secret Ravine	B	C	B	D
110	Roseville Parkway & Taylor	C	E	D	E
111	Roseville Parkway & West Mall	A	C	A	B
112	Roseville Pw & Alexandra Dr	B	B	A	A
113	Roseville Pw & Eureka Rd	C	C	C	C
114	Roseville Pw & Lead Hill/Orvietto	B	C	B	B
115	Roseville Pw & N Cirby Wy	A	A	A	A
116	Roseville Pw & Olympus Dr	B	C	B	C

**TABLE III-3
EXISTING AND 2035 AM AND PM PEAK HOUR LEVELS OF SERVICE
AT SIGNALIZED INTERSECTIONS
IN THE CITY OF ROSEVILLE**

INTERSECTION		EXISTING CONDITIONS LOS		2035 CONDITIONS LOS	
ID	NAME	AM	PM	AM	PM
117	Roseville Pw & Rocky Ridge Dr	A	B	A	B
118	Roseville Pw & Sierra College Bl	C	C	C	D
119	Roseville Pw & Trestle Rd	B	A	A	B
120	Roseville Pw & Village/Slate Creek	B	B	B	B
121	Roseville Pw & Washington Bl	B	B	C	C
122	S Cirby Wy & Champion Oaks Dr	A	A	B	A
123	S Cirby Wy & Old Auburn Rd	B	B	B	B
124	Secret Ravine & Scarborough/ Poppy Field	B	B	B	B
125	Sierra College & Miners Ravine	A	A	B	B
126	Sierra College & Secret Ravine	B	B	B	C
127	Sierra College Bl & Eureka Rd	C	C	C	C
128	Sierra College Bl & Indigo Creek Apts	B	C	C	C
129	Sierra College Bl & Old Auburn Rd	C	C	C	C
130	Sierra College Bl & Olympus Dr	C	B	C	C
131	Stanford Ranch & Fairway	C	C	C	C
132	Stanford Ranch & Five Star	B	D	B	D
133	Stanford Ranch & Highland Park	B	A	B	B
134	Sunrise & Coloma	B	B	B	B
135	Sunrise & Sandringham/Kensington	A	A	A	C
136	Sunrise & Sun Tree/Kensington	B	B	B	B
137	Sunrise Av & Frances Dr	A	A	A	A
138	Sunrise Av & Oak Ridge Dr	A	A	A	A
139	Washington & Diamond Oaks	B	B	B	B
140	Washington & Sawtell/Derek	B	B	B	B
141	Washington Bl & Hallissy Dr	A	A	A	A
142	Woodcreek Oaks & Baseline	C	C	E	D
143	Woodcreek Oaks & Canevari/Arsenault	B	B	B	B
144	Woodcreek Oaks & Horncastle	B	B	B	B
145	Woodcreek Oaks & McAnally	C	B	D	C

**TABLE III-3
EXISTING AND 2035 AM AND PM PEAK HOUR LEVELS OF SERVICE
AT SIGNALIZED INTERSECTIONS
IN THE CITY OF ROSEVILLE**

INTERSECTION		EXISTING CONDITIONS LOS		2035 CONDITIONS LOS	
ID	NAME	AM	PM	AM	PM
146	Woodcreek Oaks & Trailee	B	B	B	B
147	Washington Blvd & Blue Oaks Blvd	C	D	D	E
148	I-80 EB On & Douglas Blvd	A	B	B	A
149	I-80 WB Off & Douglas Blvd	C	D	C	E
150	I-80 WB On & Atlantic St	A	B	A	C
151	SR 65 N/B Off & Pleasant Grove Blvd	B	B	B	C
152	SR 65 S/B Off & Pleasant Grove Blvd	B	B	A	B
153	I-80 WB Off & Riverside Ave	B	C	B	E
154	Stanford Ranch & SR-65 N/B On	A	D	A	B
155	Stanford Ranch/Galleria & SR-65 S/B On	A	C	E	D
156	Taylor & Eureka I-80 EB Off	C	D	C	D
157	Fairway & Highland Park	n/a	n/a	B	B
158	I-80 EB Off/Orlando & Riverside Ave	C	C	C	E
159	Roseville Pkwy & Old Auburn	n/a	n/a	A	B
160	Washington Blvd & Industrial	n/a	n/a	B	C
161	Foothills Blvd & HP Far South/ NEC	n/a	n/a	C	C
162	Blue Oaks Blvd & Wood Meadow	n/a	n/a	B	C
163	Gibson Rd & Convention Center Dr	n/a	n/a	E	B
164	Blue Oaks Blvd & Westbrook Blvd	n/a	n/a	E	F
165	Blue Oaks Blvd & Hayden Pkwy	n/a	n/a	C	C
166	Fiddymment Rd & Westhills Dr	n/a	n/a	D	D
167	Pleasant Grove Blvd & Westbrook Blvd	n/a	n/a	C	C
168	Fiddymment Rd & Westlake Dr	n/a	n/a	A	A
169	Woodcreek Oaks Blvd & Northpark Dr	n/a	n/a	B	B
170	Woodcreek Oaks Blvd & Parkside Wy	n/a	n/a	C	B
171	Industrial Ave & Alantown Dr	n/a	n/a	C	B
172	Roseville Pkwy & Gibson West	n/a	n/a	C	D
173	Washington Blvd & All America	n/a	n/a	B	B
174	Cirby & Cottonwood	n/a	n/a	C	B

**TABLE III-3
EXISTING AND 2035 AM AND PM PEAK HOUR LEVELS OF SERVICE
AT SIGNALIZED INTERSECTIONS
IN THE CITY OF ROSEVILLE**

INTERSECTION		EXISTING CONDITIONS LOS		2035 CONDITIONS LOS	
ID	NAME	AM	PM	AM	PM
175	Secret Ravine & Alexandra	n/a	n/a	A	A
177	Fiddymment Rd & Fiddymment Ranch EW Rd	n/a	n/a	B	B
178	Santucci Blvd & Pleasant Grove Blvd	n/a	n/a	B	C
179	Santucci Blvd & Federico Dr	n/a	n/a	B	B
180	Santucci Blvd & Vista Grande Blvd	n/a	n/a	B	B
181	Santucci Blvd & Baseline Rd	B	C	C	D
182	Westbrook Blvd & Federico Dr	n/a	n/a	B	B
183	Westbrook Blvd & Vista Grande Blvd	n/a	n/a	B	D
184	Westbrook Blvd & Baseline Rd	n/a	n/a	C	D
185	Market St & Vista Grande Blvd	n/a	n/a	B	B
186	Market St & Baseline Rd	n/a	n/a	B	B
187	Pleasant Grove Blvd & Upland Dr	n/a	n/a	B	B
188	Upland Dr & Vista Grande Blvd	n/a	n/a	B	C
189	Upland Dr & Baseline Rd	n/a	n/a	A	A
190	Baseline Rd & CMU4 Entrance	n/a	n/a	B	B
191	Westbrook Blvd & Sierra Village Dr	n/a	n/a	B	B
192	Vista Grande Blvd & Vista Park Dr	n/a	n/a	B	C
193	Vista Grande Blvd & SV DF-20/JM 20B	n/a	n/a	C	B
194	Santucci Blve & SV FD-80/FD-63	n/a	n/a	A	A
195	Santucci Blvd & Sierra Village Dr	n/a	n/a	B	C
196	Vista Grande Blvd & Silver Spruce Dr	n/a	n/a	B	B
197	Westbrook Blvd & Sierra Glen Dr	n/a	n/a	A	A
198	Baseline Rd & KT-41A/KT-41B	n/a	n/a	B	B
199	Baseline Rd & KT-43	n/a	n/a	A	A
200	Baseline Rd & DF-40/DF-41	n/a	n/a	B	B
201	Santucci Blvd & Solaire Dr	n/a	n/a	B	B
202	Westbrook Dr & Solaire Dr	n/a	n/a	B	B
203	Pleasant Grove Blvd & WB-1	n/a	n/a	A	A
204	Westbrook Boulevard & Holt Parkway	n/a	n/a	C	C

**TABLE III-3
EXISTING AND 2035 AM AND PM PEAK HOUR LEVELS OF SERVICE
AT SIGNALIZED INTERSECTIONS
IN THE CITY OF ROSEVILLE**

INTERSECTION		EXISTING CONDITIONS LOS		2035 CONDITIONS LOS	
ID	NAME	AM	PM	AM	PM
205	Westbrook Boulevard & Creekview Plaza	n/a	n/a	B	A
206	Woodcreek Oaks & Camino Capistrano	B	B	B	B
207	Galleria Cir & JC Penney	B	B	B	B
208	HP Way & Blue Oaks Bl.	n/a	n/a	B	C
209	Painted Desert Dr & Woodcreek Oaks Bl	n/a	n/a	A	C
210	Crimson Ridge Dr & Woodcreek Oaks Bl.	n/a	n/a	A	B
211	Westbrook & Road A	n/a	n/a	B	B
212	Westbrook & Road B	n/a	n/a	B	B
213	Westbrook & Road D	n/a	n/a	A	A
P1	Riverside Av & Darling Wy	B	B	C	B
P2	Vernon & Douglas/Riverside	C	C	C	D
P3	Vernon & Grant	A	A	A	A
P4	Vernon & Judah	A	A	A	A
P5	Vernon & Lincoln	B	B	B	C
P6	Washington & Main	C	C	C	D
P7	Lincoln & Oak	A	B	B	C
P8	Grant & Oak	A	B	B	C
		AM Peak		PM Peak	
Total Intersections Analyzed (2035 CIP)		211 212		211 212	
LOS A–C		187		164 165	
LOS D		15 (7.1%)		22 (10.4%)	
LOS E		7 8 (3.3 3.8%)		19 (9.0%)	
LOS F		2 (0.9%)		6 (2.8%)	
Note: Bold and shading represents intersections with LOS D or worse					
Note: * Pedestrian Overlay: LOS D or Worse Excluded from LOS Policy					
SOURCE: Fehr & Peers, 2015					

TABLE III-3A
MAJOR INTERSECTIONS FUNCTIONING AT LESS THAN LOS “C”
IN THE CITY OF ROSEVILLE UNDER 2035 BUILD OUT CONDITIONS

		2035 Build Out Conditions	
ID#	Intersection	AM LOS	PM LOS
4	Baseline & Fiddymment	D	D
7	Blue Oaks & Fiddymment	D	D
10	Blue Oaks & Diamond Creek		E
11	Blue Oaks & Foothills		F
12	Blue Oaks & Woodcreek Oaks	E	D
13	Cirby & Sunrise	D	E
14	Cirby Wy & Cirby Hills Dr/Kaiser	E	
15	Cirby & Foothills	F	E
21	Cirby & Riverside	D	F
24	Cirby & Vernon	D	E
25	Douglas & Eureka		E
26	Douglas & Rocky Ridge		D
29	Douglas & Sunrise		E
31	Douglas & E Roseville Pkwy	D	E
33	Douglas & Harding	D	E
37	Douglas & Sierra College	D	D
39	Eureka & N Sunrise		D
51	Foothills & Baseline/Main	E	D
55	Foothills & Roasville Pkwy/HP Way		D
57	Foothills & Junction		D
59	Foothills & Pleasant Grove	D	E
62	Galleria & Antelope Creek		E
64	Galleria & Roseville Pkwy	D	E
86	Pleasant Grove & Fairway	D	F
87	Pleasant Grove & Fiddymment	E	D
94	Pleasant Grove & Roseville Pkwy	F	F
96	Pleasant Gtrove & Wal-Mart/Highland Pointe		F
97	Pleasant Grove & Washington		D
99	Pleasant Grove & Woodcreek Oaks		D
105	Roseville Pkwy & Gibson		E
106	Roseville Parkway & N. Sunrise		E
107	Roseville Pkwy & Reserve		E
108	Roseville Pkwy & Secret Ravine		D
109	Roseville Pkwy & Taylor	D	E
117	Roseville Pkwy & Sierra College		D

TABLE III-3A MAJOR INTERSECTIONS FUNCTIONING AT LESS THAN LOS “C” IN THE CITY OF ROSEVILLE UNDER 2035 BUILD OUT CONDITIONS			
		2035 Build Out Conditions	
ID#	Intersection	AM LOS	PM LOS
131	Stanford Ranch & Five Star		D
141	Woodcreek Oaks & Baseline	E	D
144	Woodcreek Oaks & McAnally	D	
146	Washington & Blue Oaks	D	E
148	I-80 W/B Off & Douglas		E
152	I-80 W/B Off & Riverside		E
154	Stanford Ranch/Galleria & SR 65 S/B On	E	D
155	Taylor & Eureka/I-80 E/B Off		D
157	I-80 E/B Off/Orlando & Riverside		E
162	Gibson & Convention Center	E	
163	Blue Oaks & Westbrook	E	F
165	Fiddymment & Westhills	D	D
171	Roseville Pkwy & Gibson W		D
180	Santucci & Baseline		D
182	Westbrook & Vista Grande		D
183	Westbrook & Baseline		D
Total Intersections Operating at LOS D or Worse at 2035 Build Out conditions		24 25	47

CONDITIONS OF APPROVAL FOR MAJOR PROJECT STAGE I AND 2

1. This major project permit approval shall be effectuated within a period of two (2) years from **June 21, 2017** and if not effectuated shall expire on **June 21, 2019**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval is does not extend the expiration beyond **June 21, 2020**. (Planning)
2. The project is approved as shown in Exhibits A – S and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Kaiser Riverside-Cirby Medical Office Building Project Environmental Impact Report. (Planning)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Electric, Finance)
5. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
6. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Development Services Department – Engineering Division. (Engineering)
7. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
8. The property shall be addressed as 1001 Riverside Avenue. The Medical Office Building shall be addressed as 1011 Riverside Avenue. The Pavilion Building shall be addressed as 1021 Riverside Avenue. The Parking Deck shall be addressed as 1031 Riverside Avenue. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Development Services/Business Services Division – Addressing for building/suite addressing. (Business Services)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. Parking stalls shall meet, or exceed, the following minimum standards:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall about a 6" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--9 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11B of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Chapter 11B. (Building)

10. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
11. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
12. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventers, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d. The landscape plan shall comply with the City of Roseville Water Efficient Landscape ordinance. (Planning)
 - f. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
15. For restaurants or other food services: The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
16. For restaurants or other food services. The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
17. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address.
18. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
19. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
20. A note shall be added to the grading plans that states:

*"Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported*

materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.” (Engineering)

21. The applicant shall dedicate a separate maintenance easement to the City of Roseville for the bus stop located at the corner of Cirby Way and Riverside Avenue (shelter number 69). The easement documents, for public maintenance of the bus shelter, shall be drafted for approval and acceptance by the City of Roseville and recorded at the County Recorder's office. (Alternative Transportation, Engineering)
22. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
23. The proposed driveway on Riverside Avenue shall be constructed as a standard 30 ft. wide A-7 driveway. (Engineering)
24. The proposed egress only driveway on Cirby Way shall be 15 ft. in width and approximately 260 ft. east of Riverside Avenue. The driveway shall be constructed with a radius to direct vehicles into the flow of traffic and restrict ingress movements. The appropriate signage shall be approved by the City to indicate this is a right turn egress driveway only, along with way finding signage directing vehicles to use Orlando Ave. to access I-80. (Engineering)
25. The intersection of Cirby Way/Cirby Hills/Kaiser North Driveway shall be improved with a traffic signal. All costs associated with the proposed signal shall be the responsibility of the developer. The following items shall be addressed with the construction of this signalized intersection:
 - a. Developer shall work with City Engineers to ensure proposed signal is coordinated with the other signals along the Cirby Way corridor.
 - b. The ingress/egress for the Kaiser North Driveway shall consist of one 15 ft. wide ingress lane and three 11 ft. wide egress lanes. The egress lanes shall be one left turn lane, one shared right/through lane and one right turn lane.
 - c. The left turn egress lane shall be timed such that 15 seconds is given to this phase of the signal during weekday p.m. peak hours. This timing is to meter out the left turns and encourage vehicles to use the dual rights being provided.
 - d. The throat depth for the Cirby Way/Cirby Hills/Kaiser North Driveway shall be a minimum of 250 ft. in length.
 - e. On-site and off-site way finding signs shall be placed directing traffic egressing the Kaiser North Driveway to proceed eastbound to Orland Avenue to I-80. (Engineering)
26. The existing westbound left turn pocket on Cirby Way at the Cirby Hills/Kaiser North Driveway shall be increased from 175 ft. to 250 ft. (Engineering)
27. A 190 ft. deceleration lane with 90 ft. taper shall be constructed on Cirby Way to access the Kaiser North Driveway. (Engineering)
28. Signage shall be provided on-site and within the public right of way indicating no u-turns are allowed from the existing eastbound left turn lane on Cirby Way at the Cirby Hills/Kaiser North Driveway. (Engineering)
29. The first internal intersection south of the North Kaiser Driveway shall have east/west stop control. (Engineering)
30. Provide stop control on the eastbound, westbound and southbound approaches at the main drive aisle (north of the medical offices) that intersects with the drop off area (westerly section). (Engineering)

31. A Construction Traffic Management Plan (TMP) shall be developed and approved by the City to clearly demonstrate how traffic will be handled during the various proposed phases of the project. The TMP shall be consistent with the recommendation made in the Transportation Impact Study prepared for the project by Fehr & Peers. (Engineering).
32. Cirby Way shall be reconstructed to provide adequate sight distance as shown on the approved Cirby Way plan and profile sheets approved with this project. The sight distance shall be designed for a 45 mph design speed and a 2 ft. high object height. With the reconstruction of Cirby Way a new standard bus turnout, 120 ft. in length with 60 ft. tapers, shall be constructed. (Engineering)
33. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's and enter into a maintenance agreement with the City to ensure the BMP's are properly maintained. (Engineering)
34. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting. (Engineering)
35. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of roadwork, turn lanes and/or driveways. (Engineering)
36. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the approval of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
37. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
38. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
39. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
40. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
41. The Kaiser Permanente Health Plan shall update the existing Transportation Systems Management (TSM) Plan for Kaiser Riverside and Cirby Medical Office Building to be reviewed and approved by the Transportation Commission. (Public Works)
42. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including

adjoining public right of way). Existing utilities shall be identified in plan-view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)

43. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
44. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, sewer and recycled mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all-weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
45. Private sewer shall be built to City of Roseville standards and shall maintain 5' clear of other utilities. (Environmental Utilities)
46. No trees are allowed to be over the city appurtenances. (Environmental Utilities)
47. Water transmission main in Cirby is to maintain 4' minimum cover. If less than 4' minimum cover occurs over transmission main then the water main is to be lowered at the developers cost. (Environmental Utilities)
48. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
49. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
50. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
51. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
52. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting (Fire)
53. The fire flow required, at a 50% reduction due to the buildings being sprinklered, will be based on the largest single structure in accordance with the California Fire Code at the time detail plans are submitted to the City of Roseville for review. The maximum fire flow will not exceed 4,000 gpm based on the Appendix III-AA of the California Fire Code. (Fire)
54. The fire department access road shall meet the City's requirements for width and turning radii of 30 and 50 as noted on the fire department standards for access. This shall be enforced at the time plan are submitted for review, Additional information can be found on the City's web site www.roseville.ca.us or contact Patrick

Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire Prevention Division for information. (Fire)

55. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of 100 square feet in size and shall be openable from the exterior via an approved door opening, provided a fire pump will be required. (Fire)
56. Elevators shall be designed to accommodate first responders and their apparatuses such as gurneys. (Fire)
57. The phasing of this project shall not limit the fire department requirements for access and circulation throughout the project as a result of continuous construction in accordance with the California Fire Code, 2016 with the City of Roseville's Amendments. A separate phasing plan (and permit issued by the Building Department) shall be reviewed and approved by this department. (Fire)
58. Use, increase of hazardous materials or storage, liquids, gases and/or chemicals shall meet the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes. Submit a complete plan set and the Hazardous Materials Business Plan, including names and amount of any hazardous materials that will be stored or used, to the Fire and Life Safety Division for review and approval. A permit application shall also be provided at the time of submittal. Contact Steve Anderson of our Hazardous Materials Division within the Fire Department at (916) 774-5821 to initiate the process. Satisfaction of storage and use shall be determined prior to requesting occupancy. (Fire)
59. Adequate radio coverage shall be provided within all buildings for public safety agencies, as required by Roseville Municipal Code and the California Fire Code. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials in accordance with Section 510 of the California Fire Code.
Adequate radio coverage shall include all of the following:
 - a. A minimum signal strength of 95 dBm available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.
 - b. A minimum signal strength of 95 dBm received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
 - c. The frequency range that must be supported shall be 821–824 MHz and 866–869 MHz.
 - d. A 100% reliability factor. (Fire, Police)
60. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a. one (1) set of improvement plans
 - b. load calculations
 - c. electrical panel one-line drawings
61. All existing electric facilities shall be shown on the improvement plans, particularly on the grading and utility plans.
62. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot candle, and 0.5 foot candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)
63. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5,

22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)

64. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

65. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:

- a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
- b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
- c. The control valves and the water meter shall be physically unobstructed.
- d. The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)

66. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:

- a. Water, sewer, and reclaimed water easements.
- b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

67. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)

68. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:

- a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.
- b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
- c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)

69. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)

70. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)

71. The Kaiser Permanente Health Plan shall update the existing Transportation Systems Management (TSM) Agreement for Kaiser Riverside and Cirby Medical Office Building to be reviewed and approved by the City Manager. (Alternative Transportation)
72. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
73. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
74. **Restaurants or other Food Service Establishment (FSE).** The applicant shall design for installation and/or install an exterior grease interceptor if the proposed business could potentially discharge substances containing fats, oils and grease (FOG) into the sewer system. The grease interceptor shall be adequate to separate and remove FOG contained in the wastewater from FSE's prior to discharge to the public sewer. (Environmental Utilities)
75. In the event an exterior grease interceptor cannot be installed due to space limitation, the developer shall install a grease trap, per City Standards, that will mechanically separate the FOG contained in the wastewater from the FSE prior to discharge to the public sewer. (Environmental Utilities)
76. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)
77. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
78. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
79. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
80. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
81. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
 - a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
82. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
83. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

84. No grading shall be permitted within five feet (5') of the 60kV poles along Cirby Way without approval from Roseville Electric. (Electric)
85. The grading along Cirby Way may require the developer pay for relocation of the 60kV pole, as determined by Roseville Electric. The determination of relocation will be based on the amount of grading and if the cut is significant enough that the resulting grade reduces the burial depth to an unsafe level based on Roseville Electric's specifications. (Electric)
86. The grade modification to Cirby Way will require relocation of the existing electric conduits, conductors and potentially the transformer serving the Security Public Storage, Streetlights and signals at the intersection of Cirby Way and Riverside Ave. Temporary facilities may need to be constructed to reduce outage time for critical services. (Electric)
87. The modification of the intersection at Cirby Way and Cirby Hills Drive will require the removal of the streetlight on the south east corner of the intersection. (Electric)
88. The exit only driveway on the south side of Cirby Way will require the relocation of the streetlight at this location. (Electric)
89. The proposed private site lighting within the PUE on the south side of Cirby Way will need to be modified to ensure it does not negatively impact the relocation of the roadway lighting. (Electric)
90. There is a portion to the east of the main building that appears to be a utility yard with some boxes drawn and no labels identifying these structures. If the intent is to utilize this location for the utility transformer and customer owned switchgear, than the details should be submitted to the electric department for review to ensure that there is proper working clearances and that the arrangement complies with the utilities specification for commercial construction. (Electric)
91. No demolition of electric facilities should be shown on these plans without coordinating these modifications with the Roseville Electric Improvement Plans. (Electric)
92. All electric facilities on this site shall be protected during construction. (Electric)

OTHER CONDITIONS OF APPROVAL:

93. Signs shown on the elevations are not approved as part of the Major Project Permit. A Sign Permit is required for all project signs. (Planning)
94. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
95. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. As such, the City will monitor vehicular movements from the proposed egress only driveway on Cirby Way. If at any time the City deems vehicles egressing from this driveway are not following the way finding signs to Orlando Ave, not abiding by the No U-Turn signage for eastbound Cirby Way left turns at the Cirby Hills traffic signal and are causing traffic delays by excessive queuing in the eastbound left turn pocket at the Cirby Hills traffic signal, the City shall require that the egress only driveway be blocked with a gate and used for emergency vehicle access only. (Engineering)
96. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)

97. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
98. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
99. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
100. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
101. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)
102. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)
103. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Division and shall include 10 copies of the following:
 - a. A description of measures that will be undertaken to minimize conflict between residents/ building occupants and construction traffic (e.g. fencing, etc.);
 - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - c. Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

CONDITIONS OF APPROVAL FOR TREE PERMIT

TREE PERMIT CONDITIONS AND COMPLIANCE VERIFICATION/INSPECTION CHECKLIST

CONDITION	COMPLIANCE VERIFIED/ INSPECTED	COMMENTS
PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE		
1. All recommendations contained in the Arborist Report (Exhibit D) shall be incorporated as part of these conditions except as modified herein. (Planning)		

2. Tree 679 (as listed in Exhibit D) is approved for removal with this tree permit. All other protected native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)		
3. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is seven. Mitigation must be provided prior to tree removal unless otherwise approved in the tree replacement plan or in these conditions. (Planning)		
4. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. (Planning)		
5. A \$10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Division) shall be posted to ensure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)		
6. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)		
7. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveway, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Division prior to the placement of the protective fencing. (Planning)		
8. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak tree. The fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DIVISION". (Planning)		
9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Division to inspect and approve the temporary fencing before beginning any construction. (Planning)		
10. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculture (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)		

11. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewers, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)		
12. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Division and the Engineering Division to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning Division and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)		
DURING CONSTRUCTION		
13. The following information must be located on-site during construction activities: Arborist Report; Approved site plan/improvement plans including fencing plan; and, Conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)		
14. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)		
15. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)		
16. Storage or parking of materials, equipment and vehicles is not permitted within the protected zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)		
17. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)		
18. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)		
PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT		
19. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)		
20. A copy of this completed Tree Permit Compliance Verification/Inspection form shall be submitted to the Planning Division. (Planning)		
21. The approval of this Tree Permit shall expire on the same date as the Major Project Permit Stage 2. (Planning)		

CONDITIONS OF APPROVAL FOR GENERAL PLAN AMENDMENT
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1. The project is approved as shown in Exhibit T. (Planning)



COUNCIL COMMUNICATION

CC #: 8557

File #: 0300

Title:	Municipal Code Amendment - Repeal of Public Dance Ordinance and Entertainment Ordinance Amendment
Contact:	Dee Dee Gunther 916-774-5015 ddgunther@roseville.ca.us

Meeting Date: 6/21/2017

Item #: 10.3.

RECOMMENDATION TO COUNCIL

Open the public hearing, receive comments from the public, close the public hearing, and by motion adopt for first reading an ordinance to repeal Chapter 9.40 of Title 9 of the Roseville Municipal Code regarding public dance permits, and amend Chapter 9.45 of Title 9 of the Roseville Municipal Code regarding entertainment permits.

BACKGROUND

The Roseville Municipal Code authorizes the police department to issue permits to bars, nightclubs, and restaurants that serve alcohol and offer dancing, shows and other entertainment. The purpose is to protect public safety by ensuring the businesses have good safety and security measures in place to minimize public drunkenness, excessive noise, fights and other disorderly conduct.

Currently the Municipal Code has two different ordinances that regulate such businesses, depending on where they're located. Certain businesses located in the Downtown Specific Plan, which includes Historic Old Roseville and Vernon Street, are required by Chapter 9.45 of the Municipal Code to obtain "entertainment permits" if they serve alcohol late at night (past 11:00 p.m.), and/or offer dancing, live music, shows, or similar entertainment.

The same kind of establishments anywhere outside the Downtown Specific Plan are governed by a different ordinance, Chapter 9.40, regulating "public dances." If businesses have floor space for dancing and offer dancing to live or recorded music, either year-round or for a special event, then they're required to obtain a public dance permit. Both ordinances have similar requirements designed to protect public safety and minimize disorderly conduct, and they both give the police department the ability to conduct a limited criminal background check on the applicants, review and approve security plans, place reasonable conditions on operations, and suspend permits for serious or repeated violations.

The new ordinance proposed by staff will eliminate public dance permits and institute a single entertainment permit for all qualified businesses throughout the city. We have seen a decrease in

calls for service in the Historic Old Roseville and Vernon Street areas since the entertainment permit went into place five years ago in those areas, but have since seen an increase in the areas not subject to the entertainment permit. These increased problems include disorderly conduct such as fights, excessive noise, and most seriously a shooting at a Roseville nightclub on July 1, 2016 resulting in more than a hundred rounds being fired around the business and surrounding parking lots from numerous rifles and handguns, some rounds striking surrounding residences and businesses.

Successful application of the proposed entertainment ordinance could have prevented the problems we are seeing. The various incidents have caused staff to reevaluate the impact of the entertainment ordinance and the limitations of the dance permit, and led to staff's proposal for this single city-wide entertainment ordinance. This also creates an even playing field for all businesses in the community so that no bad actor is given an advantage over a law abiding business.

Major changes to the entertainment ordinance include:

- It expands the definition of "disorderly conduct" that the permit holder is expected to prevent or curtail to include drug trafficking, lewd conduct, disturbing the peace, and other conduct that violates the Roseville Municipal Code. This new definition brings our ordinance in line with State law.
- It repeals the public dance ordinance and makes the entertainment ordinance applicable citywide, rather than just in the Downtown Specific Plan Area.
- Understanding that restaurants who serve alcohol for on-site consumption past 11:00 p.m. would need to obtain the permit, staff changed the qualifying alcohol service time from 11:00 p.m. to midnight in order to exclude almost all restaurants from needing to obtain an entertainment permit.
- It adds the definition of "premises," where the permit-holder is expected to exercise reasonable control and discourage disorderly conduct, to include the entire parcel where the entertainment venue is located. This will include any structures, outdoor seating areas and parking lots that are part of the parcel owned, leased, occupied or under the control of the permit holder.

Stakeholder outreach

With the help of the Roseville Area Chamber of Commerce, staff contacted over thirty restaurants, bars and other entertainment venues potentially affected by the new ordinance. Staff believes that with the new entertainment permit ordinance only three or four restaurants would be required to obtain an entertainment permit based on the activities they offer or their current hours of alcoholic beverage service. Staff met with these businesses who expressed no concern over obtaining the permit. Though only three or four restaurants are expected to be impacted by the entertainment ordinance, staff notified the other businesses because they could be affected in the future if they expand their hours of alcoholic beverage service. Staff attended six public meetings, including five Roseville Area Chamber of Commerce led outreach meetings in order to accommodate various schedules for the business owners. A total of six businesses attended these meetings. The business representatives were generally supportive, and none indicated opposition to the new ordinance.

The following table summarizes the noteworthy differences between the two existing ordinances and the proposed new consolidated ordinance.

	Public Dance Ordinance (to be repealed)	Entertainment Ordinance (existing)	Proposed new Entertainment Ordinance
Geographic area	Anywhere in City <u>except</u> the Downtown Specific Plan	Downtown Specific Plan (Historic Old Roseville & Vernon	Citywide

		St.)	
Defining activities	Public dance open to public with floor space for dancing, or a private dance with 20 or more attendees	Performances, shows and similar entertainment, dancing, and/or serving alcohol after 11 p.m.	Performances, shows and similar entertainment, dancing, and/or serving alcohol after midnight
Exempted events and organizations	City of Roseville, religious, school and charitable, dramatic or literary organizations	Entertainment sponsored by the City of Roseville, Placer County, boards of education or other political subdivisions of the state; non-profit youth organizations (with certain conditions); business improvement districts; private clubs; private events such as weddings; theme parks, parades, theaters, political fundraisers; free ambient or “background” music; entertainment provided for gatherings of 49 or fewer people	Same as existing entertainment ordinance
Definition of “disorderly conduct”	Off-premise consumption of alcohol, being drunk in public, obstructing the street or sidewalk, littering, fighting & other public nuisances and violations of law	Same as public dance ordinance, plus loud speaking or shouting	Same as existing entertainment ordinance plus any other violations of the Municipal Code, drug trafficking, lewd conduct and disturbing the peace.
Areas where the permit holder is responsible for security measures designed to prevent and minimize disorderly conduct	Establishment and 50’ surrounding area	Establishment and 20’ surrounding area	“Premises” (to encompass whole parcel, including structures, outdoor seating and parking lots) and 20’ surrounding area
Length of permit & permit fee, excluding fingerprinting costs	One year, \$100	Two years, \$200	Two years, \$200
Suspension	Sets forth grounds for	Sets forth grounds for	Same as existing

procedures	suspension and appeals process, including hearing with chief of police, then city manager	suspension and appeals process, using the standard City appeals process with City's Board of Appeals, then Superior Court	entertainment ordinance, but also allows chief of police to modify a permit through a negotiated settlement with permittee and the concurrence of the City Attorney
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FISCAL IMPACT

Permits under the new ordinance will have the same annual cost as the current public dance and entertainment permits. Public dance permits currently cost \$100 for a one-year permit.

Entertainment permits cost \$200 for a two-year permit. Under the proposed ordinance, permits will continue to cost \$200 for a two-year permit, but the change will result in a small increase in revenue for the City, as new establishments will be required to obtain permits.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable to this ordinance.

ENVIRONMENTAL REVIEW

This modification of an entertainment ordinance is not considered a "project" as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines §15378). Consequently no CEQA action is required.

Respectfully Submitted,

Doug Blake, Police Lieutenant

Daniel Hahn, Police Chief



Rob Jensen, City Manager

ATTACHMENTS:

Description

Proposed Ordinance

ORDINANCE NO. ____

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE REPEALING CHAPTER
9.40 OF TITLE 9 OF THE ROSEVILLE MUNICIPAL CODE REGARDING PUBLIC DANCE
PERMITS AND AMENDING CHAPTER 9.45 OF TITLE 9 OF THE ROSEVILLE
MUNICIPAL CODE REGARDING ENTERTAINMENT ESTABLISHMENTS

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Chapter 9.40 of Title 9 of the Roseville Municipal Code is hereby repealed
in its entirety.

SECTION 2. Section 9.45.020 of Chapter 9.45 of Title 9 of the Roseville Municipal
Code is hereby amended as follows:

9.45.020 Definitions.

The following definitions shall apply for purposes of this chapter:

“ABC license” means the license issued by the California Department of Alcoholic
Beverage Control.

“Admission charge” means any charge for the right or privilege to enter any place of
entertainment including a minimum service charge, an event charge, a cover charge, a charge for
the use of seats and tables, or any other similar charge. It also includes the purchase or
presentation of a ticket, token or equivalent directly or indirectly required as a condition for

entrance. It does not include tips, gratuities, voluntary donations, or suggested donations for employees or for any person providing entertainment.

“Chief of police” includes the chief of police of the City of Roseville and his or her designee.

“City manager” includes the city manager of the City of Roseville and his or her designee.

“City attorney” includes the city attorney of the City of Roseville and his or her designee.

“Dance” and “dancing” mean movement of the human body, accompanied by music or rhythm.

“Disorderly conduct” means any of the following: consumption of alcoholic beverages on public property, public drunkenness, obstructing the free passage of pedestrians over public sidewalks, the obstruction of free passage of vehicles within the public right-of-way, littering, fighting, loud speaking or shouting, drug trafficking, lewd conduct, disturbance of the peace, conduct that violates any provision of the Roseville Municipal Code, including but not limited to Chapters 9.24, 10.30, 10.34, 10.37, or 10.38, and such other conduct that constitutes a public nuisance or a violation of law.

~~“Downtown Specific Plan Area” means the Downtown Specific Plan Area as defined in Roseville Municipal Code Section 19.31.020 and as depicted in the Downtown Land Use Plan for the Downtown Specific Plan of the City of Roseville.~~

“Entertainment” or “entertainment establishment” means any single event, a series of events, or an ongoing activity or business, occurring alone or as part of another business, to

which the public is invited or allowed to watch, listen, or participate or that is conducted for the purposes of holding the attention of, gaining the attention of or diverting or amusing guests or patrons, including, but not limited to:

A. Presentations by single or multiple performers, such as hypnotists, mimes, comedians; musical song or dance acts, plays, concerts, any type of contest; sporting events, exhibitions, carnival, rodeo or circus acts, demonstrations of talent; shows, reviews and any other such activity which may be attended by members of the public.

B. Dancing to live or recorded music.

C. Serving alcohol after 12~~+~~⁺:00 ~~a~~^p.m. (This provision does not include sales of original, sealed containers for off-premises consumption pursuant to an exclusively off-sale alcoholic beverage license.)

D. The presentation of recorded music played on equipment which is operated by an agent or contractor of the establishment, commonly known as a “DJ” or “disc jockey.” Entertainment does not include ambient music provided through the use of a radio, stereo, juke box, music recording machine or other similar device.

“Entertainment permit” means any special permit issued by the city under this chapter related to the operation of a public dance, entertainment establishment, or amusement premises.

“Permittee” means a person, persons, or business entity that has been issued a permit as provided in this chapter.

“Person” means an individual(s), firm, association, partnership, corporation, company, governmental entity or organization or legal entity of any kind, and the legal representatives, agents, trustees, receivers, assigns, agents, servants, and employees of any such person.

“Premises” means any parcel(s) of property owned, leased, occupied, or under the control of a person where entertainment occurs, including but not limited to any structures, outdoor seating, or parking lots.

“Reasonable efforts” means the provision of an adequate number of licensed security personnel, the adoption and posting of operating policies that are consistent with the requirements of this code and the permit and the adherence to those policies, the documented training of employees in the carrying out of the establishment operating policies, notifying the police of apparent criminal activity, and the taking of all additional measures, consistent with sound business judgment, necessary to accomplish the required result.

“Responsible person” means the permittee, owner, proprietor, promoter, manager, assistant manager or other person present and exercising control over the operation of an entertainment establishment, whether or not that person is a named permittee.

“Special event” means entertainment conducted on private property where all of the following circumstances exist:

- A. The premises or location where the entertainment is to be conducted is not the subject of an existing entertainment permit issued pursuant to this chapter;
- B. The person sponsoring or offering the entertainment is not in the business of regularly offering entertainment to the public;

C. Entertainment will only be offered for a limited period of time, not to exceed five days; and

D. The entertainment is not a recurring or regularly scheduled event or celebration.

“Theater” means any commercial establishment where regular sporting events, concerts, motion picture screenings or theatrical performances are given, usually with a stage, and usually with ascending row seating or some arrangement of permanent seating.

SECTION 3. Section 9.45.030 of Chapter 9.45 of Title 9 of the Roseville Municipal Code is hereby amended as follows:

9.45.030 Entertainment permit required—Compliance with other laws.

A. Unless exempt pursuant to Section 9.45.040, it is unlawful for any person or premises, located in within the ~~Downtown Specific Plan Area~~ City of Roseville, to provide or permit any entertainment that is open to the public without an entertainment permit issued pursuant to this chapter.

B. Neither the obtaining of an entertainment permit nor compliance with the operating standards provided in this chapter shall obviate the need for, or excuse any noncompliance with, the zoning code, building code, fire code or any other or additional permit requirement or standard made applicable to the entertainment or entertainment establishment under any other provision of this code or state or federal law.

SECTION 4. Section 9.45.040 of Chapter 9.45 of Title 9 of the Roseville Municipal Code is hereby amended as follows:

9.45.040 Exemption from the permit requirement.

The following types of entertainment and events are exempt from the permit required by this chapter. This exemption does not relieve any entertainment establishment from complying with all other applicable laws, including, but not limited to, regulations related to noise levels and nuisances.

A. Entertainment sponsored by any agency of the City of Roseville, the county of Placer, the various boards of education, or by any other political subdivision of the state of California.

B. Entertainment sponsored by any school or nonprofit public benefit organization, such as Girl Scouts, Boy Scouts, Little League or Boys and Girls Club, whose primary objective is the sponsoring and control of youth activities and child welfare. If the event is a dance, the following requirements must be met:

1. No person 18 years of age or older may be admitted as a guest, unless such person is a bona fide student at, or member of, the sponsoring agency or organization;
2. No alcoholic beverages may be served, consumed or permitted on the premises;
3. Chaperones from the sponsoring agency are present on the premises at the rate of two adults, who are at least 25 years of age or older, for every 100 guests; and

4. The event must finish by 12:00 a.m. and the premises and the adjoining parking lots must be promptly vacated by all the guests.

C. Entertainment lawfully conducted at any city park, building or recreational facility.

D. Entertainment lawfully conducted entirely upon property owned or controlled by a governmental entity.

E. Entertainment sponsored by a city authorized business improvement district or area when:

1. The business improvement district or area is created pursuant to and is abiding by state law, and in compliance with agreements between the business improvement district or area and the city;

2. The event is for the purpose of improving the area encompassed by the business improvement district or area; and

3. The business improvement district or area is the responsible person for the event.

F. Entertainment limited to the use of a radio, music recording machine, juke box, television, video games, video programs, or recorded music by an establishment that does not permit dancing.

G. Entertainment provided for members and their guests at a private club having an established membership when admission is not open to the public. For purposes of this section, private club means a corporation or association operated solely for objects of national, social, fraternal, patriotic, political, or athletic nature, in which membership is by application and

regular dues are charged, and the advantages of which club belong to members, and the operation of which is not primarily for monetary gain.

H. Entertainment provided [solely](#) for invited guests at a private event such as a wedding reception, banquet, or celebration where there is no admission charge.

I. Entertainment conducted in connection with a regularly established theme park.

J. Parades; however, a special events permit is required per Chapter 9.36.

K. Street performers such as musicians, singers or mimes.

L. Entertainment conducted or sponsored by any religious organization, bona fide club, organization, society or association that is exempt from taxation pursuant to Internal Revenue Code Section 501(c)(3), when all proceeds, if any, arising from such entertainment are used exclusively for the benevolent purposes of such religious organization, club, society or association.

M. Performances by the students at educational institutions as defined by the Education Code where such performances are part of an educational or instructional curriculum or program.

N. Theaters.

O. Motion picture theaters not providing live entertainment.

P. Dance lessons, theatrical and performing arts lessons and student recitals, provided that no alcoholic beverages are served on the premises.

Q. Book readings, book signings, poetry recitations, and any other similar entertainment consisting of the spoken word, including plays.

R. Fundraisers for a political or charitable cause, provided that 100 percent of the proceeds are used for the purposes of the political or charitable cause.

S. Entertainment consisting of ambient or incidental music provided for guests or patrons by musicians such as a piano player, harpist, strolling violinist, mariachi band, guitarist or band. If there is an admission charge or other charge required to observe or attend such entertainment, the music will not be considered ambient or incidental.

T. Any establishment, venue or assemblage of 49 persons or less, as described in the maximum occupancy load.

U. Entertainment conducted in any hotel or motel having in excess of 100 rentable rooms or suites.

V. Entertainment lawfully conducted at any of the following regulated businesses:

1. Adult-oriented businesses, regulated under Chapter 9.11; or
2. Bingo, regulated under Chapter 10.62.

W. The normal and customary fitness services provided by an athletic club or fitness center.

SECTION 5. Section 9.45.070 of Chapter 9.45 of Title 9 of the Roseville Municipal Code is hereby amended as follows:

9.45.070 Disturbing the peace—Disorderly conduct.

Each responsible person shall make reasonable efforts to prevent the admittance of any person whose conduct is described as “disorderly conduct” under this Chapter, including but not limited to such conduct as described in Penal Code Section 415 (fighting, loud noise, offensive words in public places) or 647 (disorderly conduct) at the premises or on any parking lot or similar facility used by the establishment. Each responsible person shall make reasonable efforts to remove any persons exhibiting such conduct from the establishment and the vicinity.

SECTION 6. Section 9.45.110 of Chapter 9.45 of Title 9 of the Roseville Municipal Code is hereby amended as follows:

9.45.110 Disorderly conduct within 20 feet of premises prohibited.

Each responsible person shall make reasonable efforts to control the conduct of patrons so as to prevent or minimize disorderly or unlawful conduct within the ~~establishment~~premises and within 20 feet of the ~~establishment~~premises.

SECTION 7. Section 9.45.120 of Chapter 9.45 of Title 9 of the Roseville Municipal Code is hereby amended as follows:

9.45.120 Orderly dispersal required.

Each responsible person shall use reasonable efforts to cause the orderly dispersal of individuals from the vicinity of the ~~establishment~~ premises at closing time, and shall not allow them to congregate within 20 feet of the ~~establishment~~ premises ~~in a disorderly fashion~~ so as to result in disorderly conduct.

SECTION 8. Section 9.45.140 of Chapter 9.45 of Title 9 of the Roseville Municipal Code is hereby amended as follows:

9.45.140 Chief of police authority where there is immediate threat to public safety.

A. The chief of police may require a permittee or responsible person to close down operations and disperse all persons for the remainder of its daily operation whenever disorderly conduct by ~~disorderly~~ patrons reaches a magnitude that presents an immediate and ongoing threat to the public safety or well-being of the patrons and general public in the vicinity.

B. Circumstances constituting an immediate threat to the public safety include, but are not limited to, the following:

1. There is an immediate ongoing and likely to continue threat of bodily harm or injury to a person or persons.

2. There is a clear and present danger of riot, disorder or unlawful interference with traffic upon the public streets.

3. When the occupancy rules are being violated.

C. It is unlawful for any person to fail to comply with any directive issued by the chief of police under authority of subsection A.

SECTION 9. Section 9.45.160 of Chapter 9.45 of Title 9 of the Roseville Municipal Code is hereby amended as follows:

9.45.160 Application for permit—Posting premises.

A. All applications for permits shall be filed with the chief of police on such forms as he or she may prescribe, and shall contain all of the following:

1. The name and permanent address of the applicant and all other persons having a financial interest in the operation of the entertainment, business or premises where the entertainment is to be located.

2. A description of the proposed entertainment, including the maximum number of persons who are expected to be present within the ~~entertainment establishment~~premises at any one time.

3. The proposed opening date and hours of operation of the entertainment establishment.

4. For special or limited duration events, the date or dates, hours and location of the proposed entertainment.

5. The proposed security arrangements for the control of patrons.
 6. The name or names of the person or persons having management or supervision authority over the proposed entertainment, or any business or premises wherein the entertainment is proposed to be located.
 7. Whether the applicant or any other responsible person(s) have been convicted of a misdemeanor or felony offense within the past five years, the nature of such offense(s), and the sentence(s) imposed therefor.
 8. Written consent for the proposed entertainment on the premises from the owner of the property on which the entertainment is to be conducted.
 9. Such other information as the chief of police shall deem necessary for the proper processing and review of the application.
- B. The applicant and all responsible persons shall submit to fingerprinting by the chief of police.
- C. Upon receipt of a complete application, the chief of police shall provide to the applicant a notice of application for entertainment permit. The applicant shall post the notice on the exterior of the premises for which the permit is sought within 24 hours after receiving the notice and for no less than 14 calendar days, or in the case of an application for an entertainment permit for a special event for a period no less than 48 hours, in a location that allows interested members of the public to read the notice.
- D. Except as provided below, the chief of police shall either approve or deny the entertainment permit within 60 calendar days of receipt of the complete application. The chief of

police may extend the time for consideration of the application by not more than 20 calendar days.

E. The chief of police shall either approve or deny the entertainment permit for a special event within five calendar days of receipt of the complete application. The chief of police may extend the time for consideration of the application by not more than five calendar days.

SECTION 10. Section 9.45.230 of Chapter 9.45 of Title 9 of the Roseville Municipal Code is hereby amended as follows:

9.45.230 Effect of revocation.

In the event an application for a permit is revoked by the chief of police, no application for a permit to conduct the proposed activity at the same location shall be considered by the chief of police for a period of one year from the date of revocation, unless sufficient proof of ~~legitimate~~ adequate change of ownership has been presented to the chief of police.

SECTION 11. Section 9.45.240 of Chapter 9.45 of Title 9 of the Roseville Municipal Code is hereby amended as follows:

9.45.240 Suspension, modification or revocation of permit.

1. After notice to the permittee and an opportunity for a hearing as provided in this section, the chief of police may suspend, modify or revoke any permit issued pursuant to the provisions of this chapter for any of the following reasons:

A. The entertainment has been conducted in a manner contrary to the findings for the issuance of a permit set forth in Section 9.45.190(B);

B. The permittee has failed to comply with one or more conditions of the permit;

C. The entertainment has created sound levels that violate the city code;

D. The permittee or his or her employees, agents, or representatives have violated or are violating federal, state or local laws, rules or regulations in connection with the entertainment;

E. The entertainment has been conducted in an illegal or disorderly manner or has been conducted in such a manner as to constitute an unreasonable burden on the reasonable use and enjoyment of neighboring properties;

F. The applicant has knowingly made a false statement of material fact or has knowingly omitted a material fact in the application;

G. The entertainment has created or is creating a nuisance;

H. The permittee or any other responsible person has violated any provision of this chapter; or

I. The modification has been requested by the permittee and the chief of police finds the modification is consistent with the provisions of this code and will not constitute a nuisance or an unreasonable burden upon city resources or the surrounding neighborhood.

2. The chief of police with the concurrence of the City Attorney may modify a permit, which is in violation of the above, by way of a negotiated settlement with the permittee.

SECTION 12. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 13. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



COUNCIL COMMUNICATION

CC #: 8576
File #: 0206-03

Title: 2017-2018 Landscape and Lighting Districts Assessments – Public Hearing
Contact: Vanessa Lieberman 916-774-5189 vlieberman@roseville.ca.us

Meeting Date: 6/21/2017
Item #: 10.4.

RECOMMENDATION TO COUNCIL

It is requested that the City Council adopt the following resolutions (attached):

1. Resolution of the City Council of the City of Roseville, California, Amending and/or Approving the Engineer's Annual Levy Report for the Historic District Landscape and Lighting District (LLD), Fiscal Year 2017/2018.

Resolution of the City Council of the City of Roseville, California Ordering the Levy and Collection of Assessments within the Historic District Landscaping and Lighting District, for Fiscal Year 2017/2018.

2. Resolution of the City Council of the City of Roseville, California, Amending and/or Approving the Engineer's Annual Levy Report for the Infill Area Landscaping and Lighting District, Fiscal Year 2017/2018.

Resolution of the City Council of the City of Roseville, California Ordering the Levy and Collection of Assessments within the Infill Area Landscaping and Lighting District, for Fiscal Year 2017/2018.

3. Resolution of the City Council of the City of Roseville, California, Amending and/or Approving the Engineer's Annual Levy Report for Johnson Ranch Landscaping and Lighting District, Fiscal Year 2017/2018.

Resolution of the City Council of the City of Roseville, California Ordering the Levy and Collection of Assessments within the Johnson Ranch Landscaping and Lighting District, for Fiscal Year 2017/2018.

4. Resolution of the City Council of the City of Roseville, California, Amending and/or Approving the Engineer's Annual Levy Report for North Central Specific Plan Landscaping and Lighting District, Fiscal Year 2017/2018.

Resolution of the City Council of the City of Roseville, California, Ordering the Levy and Collection of Assessments within the North Central Specific Plan Landscaping and Lighting

District, Fiscal Year 2017/2018.

5. Resolution of the City Council of the City of Roseville, California, Amending and/or Approving the Engineer's Annual Levy Report for Northwest Roseville Specific Plan Landscaping and Lighting District, Fiscal Year 2017/2018.

Resolution of the City Council of the City of Roseville, California Ordering the Levy and Collection of Assessments within the Northwest Roseville Specific Plan Landscaping and Lighting District, for Fiscal Year 2017/2018.

6. Resolution of the City Council of the City of Roseville, California, Amending and/or Approving the Engineer's Annual Levy Report for Olympus Pointe Landscaping and Lighting District, Fiscal Year 2017/2018.

Resolution of the City Council of the City of Roseville, California Ordering the Levy and Collection of Assessments within the Olympus Pointe Landscaping and Lighting District, for Fiscal Year 2017/2018.

7. Resolution of the City Council of the City of Roseville, California, Amending and/or Approving the Engineer's Annual Levy Report for the Riverside Avenue Landscaping and Lighting District, Fiscal Year 2017/2018.

Resolution of the City Council of the City of Roseville, California Ordering the Levy and Collection of Assessments within the Riverside Avenue Landscaping and Lighting District, for Fiscal Year 2017/2018.

8. Resolution of the City Council of the City of Roseville, California, Amending and/or Approving the Engineer's Annual Levy Report for the Vernon Street Landscaping and Lighting District, Fiscal Year 2017/2018.

Resolution of the City Council of the City of Roseville, California Ordering the Levy and Collection of Assessments within the Vernon Street Landscaping and Lighting District, for Fiscal Year 2017/2018.

BACKGROUND

The City of Roseville currently has eight active Landscape and Lighting Districts. These districts were formed within the City of Roseville to levy and collect assessments for maintenance of public improvements pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code (the Act), and Article XIID of the California Constitution.

The Historic District Landscaping and Lighting District was formed in 2006 to levy and collect assessments for the maintenance, and operation of improvements benefiting parcels within the District. The cost of maintaining the streetscape improvements is spread equally to the subject properties, based on their percentage of the total front footage of all affected parcels. The District is located in the Historic Old Town area in Downtown Roseville.

The Infill Area Landscaping and Lighting District was formed in 1995 to levy and collect assessments for the maintenance of certain public improvements that benefit parcels within the

District. The District is located in the Infill Plan area.

The Johnson Ranch Landscaping and Lighting District was formed in 1989 to levy and collect assessments for the maintenance of certain public landscape, open space, floodway and stream courses located within the Southeast Roseville Specific Plan area.

The North Central Specific Plan Landscaping and Lighting District was formed in 1990 to levy and collect assessments for the maintenance of certain public improvements within the North Central Roseville Specific Plan area. In 2004, the property owners in the district approved, through a mailed ballot, an assessment increase and the addition of an annual escalation factor. This enables the City to keep up with increased costs associated with maintaining the landscaping at proper levels.

The Northwest Roseville Specific Plan Landscaping and Lighting District was formed in 1989 to levy and collect assessments for maintenance of certain public landscape medians and corridors, vernal pool preserves, bike trails, and park improvements. In 2004, the Dunmore Junction subdivision was annexed into the LLD as Zone A and the Legacy subdivision was annexed into Zone B. In 2006, the property owners voted against an assessment increase as well as the addition of an annual escalation factor.

The Olympus Pointe Landscaping and Lighting District was formed in 1989 to levy and collect assessments for the maintenance of certain public improvements within the Northeast Roseville Specific Plan Area. In 2005, the property owners in the district approved through a mailed ballot, an assessment increase and an annual escalation factor. This enables the City to keep up with increased costs associated with maintaining the landscaping at proper levels.

The Riverside Avenue Landscaping and Lighting District was formed in 2007 to levy and collect assessments for the maintenance, and operation of improvements benefiting parcels within the District. The cost of maintaining the streetscape improvements is spread equally to the subject properties, based on their percentage of the total front footage of all affected parcels.

The Vernon Street Landscape and Lighting District was formed in 2001 to levy and collect assessments for maintenance of improvements installed by the Vernon Streetscape. The cost of maintaining the streetscape improvements is spread equally to the subject properties on their percentage of the total front footage of all affected parcels.

Assessment Statistics:

<i>District</i>	<i>FY 2017-18 Levy</i>	<i>Maximum Annual Tax</i>	<i>Levied Parcels</i>	<i>% Change from 2015-16</i>	<i>Prior year</i>
					<i>FY 2016-17 Levy</i>
<i>Historic District LLD</i>	<i>\$40,807.30</i>	<i>\$40,807.30</i>	<i>56</i>	<i>3% Increase</i>	<i>\$39,618.74</i>
<i>Infill Area LLD</i>	<i>\$29,414.12</i>	<i>\$44,132.80</i>	<i>222</i>	<i>21.4% Increase</i>	<i>\$37,427.80</i>
<i>Johnson Ranch LLD</i>	<i>\$47,222.02</i>	<i>\$52,101.00</i>	<i>1689</i>	<i>1% Increase</i>	<i>\$47,706.40</i>
<i>North Central LLD</i>	<i>\$631,335.99</i>	<i>\$643,769.00</i>	<i>3489</i>	<i>3.7% Increase</i>	<i>\$608,758.37</i>
<i>Northwest LLD</i>	<i>\$481,336.00</i>	<i>\$481,336.00</i>	<i>4752</i>	<i>no change</i>	<i>\$481,336.00</i>
<i>Olympus Pointe LLD</i>	<i>\$221,358.55</i>	<i>\$373,261.00</i>	<i>654</i>	<i>1.6% Increase</i>	<i>\$217,760.32</i>
<i>Riverside Avenue LLD</i>	<i>\$39,597.81</i>	<i>\$39,598.00</i>	<i>75</i>	<i>3% Increase</i>	<i>\$38,444.00</i>
<i>Vernon Street LLD</i>	<i>\$36,084.94</i>	<i>\$36,085.00</i>	<i>62</i>	<i>3% Increase</i>	<i>\$34,853.83</i>
<i>Totals</i>	<i>\$1,527,156.73</i>	<i>\$1,711,090.10</i>	<i>10,999</i>		<i>\$1,505,905.46</i>

** Infill district increase due to each zone being close to or at max tax*

FISCAL IMPACT

All charges are needed to fully fund landscape services in each LLD.

ECONOMIC DEVELOPMENT / JOBS CREATED

Approving the resolutions will have an impact on local economic development and/or job creation. The City's landscaping contracts funded by the LLD assessments support approximately 24,000 production hours of work from hired contractors.

ENVIRONMENTAL REVIEW

Levying assessments for the landscape and lighting districts is considered statutorily exempt from CEQA (State CEQA Guidelines Section 15273). The project involves levying and collecting assessments for maintenance of public improvements pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code, and Article XIID of the California Constitution. Therefore, no further CEQA action is required.

Respectfully Submitted,

Vanessa Lieberman, Financial Analyst

Jay Panzica, Chief Financial Officer



ATTACHMENTS:

Rob Jensen, City Manager

Description

Resolution No. 17-254

Resolution No. 17-255

Historic District LLD Engineer's Report

Resolution No. 17-256

Resolution No. 17-257

Infill LLD Engineer's Report

Resolution No. 17-258

Resolution No. 17-259

Johnson Ranch LLD Engineer's Report

Resolution No. 17-260

Resolution No. 17-261

North Central LLD Engineer's Report

Resolution No. 17-262

Resolution No. 17-263

Northwest LLD Engineer's Report

Resolution No. 17-264

Resolution No. 17-265

Olympus Pointe LLD Engineer's Report

Resolution No. 17-266

Resolution No. 17-267

Riverside Ave LLD Engineer's Report

Resolution No. 17-268

Resolution No. 17-269

Vernon Street LLD Engineer's Report

RESOLUTION NO. 17-254

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2017/2018

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: Historic District Landscaping and Lighting District (hereinafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, being Part 2 Division 15, of the Streets and Highways Code of the State of California, beginning with Section 22500* (hereinafter referred to as the "Act"), and,

WHEREAS, there has now been presented to this City Council the Report as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented (or amended), and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 That the Report as presented, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 3 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and final approval of the Report.

RESOLUTION NO. 17-254

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2017.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, Sonia Orozco, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. 17-254 was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the 21st day of June, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. 17-255

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2017/2018

The City Council of the City of Roseville, California (hereafter referred to as the “City Council”) does resolve as follows:

WHEREAS, the City Council of City of Roseville, California, has, by previous Resolutions, initiated proceedings, and declared its intention to levy assessments, and approved the Engineer’s Annual Levy Report (hereinafter referred to as the “Report”) that describes the assessments against parcels of land within the Historic District Landscaping and Lighting District (hereinafter referred to as the “District”) for the Fiscal Year commencing July 1, 2017, and ending June 30, 2018, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereinafter referred to as the “Act”) to pay for the maintenance and services of all improvements and facilities related thereto; and

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council, a Report in connection with the proposed levy and collection of assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2017 and ending June 30, 2018, to pay for the maintenance and services of all improvements and facilities related thereto.

WHEREAS, this City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Articles XIIC and XIID of the California State Constitution; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

- i) the land within the District will be benefited by the operation, maintenance and servicing of the improvements located within the boundaries of the District;
- ii) the District includes all of the lands receiving such special benefit; and,
- iii) the net amount to be assessed upon the lands within the District in accordance with the assessment for the Fiscal Year commencing July 1, 2017, and ending June 30, 2018, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 4 The maintenance, operation and servicing of the improvements shall be performed pursuant to the Act. The City Council hereby orders the improvements to be made, which improvements are briefly described as follows: the improvements within the District include: maintenance, servicing, administration and operation of landscape, lighting and streetscape improvements, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer's Annual Levy Report describes all new improvements or substantial changes in existing improvements.

Section 5 The County Auditor of the County of Placer shall enter on the County Assessment Roll, opposite each eligible parcel of land, the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the Historic District Landscaping and Lighting District and such money shall be expended only for the maintenance, operation and servicing of the improvements, together with other expenses as described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2017, and ending June 30, 2018.

Section 8 The City Clerk's designee, Willdan Financial Services, is hereby authorized and directed to file the levy with the County Auditor subsequent to the adoption of this Resolution, pursuant to Chapter 4, Article 1, Section 22641 of the Act. The City Clerk is directed to deliver a certified copy of this adopted Resolution to Willdan Financial Services within two weeks of adoption via either e-mail to mashley@willdan.com or US Mail to: Willdan Financial Services, 27368 Via Industria, Suite 200, Temecula, CA 92590 Attn: Mickey Ashley.

RESOLUTION NO. 17-255

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2017.

Mayor
City of Roseville

City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, Sonia Orozco, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. 17-255 the 21st day of June, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

City Clerk
City of Roseville



City of Roseville

Historic District Landscaping and Lighting District

2017/18 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 17, 2017
Public Hearing: June 21, 2017

27368 Via Industria
Suite 200
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com/financial



ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

Historic District

Landscaping and Lighting District

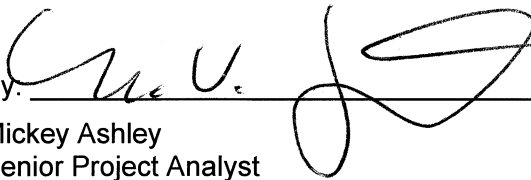
City of Roseville

Placer County, State of California

This Report describes the District and any relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2017/18 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 28 day of APRIL, 2017

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Roseville

By: 

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I. OVERVIEW

A. INTRODUCTION

The City of Roseville (“City”) annually levies and collects special assessments in order to maintain the improvements within the Historic District Landscaping and Lighting District (“District”). The District was formed on April 5, 2006 and is levied annual assessments pursuant to *the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (“1972 Act”).

The Engineer’s Report (“Report”) describes the District, any new annexations, changes to the District, and the proposed assessments for the period of July 1, 2017 through June 30, 2018. The special benefit assessments are based on historical and estimated costs to maintain the District improvements. These assessments, which provide a direct and special benefit to properties within the District, will provide funding for the operation and maintenance of District improvements.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (“APN”) by the Placer County Assessor’s Office. The Placer County Auditor/Controller uses Assessor’s Parcel Numbers and specific Tax Code Accounts, to identify on the County’s tax roll, properties assessed for special district benefit assessments.

Following approval of the Report, the City Council will by resolution order the improvements to be made and confirm the levy and collection of assessments herein pursuant to the Act. The assessment rates and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year (“FY”) 2017/18. The assessments as approved will be submitted to the Placer County Auditor/Controller to be included on the property tax roll for each parcel.

B. COMPLIANCE WITH THE CURRENT LEGISLATION

The City Council, pursuant to the provisions of the “Landscaping and Lighting Act of 1972”, being Division 15, Part 2 of the Streets and Highways Code of the State of California, beginning with Section 22500 (the “1972 Act”); Article XIID of the Constitution of the State of California (“Article XIID”); and the Proposition 218 Omnibus Implementation Act, beginning with Government Code Section 53750 (the “Implementation Act”) (the 1972 Act, Article XIID and the Implementation Act are referred to collectively as the “Assessment Law”) initiated proceedings for the formation of the District on February 15, 2006 and to levy and collect annual assessments against lots and parcels within the District for FY 06/07. On April 5, 2006, pursuant to Assessment Law, the City conducted a Public Hearing and

tabulated the returned ballots. The City determined that a majority protest did not exist and approved the District's maximum assessment rate and annual inflationary adjustment factor.

Pursuant to the Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer's Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the Act and Assessment Law.

C. DESCRIPTION OF DISTRICT BOUNDARIES

The proposed territory within the District consists of all lots, parcels and subdivisions of land as shown on the Boundary Map titled "Boundary Map of Historic District Landscaping and Lighting District" as referenced in Appendix A-1 of this Report.

The District is located within the City's Historic Old Town, west of Highway 80, south of Pleasant Street, north and east of Washington Boulevard, and north and west of the Union Pacific Railroad. The District consists of mostly commercial parcels in a concentrated area of the Downtown primarily fronting the following streets: Church Street northeast of Washington Boulevard, Main Street between Washington Boulevard and Lincoln Street, Pacific Street and Lincoln Street where the improvements end approximately one block south of Pleasant Street.

D. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.
- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.
- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

E. DESCRIPTION OF THE IMPROVEMENTS AND MAINTENANCE

The District, through the levy of special assessments, provides funding for ongoing maintenance, operation and servicing of landscaping and lighting improvements located within the public rights-of-ways and dedicated easements located within the District. These improvements may include, but are not limited to, all materials, equipment, utilities, labor, and appurtenant facilities related to the ongoing maintenance of the improvements.

Maintenance services will be provided by City personnel and/or private contractors. The proposed improvements to be maintained and services are generally described as follows:

Landscaping Improvements

The landscaping improvements have been designed to enhance the area within the District and may include, but are not limited to ground cover, shrubs and plants, trees, irrigation and drainage systems, trash receptacles, ornamental lighting, masonry walls or other fencing, hardscape improvements, monuments and landmarks, recreational facilities and associated appurtenants located within the street rights-of-way and public areas within the District. Specifically, the proposed landscape improvement areas for this District are:

- Parkway landscaping and hardscape improvements within the public right of ways of the streets within the district including, but not limited to, Lincoln Street, Main Street, Church Street, Pacific Street and the northeast side of Washington Boulevard estimated at 14,450 square feet of landscaping;
- Various amenities associated with the landscape improvements and public areas within the District, including, but not limited to, trash receptacles, street furniture, bike racks, entry signs, sidewalks, fencing, and retaining walls.

Specifically not included as District improvements are those improvements located on private property, improvements and facilities that are outside the boundaries of the District and/or are funded by other sources available to the City, including those portions of the median and parkway landscaping on Washington Boulevard (southwest side of the street) that are outside the District boundaries.

Public Lighting Improvements

The lighting improvements may include, but are not limited to, the cost of providing, maintaining and servicing of lighting fixtures, poles, meters, conduits, electrical cable, and associated appurtenant facilities associated with:

- Lighting facilities within the landscaped areas and public areas including safety lights, security lights or ornamental lights installed as part of the District improvements; and
- Public street light improvements located on the streets within the District.

Specifically excluded from the assessment are the street light energy costs. These costs will continue to be paid for by the City from other revenue sources.

Detailed maps of the locations and descriptions of the specific improvements to be maintained by the District are on file in the Office of Public Works and by reference are made part of this Report.

Description of Maintenance and Services

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of landscaping and street lighting improvements facilities and appurtenant facilities, including repair, removal or replacement of all or part of any of the landscaping and street lighting improvements, or appurtenant facilities; providing for the life, growth, health and beauty of landscaping improvements including cultivation, irrigation, trimming, mowing, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste; and the cleaning sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Servicing means the furnishing of water and electricity for the irrigation of the landscape improvements or appurtenant facilities and the furnishing of electric current or energy for the operation of the landscaping improvements or appurtenant facilities. The street lighting improvements shall be maintained to provide adequate illumination; however, the City will be paying the actual energy costs to provide illumination.

II. METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the Improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

B. BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIID addresses several key criteria for the levy of assessments, notably:

Article XIID Section 2d defines District as follows:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;

Article XIID Section 2i defines Special Benefit as follows:

“Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”

Article XIID Section 4a defines proportional special benefit assessments as follows:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public

improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

This District was formed to establish and provide for the improvements that enhance the presentation of the surrounding properties and developments. These improvements will directly benefit the parcels to be assessed within the District. The assessments and method of apportionment is based on the premise that the assessments will be used to construct and install landscape and lighting improvements within the District as well as provide for the annual maintenance of those improvements, and the assessment revenues generated by District will be used solely for such purposes.

The costs of the proposed improvements have been identified and allocated to properties within the District based on special benefit. The improvements to be provided by this District and for which properties will be assessed have been identified as an essential component and local amenity that provides a direct reflection and extension of the properties within the District which the property owners and residents have expressed a high level of support.

The method of apportionment (method of assessment) set forth in the Report is based on the premise that each assessed property receives special benefits from the landscape and lighting improvements within the District, and the assessment obligation for each parcel reflects that parcel’s proportional special benefits as compared to other properties that receive special benefits.

To identify and determine the proportional special benefit to each parcel within the District, it is necessary to consider the entire scope of the improvements provided as well as the properties that benefit from those improvements. The improvements and the associated costs described in this Report, have been carefully reviewed and have been identified and allocated based on a benefit rationale and calculations that proportionally allocate the net cost of only those improvements determined to be of special benefit to properties within the District. The various public improvements and the associated costs have been identified as either “general benefit” (not assessed) or “special benefit”.

The City initiated and conducted property owner protest ballot proceedings in accordance with Article XIIID. Each of the proposed Improvements, the associated costs and assessments were identified and allocated based on special benefit pursuant to the provisions of Article XIIID and 1972 Act. Additionally, the Improvements and the annual costs of ensuring the maintenance and operation of the Improvements are of direct and special benefit to the properties.

The City annually levies and collects special benefit assessments in order to maintain and service the District Improvements. The District provides for specific Improvements and services that include the maintenance and operation of landscaping and lighting Improvements and associated appurtenances located within the District’s public rights-of-way and dedicated easements. The annual

assessment is based on the historical and estimated costs to maintain the Improvements that provide a benefit to properties within these Districts. The Improvements within the District and the costs of those Improvements are identified and budgeted separately, including all expenditures, deficits, surpluses, revenues, and reserves.

All Improvements within the District and the properties associated with those Improvements were reviewed for benefit prior to the formation of the District. Because the Improvements affront the benefited parcels, it has been determined that there is no measurable general benefit to properties outside the District or to the public at large. In making this determination it should be noted that similar improvements within California are typically maintained by individual property owners, through some type of association or a special district as allowed by State Law since the on-going maintenance of these improvements are a special benefit to the properties associated with those improvements.

The method of apportionment (method of assessment) for the District is based on the premise that each of the assessed parcels within the District receives special benefit from the Improvements maintained and financed by District assessments. The presence of these Improvements and the close proximity of the Improvements to the properties within the District enhance the desirability and security of properties within the District.

The landscape Improvements provided by the District may include landscaped parkways, perimeters, entryways, local medians, slopes, internal amenities and appurtenant facilities. Street lighting Improvements may include all energy costs and necessary maintenance to the facilities related thereto. The annual assessments outlined in this Report are proposed to cover the estimated costs to provide all necessary service, operation, administration, and maintenance required to keep these Improvements in a healthy, vigorous, and satisfactory condition. The special benefits associated with the local landscaping Improvements are specifically:

The special benefits associated with all landscaping Improvements are specifically:

- Enhanced desirability of properties through association with the Improvements.
- Improved aesthetic appeal of properties providing a positive representation of the area and properties.
- Enhanced adaptation of the urban environment within the natural environment from adequate landscaping.
- Environmental enhancement through improved dust and debris control, and fire prevention.
- Increased sense of pride in ownership of property within the District resulting from well-maintained Improvements associated with the properties.

- Enhanced quality of life through well-maintained landscaped areas.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on streets and roads within the Districts.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to Improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

C. DESCRIPTION OF THE METHOD OF APPORTIONMENT

To establish the special benefit to the individual parcels within the District a formula that spreads the costs of the maintenance based on the special benefit must be established. The improvements have been reviewed and the following formula has been established to apportion the maintenance costs based on benefit.

For purposes of the Assessment Methodology, the terms hereinafter set forth have been the following meanings:

Acreage means the land area of an Assessor's Parcel as shown on an Assessor's Parcel map-, or if the land area is not shown on an Assessor's parcel map, the land area shown on the applicable final map, parcel map, condominium plan, record of survey or other recorded document creating and describing such area of land.

Multi-Family Residential means a residence for which building permits have been issued for more than attached residential units for rental purposes.

Single-Family Residential Unit means a single residential home. This land use includes detached or attached for sale units intended for single-family occupancy.

Commercial means property being used or zoned for either commercial or industrial use.

Three components were used in the methodology to determine each parcels assessment; 1) Front footage of parcels along the proposed street improvements; 2) acreage of benefiting parcels; and 3) Current land use of parcels. Based on these three components the assessments were determined as follows:

First, the parcels Front Footage was determined based on Assessor's Parcel maps or other sources. Only Front footage on streets that will be improved was used. For parcels with Front Footage on more than one side (corner lots), the total Front Footage was divided by two to provide an average Front Footage. It was determined that twenty percent (20%) of the total budget was reasonably attributed to Front Footage; therefore twenty percent (20%) of the budget was spread to Front Footage.

Second, each parcel's Acreage was calculated based on Assessors Parcels map. It was determined that eighty percent (80%) of the budget was reasonably attributed to Acreage; therefore eighty (80%) of the budget was spread on Acreage. In the event that common area parcels are created subsequent to the formation of the District, the acreage of any such common area parcels shall be apportioned to the remaining assessable parcels of the subdivision and/or parcel split(s) related to the creation of the common area parcel(s).

Third, the current land use of the parcel was determined using the County's secured roll. Parcel's currently used as a Single Family Residence or Multi-Family Residences were determined to receive twenty-five (25%) of the benefit in relation to commercial parcels. Additionally, it was determined that single Family Residential Parcels benefit equally from the improvements, therefore the total assessment calculated based on the formula was averaged between the five Single Family Residential parcels to determine a Single Family Residential rate per Unit.

The base year maximum assessment rates approved to be levied in FY 2006/07 are provided in the table below.

Base Year Maximum Assessment Rates (FY 2006/07)			
Land Use	Front Footage	Acreage Rate	Flat Rate
Commercial	\$1.99 per Front Foot	\$2,582.41 per Acre	N/A
Multi-Family Residential	\$0.50 per Front Foot	\$645.60 per Acre	N/A
Single-Family Residential	N/A	N/A	\$132.00 per Unit

The following formula is used to calculate each parcel's assessment (proportional benefit) for those parcels that are not Single-Family Residential parcels.

Front Footage Rate x Parcel's Adjusted Front Footage = Parcel Front Footage Levy

Acreage Rate x Parcel's Adjusted Acreage = Parcel Acreage Levy

Proposed Levy per Parcel = Parcel Front Footage Levy + Parcel Acreage Levy

The Assessment Range Formula shall be applied to all future assessments within the District beginning in fiscal year 2007/08. Generally, if the proposed annual assessment for the current fiscal year is less than or equal to the calculated Maximum Assessment, then the Assessment is equal to the initial Assessment (approved by property owners within the District) adjusted annually by three percent (3%).

Beginning in the second fiscal year (Fiscal Year 2007/08) and each fiscal year thereafter, the Maximum Assessment would be recalculated and a new Maximum Assessment established within the District.

The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

Although the Maximum Assessment will increase each year, the actual assessment may remain unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessment for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment, the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to balloting.

D. ANNUAL INFLATIONARY ADJUSTMENT

If the proposed assessment rates increase over the prior fiscal year's maximum assessment rates by a percentage no greater than the 3%, then the proposed assessment rates are not considered an increase.

III. DISTRICT BUDGET

A. 2017/18 BUDGET

DESCRIPTION	AMOUNTS
<u>DIRECT COSTS</u>	
Contract Maintenance - Landscaping	\$10,878.00
Repair & Maintenance - Landscaping	7,200.00
Repair & Maintenance - Lighting	3,200.00
Repair and Maintenance - Streetscape and Signage	1,000.00
Utilities	9,900.00
Rehab Reserve Project Expenditures	<u>10,000.00</u>
Total Direct Costs	\$42,178.00
<u>ADMINISTRATION COSTS</u>	
City Administration	\$1,585.00
Contract Administration - Park's Dept	2,200.00
County Auditor Fees	408.07
Consulting & Professional Services	3,098.00
Consultant Incidental Expenses	60.00
Public Hearing Publishing Costs	775.00
ERP Project Costs	<u>2,904.00</u>
Total Administrative Costs	\$11,030.07
Total Direct and Administration Costs	\$53,208.07
<u>BUDGET ADJUSTMENTS</u>	
Replenishment/(Use) of Operating Reserve	(\$2,400.77)
Contribution for /(Use of) Rehab Reserve	(10,000.00)
Rounding Adjustment	
Total Adjustments	(\$12,400.77)
BALANCE TO LEVY	\$40,807.30

B. 2017/18 ASSESSMENT RATES

DESCRIPTION	AMOUNTS
<u>FY 2017/18 APPLIED ASSESSMENT RATES</u>	
Number of Assessable Parcels	56
Total Front Footage - Commercial	2,859.87
Total Front Footage - MFR	140.00
Total Assessable Acreage - Commercial	8.8087
Total Assessable Acreage - MFR	0.4821
Total Single Family Residences	5
Applied Assessment Rate per Front Foot - Commercial	\$2.7546
Applied Assessment Rate per Front Foot - MFR	\$0.6921
Applied Assessment Rate per Acre - Commercial	\$3,574.6594
Applied Assessment Rate per Acre - MFR	\$893.6614
Applied Assessment Rate per SF Residence	\$182.7189
Maximum Assessment Rate per Front Foot - Commercial	\$2.7546
Maximum Assessment Rate per Front Foot - MFR	\$0.6921
Maximum Assessment Rate per Acre - Commercial	\$3,574.6594
Maximum Assessment Rate per Acre - MFR	\$893.6614
Maximum Assessment Rate per SF Residence	\$182.7189
Potential Maximum Assessment	\$40,807.30

C. 2017/18 FUND BALANCE INFORMATION

DESCRIPTION	AMOUNTS
<u>OPERATING RESERVE</u>	
Beginning Operating Reserve Balance 7-1-2017 (est.)	\$42,916.20
add: Replenish from FY 17/18 Levy	
less: Use for FY 17/18 Expenses	(2,400.77)
Transfer from/(to) the Rehab Reserve	(13,911.39)
Ending Operating Reserve Balance 6-30-2018 (est.)	\$26,604.04
<u>REHABILITATION RESERVE</u>	
Beginning Rehab Reserve Balance 7-1-2017 (est.)	\$67,669.12
add: Collect from FY 17/18 Levy	
less: Use for FY 17/18 Rehab Projects	(10,000.00)
Transfer from/(to) the Operating Reserve	13,911.39
Ending Rehab Reserve Balance 6-30-2018 (est.)	\$71,580.51

D. DESCRIPTION OF BUDGET TERMS

Description of the terms used in the preceding Budget, Assessment Rates and Fund Balance tables are listed below:

BUDGET:

DIRECT COSTS

Contract Maintenance - Landscaping - Includes all regularly scheduled contract labor, required to properly maintain and ensure the satisfactory condition of all landscaping, irrigation and drainage systems and appurtenant facilities.

Repair and Maintenance - Landscaping - This item includes landscape improvement repair and maintenance costs that are generally unforeseen and not normally included in the annual maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, etc. Planned replacements or upgrades that provide a direct benefit to the District during the Current Fiscal Year may also be included. Costs could include the renovation of improvements such as irrigation systems.

Repair and Maintenance - Lighting - This item includes lighting improvement repair and maintenance costs. This may include repair of damaged amenities due to vandalism, storms, etc. Planned replacements or upgrades that provide a direct benefit to the District during the Current Fiscal Year may also be included.

Repair and Maintenance - Streetscape and Signage - This item includes repair and maintenance costs of streetscape and sign improvements. Streetscape improvements include street furniture, sidewalks, curbs, gutters, parking stripes, brick pavers, benches, bike racks, and trash receptacles. This may include repair of damaged amenities due to vandalism, storms, etc. May

include planned replacements or upgrades not listed below that provide a direct benefit to the District.

Utilities - The furnishing of water and electricity required for the operation and maintenance of the improvements.

Rehab Reserve Project Expenditures – Expected costs for installation, replacement or planned upgrades of District improvements for the current year that were previously funded or accumulated in the Rehabilitation Reserve. The Rehabilitation Reserve is used to accumulate funds for costs associated with the future rehabilitation or replacement of District improvements that cannot be conveniently raised from a single year's assessment. If zero, this line item may not be shown in the budget.

ADMINISTRATION COSTS

City Administration – Estimated costs incurred by the City Finance Department and other Departments in preparing the annual budget for the Engineer's Report, together with other financial information required to determine the annual assessment. These costs would also include the preparation, posting and publishing of public notices required for City Council action relating to the District, as well as costs to perform legal review of documents.

Contract Administration – Park's Dept – Estimated Costs of Park and Recreation Department staff to coordinate and oversee the maintenance contracts and overall repair and maintenance of the District. This amount also includes the cost of the Department's estimates and analysis of certain budget items, estimated costs and useful lives of certain District Improvements.

County Auditor Fees - A fee of 1% of the total levy amount that is charged to the District by the County for placing assessments on property tax bills.

Consulting and Professional Services – Includes the costs and expenses of contracting with various professionals to provide legal, engineering and district administration services directly related to the District, including the calculation of the annual assessment amounts and the preparation of the Engineer's' Report.

Public Hearing Publishing Costs –Includes the out of pocket costs to publish public notices required for City Council action relating to the District.

Total Direct and Administration Costs – The total expected costs of the District.

BUDGET ADJUSTMENTS

Replenishment/(Use) of Operating Reserve – A “Replenishment” increases the levy in order to replenish the Operating Reserve. On the other hand, a “Use” of the Operating Reserve decreases the levy by drawing funds from the Operating Reserve for current year expenditures. If zero, this line item may not be shown in the budget. Further information regarding the function of the Operating Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Contribution for /(Use of) Rehab Reserve — A “Contribution” increases the levy in order to generate funding for the Rehabilitation Reserve. This reserve allows for the accumulation of funds for the possible rehabilitation projects or replacements in future years. On the other hand, a “Use of” of the Rehabilitation Reserve provides current year funding of rehabilitation projects or replacements from available funds within the Rehabilitation Reserve. If zero, this line item may not be shown in the budget. Further information regarding the function of the Rehabilitation Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Rounding Adjustment – The necessary rounding adjustment(s) due to limitations of the County property tax system that requires even penny levy amounts to be placed on the secured tax roll.

BALANCE TO LEVY - This is the total amount to be levied and collected through assessments for the current fiscal year for each zone. The Balance to Levy represents the sum of the total District costs together with any applicable adjustments to the budget as described above.

ASSESSMENT RATES:

APPLIED ASSESSMENT RATE

Number of Assessable Parcels - The total number of parcels that are expected to be assessed. Non-assessable lots or parcels include government-owned land, public utility-owned property, land principally encumbered by public rights-of-way or easements, common areas, and/or parcels within the boundaries of the District currently do not benefit from the improvements and are therefore not assessed.

Total Assessable Front Footage – the total number of Front Feet within the District, adjusted for corner parcels, Multi-Family Residential and Single-Family Residential Parcels will be assessed as calculated in accordance with the methodology set out in Section C of this Report.

Total Assessable Acreage – the total Acreage within the District, adjusted for Multi-Family Residential and Single-Family Residential Parcels that will be assessed as calculated in accordance with the methodology set out in Section C of this Report.

Total Single-Family Residential Parcels – the total number of parcels currently being used as Single-Family Residences.

Applied Assessment Rates – The applied assessment rates for each of the District's land use types.

Maximum Assessment Rates per Front Foot – The maximum dollar amount that can be assessed per Adjusted Front Foot for the District's land use type for the current fiscal year.

Maximum Assessment Rates per Acre – The maximum dollar amount that can be assessed per Adjusted Acreage Foot for the District's land use type for the current fiscal year.

Maximum Assessment Rate per SF Residential Unit – The maximum dollar amount that can be assessed per Single Family Unit within the District for the current fiscal year.

Potential Maximum Assessment – The total amount that is expected to be assessed against all parcels within the District for the Current Fiscal Year.

FUND BALANCE INFORMATION:

OPERATING RESERVE

Beginning Operating Reserve Balance 7-1-2017 (est.) - The anticipated beginning balance of cash and receivables net of any unpaid prior year obligations for each Zone. These beginning balances shall be used to fund each Zone's expenditures from July 1, 2017 to December 31, 2017, as the Operating Reserve is required to compensate for the approximate six-month delay between the start of the District's fiscal year and the receipt of the collections from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

Replenish from FY 17/18 Levy – This amount is added to the levy in order to replenish the Operating Reserve. Due to the six-month delay from the District's receipt of assessment collections, the Operating Reserve balance shall be sufficiently funded to provide for expenditures from the period of July 1, 2017 (the beginning of the Fiscal Year) through December 31, 2017. If zero, this line item may not be shown in the budget.

Use for FY 17/18 Expenses – The amount of the Operating Reserve to be used to fund FY 17/18 expenses. Portions of the Operating Reserve may be slated for current year expenditures in order to reduce the Ending Operating Reserve Balance to an amount no greater than the expected District costs for the period of July 1, 2017 (the beginning of the Fiscal Year) through December 31, 2017. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Rehab Reserve — The amount of Operating Reserve monies to be transferred to or from the Rehabilitation Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Operating Reserve Balance 6-30-2018 (est.) - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2018. The size of each Zone's Operating Reserve is limited by Streets and Highways Code 22569 which states that an Operating Reserve shall not exceed the estimated costs of maintenance, service and incidental expenses from the first day of the fiscal year (July 1) to the date that the Agency expects to receive the first apportionment of collections from the County, which is estimated to be December 31. Therefore, each Zone may retain an Operating Reserve amounting to the District's first six-months of expenses in order to meet ongoing obligations until the first collections are received from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

REHABILITATION RESERVE

Beginning Rehab Reserve Balance 7-1-2017 (est.) — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2017. Streets and Highways Code 22660 allows the District generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

Collect from FY 17/18 Levy — This amount is added to the levy to accumulate funding of future year rehabilitation projects, replacements, restorations or upgrades of District improvements. If zero, this line item may not be shown in the budget.

Use for FY 17/18 Rehab Projects – The amount of Rehabilitation Reserve monies expected to be transferred out of the Rehabilitation Reserve to fund the costs of installation, replacement or planned upgrades of District improvements for the current year. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Operating Reserve — The amount of Rehabilitation Reserve monies to be transferred to or from the Operating Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Rehab Reserve Balance 6-30-2018 (est.) - The projected balance of funds in the Rehabilitation Reserve as of June 30, 2018. These funds shall be use to provide for future year rehabilitation projects, replacements, restorations or upgrades of District improvements which cannot be conveniently raised from a single year's assessment.

Should the District have no Rehabilitation Reserve balances or related activity, no Rehabilitation Reserve information shall be presented in the Report.

E. REHABILITATION RESERVE CAPITAL IMPROVEMENT PLAN

Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment. A five year Capital Improvement Plan for the rehabilitation, restoration and /or replacement of District improvements and other allowable costs is shown below.

Future funding of District improvements is estimated as follows: repair and/or replacement of streetscape and hardscape: \$25,000 in FY 2018/19 and \$2,500 in FY 2019/20; replacement, repair, renovation and/or refurbishment of plants, landscaping and related materials: \$10,000 in each of FYs 2017/18, 2020/21 and 2021/22; \$5,000 in each of FYs 2018/19 and 2019/20; replacement and/or repair of lighting fixtures: \$10,000 in each of FYs 2018/19 and 2019/20; and, replacement, repair and/or refurbishment of irrigation meter: \$10,000 in FY 2018/19.

From time to time, funds held in a Rehabilitation Reserve may be needed to respond to changing needs due to the condition of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and / or operation of the improvements.

APPENDIX A – DISTRICT BOUNDARY MAP

The boundary map for the District has previously been submitted to the Clerk of the City in the format required under the 1972 Act and is, by reference, hereby made part of this Report. These District Boundary Maps are available for inspection at the office of the City Clerk during normal business hours.

For general reference purposes, a summary of the District's Boundaries is presented herein.

SHEET 1 OF 2

HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT CITY OF ROSEVILLE COUNTY OF PLACER STATE OF CALIFORNIA

LOT DESIGNATION

LOT NO.	ASSESSOR'S PARCEL NUMBER
1	011-143-008
2	011-143-009
3	011-146-008
4	011-146-011
5	011-146-012
6	011-146-013
7	011-146-014
8	011-146-016
9	011-146-017
10	011-146-018
11	011-146-019
12	011-146-024
13	011-146-025
14	011-147-002
15	011-147-003
16	011-147-006
17	011-147-007
18	011-147-008
19	011-147-009
20	011-147-010
21	011-147-011
22	011-147-012
23	011-147-014
24	012-121-001
25	012-121-002
26	012-121-003
27	012-121-007
28	012-121-009

LOT DESIGNATION

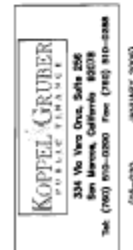
LOT NO.	ASSESSOR'S PARCEL NUMBER
29	012-121-012
30	012-121-013
31	012-121-014
32	012-122-008
33	012-122-003
34	012-200-001
35	012-200-002
36	012-200-004
37	012-200-005
38	012-200-006
39	012-200-007
40	012-200-008
41	012-200-009
42	012-200-010
43	012-200-011
44	012-200-012
45	012-200-013
46	012-200-014
47	012-200-015
48	012-200-016
49	012-200-017
50	012-200-022
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53	012-200-025
54	012-200-026
55	012-200-027
56	012-200-028

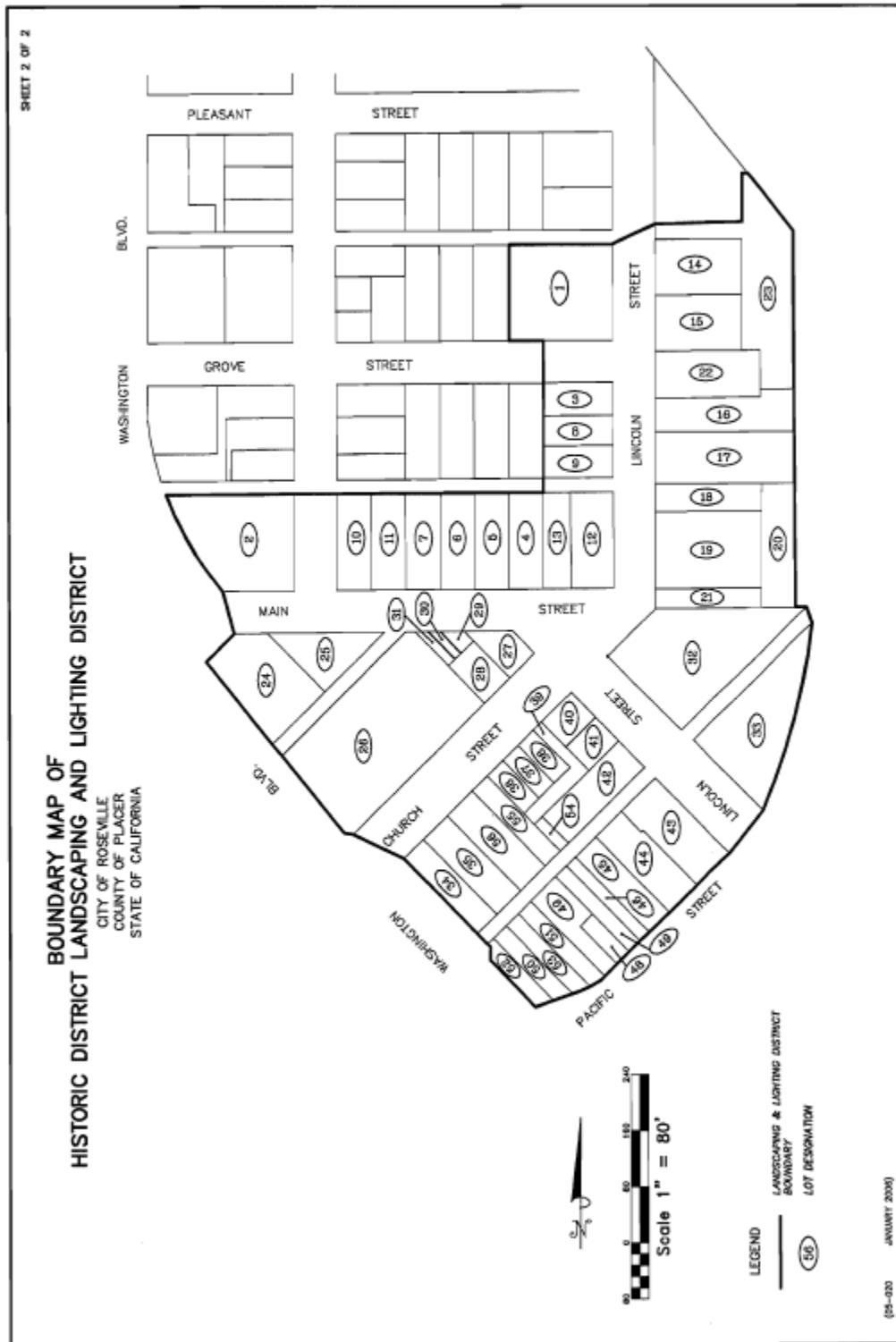


VICINITY MAP
NOT TO SCALE

FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY OF _____, 2006.
I HEREBY CERTIFY THAT THIS MAP SHOWING THE BOUNDARIES OF HISTORIC LANDSCAPING AND LIGHTING DISTRICT, CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2006, BY ITS RESOLUTION NO. _____.

CITY CLERK
CITY OF ROSEVILLE





APPENDIX B — 2017/18 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Placer County Assessor's map for the year in which this Report is prepared.

A listing of parcels to be assessed within this District, along with the proposed assessment amounts, shall be submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed, excepting common area parcels. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

At the conclusion of the public hearing for the District and the proposed assessments, approval of the Report (as submitted or as modified) confirms the method of apportionment and the assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for FY 2017/18. The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the FY 2017/18 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the Current Fiscal Year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

City of Roseville
Historic District Landscape and Lighting District
Fiscal Year 2017/18 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	LAND USE	MAXIMUM ASMT	CHARGE	FRONT FEET	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
011-143-008-000	MFR	527.73	527.72	140.0	0.4821	0.0	LOTS 1 2 3 BLK 5 MCRAE ADDN
011-145-005-000	COM	2,049.96	2,049.96	120.0	0.481	0.0	LOTS 1 2 FR 3 4 BLK 3 MCRAE
011-146-008-000	SFR	182.72	182.70	0.0	0.0	1.0	FR LOTS 8 9 BLK 2 MCRAE ADDN
011-146-011-000	COM	709.68	709.66	50.0	0.16	0.0	LOT 12 BLK 2 MCRAE ADDN
011-146-012-000	COM	709.68	709.66	50.0	0.16	0.0	L 13 BLK 2 MCRAE ADDN
011-146-013-000	COM	709.68	709.66	50.0	0.16	0.0	LOT 14 BLK 2 MCRAE ADDN
011-146-014-000	COM	709.68	709.66	50.0	0.16	0.0	LOT 15 BLK 2 MCRAE ADDN
011-146-016-000	SFR	182.72	182.70	0.0	0.0	1.0	FR LOTS 8 9 BLK 2 MCRAE ADDN
011-146-017-000	SFR	182.72	182.70	0.0	0.0	1.0	POR LOTS 8 & 9 BLK 2 MCRAE ADDN MOR A-38
011-146-018-000	COM	712.18	712.16	50.0	0.1607	0.0	LOT 1 BLK 2 MCRAE ADDN
011-146-019-000	COM	712.18	712.16	50.0	0.1607	0.0	L 16 BLK 2 MCRAE ADDN
011-146-024-000	COM	970.87	970.86	100.31	0.1943	0.0	L 10 & P L 11 BLK 2 MCRAE ADD
011-146-025-000	COM	573.90	573.88	39.64	0.13	0.0	POR L 11 BLK 2 MCRAE ADDITION
011-147-002-000	COM	1,041.11	1,041.10	80.0	0.2296	0.0	FR LOTS 9 10 BLK 1 MCRAE ADDN
011-147-003-000	SFR	182.72	182.70	0.0	0.0	1.0	FR LOTS 8 9 BLK 1 MCRAE ADDN
011-147-006-000	COM	999.22	999.22	50.0	0.241	0.0	FR LOT 7 BLK 1 MCRAE ADDN
011-147-007-000	COM	1,437.71	1,437.70	75.0	0.3444	0.0	LOTS 5 6 BLK 1 MCRAE ADDN
011-147-008-000	COM	602.41	602.40	40.0	0.1377	0.0	LOT 4 BLK 1 MCRAE ADDN
011-147-009-000	COM	1,579.16	1,579.14	110.0	0.357	0.0	LOTS 2 3 FR 1 BLK 1 MCRAE ADDN
011-147-010-000	COM	738.52	738.52	0.0	0.2066	0.0	LOT IN RSVL
011-147-011-000	COM	451.90	451.90	30.0	0.1033	0.0	FR LOT 1 BLK 1 MCRAE ADDN
011-147-012-000	SFR	182.72	182.70	0.0	0.0	1.0	FR L 7 & 8 BL 1 MCRAE
011-147-014-000	COM	1,855.84	1,855.82	25.0	0.4999	0.0	FR L 8 THRU 11 BLK 1 MCRAE
012-121-001-000	COM	1,610.36	1,610.36	160.0	0.3272	0.0	FR LOTS 11 14 15 16 BLK 38 R
012-121-002-000	COM	947.94	947.92	140.0	0.1573	0.0	FR L 12 13 BLK 38 RSVL
012-121-003-000	COM	3,820.55	3,820.54	201.0	0.9139	0.0	LOTS BLK 38 RSVL
012-121-007-000	COM	507.72	507.72	81.15	0.0795	0.0	LOT 8 BLK 38 RSVLE
012-121-009-000	COM	422.27	422.26	50.0	0.0796	0.0	POR L 7 BLOCK 38 ROSEVILLE
012-121-011-000	EXE	-	-	0.0	0.0	0.0	L 1 113 MAIN ST O-70
012-121-012-000	COM	145.26	145.24	26.0	0.0206	0.0	UNIT 1 113 MAIN STREET CONDO
012-121-013-000	COM	115.29	115.28	22.0	0.0153	0.0	UNIT 2 113 MAIN STREET CONDO
012-121-014-000	COM	106.71	106.70	22.0	0.0129	0.0	UNIT 3 113 MAIN STREET CONDO
012-122-001-000	COM	2,568.35	2,568.34	150.0	0.6029	0.0	L 12 THRU 16 RSVLLE
012-122-003-000	COM	2,082.37	2,082.36	208.59	0.4218	0.0	L 5 BLK 21 ROSEVILLE
012-200-001-000	COM	587.51	587.50	39.0	0.1343	0.0	L 14 15 BLK 22
012-200-002-000	COM	715.66	715.64	47.5	0.1636	0.0	FR LOT 14 BLK 22 RSVLE
012-200-004-000	COM	276.28	276.26	31.0	0.0534	0.0	LOT 7 BANK CORNER ADDN
012-200-005-000	COM	276.28	276.26	31.0	0.0534	0.0	LOT 6 BANK CORNER ADDN
012-200-006-000	COM	276.28	276.26	31.0	0.0534	0.0	OWL CLUB FRNSHNGS/FXTRS LOT 5 BANK CORNER ADDN
012-200-007-000	COM	330.05	330.04	16.0	0.08	0.0	POR BANK CORNER SUBD
012-200-008-000	COM	394.58	394.56	55.0	0.068	0.0	L 3 4 BANK CORNER ADDN
012-200-009-000	COM	360.75	360.74	47.0	0.0647	0.0	LOTS 1 2 BANK CORNER ADDN
012-200-010-000	COM	807.66	807.66	53.0	0.1851	0.0	FR LOTS 9 10 11 12 BLK 22 RSVL
012-200-011-000	COM	1,096.13	1,096.12	107.5	0.2238	0.0	LOT 8 FR 7 BLK 22 RSVLE
012-200-012-000	COM	828.54	828.54	55.0	0.1894	0.0	FR LOTS 6 7 BLK 22 RSVLE
012-200-013-000	COM	602.41	602.40	40.0	0.1377	0.0	FR LOTS 5 6 BLK 22 RSVLE
012-200-014-000	COM	271.21	271.20	18.0	0.062	0.0	FR LOT 5 BLK 22 RSVLE
012-200-015-000	COM	331.56	331.56	22.0	0.0758	0.0	FR LOT 5 BLK 22 RSVLE
012-200-016-000	COM	222.58	222.56	25.0	0.043	0.0	L 4 BLK 22
012-200-017-000	COM	530.35	530.34	25.0	0.1291	0.0	L 4 BLK 22
012-200-022-000	COM	345.17	345.16	27.59	0.0753	0.0	L 2 BLK 22
012-200-023-000	COM	371.28	371.28	25.0	0.0846	0.0	L 3 BLK 22
012-200-024-000	COM	306.56	306.56	27.59	0.0645	0.0	L 2 BLK 22
012-200-025-000	COM	376.64	376.64	25.0	0.0861	0.0	L 3 BLK 22
012-200-026-000	COM	82.57	82.56	0.0	0.0231	0.0	FR L 12 BLK 22 RSVLE
012-200-027-000	COM	332.04	332.04	31.0	0.069	0.0	FR L 12 BLK 22 L 8 BANK C
012-200-028-000	COM	753.29	753.28	50.0	0.1722	0.0	L 13 BLK 22 ROSEVILLE

Summary Fields	Value
ACTIVE PARCELS	57
LEVIED PARCELS	56
MAXIMUM ASMT	40,807.20
CHARGE	40,806.56
FRONT FEET	2,999.87
ASSESSABLE ACRES	9.29
SINGLE FAMILY UNITS	5

RESOLUTION NO. 17-256

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2017/2018

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: Infill Area Landscaping and Lighting District (hereinafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, being Part 2 Division 15, of the Streets and Highways Code of the State of California, beginning with Section 22500* (hereinafter referred to as the "Act"), and,

WHEREAS, there has now been presented to this City Council the Report as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented (or amended), and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 That the Report as presented, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 3 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and final approval of the Report.

RESOLUTION NO. 17-256

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2017.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, Sonia Orozco, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. 17-256 was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the 21st day of June, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. 17-257

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2017/2018

The City Council of the City of Roseville, California (hereafter referred to as the “City Council”) does resolve as follows:

WHEREAS, the City Council of City of Roseville, California, has, by previous Resolutions, initiated proceedings, and declared its intention to levy assessments, and approved the Engineer’s Annual Levy Report (hereinafter referred to as the “Report”) that describes the assessments against parcels of land within the Infill Area Landscaping and Lighting District (hereinafter referred to as the “District”) for the Fiscal Year commencing July 1, 2017, and ending June 30, 2018, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereinafter referred to as the “Act”) to pay for the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council, a Report in connection with the proposed levy and collection of assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; and,

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2017, and ending June 30, 2018, to pay for the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, this City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Articles XIIC and XIID of the California State Constitution.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR THE INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

- i) the land within the District will be benefited by the operation, maintenance and servicing of the improvements located within the boundaries of the District;

- ii) the District includes all of the lands receiving such special benefit; and,
- iii) the net amount to be assessed upon the lands within the District in accordance with the assessment for the Fiscal Year commencing July 1, 2017 and ending June 30, 2018 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefits to be received by each parcel from the improvements and services.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 4 The maintenance, operation and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the improvements to be made, which improvements are briefly described as follows: maintenance, servicing, administration and operation of the landscape corridors adjacent to property within the Pheasant Run, Cirby Oaks II and Reuter Ranch subdivisions, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer's Annual Levy Report describes all new improvements or substantial changes in existing improvements.

Section 5 The County Auditor of the County of Placer shall enter on the County Assessment Roll, opposite each eligible parcel of land, the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the Infill Area Landscaping and Lighting District and such money shall be expended only for the maintenance, operation and servicing of the improvements, together with other expenses as described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2017, and ending June 30, 2018.

Section 8 The City Clerk's designee, Willdan Financial Services, is hereby authorized and directed to file the levy with the County Auditor subsequent to the adoption of this Resolution, pursuant to Chapter 4, Article 1, Section 22641 of the Act. The City Clerk is directed to deliver a certified copy of this adopted Resolution to Willdan Financial Services within two weeks of adoption via either e-mail to mashley@willdan.com or US Mail to: Willdan Financial Services, 27368 Via Industria, Suite 200, Temecula, CA 92590 Attn: Mickey Ashley.

RESOLUTION NO. 17-257

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2017.

Mayor
City of Roseville

City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, Sonia Orozco, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. 17-257 was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the 21st day of June, 2017, by the following vote:

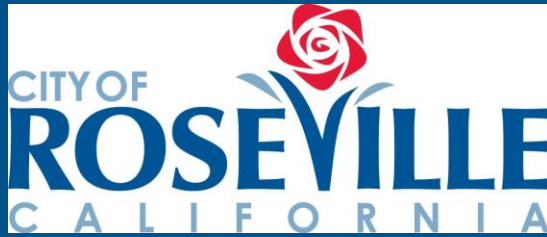
AYES:

NOES:

ABSENT:

ABSTAINED:

City Clerk
City of Roseville



City of Roseville

Infill Area

Landscaping and Lighting District

2017/18 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 17, 2017
Public Hearing: June 21, 2017

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com/financial



ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

Infill Area

Landscaping and Lighting District

City of Roseville

Placer County, State of California

This Report describes the District and any relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2017/18 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 28 day of APRIL, 2017

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Roseville

By: [Signature]
Mickey Ashley
Senior Project Analyst
District Administration Services

By: [Signature]
Richard Kopecky
R. C. E. # 16742



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I. OVERVIEW

A. INTRODUCTION

The City of Roseville (“City”) annually levies and collects special assessments in order to maintain the improvements within the City’s existing Infill Area Landscaping and Lighting District (“District”). The District was formed and is levied annual assessments pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the “Act”).

The Engineer’s Report (“Report”) describes the District, any new annexations, changes to the District, and the proposed assessments for the period of July 1, 2017 through June 30, 2018. The special benefit assessments are based on historical and estimated costs to maintain the District improvements. These assessments, which provide a direct and special benefit to properties within the District, will provide funding for the operation and maintenance of District improvements.

The District consists of three (3) zones of benefit, Zones A, B and C (individually the “Zone” and collectively the “Zones”). The improvements that benefit properties within each Zone and the costs to maintain and service those improvements are identified and budgeted separately by Zone. The total cost of landscape maintenance within a Zone is equitably spread among only the benefiting parcels.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (“APN”) by the Placer County Assessor’s Office. The Placer County Auditor/Controller uses Assessor’s Parcel Numbers and specific Tax Code Accounts, to identify on the County’s tax roll, properties assessed for special district benefit assessments.

Following approval of the Report, the City Council will by resolution, order the improvements to be made, if any, and confirm the levy and collection of assessments pursuant to the Act. The assessment rates and method of apportionment described in this Report, as approved or modified by the City Council, defines the assessments to be applied to each parcel within the District and respective Zones for Fiscal Year (“FY”) 2017/18. The assessments as approved will be submitted to the Placer County Auditor/Controller to be included on the FY 2017/18 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rates approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

All assessments described in this Report and approved by the City Council are prepared in accordance with the Act and are in compliance with the substantive and procedural requirements of the California State Constitution Articles XIIIC and XIIID (“Articles XIIIC and XIIID”) and the provisions of the Proposition 218 Omnibus Implementation Act [Government Code Section 53750 and following] (the “Implementation Act”). Articles XIIIC and XIIID and the Implementation Act collectively are hereinafter referred to as “Proposition 218”.

Pursuant to the California Constitution Article XIIID Section 5, certain existing assessments are exempt from the substantive and procedural requirements of Article XIIID Section 4 and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the City determined that all improvements and the annual assessments originally established for the District were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to Article XIIID Section 5(b), all the property owners approved the existing District assessments at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore, the pre-existing assessment amounts (the maximum assessment rates of Zones A, B, & C identified in this Report) are exempt from the procedural requirements Article XIIID Section 4, provided the assessments are not increased above these previously approved maximum assessment rates.

The District and all Zones therein have been formed pursuant to the Act. Pursuant to the Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer’s Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the Act.

C. DESCRIPTION OF DISTRICT BOUNDARIES

The three Zones within the District are comprised of three non-contiguous residential subdivisions, namely Pheasant Run, Cirby Oaks II and Reuter Ranch, are located in the southern portion of the City and are within the boundaries of the City’s “Infill Planning Area”. A general depiction of the boundaries of each Zone can be found in Appendix A of this Report.

D. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.

- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.
- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.
- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

E. DESCRIPTION OF IMPROVEMENTS AND BENEFITS

This District, by special benefit assessments, provides funding for the maintenance and operation of certain landscaping improvements located within the public right-of-way's and dedicated easements:

The District provides all services necessary to maintain the landscaped corridors adjacent to the privately-owned parcels comprising the three subdivisions. Improvements include shrubs, trees and other landscaping vegetation, as well as irrigation controllers, automatic valves and irrigation systems. Services provided include all necessary services, operations, and maintenance required in keeping the improvements in a healthy, vigorous condition and in proper working order.

The District encompasses three subdivisions, each of which is located in a separate Zone. The Zones have specific improvements and costs associated with those improvements that benefit the parcels within each respective Zone. The total cost of landscape maintenance within a Zone is equitably spread among only the benefiting parcels within the Zone and only parcels that receive a special benefit from the improvements are assessed.

The specific locations of the improvements within each Zone of the District are described as follows:

Zone A – Pheasant Run

Maintenance of 6,880 square feet of landscaping and related improvements within the Pheasant Run subdivision.

Zone B – Cirby Oaks

Maintenance of 7,447 square feet of landscaping and related improvements within the Cirby Oaks II subdivision.

Zone C – Reuter Ranch

Maintenance of 24,700 square feet of landscaping and related improvements within the Reuter Ranch subdivision. A larger amount of landscaping benefits the properties within Reuter Ranch and typically results in a larger per parcel assessment for these properties as compared to Zones A and B.

II. METHOD OF APPORTIONMENT

A. RATE AND METHOD OF APPORTIONMENT

Pursuant to the Act, the costs of each Zone of the District must be spread to each parcel based upon a benefit formula. Each assessable parcel in the District receives a direct and special benefit from the improvements in the Zone. This direct and special benefit was determined to be equal for all dwelling units within each Zone; costs for each Zone shall be calculated separately within each respective Zone. Each single-family residence is equal to one dwelling unit (unit) and the formula used to arrive at each parcel's annual assessment is described below. Public parcels lying within the landscape corridors are considered to receive no benefit from the improvements and are therefore not assessed.

Costs associated with each Zone are to be charged only to assessable parcels within the respective Zone as follows:

$$\frac{\text{Balance to Levy in Zone}}{\text{Total Units in Zone}} = \text{Assessment Per Unit in Zone}$$

The Maximum Annual Assessment Rates are not to exceed \$193.32 per unit for Zone A and \$200.00 per unit for Zones B and C.

III. DISTRICT BUDGET

A. 2017/18 BUDGET

DESCRIPTION	ZONE A (Pheasant Run)	ZONE B (Cirby Oaks II)	ZONE C (Reuter Ranch)	TOTAL
<u>DIRECT COSTS</u>				
Contract Maintenance - Landscaping	\$1,760.00	\$1,130.00	\$600.00	\$3,490.00
Repair & Maintenance - Landscaping	1,500.00	3,000.00	3,800.00	8,300.00
Utilities	1,680.00	1,320.00	2,200.00	5,200.00
Rehab Reserve Project Expenditures	0.00	0.00	0.00	0.00
Total Direct Costs	\$4,940.00	\$5,450.00	\$6,600.00	\$16,990.00
<u>ADMINISTRATION COSTS</u>	35.51%	29.99%	34.49%	
City Administration	\$531.65	\$449.05	\$516.41	1,497.11
Contract Administration - Park's Dept	1,150.00	1,213.00	1,954.00	4,317.00
County Auditor Fees	77.33	98.90	118.00	294.23
Consulting & Professional Services	1,220.00	1,081.00	1,185.00	3,486.00
Consultant Incidental Expenses	17.00	23.00	30.00	70.00
Public Hearing Publishing Costs	258.06	258.06	258.06	774.18
ERP Project Costs	456.00	1,311.00	1,137.00	2,904.00
Total Administrative Costs	\$3,710.04	\$4,434.01	\$5,198.47	\$13,342.52
Total Direct and Administration Costs	\$8,650.04	\$9,884.01	\$11,798.47	\$30,332.52
<u>BUDGET ADJUSTMENTS</u>				
Replenishment/(Use) of Operating Reserve	(\$917.24)	\$0.00	\$0.00	(\$917.24)
Contribution for /(Use of) Rehab Reserve	0.00	0.00	0.00	0.00
Rounding Adjustment		(1.16)		(1.16)
Total Adjustments	(\$917.24)	(\$1.16)	\$0.00	(\$918.40)
BALANCE TO LEVY	\$7,732.80	\$9,882.85	\$11,798.47	\$29,414.12

B. 2017/18 ASSESSMENT RATES

DESCRIPTION	ZONE A (Pheasant Run)	ZONE B (Cirby Oaks II)	ZONE C (Reuter Ranch)	TOTAL
<u>APPLIED ASSESSMENT RATES</u>				
Number of Assessable Units	40	116	66	222
Applied Assessment Rate Per Unit	\$193.32	\$85.20	\$178.76	
Maximum Assessment Rate Per Unit	\$193.32	\$200.00	\$200.00	
Potential Maximum Assessment Per Zone	\$7,732.80	\$23,200.00	\$13,200.00	\$44,132.80

C. 2017/18 FUND BALANCE INFORMATION

DESCRIPTION	ZONE A (Pheasant Run)	ZONE B (Cirby Oaks II)	ZONE C (Reuter Ranch)	TOTAL
<u>OPERATING RESERVE</u>				
Beginning Operating Reserve Balance 7-1-2017 (est.)	\$28,149.13	\$34,295.61	\$41,884.37	\$104,329.11
add: Replenishment from FY 17/18 Levy		0.00		0.00
less: Use for FY 17/18 Expenses	(917.24)			(917.24)
Transfer from/(to) the Rehab Reserve	(22,906.87)	(29,353.60)	(35,985.14)	(88,245.61)
Ending Operating Reserve Balance 6-30-2018 (est.)	\$4,325.02	\$4,942.01	\$5,899.23	\$15,166.26
<u>REHABILITATION RESERVE</u>				
Beginning Rehab Reserve Balance 7-1-2017 (est.)	\$272.61	\$354.02	\$310.34	\$936.97
add: Collect from FY 17/18 Levy				0.00
less: Use for FY 17/18 Rehab Projects	0.00	0.00	0.00	0.00
Transfer from/(to) the Operating Reserve	22,906.87	29,353.60	35,985.14	88,245.61
Ending Rehab Reserve Balance 6-30-2018 (est.)	\$23,179.48	\$29,707.62	\$36,295.48	\$89,182.58

D. DESCRIPTION OF BUDGET ITEMS

Description of the terms used in the preceding Budget, Assessment Rates and Fund Balance tables are listed below:

BUDGET:

DIRECT COSTS

Contract Maintenance - Landscaping - Includes all regularly scheduled contract labor, materials, supplies and equipment required to properly maintain and ensure the satisfactory condition or maintenance of all landscaping corridors, street medians, entryways, irrigation and related drainage systems as well as maintenance of appurtenant facilities (the "improvements").

Utilities - The furnishing of water and electricity required for the operation and maintenance of the improvements.

Repair & Maintenance – Landscaping - This line item includes repairs that are generally unforeseen and not normally included in the annual maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, etc. If zero, this line item may not be shown in the budget.

Rehab Reserve Project Expenditures – Expected costs for installation, replacement or planned upgrades of District improvements for the current year that were previously funded or accumulated in the Rehabilitation Reserve. The Rehabilitation Reserve is used to accumulate funds for costs associated with the

future rehabilitation or replacement of District improvements that cannot be conveniently raised from a single year's assessment. If zero, this line item may not be shown in the budget.

ADMINISTRATION COSTS

City Administration – Estimated costs incurred by the City Finance Department and other Departments in preparing the annual budget for the Engineer's Report, together with other financial information required to determine the annual assessment. These costs would also include the preparation, posting and publishing of public notices required for City Council action relating to the District, as well as costs to perform legal review of documents.

Contract Administration – Park's Dept – Estimated Costs of Park and Recreation Department staff to coordinate and oversee the maintenance contracts and overall repair and maintenance of the District. This amount also includes the cost of the Department's estimates and analysis of certain budget items, estimated costs and useful lives of certain District Improvements.

County Auditor Fees - A fee of 1% of the total levy amount that is charged to the District by the County for placing assessments on property tax bills.

Consulting and Professional Services – Includes the costs and expenses of contracting with various professionals to provide legal, engineering and district administration services directly related to the District, including the calculation of the annual assessment amounts and the preparation of the Engineer's' Report.

Public Hearing Publishing Costs –Includes the out of pocket costs to publish public notices required for City Council action relating to the District.

Total Direct and Administration Costs – The total expected costs of the District.

BUDGET ADJUSTMENTS

Replenishment/(Use) of Operating Reserve – A "Replenishment" increases the levy in order to replenish the Operating Reserve. On the other hand, a "Use" of the Operating Reserve decreases the levy by drawing funds from the Operating Reserve for current year expenditures. If zero, this line item may not be shown in the budget. Further information regarding the function of the Operating Reserve is provided under "FUND BALANCE INFORMATION" in the following pages of this Section.

Contribution for / (Use of) Rehab Reserve — A "Contribution" increases the levy in order to generate funding for the Rehabilitation Reserve. This reserve allows for the accumulation of funds for the possible rehabilitation projects or replacements in future years. On the other hand, a "Use of" of the Rehabilitation

Reserve provides current year funding of rehabilitation projects or replacements from available funds within the Rehabilitation Reserve. If zero, this line item may not be shown in the budget. Further information regarding the function of the Rehabilitation Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Rounding Adjustment – The necessary rounding adjustment(s) due to limitations of the County property tax system that requires even penny levy amounts to be placed on the secured tax roll.

BALANCE TO LEVY - This is the total amount to be levied and collected through assessments for the current fiscal year for each zone. The Balance to Levy represents the sum of the total District costs together with any applicable adjustments to the budget as described above.

ASSESSMENT RATES:

APPLIED ASSESSMENT RATES

Number of Assessable Units - The total number of residential units that are expected to be assessed. Non-assessable lots or parcels include government-owned land, public utility-owned property, land principally encumbered by public right-of-way's or easements, common areas, and/or parcels within the boundaries of the District currently do not benefit from the improvements and are therefore not assessed.

Applied Assessment Rate per Unit - The per unit assessment rates to be applied to the non-exempt parcels within the District for the current fiscal year.

Maximum Assessment Rate per Unit - The per unit maximum assessment rates for current fiscal year.

Potential Maximum Assessment Per Zone – The total amount that can be assessed against all parcels within each Zone for the current fiscal year based upon the expected number of units to be assessed.

FUND BALANCE INFORMATION:

OPERATING RESERVE

Beginning Operating Reserve Balance 7-1-2017 (est.) - The anticipated beginning balance of cash and receivables net of any unpaid prior year obligations for each Zone. These beginning balances shall be used to fund each Zone's expenditures from July 1, 2017 to December 31, 2017, as the Operating Reserve is required to compensate for the approximate six-month delay between the start of the District's fiscal year and the receipt of the collections from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

Replenish from FY 17/18 Levy – This amount is added to the levy in order to replenish the Operating Reserve. Due to the six-month delay from the District's receipt of assessment collections, the Operating Reserve balance shall be sufficiently funded to provide for expenditures from the period of July 1, 2017 (the beginning of the Fiscal Year) through December 31, 2017. If zero, this line item may not be shown in the budget.

Use for FY 17/18 Expenses – The amount of the Operating Reserve to be used to fund FY 17/18 expenses. Portions of the Operating Reserve may be slated for current year expenditures in order to reduce the Ending Operating Reserve Balance to an amount no greater than the expected District costs for the period of July 1, 2017 (the beginning of the Fiscal Year) through December 31, 2017. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Rehab Reserve — The amount of Operating Reserve monies to be transferred to or from the Rehabilitation Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Operating Reserve Balance 6-30-2018 (est.) - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2018. The size of each Zone's Operating Reserve is limited by Streets and Highways Code 22569 which states that an Operating Reserve shall not exceed the estimated costs of maintenance, service and incidental expenses from the first day of the fiscal year (July 1) to the date that the Agency expects to receive the first apportionment of collections from the County, which is estimated to be December 31. Therefore, each Zone may retain an Operating Reserve amounting to the District's first six-months of expenses in order to meet ongoing obligations until the first collections are received from the County. All

Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

REHABILITATION RESERVE

Beginning Rehab Reserve Balance 7-1-2017 (est.) — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2017. Streets and Highways Code 22660 allows the District generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

Collect from FY 17/18 Levy — This amount is added to the levy to accumulate funding of future year rehabilitation projects, replacements, restorations or upgrades of District improvements. If zero, this line item may not be shown in the budget.

Use for FY 17/18 Rehab Projects – The amount of Rehabilitation Reserve monies expected to be transferred out of the Rehabilitation Reserve to fund the costs of installation, replacement or planned upgrades of District improvements for the current year. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Operating Reserve — The amount of Rehabilitation Reserve monies to be transferred to or from the Operating Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Rehab Reserve Balance 6-30-2018 (est.) - The projected balance of funds in the Rehabilitation Reserve as of June 30, 2018. These funds shall be use to provide for future year rehabilitation projects, replacements, restorations or upgrades of District improvements which cannot be conveniently raised from a single year's assessment.

Should the District have no Rehabilitation Reserve balances or related activity, no Rehabilitation Reserve information shall be presented in the Report.

E. REHABILITATION RESERVE – CAPITAL IMPROVEMENT PLAN

Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment. A five-year Capital Improvement Plan for the rehabilitation, restoration and /or replacement of District improvements and other allowable costs is shown below for each Zone with a projected ending Rehabilitation Reserve balance.

Zone A – Projections of the Zone's future capital improvement expenditures are as follows: Repair and/or refurbish sound wall improvements: \$5,000 in each of FYs 2018/19 and 2020/21; and replace, repair, renovate and/or refurbish plants, landscaping and related materials: \$1,700, \$5,000, \$1,500 and \$5,000 in FYs 2018/19, 2019/20, 2020/21 and 2021/22, respectively.

Zone B – Projections of the Zone's future capital improvement expenditures are as follows: Repair and/or refurbish sound wall improvements: \$6,700, \$3,000, \$5,000 and \$2,000 in FYs 2018/19, 2019/20, 2020/21 and 2021/22, respectively; and replace, repair, renovate and/or refurbish plants, landscaping and related materials: \$5,000 in FY 2019/20, \$3,000 in FY 2020/21 and \$5,000 in FY 2021/22.

Zone C – Projections of the Zone's future capital improvement expenditures are as follows: Repair and/or refurbish sound wall improvements: \$10,000 in FY 2018/19 and \$6,300 in FY 2020/21; replace, repair, renovate and/or refurbish plants, landscaping and related materials: \$10,000 in each of FYs 2019/20 and 2021/22.

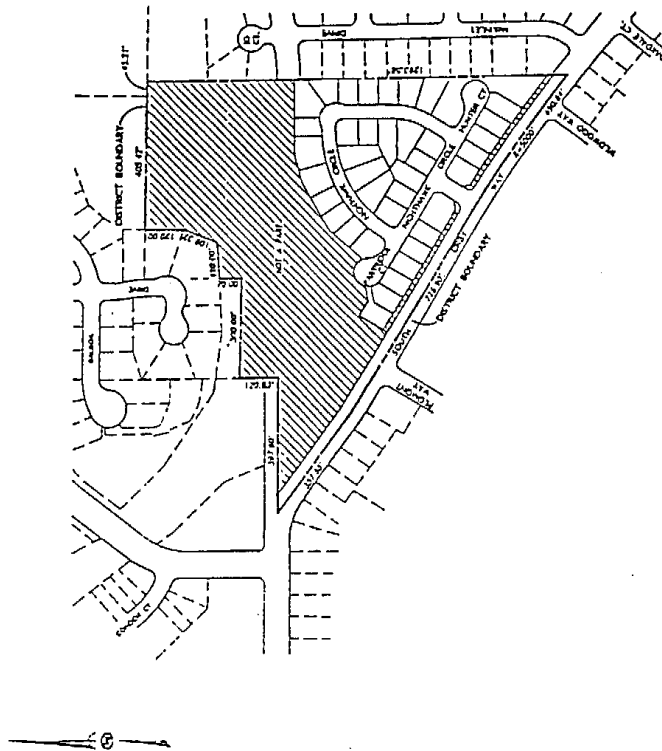
Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements.

APPENDIX A – DISTRICT BOUNDARY MAP

The Assessment Diagrams for the District have previously been submitted to the City Clerk in the format required under the Act and are, by reference, made part of this Report. The boundary maps are available for inspection at the office of the City Clerk during normal business hours.

For general reference purposes, a rendering of the District and Zone Boundaries are presented herein.

PROPOSED BOUNDARIES OF
PHEASANT RUN
LIGHTING AND LANDSCAPING DISTRICT
ASSESSMENT YEAR 1996-1997
PLACER COUNTY, CITY OF ROSEVILLE, CALIFORNIA
MAY, 1996
SCALE 1"=200'
MORTON & PITALO, INC.
SHEET 1 OF 1 SHEET



LEGEND
-----ASSESSMENT DISTRICT BOUNDARY
18.....SUBDIVISION LOT NUMBER
-----NOT A PART OF THIS ASSESSMENT DISTRICT

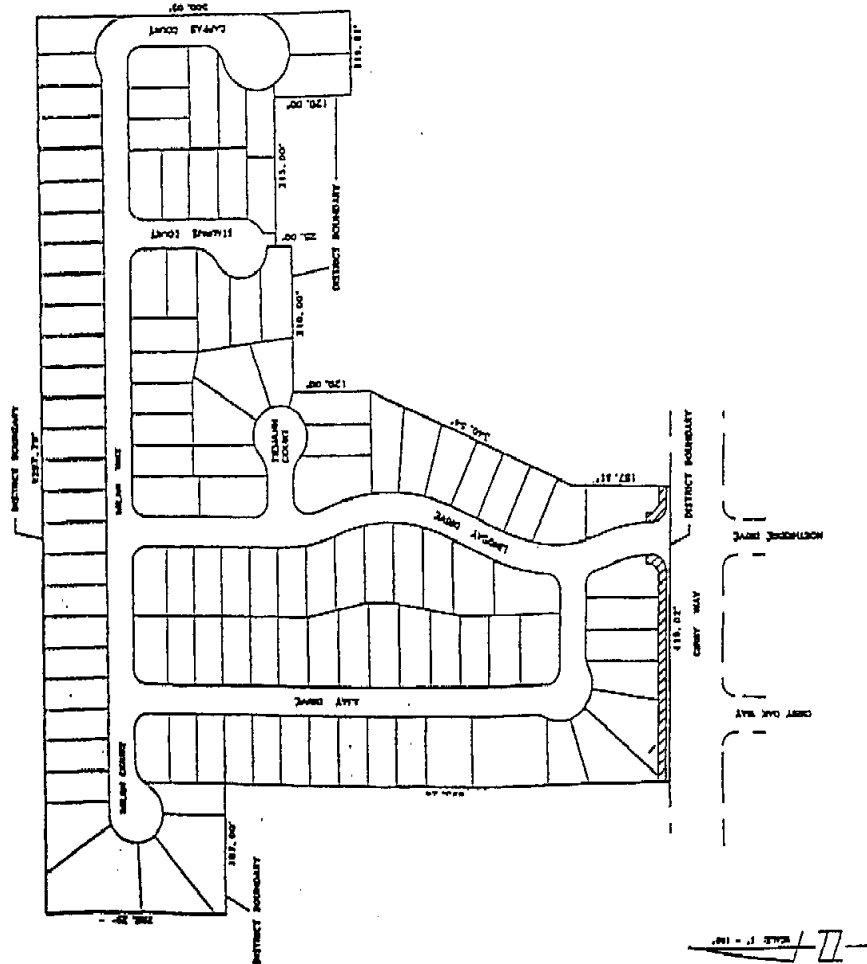
NOTES
1. DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.

CLIENT'S MAP FILING STATEMENT
FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF ROSEVILLE, STATE OF CALIFORNIA, THIS _____ DAY OF _____, 1996.
"CITY CLERK, CITY OF ROSEVILLE"

CLIENT'S MAP STATEMENT
THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF THE WITHIN MAP DISTRICT, PHEASANT RUN LIGHTING AND LANDSCAPING DISTRICT, PLACER COUNTY, CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, 1996, BY ITS RESOLUTION NO. _____
"CITY CLERK, CITY OF ROSEVILLE"
COUNTY OF PLACER

COUNTY RECORDERS FILING STATEMENT
FILED THIS _____ DAY OF _____, 1996, AT THE REGISTRY OF THE COUNTY RECORDERS IN THE COUNTY OF PLACER, STATE OF CALIFORNIA.
FILED _____ JIM MCQUALLY, COUNTY RECORDER
COUNTY OF PLACER, CALIFORNIA
REC'D _____ BY _____

Zone B



CLERK'S MAP FILING STATEMENT:
THIS IS THE MAP OF THE CITY OF ROSEVILLE, STATE
OF CALIFORNIA, MAP NO. 11, OF

CITY OF ROSEVILLE

CLERK'S MAP STATEMENT:
I, THE CLERK OF THE COUNTY OF PLACER, COUNTY OF
PLACER, CALIFORNIA, DO HEREBY CERTIFY THAT
THE CITY OF ROSEVILLE, CALIFORNIA, HAS ON THE
11th DAY OF OCTOBER, 1996, ADOPTED THE
BY ITS RESOLUTION NO. _____

CITY OF ROSEVILLE

COUNTY RECORDER'S FILING STATEMENT
THIS IS THE MAP OF THE CITY OF ROSEVILLE, STATE
OF CALIFORNIA, MAP NO. 11, OF THE NORTH
1/4 OF THE EAST 1/4 OF THE SECTION 11, T11N, R11E, S11E
IN BOOK _____ OF THE COUNTY RECORDS IN THE COUNTY OF PLACER, STATE OF
CALIFORNIA.

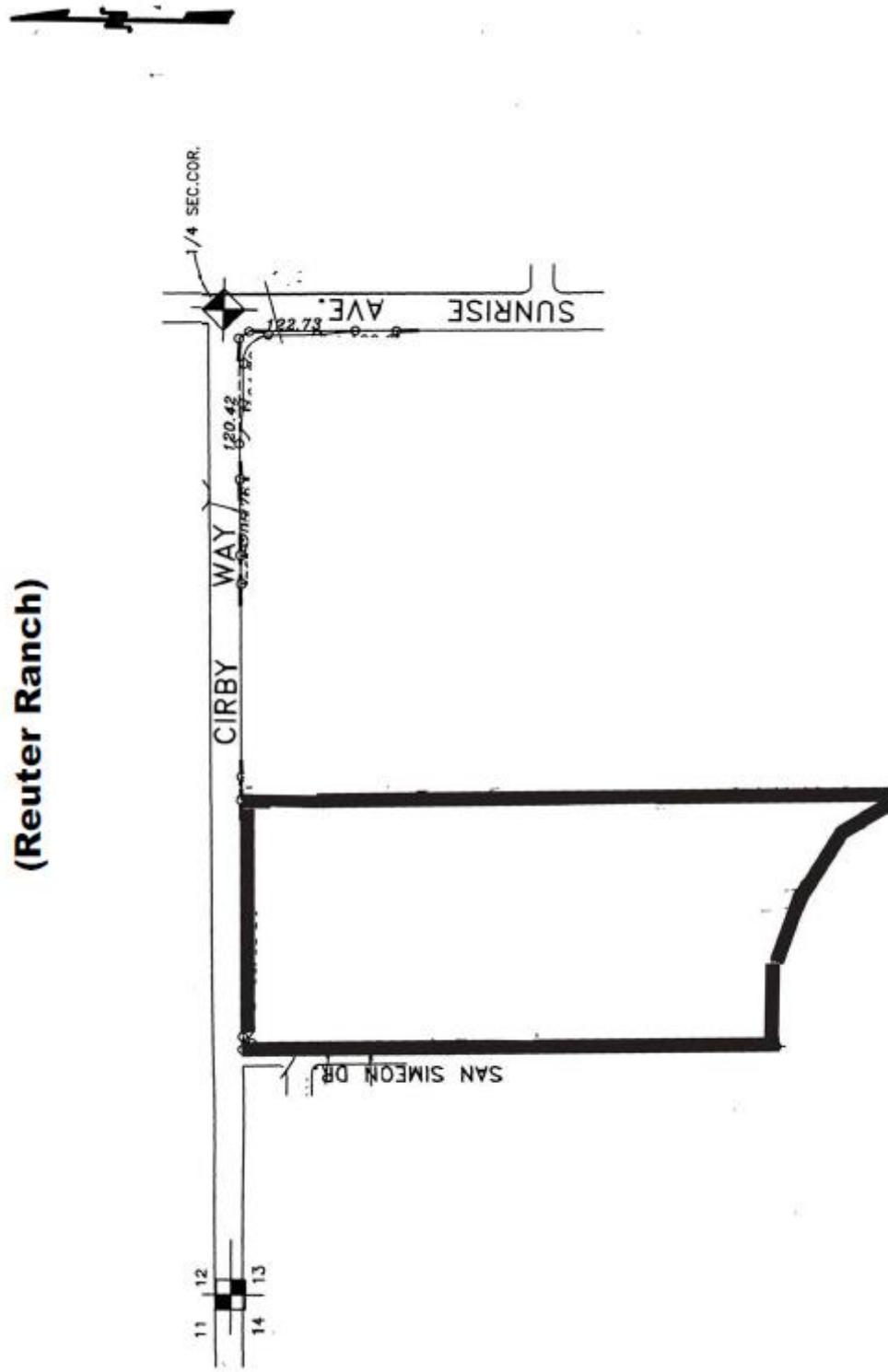
FILED: _____ JAN 11, 1997

FILED: _____ JAN 11, 1997

LEGEND:
ASSESSMENT DISTRICT BOUNDARY

PROPOSED BOUNDARIES OF
ZONE B INFILL
LIGHTING AND LANDSCAPING DISTRICT
ASSESSMENT YEAR 1996-1997
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
OCTOBER, 1996 SCALE: 1"=100'
The **Spink** Corporation
SHEET 1 OF 1 SHEET

**Zone C
(Reuter Ranch)**



APPENDIX B — 2017/18 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Placer County Assessor's map for the year in which this Report is prepared.

A listing of parcels to be assessed within this District, along with the proposed assessment amounts, may be submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways, including public greenbelts and parkways; utility rights-of-ways; small parcels vacated by the County, bifurcated lots, and other property that cannot be developed, excepting common area parcels. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

At the conclusion of the public hearing for the District and the proposed assessments, approval of the Report (as submitted or as modified) confirms the method of apportionment and the assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for FY 2017/18. The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the FY 2017/18 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

City of Roseville
Infill Area Landscaping & Lighting District
Fiscal Year 2017/18 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
469-370-001-000	A	193.32	193.32	1.0	LOT 1 PHEASANT RUN MOR T-20
469-370-002-000	A	193.32	193.32	1.0	LOT 2 PHEASANT RUN MOR T-20
469-370-003-000	A	193.32	193.32	1.0	LOT 3 PHEASANT RUN MOR T-20
469-370-004-000	A	193.32	193.32	1.0	LOT 4 PHEASANT RUN MOR T-20
469-370-005-000	A	193.32	193.32	1.0	LOT 5 PHEASANT RUN MOR T-20
469-370-006-000	A	193.32	193.32	1.0	LOT 6 PHEASANT RUN MOR T-20
469-370-007-000	A	193.32	193.32	1.0	LOT 7 PHEASANT RUN MOR T-20
469-370-008-000	A	193.32	193.32	1.0	LOT 8 PHEASANT RUN MOR T-20
469-370-009-000	A	193.32	193.32	1.0	LOT 9 PHEASANT RUN MOR T-20
469-370-010-000	A	193.32	193.32	1.0	LOT 10 PHEASANT RUN MOR T-20
469-370-011-000	A	193.32	193.32	1.0	LOT 11 PHEASANT RUN MOR T-20
469-370-012-000	A	193.32	193.32	1.0	LOT 12 PHEASANT RUN MOR T-20
469-370-013-000	A	193.32	193.32	1.0	LOT 13 PHEASANT RUN MOR T-20
469-370-014-000	A	193.32	193.32	1.0	LOT 14 PHEASANT RUN MOR T-20
469-370-015-000	A	193.32	193.32	1.0	LOT 15 PHEASANT RUN MOR T-20
469-370-016-000	A	193.32	193.32	1.0	LOT 16 PHEASANT RUN MOR T-20
469-370-017-000	A	193.32	193.32	1.0	LOT 17 PHEASANT RUN MOR T-20
469-370-018-000	A	193.32	193.32	1.0	LOT 18 PHEASANT RUN MOR T-20
469-370-019-000	A	193.32	193.32	1.0	LOT 19 PHEASANT RUN MOR T-20
469-370-020-000	A	193.32	193.32	1.0	LOT 20 PHEASANT RUN MOR T-20
469-370-021-000	A	193.32	193.32	1.0	LOT 21 PHEASANT RUN MOR T-20
469-370-022-000	A	193.32	193.32	1.0	LOT 22 PHEASANT RUN MOR T-20
469-370-023-000	A	193.32	193.32	1.0	LOT 23 PHEASANT RUN MOR T-20
469-370-024-000	A	193.32	193.32	1.0	LOT 24 PHEASANT RUN MOR T-20
469-370-025-000	A	193.32	193.32	1.0	LOT 25 PHEASANT RUN MOR T-20
469-370-026-000	A	193.32	193.32	1.0	LOT 26 PHEASANT RUN MOR T-20
469-370-027-000	A	193.32	193.32	1.0	LOT 27 PHEASANT RUN MOR T-20
469-370-028-000	A	193.32	193.32	1.0	LOT 28 PHEASANT RUN MOR T-20
469-370-029-000	A	193.32	193.32	1.0	LOT 29 PHEASANT RUN MOR T-20
469-370-030-000	A	193.32	193.32	1.0	LOT 30 PHEASANT RUN MOR T-20
469-370-031-000	A	193.32	193.32	1.0	LOT 31 PHEASANT RUN MOR T-20
469-370-032-000	A	193.32	193.32	1.0	LOT 32 PHEASANT RUN MOR T-20
469-370-033-000	A	193.32	193.32	1.0	LOT 33 PHEASANT RUN MOR T-20
469-370-034-000	A	193.32	193.32	1.0	LOT 34 PHEASANT RUN MOR T-20
469-370-035-000	A	193.32	193.32	1.0	LOT 35 PHEASANT RUN MOR T-20
469-370-036-000	A	193.32	193.32	1.0	LOT 36 PHEASANT RUN MOR T-20
469-370-037-000	A	193.32	193.32	1.0	LOT 37 PHEASANT RUN MOR T-20
469-370-038-000	A	193.32	193.32	1.0	LOT 38 PHEASANT RUN MOR T-20
469-370-039-000	A	193.32	193.32	1.0	LOT 39 PHEASANT RUN MOR T-20
469-370-040-000	A	193.32	193.32	1.0	LOT 40 PHEASANT RUN MOR T-20
471-150-018-000	C	178.76	200.00	1.0	LOT 34 REUTER RANCH PH 1
471-150-019-000	C	178.76	200.00	1.0	LOT 35 REUTER RANCH PH 1
471-150-020-000	C	178.76	200.00	1.0	LOT 36 REUTER RANCH PH 1
471-150-021-000	C	178.76	200.00	1.0	LOT 41 REUTER RANCH PH 1
471-320-001-000	C	178.76	200.00	1.0	LOT 1 REUTER RANCH UNIT 1 PH 2 U-68
471-320-002-000	C	178.76	200.00	1.0	LOT 2 REUTER RANCH UNIT 1 PH 2 U-68
471-320-003-000	C	178.76	200.00	1.0	LOT 3 REUTER RANCH UNIT 1 PH 2 U-68
471-320-004-000	C	178.76	200.00	1.0	LOT 4 REUTER RANCH UNIT 1 PH 2 U-68
471-320-005-000	C	178.76	200.00	1.0	LOT 5 REUTER RANCH UNIT 1 PH 2 U-68
471-320-006-000	C	178.76	200.00	1.0	LOT 6 REUTER RANCH UNIT 1 PH 2 U-68
471-320-007-000	C	178.76	200.00	1.0	LOT 7 REUTER RANCH UNIT 1 PH 2 U-68
471-320-008-000	C	178.76	200.00	1.0	LOT 8 REUTER RANCH UNIT 1 PH 2 U-68
471-320-009-000	C	178.76	200.00	1.0	LOT 9 REUTER RANCH UNIT 1 PH 2 U-68

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
471-320-010-000	C	178.76	200.00	1.0	LOT 10 REUTER RANCH UNIT 1 PH 2 U-68
471-320-011-000	C	178.76	200.00	1.0	LOT 11 REUTER RANCH UNIT 1 PH 2 U-68
471-320-012-000	C	178.76	200.00	1.0	LOT 12 REUTER RANCH UNIT 1 PH 2 U-68
471-320-013-000	C	178.76	200.00	1.0	LOT 13 REUTER RANCH UNIT 1 PH 2 U-68
471-320-014-000	C	178.76	200.00	1.0	LOT 14 REUTER RANCH UNIT 1 PH 2 U-68
471-320-015-000	C	178.76	200.00	1.0	LOT 15 REUTER RANCH UNIT 1 PH 2 U-68
471-320-016-000	C	178.76	200.00	1.0	LOT 16 REUTER RANCH UNIT 1 PH 2 U-68
471-320-017-000	C	178.76	200.00	1.0	LOT 17 REUTER RANCH UNIT 1 PH 2 U-68
471-320-018-000	C	178.76	200.00	1.0	LOT 18 REUTER RANCH UNIT 1 PH 2 U-68
471-320-019-000	C	178.76	200.00	1.0	LOT 19 REUTER RANCH UNIT 1 PH 2 U-68
471-320-020-000	C	178.76	200.00	1.0	LOT 20 REUTER RANCH UNIT 1 PH 2 U-68
471-320-021-000	C	178.76	200.00	1.0	LOT 21 REUTER RANCH UNIT 1 PH 2 U-68
471-320-022-000	C	178.76	200.00	1.0	LOT 22 REUTER RANCH UNIT 1 PH 2 U-68
471-320-023-000	C	178.76	200.00	1.0	LOT 23 REUTER RANCH UNIT 1 PH 2 U-68
471-320-024-000	C	178.76	200.00	1.0	LOT 24 REUTER RANCH UNIT 1 PH 2 U-68
471-320-025-000	C	178.76	200.00	1.0	LOT 25 REUTER RANCH UNIT 1 PH 2 U-68
471-320-026-000	C	178.76	200.00	1.0	LOT 26 REUTER RANCH UNIT 1 PH 2 U-68
471-320-027-000	C	178.76	200.00	1.0	LOT 27 REUTER RANCH UNIT 1 PH 2 U-68
471-320-028-000	C	178.76	200.00	1.0	LOT 28 REUTER RANCH UNIT 1 PH 2 U-68
471-320-029-000	C	178.76	200.00	1.0	LOT 29 REUTER RANCH UNIT 1 PH 2 U-68
471-320-030-000	C	178.76	200.00	1.0	LOT 30 REUTER RANCH UNIT 1 PH 2 U-68
471-320-031-000	C	178.76	200.00	1.0	LOT 31 REUTER RANCH UNIT 1 PH 2 U-68
471-320-032-000	C	178.76	200.00	1.0	LOT 32 REUTER RANCH UNIT 1 PH 2 U-68
471-320-033-000	C	178.76	200.00	1.0	LOT 33 REUTER RANCH UNIT 1 PH 2 U-68
471-330-001-000	C	178.76	200.00	1.0	LOT 37 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-002-000	C	178.76	200.00	1.0	LOT 38 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-003-000	C	178.76	200.00	1.0	LOT 39 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-004-000	C	178.76	200.00	1.0	LOT 40 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-005-000	C	178.76	200.00	1.0	LOT 42 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-006-000	C	178.76	200.00	1.0	LOT 43 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-007-000	C	178.76	200.00	1.0	LOT 44 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-008-000	C	178.76	200.00	1.0	LOT 45 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-009-000	C	178.76	200.00	1.0	LOT 46 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-010-000	C	178.76	200.00	1.0	LOT 47 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-011-000	C	178.76	200.00	1.0	LOT 48 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-012-000	C	178.76	200.00	1.0	LOT 49 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-013-000	C	178.76	200.00	1.0	LOT 50 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-014-000	C	178.76	200.00	1.0	LOT 51 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-015-000	C	178.76	200.00	1.0	LOT 52 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-016-000	C	178.76	200.00	1.0	LOT 53 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-017-000	C	178.76	200.00	1.0	LOT 54 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-018-000	C	178.76	200.00	1.0	LOT 55 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-019-000	C	178.76	200.00	1.0	LOT 56 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-020-000	C	178.76	200.00	1.0	LOT 57 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-021-000	C	178.76	200.00	1.0	LOT 58 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-022-000	C	178.76	200.00	1.0	LOT 59 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-023-000	C	178.76	200.00	1.0	LOT 60 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-024-000	C	178.76	200.00	1.0	LOT 61 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-025-000	C	178.76	200.00	1.0	LOT 62 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-026-000	C	178.76	200.00	1.0	LOT 63 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-027-000	C	178.76	200.00	1.0	LOT 64 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-028-000	C	178.76	200.00	1.0	LOT 65 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-029-000	C	178.76	200.00	1.0	LOT 66 REUTER RANCH UNIT 1 PH 3 MOR V-66

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
472-420-001-000	B	85.22	200.00	1.0	LOT 1 CIRBY OAKS II T-57
472-420-002-000	B	85.22	200.00	1.0	LOT 2 CIRBY OAKS II T-57
472-420-003-000	B	85.22	200.00	1.0	LOT 3 CIRBY OAKS II T-57
472-420-004-000	B	85.22	200.00	1.0	LOT 4 CIRBY OAKS II T-57
472-420-005-000	B	85.22	200.00	1.0	LOT 5 CIRBY OAKS II T-57
472-420-006-000	B	85.22	200.00	1.0	LOT 6 CIRBY OAKS II T-57
472-420-007-000	B	85.22	200.00	1.0	LOT 7 CIRBY OAKS II T-57
472-420-008-000	B	85.22	200.00	1.0	LOT 8 CIRBY OAKS II T-57
472-420-009-000	B	85.22	200.00	1.0	LOT 9 CIRBY OAKS II T-57
472-420-010-000	B	85.22	200.00	1.0	LOT 10 CIRBY OAKS II T-57
472-420-011-000	B	85.22	200.00	1.0	LOT 11 CIRBY OAKS II T-57
472-420-012-000	B	85.22	200.00	1.0	LOT 12 CIRBY OAKS II T-57
472-420-013-000	B	85.22	200.00	1.0	LOT 13 CIRBY OAKS II T-57
472-420-014-000	B	85.22	200.00	1.0	LOT 14 CIRBY OAKS II T-57
472-420-015-000	B	85.22	200.00	1.0	LOT 15 CIRBY OAKS II T-57
472-420-016-000	B	85.22	200.00	1.0	LOT 16 CIRBY OAKS II T-57
472-420-017-000	B	85.22	200.00	1.0	LOT 34 CIRBY OAKS II T-57
472-420-018-000	B	85.22	200.00	1.0	LOT 35 CIRBY OAKS II T-57
472-420-019-000	B	85.22	200.00	1.0	LOT 36 CIRBY OAKS II T-57
472-420-020-000	B	85.22	200.00	1.0	LOT 37 CIRBY OAKS II T-57
472-420-021-000	B	85.22	200.00	1.0	LOT 38 CIRBY OAKS II T-57
472-420-022-000	B	85.22	200.00	1.0	LOT 39 CIRBY OAKS II T-57
472-420-023-000	B	85.22	200.00	1.0	LOT 40 CIRBY OAKS II T-57
472-420-024-000	B	85.22	200.00	1.0	LOT 41 CIRBY OAKS II T-57
472-420-025-000	B	85.22	200.00	1.0	LOT 42 CIRBY OAKS II T-57
472-420-026-000	B	85.22	200.00	1.0	LOT 43 CIRBY OAKS II T-57
472-420-027-000	B	85.22	200.00	1.0	LOT 44 CIRBY OAKS II T-57
472-420-028-000	B	85.22	200.00	1.0	LOT 45 CIRBY OAKS II T-57
472-420-029-000	B	85.22	200.00	1.0	LOT 46 CIRBY OAKS II T-57
472-420-030-000	B	85.22	200.00	1.0	LOT 47 CIRBY OAKS II T-57
472-420-031-000	B	85.22	200.00	1.0	LOT 48 CIRBY OAKS II T-57
472-420-032-000	B	85.22	200.00	1.0	LOT 49 CIRBY OAKS II T-57
472-420-033-000	B	85.22	200.00	1.0	LOT 50 CIRBY OAKS II T-57
472-420-034-000	B	85.22	200.00	1.0	LOT 51 CIRBY OAKS II T-57
472-420-035-000	B	85.22	200.00	1.0	LOT 52 CIRBY OAKS II T-57
472-420-036-000	B	85.22	200.00	1.0	LOT 53 CIRBY OAKS II T-57
472-420-037-000	B	85.22	200.00	1.0	LOT 54 CIRBY OAKS II T-57
472-420-038-000	B	85.22	200.00	1.0	LOT 101 CIRBY OAKS II T-57
472-420-039-000	B	85.22	200.00	1.0	LOT 102 CIRBY OAKS II T-57
472-420-040-000	B	85.22	200.00	1.0	LOT 103 CIRBY OAKS II T-57
472-420-041-000	B	85.22	200.00	1.0	LOT 104 CIRBY OAKS II T-57
472-420-042-000	B	85.22	200.00	1.0	LOT 105 CIRBY OAKS II T-57
472-420-043-000	B	85.22	200.00	1.0	LOT 106 CIRBY OAKS II T-57
472-420-044-000	B	85.22	200.00	1.0	LOT 107 CIRBY OAKS II T-57
472-420-045-000	B	85.22	200.00	1.0	LOT 108 CIRBY OAKS II T-57
472-420-046-000	B	85.22	200.00	1.0	LOT 109 CIRBY OAKS II T-57
472-420-047-000	B	85.22	200.00	1.0	LOT 110 CIRBY OAKS II T-57
472-420-048-000	B	85.22	200.00	1.0	LOT 111 CIRBY OAKS II T-57
472-420-049-000	B	85.22	200.00	1.0	LOT 112 CIRBY OAKS II T-57
472-420-050-000	B	85.22	200.00	1.0	LOT 113 CIRBY OAKS II T-57
472-420-051-000	B	85.22	200.00	1.0	LOT 114 CIRBY OAKS II T-57
472-420-052-000	B	85.22	200.00	1.0	LOT 115 CIRBY OAKS II T-57
472-420-053-000	B	85.22	200.00	1.0	LOT 116 CIRBY OAKS II T-57

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
472-430-001-000	B	85.22	200.00	1.0	LOT 17 CIRBY OAKS II T-57
472-430-002-000	B	85.22	200.00	1.0	LOT 18 CIRBY OAKS II T-57
472-430-003-000	B	85.22	200.00	1.0	LOT 19 CIRBY OAKS II T-57
472-430-004-000	B	85.22	200.00	1.0	LOT 20 CIRBY OAKS II T-57
472-430-005-000	B	85.22	200.00	1.0	LOT 21 CIRBY OAKS II T-57
472-430-006-000	B	85.22	200.00	1.0	LOT 22 CIRBY OAKS II T-57
472-430-007-000	B	85.22	200.00	1.0	LOT 23 CIRBY OAKS II T-57
472-430-008-000	B	85.22	200.00	1.0	LOT 24 CIRBY OAKS II T-57
472-430-009-000	B	85.22	200.00	1.0	LOT 25 CIRBY OAKS II T-57
472-430-010-000	B	85.22	200.00	1.0	LOT 26 CIRBY OAKS II T-57
472-430-011-000	B	85.22	200.00	1.0	LOT 27 CIRBY OAKS II T-57
472-430-012-000	B	85.22	200.00	1.0	LOT 28 CIRBY OAKS II T-57
472-430-013-000	B	85.22	200.00	1.0	LOT 29 CIRBY OAKS II T-57
472-430-014-000	B	85.22	200.00	1.0	LOT 30 CIRBY OAKS II T-57
472-430-015-000	B	85.22	200.00	1.0	LOT 31 CIRBY OAKS II T-57
472-430-016-000	B	85.22	200.00	1.0	LOT 32 CIRBY OAKS II T-57
472-430-017-000	B	85.22	200.00	1.0	LOT 33 CIRBY OAKS II T-57
472-430-018-000	B	85.22	200.00	1.0	LOT 55 CIRBY OAKS II T-57
472-430-019-000	B	85.22	200.00	1.0	LOT 56 CIRBY OAKS II T-57
472-430-020-000	B	85.22	200.00	1.0	LOT 57 CIRBY OAKS II T-57
472-430-021-000	B	85.22	200.00	1.0	LOT 58 CIRBY OAKS II T-57
472-430-022-000	B	85.22	200.00	1.0	LOT 59 CIRBY OAKS II T-57
472-430-023-000	B	85.22	200.00	1.0	LOT 60 CIRBY OAKS II T-57
472-430-024-000	B	85.22	200.00	1.0	LOT 61 CIRBY OAKS II T-57
472-430-025-000	B	85.22	200.00	1.0	LOT 62 CIRBY OAKS II T-57
472-430-026-000	B	85.22	200.00	1.0	LOT 63 CIRBY OAKS II T-57
472-430-027-000	B	85.22	200.00	1.0	LOT 64 CIRBY OAKS II T-57
472-430-028-000	B	85.22	200.00	1.0	LOT 65 CIRBY OAKS II T-57
472-430-029-000	B	85.22	200.00	1.0	LOT 66 CIRBY OAKS II T-57
472-430-030-000	B	85.22	200.00	1.0	LOT 67 CIRBY OAKS II T-57
472-430-031-000	B	85.22	200.00	1.0	LOT 68 CIRBY OAKS II T-57
472-430-032-000	B	85.22	200.00	1.0	LOT 69 CIRBY OAKS II T-57
472-430-033-000	B	85.22	200.00	1.0	LOT 70 CIRBY OAKS II T-57
472-430-034-000	B	85.22	200.00	1.0	LOT 71 CIRBY OAKS II T-57
472-430-035-000	B	85.22	200.00	1.0	LOT 72 CIRBY OAKS II T-57
472-430-036-000	B	85.22	200.00	1.0	LOT 73 CIRBY OAKS II T-57
472-430-037-000	B	85.22	200.00	1.0	LOT 74 CIRBY OAKS II T-57
472-430-038-000	B	85.22	200.00	1.0	LOT 75 CIRBY OAKS II T-57
472-430-039-000	B	85.22	200.00	1.0	LOT 76 CIRBY OAKS II T-57
472-430-040-000	B	85.22	200.00	1.0	LOT 77 CIRBY OAKS II T-57
472-430-041-000	B	85.22	200.00	1.0	LOT 78 CIRBY OAKS II T-57
472-430-042-000	B	85.22	200.00	1.0	LOT 79 CIRBY OAKS II T-57
472-430-043-000	B	85.22	200.00	1.0	LOT 80 CIRBY OAKS II T-57
472-430-044-000	B	85.22	200.00	1.0	LOT 81 CIRBY OAKS II T-57
472-430-045-000	B	85.22	200.00	1.0	LOT 82 CIRBY OAKS II T-57
472-430-046-000	B	85.22	200.00	1.0	LOT 83 CIRBY OAKS II T-57
472-430-047-000	B	85.22	200.00	1.0	LOT 84 CIRBY OAKS II T-57
472-430-048-000	B	85.22	200.00	1.0	LOT 85 CIRBY OAKS II T-57
472-430-049-000	B	85.22	200.00	1.0	LOT 86 CIRBY OAKS II T-57
472-430-050-000	B	85.22	200.00	1.0	LOT 87 CIRBY OAKS II T-57
472-430-051-000	B	85.22	200.00	1.0	LOT 88 CIRBY OAKS II T-57
472-430-052-000	B	85.22	200.00	1.0	LOT 89 CIRBY OAKS II T-57
472-430-053-000	B	85.22	200.00	1.0	LOT 90 CIRBY OAKS II T-57

City of Roseville
Infill Area Landscaping & Lighting District
Fiscal Year 2017/18 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
472-430-054-000	B	85.22	200.00	1.0	LOT 91 CIRBY OAKS II T-57
472-430-055-000	B	85.22	200.00	1.0	LOT 92 CIRBY OAKS II T-57
472-430-056-000	B	85.22	200.00	1.0	LOT 93 CIRBY OAKS II T-57
472-430-057-000	B	85.22	200.00	1.0	LOT 94 CIRBY OAKS II T-57
472-430-058-000	B	85.22	200.00	1.0	LOT 95 CIRBY OAKS II T-57
472-430-059-000	B	85.22	200.00	1.0	LOT 96 CIRBY OAKS II T-57
472-430-060-000	B	85.22	200.00	1.0	LOT 97 CIRBY OAKS II T-57
472-430-061-000	B	85.22	200.00	1.0	LOT 98 CIRBY OAKS II T-57
472-430-062-000	B	85.22	200.00	1.0	LOT 99 CIRBY OAKS II T-57
472-430-063-000	B	85.22	200.00	1.0	LOT 100 CIRBY OAKS II T-57

Summary Fields	Value
ACTIVE PARCELS	222.00
LEVIED PARCELS	222.00
CHARGE	29,416.48
MAXIMUM ASSESSMENT	44,132.80

RESOLUTION NO. 17-258

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2017/2018

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: Johnson Ranch Landscaping and Lighting District (hereinafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, being Part 2 Division 15, of the Streets and Highways Code of the State of California, beginning with Section 22500* (hereinafter referred to as the "Act"), and,

WHEREAS, there has now been presented to this City Council the Report as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented (or amended), and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 That the Report as presented, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 3 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and final approval of the Report.

RESOLUTION NO. 17-258

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2017.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, Sonia Orozco, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. 17-258 was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the 21st day of June, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. 17-259

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2017/2018

The City Council of the City of Roseville, California (hereafter referred to as the “City Council”) does resolve as follows:

WHEREAS, the City Council of City of Roseville, California, has, by previous Resolutions, initiated proceedings, and declared its intention to levy assessments, and approved the Engineer’s Annual Levy Report (hereinafter referred to as the “Report”) that describes the assessments against parcels of land within the Johnson Ranch Landscaping and Lighting District (hereinafter referred to as the “District”) for the Fiscal Year commencing July 1, 2017, and ending June 30, 2018, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereinafter referred to as the “Act”) to pay for the maintenance and services of all improvements and facilities related thereto; and

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council, a Report in connection with the proposed levy and collection of assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2017, and ending June 30, 2018, to pay for the maintenance and services of all improvements and facilities related thereto.

WHEREAS, this City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Articles XIIC and XIID of the California State Constitution; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

- i) the land within the District will be benefited by the operation, maintenance and servicing of the improvements located within the boundaries of the District.
- ii) the District includes all of the lands receiving such special benefit; and,
- iii) the net amount to be assessed upon the lands within the District in accordance with the assessment for the Fiscal Year commencing July 1, 2017, and ending June 30, 2018, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 4 The maintenance, operation and servicing of the improvements shall be performed pursuant to the Act. The City Council hereby orders the improvements to be made, which improvements are briefly described as certain landscaping and open space areas, including floodway and stream course areas within the open space and all appurtenant facilities related thereto within the District. The Report describes the specific location of the improvement areas within the district.

Section 5 The County Auditor of the County of Placer shall enter on the County Assessment Roll, opposite each eligible parcel of land, the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the Johnson Ranch Landscaping and Lighting District and such money shall be expended only for the maintenance, operation and servicing of the improvements, together with any other expenses as described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2017, and ending June 30, 2018.

Section 8 The City Clerk's designee, Willdan Financial Services, is hereby authorized and directed to file the levy with the County Auditor subsequent to the adoption of this Resolution, pursuant to Chapter 4, Article 1, Section 22641 of the Act. The City Clerk is directed to deliver a certified copy of this adopted Resolution to Willdan Financial Services within two weeks of adoption via either e-mail to mashley@willdan.com or US Mail to: Willdan Financial Services, 27368 Via Industria, Suite 200, Temecula, CA 92590 Attn: Mickey Ashley.

RESOLUTION NO. 17-259

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2017.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, Sonia Orozco, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. 17-259 was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the 21st day of June, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville



City of Roseville

Johnson Ranch Landscaping and Lighting District

2017/18 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 17, 2017
Public Hearing: June 21, 2017

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com/financial



ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

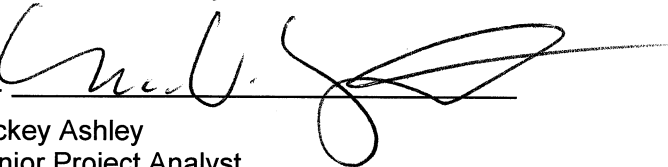
Johnson Ranch
Landscaping and Lighting District

City of Roseville
Placer County, State of California

This Report describes the District and any relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2017/18 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 28th day of APRIL 2017

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Roseville

By: 

Mickey Ashley
Senior Project Analyst
District Administration Services

By: 

Richard Kopecky
R. C. E. # 16742



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I. OVERVIEW

A. INTRODUCTION

The City of Roseville (“City”) annually levies and collects special assessments in order to maintain the improvements in the southeast section of the City of Roseville, known as Johnson Ranch Landscaping and Lighting District (“District”). The District was formed and is levied annual assessments pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the “Act”).

The Engineer’s Report (“Report”) describes the District, any new annexations, changes to the District, and the proposed assessments for the period of July 1, 2017 through June 30, 2018. The special benefit assessments are based on historical and estimated costs to maintain the District improvements. These assessments, which provide a direct and special benefit to properties within the District, will provide funding for the operation and maintenance of District improvements.

The District consists of five (5) zones of benefit, Zones A, B, C, D and E (individually the “Zone” and collectively the “Zones”). The improvements that benefit properties within each Zone and the costs to maintain and service those improvements are identified and budgeted separately by Zone. The total cost of landscape maintenance within a Zone is equitably spread among only the benefiting parcels.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (“APN”) by the Placer County Assessor’s Office. The Placer County Auditor/Controller uses Assessor’s Parcel Numbers and specific Tax Code Accounts, to identify on the County’s tax roll, properties assessed for special district benefit assessments.

Following approval of the Report, the City Council will by resolution, order the improvements to be made, if any, and confirm the levy and collection of assessments pursuant to the Act. The assessment rates and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District and respective Zones for Fiscal Year (“FY”) 2017/18. The assessments as approved will be submitted to the Placer County Auditor/Controller to be included on the FY 2017/18 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rates approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

All assessments described in this Report and approved by the City Council are prepared in accordance with the Act and are in compliance with the substantive and procedural requirements of the California State Constitution Articles XIIC and XIID (“Articles XIIC and XIID”) and the provisions of the Proposition 218 Omnibus Implementation Act [Government Code Section 53750 and following] (the “Implementation Act”). Articles XIIC and XIID and the Implementation Act collectively are hereinafter referred to as “Proposition 218”.

Pursuant to the California Constitution Article XIID, Section 5, certain existing assessments are exempt from the substantive and procedural requirements of Article XIID Section 4 and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the City determined that all improvements and the annual assessments originally established for the District were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to Article XIID Section 5(b), all the property owners approved the existing District assessments at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore, the pre-existing assessment amounts (the maximum assessment rates of Zones A, B, C & D identified in this Report) are exempt from the procedural requirements of Article XIID Section 4, provided the assessments are not increased above these previously approved maximum assessment rates.

In Fiscal Year 1999/00, the City initiated and conducted property owner protest ballot proceedings in accordance with Article XIID for Zone E in order to increase the assessment to cover additional costs for services. The proposed assessment increase presented to property owners included an annual inflationary factor of 3%. In Fiscal Year 1999/00 the maximum assessment rate was \$623.10 per acre. At the conclusion of the Public Hearing, all property owner ballots returned were tabulated and the City determine that a majority protest did not exist. The City Council then approved the increased assessment and the inflationary factor for maintaining the improvements within the District.

The District and all Zones therein have been formed pursuant to the Act. Pursuant to the Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer's Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the Act.

C. DISTRICT BOUNDARIES

The District lies within a portion of the Southeast Roseville Specific Plan, which is located in the southeast section of the City of Roseville. The District is generally located east of I-80 on the south side of Douglas Boulevard. See Appendix A for a rendering of the District boundary map.

D. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;

- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.
- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.
- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

E. DESCRIPTION OF THE IMPROVEMENTS AND BENEFITS

Zones A, B and C

Zones A, B and C of the District, by special benefit assessments, provide annual funding for the continual maintenance of certain landscaping, open space areas; including floodway and stream course areas as well as any the maintenance of any bike trails. The specific locations of the floodways, stream courses and areas adjacent thereto to be maintained are described below:

- Parcel 70 - Floodway that feeds Cirby Creek and is located between Douglas Boulevard and Eureka Road. (7.76 acres) - Zone C
- Parcel 71 - Strap Ravine floodway between Douglas Boulevard and East Roseville Parkway. (3.38 acres) - Zone A
- Parcel 72 - Floodway between Roseville Parkway east to commercial development. (8.98 acres) - Zone C
- Parcel 73 - Recreational floodway in Strap Ravine between East Roseville Parkway and Sierra College Boulevard. (16.11 acres) - Zone A
- Parcels 74 & 75 - Recreational floodway that eventually feeds Linda Creek, beginning at Sierra College Boulevard then east to the Roseville City limits. (6.2 acres and 10.8 acres, respectively) - Zone B

Zone D

Zone D of the District, by special benefit assessments, provides annual funding for the costs of mitigation monitoring and costs to maintain landscaped open space areas within certain wetland / riparian area(s) to comply with a Section 404 Permit. The issuance of this Section 404 permit was a condition of the development of the Johnson Ranch East Project, which represents the parcels comprising Zone D.

Zone E

Zone E of the District, by special benefit assessments, provides annual funding for the maintenance of certain landscaping, bike trails and open space areas that include floodway and stream course areas and the costs of mitigation monitoring to comply with both a Section 404 Permit (Federal) and a 1603 Permit (State). The issuance of these permits was a condition of the development of Parcel 9. The specific locations of the floodway and stream courses to be maintained are described as:

- Parcel 76 - Streambed and floodway area located at Cirby Creek from the southwest side of Eureka Boulevard to the end of the Coker Development. (2.79 acres)

II. METHOD OF APPORTIONMENT

A. DESCRIPTION OF METHOD OF APPORTIONMENT

Pursuant to the Act, the costs of the District must be spread to each parcel based upon a benefit formula. Each assessable parcel in the District receives a direct and special benefit from the improvements in the District. The formula used to arrive at each parcel's annual levy amount in each zone is as follows:

Zones A and B

Thirty percent (30%) of the total budgeted costs of Zones A & B are to be levied to floodway Parcel 82 (APN 458-020-001). The remaining Seventy percent (70%) of costs are then allocated equally on a per acre basis to all assessable parcels within these Zones. Acreage of common area parcels shall be apportioned to the remaining assessable parcels of a subdivision and/or parcel split(s) related to the creation of the common area parcel(s).

Zones C, D and E

The budgeted costs of Zones C, D and E are to be allocated equally on a per acre basis to all assessable parcels within each respective Zone. Acreage of common area parcels shall be apportioned to the remaining assessable parcels of a subdivision and/or parcel split(s) related to the creation of the common area parcel(s).

B. INFLATIONARY ADJUSTMENT FACTOR

For Zone E only, if the proposed assessment rate increases over the prior fiscal year's maximum assessment rate by a percentage no greater than the 3%, then the proposed assessment rate is not considered an increase.

C. PROPOSITION 218 BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIID addresses several key criteria for the levy of assessments regarding Zone E, notably:

Article XIID Section 2d defines District as follows:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;

Article XIID Section 2i defines Special Benefit as follows:

“Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”

Article XIID Section 4a defines proportional special benefit assessments as follows:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

The method of apportionment (method of assessment) set forth in the Report is based on the premise that each assessed property receives special benefits from the improvements within the District, and the assessment obligation for each parcel reflects that parcel’s proportional special benefits as compared to other properties that receive special benefits.

III. DISTRICT BUDGET

A. 2017/18 BUDGET

DESCRIPTION	ZONE A ⁽¹⁾	ZONE B ⁽¹⁾	ZONE C	ZONE D	ZONE E	TOTAL
<u>DIRECT COSTS</u>						
Contract Maintenance - Open Space	\$12,500.00	\$8,000.00	\$4,500.00	\$213.00	\$5,683.00	\$30,896.00
Utilities	450.00					450.00
Maintenance - Bike Trails	n/a	3,000.00	2,500.00	n/a	1,136.00	6,636.00
Rehab Reserve Project Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Direct Costs	\$12,950.00	\$11,000.00	\$7,000.00	\$213.00	\$6,819.00	\$37,982.00
<u>ADMINISTRATION COSTS</u>						
City Administration	\$613.70	\$423.25	\$329.94	\$11.83	\$529.54	1,908.26
Contract Administration- Park's Dept	150.00	36.00	100.00	36.00	116.00	438.00
Contract Administration - Open Space	1,350.00	36.00	780.00	36.00	906.00	3,108.00
County Auditor Fees	167.55	115.45	90.08	3.24	95.77	472.09
Consulting & Professional Services	1,376.00	971.00	772.00	29.00	1,064.00	4,212.00
Consultant Incidental Expenses	48.00	31.00	18.00	1.00	22.00	120.00
Public Hearing Publishing Costs	150.00	150.00	150.00	150.00	150.00	750.00
ERP Project Costs	0.00	0.00	0.00	0.00	0.00	0.00
Total Administrative Costs	\$3,855.25	\$1,762.70	\$2,240.02	\$267.07	\$2,883.31	\$11,008.35
Total Direct and Administration Costs	\$16,805.25	\$12,762.70	\$9,240.02	\$480.07	\$9,702.31	\$48,990.35
<u>BUDGET ADJUSTMENTS</u>						
Replenishment/(Use) of Operating Reserve	(50.23)	(1,205.38)	(232.18)	(155.67)	(124.87)	(1,768.33)
Contribution for /(Use of) Rehab Reserve	0.00	0.00	0.00	0.00	0.00	0.00
Rounding Adjustment						0.00
BALANCE TO LEVY	\$16,755.02	\$11,557.32	\$9,007.84	\$324.40	\$9,577.44	\$47,222.02

Parcel 82 Levy Recap ⁽¹⁾	ZONE A ⁽¹⁾	ZONE B ⁽¹⁾
Non-Parcel 82 Levy (70% of Costs)	\$11,728.51	\$8,090.12
Parcel 82 Levy - 458-020-001 (30% of Total Costs)	5,026.51	3,467.20
Total Assessment	\$16,755.02	\$11,557.32

⁽¹⁾Thirty percent (30%) of the total budgeted costs of Zones A & B are to be levied to floodway Parcel 82 (APN 458-020-001). 70% of costs are to be assessed to the remaining parcels. See "Parcel 82 Levy Recap" above for calculation.

B. 2017/18 ASSESSMENT RATES

DESCRIPTION	ZONE A	ZONE B	ZONE C	ZONE D	ZONE E	TOTAL
<u>FY 2017/18 APPLIED ASSESSMENT RATE</u>						
Number of Assessable Parcels	194	812	174	505	4	
Total Assessable Acres-Non Parcel 82 Properties	101.598	227.506	132.606	140.901	13.628	n/a
Applied Assessment Rates:						
Per Acre - Zones C, D & E			\$67.9293	\$2.3023	\$702.7666	n/a
Per Acre - Non-Parcel 82 Parcels (70% of costs) ⁽¹⁾	\$115.4399	\$35.5600				n/a
Parcel 82 Only (30% of Costs) ⁽¹⁾	\$5,026.51	\$3,467.20				8,493.71
Maximum Assessment Rates:						
Per Acre - Zones C, D & E			\$67.9293	\$2.3023	\$1,060.7860	n/a
Per Acre - Non-Parcel 82 Properties	\$115.44	\$35.56				n/a
Parcel 82 Only	\$5,026.51	\$3,467.20				8,493.71
Potential Maximum Assessment	\$16,755	\$11,557	\$9,008	\$324	\$14,457	\$52,101

⁽¹⁾Thirty percent (30%) of the total budgeted costs of Zones A & B are to be levied to floodway Parcel 82 (APN 458-020-001). 70% of costs are to be assessed to the remaining parcels. See "Parcel 82 Levy Recap" above for calculation.

C. 2017/18 FUND BALANCE INFORMATION

DESCRIPTION	ZONE A	ZONE B	ZONE C	ZONE D	ZONE E	TOTAL
<u>OPERATING RESERVE</u>						
Beginning Operating Reserve Balance 7-1-2017 (est.)	\$8,165.38	\$6,621.41	\$4,631.29	\$439.96	\$4,976.64	\$24,834.68
add: Replenishment from FY 17/18 Levy						0.00
less: Use for FY 17/18 Expenses	(50.23)	(1,205.38)	(232.18)	(155.67)	(124.87)	(1,768.33)
Transfer from/(to) General Fund						0.00
Transfer from/(to) the Rehab Reserve		965.32	0.10	(44.25)		921.17
Ending Operating Reserve Balance 6-30-2018 (est.)	\$8,115.15	\$6,381.35	\$4,399.21	\$240.04	\$4,851.77	\$23,987.52
<u>REHABILITATION RESERVE</u>						
Beginning Rehab Reserve Balance 7-1-2017 (est.)	\$0.00	\$2,522.04	\$0.10	\$9.45	\$1,087.85	\$3,619.44
add: Collect from FY 17/18 Levy						0.00
less: Use for FY 17/18 Rehab Projects	0.00	0.00	0.00	0.00	0.00	0.00
Transfer from/(to) the Operating Reserve	0.00	(965.32)	(0.10)	44.25	0.00	(921.17)
Ending Rehab Reserve Balance 6-30-2018 (est.)	\$0.00	\$1,556.72	\$0.00	\$53.70	\$1,087.85	\$2,698.27

D. DESCRIPTION OF BUDGET ITEMS

Description of the terms used in the preceding Budget, Assessment Rates and Fund Balance tables are listed below:

BUDGET:

DIRECT COSTS

Contract Maintenance - Open Space – Includes all regularly scheduled contract labor, materials, supplies and equipment required to properly maintain and ensure the satisfactory condition of all open space landscaping, irrigation, drainage systems, lighting, floodplain improvements and appurtenant facilities (the “improvements”).

Mitigation Monitoring – Costs associated with monitoring certain impacts to riparian areas in or near the District under the terms of a Section 404 or 1603 permit. If zero, this line item will not be shown in the budget.

Utilities - The furnishing of water and electricity required for the operation and maintenance of the improvements. If zero, this line item will not be shown in the budget.

Maintenance - Bike Trails - Costs associated with the resurfacing of the Bike trail. If zero, this line item will not be shown in the budget.

Water Hyacinth Eradication – Costs associated with the eradication of the Water Hyacinth plant in the creek beds. If zero, this line item will not be shown in the budget.

Rehab Reserve Project Expenditures – Expected costs for installation, replacement or planned upgrades of District improvements for the current year that were previously funded or accumulated in the Rehabilitation Reserve. The Rehabilitation Reserve is used to accumulate funds for costs associated with the future rehabilitation or replacement of District improvements that cannot be conveniently raised from a single year’s assessment. If zero, this line item may not be shown in the budget.

ADMINISTRATION COSTS

City Administration – Estimated costs incurred by the City Finance Department and other Departments in preparing the annual budget for the Engineer's Report, together with other financial information required to determine the annual assessment. These costs would also include the preparation, posting and publishing of public notices required for City Council action relating to the District, as well as costs to perform legal review of documents.

Contract Administration – Park's Dept – Estimated costs of Park and Recreation Department staff to coordinate and oversee the maintenance contracts and overall repair and maintenance of the District. This amount also includes the cost of the Department's estimates and analysis of certain budget items, estimated costs and useful lives of certain District Improvements.

Contract Administration – Open Space – Estimated costs of City staff to coordinate and oversee the maintenance contracts and non-contract maintenance of the open space areas of the District. This amount also includes the cost of the Department's estimates and analysis of certain budget items.

County Auditor Fees - A fee of 1% of the total levy amount that is charged to the District by the County for placing assessments on property tax bills.

Consulting and Professional Services – Includes the costs and expenses of contracting with various professionals to provide legal, engineering and district administration services directly related to the District, including the calculation of the annual assessment amounts and the preparation of the Engineer's' Report.

Public Hearing Publishing Costs –Includes the out of pocket costs to publish public notices required for City Council action relating to the District.

Total Direct and Administration Costs – The total expected costs of the District.

BUDGET ADJUSTMENTS

Replenishment/(Use) of Operating Reserve – A "Replenishment" increases the levy in order to replenish the Operating Reserve. On the other hand, a "Use" of the Operating Reserve decreases the levy by drawing funds from the Operating Reserve for current year expenditures. If zero, this line item may not be shown in the budget. Further information regarding the function of the Operating Reserve is provided under "FUND BALANCE INFORMATION" in the following pages of this Section.

Contribution for / (Use of) Rehab Reserve — A “Contribution” increases the levy in order to generate funding for the Rehabilitation Reserve. This reserve allows for the accumulation of funds for the possible rehabilitation projects or replacements in future years. On the other hand, a “Use of” of the Rehabilitation Reserve provides current year funding of rehabilitation projects or replacements from available funds within the Rehabilitation Reserve. If zero, this line item may not be shown in the budget. Further information regarding the function of the Rehabilitation Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Rounding Adjustment – The necessary rounding adjustment(s) due to limitations of the County property tax system that requires even penny levy amounts to be placed on the secured tax roll.

BALANCE TO LEVY - This is the total amount to be levied and collected through assessments for the current fiscal year for each zone. The Balance to Levy represents the sum of the total District costs together with applicable adjustments related to the Reserve Fund replenishments or reductions and/or Capital Improvement Fund activity.

Parcel 82 Levy Recap – A recap of the cost breakdown between certain parcels. Thirty percent (30%) of the total budgeted costs of Zones A & B are to be levied to floodway Parcel 82 (APN 458-020-001). 70% of costs are to be assessed to the remaining parcels.

ASSESSMENT RATES:

APPLIED ASSESSMENT RATES

Number of Assessable Parcels - The total number of parcels within each Unit that are expected to be assessed. Non-assessable lots or parcels include government-owned land, public utility-owned property, land principally encumbered by public rights-of-way or easements, common areas, and/or parcels within the boundaries of the District that currently do not benefit from the improvements due possibly to development restrictions.

Total Assessable Acres – Non-Parcel 82 Properties - The total number of acres within the Zones A and B that are to be assessed on an acreage basis for the current fiscal year; this acreage excludes Parcel 82.

Applied Assessment Rates - The assessment rates to be applied to the non-exempt parcels within the District for the current fiscal year.

Maximum Assessment Rates - The maximum assessment rates for current fiscal year.

Maximum Potential Assessment – The total amount that is expected to be assessed against all parcels within the District for the Current Fiscal Year.

FUND BALANCE INFORMATION:

OPERATING RESERVE

Beginning Operating Reserve Balance 7-1-2017 (est.) - The anticipated beginning balance of cash and receivables net of any unpaid prior year obligations for each Zone. These beginning balances shall be used to fund each Zone's expenditures from July 1, 2017 to December 31, 2017, as the Operating Reserve is required to compensate for the approximate six-month delay between the start of the District's fiscal year and the receipt of the collections from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

Replenish from FY 17/18 Levy – This amount is added to the levy in order to replenish the Operating Reserve. Due to the six-month delay from the District's receipt of assessment collections, the Operating Reserve balance shall be sufficiently funded to provide for expenditures from the period of July 1, 2017 (the beginning of the Fiscal Year) through December 31, 2017. If zero, this line item may not be shown in the budget.

Use for FY 17/18 Expenses – The amount of the Operating Reserve to be used to fund FY 17/18 expenses. Portions of the Operating Reserve may be slated for current year expenditures in order to reduce the Ending Operating Reserve Balance to an amount no greater than the expected District costs for the period of July 1, 2017 (the beginning of the Fiscal Year) through December 31, 2017. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Rehab Reserve — The amount of Operating Reserve monies to be transferred to or from the Rehabilitation Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Operating Reserve Balance 6-30-2018 (est.) - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2018. The size of each Zone's Operating Reserve is limited by Streets and Highways Code 22569 which states that an Operating Reserve shall not exceed the estimated costs of maintenance, service and incidental expenses from the first day of the fiscal year (July 1) to the date that the Agency expects to receive the first apportionment of collections from the County, which is estimated to be December 31. Therefore, each Zone may retain an Operating Reserve amounting to the District's first six-months of expenses in order to meet ongoing obligations until the first collections are received from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

REHABILITATION RESERVE

Beginning Rehab Reserve Balance 7-1-2017 (est.) — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2017. Streets and Highways Code 22660 allows the District generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

Collect from FY 17/18 Levy — This amount is added to the levy to accumulate funding of future year rehabilitation projects, replacements, restorations or upgrades of District improvements. If zero, this line item may not be shown in the budget.

Use for FY 17/18 Rehab Projects – The amount of Rehabilitation Reserve monies expected to be transferred out of the Rehabilitation Reserve to fund the costs of installation, replacement or planned upgrades of District improvements for the current year. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Operating Reserve — The amount of Rehabilitation Reserve monies to be transferred to or from the Operating Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Rehab Reserve Balance 6-30-2018 (est.) - The projected balance of funds in the Rehabilitation Reserve as of June 30, 2018. These funds shall be use to provide for future year rehabilitation projects, replacements, restorations or upgrades of District improvements which cannot be conveniently raised from a single year's assessment.

Should the District have no Rehabilitation Reserve or related activity, the Rehabilitation Reserve information may not be presented in the Report.

E. REHABILITATION RESERVE – CAPITAL IMPROVEMENT PLAN

Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment. A five-year Capital Improvement Plan for the rehabilitation, restoration and /or replacement of District improvements and other allowable costs is shown below for each Zone with a projected ending Rehabilitation Reserve balance.

Zone B - General Open Space/creek rehabilitation: \$1,600 in FY 2018/19.

Zone D - General Open Space/creek rehabilitation: \$100 in FY 2018/19.

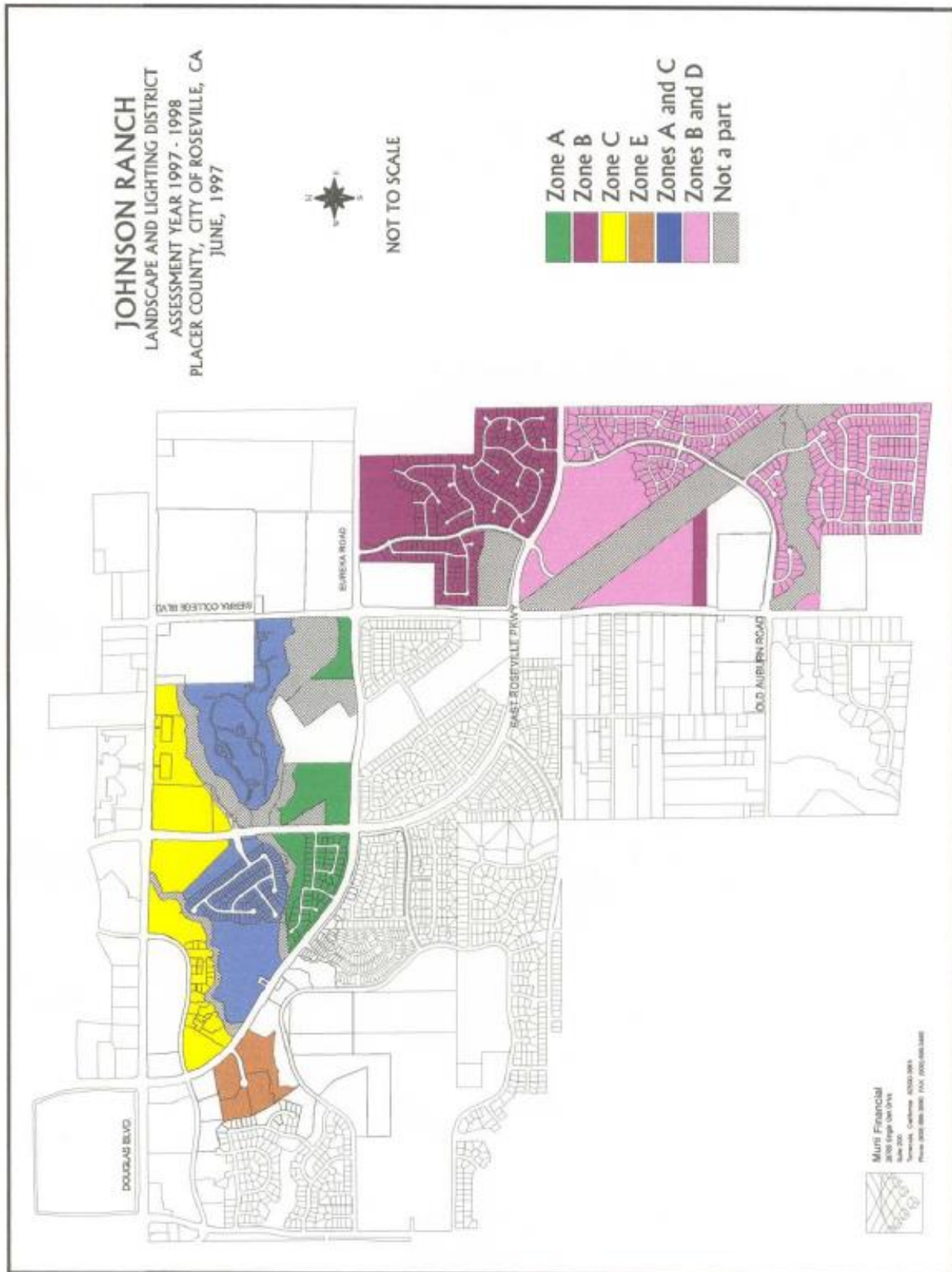
Zone E - General Open Space/creek rehabilitation: \$1,100 in FY 2018/19.

Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the District or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements.

APPENDIX A – DISTRICT BOUNDARY MAP

The Assessment Diagrams for the District have previously been submitted to the Clerk of the City in the format required under the Act and are, by reference, made part of this Report. The boundary maps are available for inspection at the office of the City Clerk during normal business hours.

For general reference purposes, a one-page rendering of the District's Boundaries is presented herein.



APPENDIX B — 2017/18 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Placer County Assessor's map for the year in which this Report is prepared.

A listing of parcels to be assessed within this District, along with the proposed assessment amounts, may be submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways, including public greenbelts and parkways; utility rights-of-ways; small parcels vacated by the County, bifurcated lots, and other property that cannot be developed, excepting common area parcels. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

At the conclusion of the public hearing for the District and the proposed assessments, approval of the Report (as submitted or as modified) confirms the method of apportionment and the assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for FY 2017/18. The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the FY 2017/18 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

City of Roseville
Johnson Ranch Landscaping & Lighting District
2017/18 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	MAX ASSMT	CHARGE	ACS AREA A	ACS AREA B	ACS AREA C	ACS AREA D	ACS AREA E	LEGAL DESCRIPTION
048-160-030-000	Assessable	7,089.06	7,089.06	38.66	0.0	38.66	0.0	0.0	38.7AL29JOHNSONRANCH N CENP100
048-160-032-000	Assessable	499.86	499.86	4.33	0.0	0.0	0.0	0.0	4.3ACL32JOHNSONRANCH N CENP100
048-160-036-000	Assessable	1,365.66	1,365.66	11.83	0.0	0.0	0.0	0.0	12.0AC POR L1 JOHNSON RANCH #3
048-160-040-000	Assessable	178.66	178.66	0.0	0.0	2.63	0.0	0.0	2.6 AC L30C JOHNSON RANCH N C
048-160-041-000	Assessable	76.08	76.08	0.0	0.0	1.12	0.0	0.0	1.1 AC PAR 1 PMOR 26-126
048-160-042-000	Assessable	76.08	76.08	0.0	0.0	1.12	0.0	0.0	1.1 AC PAR 2 PMOR 26-126
048-160-043-000	Assessable	506.08	506.08	0.0	0.0	7.45	0.0	0.0	7.5 AC PAR 3 PMOR 26-126
048-160-045-000	Assessable	170.50	170.50	0.0	0.0	2.51	0.0	0.0	2.5 AC PAR 2 PMOR 28-26
048-160-046-000	Assessable	211.74	211.74	0.0	0.0	3.117	0.0	0.0	PARCEL 1 PMOR 29-10
048-160-047-000	Assessable	315.02	315.02	0.0	0.0	4.6374	0.0	0.0	PARCEL 2 PMOR 29-10
048-160-048-000	Assessable	356.32	356.32	0.0	0.0	5.2456	0.0	0.0	PARCEL 3 PMOR 29-10
048-160-049-000	Common Area	-	-	0.0	0.0	0.0	0.0	0.0	8.8 AC PARCEL 4 PMOR 29-10
048-171-045-000	Assessable	739.08	739.08	0.0	0.0	10.88	0.0	0.0	10.9 AC L 21 SOUTHFORK Q-14
048-171-053-000	Assessable	3,509.68	3,509.68	19.14	0.0	19.14	0.0	0.0	19.6 AC LOT 8A & POR LOT 8B SOUTHFORK Q-14
457-070-001-000	Assessable	3,049.44	2,020.24	0.0	0.0	0.0	0.0	2.8747	2.7 AC PAR 9A PMOR 28-110
457-070-002-000	Assessable	3,953.02	2,618.86	0.0	0.0	0.0	0.0	3.7265	3.5 AC PAR 9B PMOR 28-110
457-070-003-000	Assessable	3,727.08	2,469.18	0.0	0.0	0.0	0.0	3.5135	3.3 AC PAR 9C PMOR 28-110
457-070-004-000	Assessable	3,727.08	2,469.18	0.0	0.0	0.0	0.0	3.5135	3.3 AC PAR 9D PMOR 28-110
458-010-001-000	Assessable	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 1 BROADSTONE PLACE Q-11
458-010-002-000	Assessable	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 2 BROADSTONE PLACE Q-11
458-010-003-000	Assessable	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 3 BROADSTONE PLACE Q-11
458-010-004-000	Assessable	26.74	26.74	0.2317	0.0	0.0	0.0	0.0	L 4 BROADSTONE PLACE Q-11
458-010-005-000	Assessable	39.44	39.44	0.3417	0.0	0.0	0.0	0.0	L 5 BROADSTONE PLACE Q-11
458-010-006-000	Assessable	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 6 BROADSTONE PLACE Q-11
458-010-007-000	Assessable	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 7 BROADSTONE PLACE Q-11
458-010-008-000	Assessable	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 8 BROADSTONE PLACE Q-11
458-010-009-000	Assessable	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 9 BROADSTONE PLACE Q-11
458-010-010-000	Assessable	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 10 BROADSTONE PLACE Q-11
458-010-011-000	Assessable	35.98	35.98	0.3117	0.0	0.0	0.0	0.0	L 11 BROADSTONE PLACE Q-11
458-010-012-000	Assessable	27.90	27.90	0.2417	0.0	0.0	0.0	0.0	L 12 BROADSTONE PLACE Q-11
458-010-013-000	Assessable	25.60	25.60	0.2217	0.0	0.0	0.0	0.0	L 13 BROADSTONE PLACE Q-11
458-010-014-000	Assessable	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 14 BROADSTONE PLACE Q-11
458-010-015-000	Assessable	32.52	32.52	0.2817	0.0	0.0	0.0	0.0	L 15 BROADSTONE PLACE Q-11
458-010-016-000	Assessable	30.22	30.22	0.2617	0.0	0.0	0.0	0.0	L 16 BROADSTONE PLACE Q-11
458-010-017-000	Assessable	31.36	31.36	0.2717	0.0	0.0	0.0	0.0	L 17 BROADSTONE PLACE Q-11
458-010-018-000	Assessable	25.60	25.60	0.2217	0.0	0.0	0.0	0.0	L 18 BROADSTONE PLACE Q-11
458-010-019-000	Assessable	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	LOT 19 BROADSTONE PLACE MOR Q-11
458-010-020-000	Assessable	25.60	25.60	0.2217	0.0	0.0	0.0	0.0	L 20 BROADSTONE PLACE Q-11
458-010-021-000	Assessable	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 21 BROADSTONE PLACE Q-11
458-010-022-000	Assessable	25.60	25.60	0.2217	0.0	0.0	0.0	0.0	LOT 22 BROADSTONE PLACE MOR Q-11
458-010-023-000	Assessable	25.60	25.60	0.2217	0.0	0.0	0.0	0.0	L 23 BROADSTONE PLACE Q-11
458-010-024-000	Assessable	26.74	26.74	0.2317	0.0	0.0	0.0	0.0	LOT 24 BROADSTONE PLACE MOR Q-11
458-010-025-000	Assessable	30.22	30.22	0.2617	0.0	0.0	0.0	0.0	L 25 BROADSTONE PLACE Q-11
458-010-026-000	Assessable	30.22	30.22	0.2617	0.0	0.0	0.0	0.0	L 45 BROADSTONE PLACE Q-11

**City of Roseville
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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	MAX ASSMT	CHARGE	ACS AREA A	ACS AREA B	ACS AREA C	ACS AREA D	ACS AREA E	LEGAL DESCRIPTION
458-010-027-000	Assessable	30.22	30.22	0.2617	0.0	0.0	0.0	0.0	L 46 BROADSTONE PLACE Q-11
458-010-028-000	Assessable	16.36	16.36	0.1417	0.0	0.0	0.0	0.0	L 47 BROADSTONE PLACE Q-11
458-010-029-000	Assessable	25.60	25.60	0.2217	0.0	0.0	0.0	0.0	L 48 BROADSTONE PLACE Q-11
458-010-030-000	Assessable	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 49 BROADSTONE PLACE Q-11
458-010-033-000	Assessable	27.90	27.90	0.2417	0.0	0.0	0.0	0.0	L 52 BROADSTONE PLACE Q-11
458-010-035-000	Assessable	27.90	27.90	0.2417	0.0	0.0	0.0	0.0	POR L 50 BROADSTONE PL Q-11
458-010-036-000	Assessable	26.74	26.74	0.2317	0.0	0.0	0.0	0.0	L51 & POR L50 BROADSTONE PLQ-11
458-020-001-000	Flood	8,493.72	8,493.72	0.0	0.0	0.0	0.0	0.0	L 71C BROADSTONE PLACE Q-11
458-020-002-000	Assessable	35.98	35.98	0.3117	0.0	0.0	0.0	0.0	L 26 BROADSTONE PLACE Q-11
458-020-003-000	Assessable	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 27 BROADSTONE PLACE Q-11
458-020-004-000	Assessable	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 28 BROADSTONE PLACE Q-11
458-020-005-000	Assessable	38.30	38.30	0.3317	0.0	0.0	0.0	0.0	L 29 BROADSTONE PLACE Q-11
458-020-006-000	Assessable	25.60	25.60	0.2217	0.0	0.0	0.0	0.0	LOT 30 BROADSTONE PLACE MOR Q-11
458-020-007-000	Assessable	25.60	25.60	0.2217	0.0	0.0	0.0	0.0	L 31 BROADSTONE PLACE Q-11
458-020-008-000	Assessable	39.44	39.44	0.3417	0.0	0.0	0.0	0.0	L 32 BROADSTONE PLACE Q-11
458-020-009-000	Assessable	39.44	39.44	0.3417	0.0	0.0	0.0	0.0	L 33 BROADSTONE PLACE Q-11
458-020-010-000	Assessable	29.06	29.06	0.2517	0.0	0.0	0.0	0.0	L 34 BROADSTONE PLACE Q-11
458-020-011-000	Assessable	31.36	31.36	0.2717	0.0	0.0	0.0	0.0	LOT 35 BROADSTONE PLACE Q-11
458-020-012-000	Assessable	25.60	25.60	0.2217	0.0	0.0	0.0	0.0	L 36 BROADSTONE PLACE Q-11
458-020-013-000	Assessable	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 37 BROADSTONE PLACE Q-11
458-020-014-000	Assessable	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 38 BROADSTONE PLACE Q-11
458-020-015-000	Assessable	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 39 BROADSTONE PLACE Q-11
458-020-016-000	Assessable	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 40 BROADSTONE PLACE Q-11
458-020-017-000	Assessable	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 41 BROADSTONE PLACE Q-11
458-020-018-000	Assessable	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 42 BROADSTONE PLACE Q-11
458-020-019-000	Assessable	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 43 BROADSTONE PLACE Q-11
458-020-020-000	Assessable	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 44 BROADSTONE PLACE Q-11
458-030-001-000	Assessable	296.18	296.18	0.0	0.0	4.36	0.0	0.0	4.3 AC PAR 7E PM 25-91
458-030-004-000	Assessable	21.06	21.06	0.0	0.0	0.31	0.0	0.0	PAR 3 PMOR 28-15
458-030-005-000	Assessable	17.66	17.66	0.0	0.0	0.26	0.0	0.0	PAR 4 PMOR 28-15
458-030-006-000	Assessable	37.36	37.36	0.0	0.0	0.55	0.0	0.0	PAR 5 PMOR 28-15
458-030-009-000	Assessable	31.92	31.92	0.0	0.0	0.47	0.0	0.0	PAR 8 PMOR 28-15
458-030-010-000	Assessable	45.52	45.52	0.0	0.0	0.67	0.0	0.0	PAR 6 & 7 PMOR 28-15
458-030-014-000	Assessable	40.08	40.08	0.0	0.0	0.59	0.0	0.0	LOT A PMOR 28-71
458-030-015-000	Assessable	28.54	28.54	0.0	0.0	0.42	0.0	0.0	LOT B PMOR 28-71
458-030-016-000	Assessable	84.92	84.92	0.0	0.0	1.25	0.0	0.0	1.3 AC PAR 1 & POR PAR 2 PMOR 28-15
458-030-017-000	Assessable	34.38	34.38	0.0	0.0	0.5062	0.0	0.0	PAR 7H PMOR 28-119
458-030-018-000	Assessable	16.66	16.66	0.0	0.0	0.2452	0.0	0.0	PAR 1 PMOR 28-120
458-030-019-000	Assessable	21.68	21.68	0.0	0.0	0.3193	0.0	0.0	PAR 2 PMOR 28-120
458-030-020-000	Assessable	26.00	26.00	0.0	0.0	0.3828	0.0	0.0	PAR 3 PMOR 28-120
458-030-021-000	Assessable	25.48	25.48	0.0	0.0	0.3751	0.0	0.0	PAR 4 PMOR 28-120
458-030-022-000	Assessable	16.64	16.64	0.0	0.0	0.2449	0.0	0.0	PAR 5 PMOR 28-120
458-030-026-000	Assessable	34.86	34.86	0.0	0.0	0.5132	0.0	0.0	PAR 6 & 7 PMOR 28-120
458-040-001-000	Assessable	20.18	20.18	0.11	0.0	0.11	0.0	0.0	LOT 1 THE VILLAGE S-101

City of Roseville
Johnson Ranch Landscaping & Lighting District
2017/18 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	MAX ASSMT	CHARGE	ACS AREA A	ACS AREA B	ACS AREA C	ACS AREA D	ACS AREA E	LEGAL DESCRIPTION
458-040-002-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 2 THE VILLAGE S-101
458-040-003-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 3 THE VILLAGE S-101
458-040-004-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 4 THE VILLAGE S-101
458-040-005-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 5 THE VILLAGE S-101
458-040-006-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 6 THE VILLAGE S-101
458-040-007-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 7 THE VILLAGE S-101
458-040-008-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 8 THE VILLAGE S-101
458-040-009-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 9 THE VILLAGE S-101
458-040-010-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 10 THE VILLAGE S-101
458-040-011-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 11 THE VILLAGE S-101
458-040-012-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 12 THE VILLAGE S-101
458-040-013-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 13 THE VILLAGE S-101
458-040-014-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 14 THE VILLAGE S-101
458-040-015-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 15 THE VILLAGE S-101
458-040-016-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 16 THE VILLAGE S-101
458-040-017-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 17 THE VILLAGE S-101
458-040-018-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 18 THE VILLAGE S-101
458-040-019-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 19 THE VILLAGE S-101
458-040-020-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 20 THE VILLAGE S-101
458-040-021-000	Assessable	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 21 THE VILLAGE S-101
458-040-022-000	Assessable	20.18	20.18	0.11	0.0	0.11	0.0	0.0	LOT 22 THE VILLAGE S-101
458-040-023-000	Assessable	34.84	34.84	0.19	0.0	0.19	0.0	0.0	LOT 23 THE VILLAGE S-101
458-040-024-000	Assessable	38.50	38.50	0.21	0.0	0.21	0.0	0.0	LOT 24 THE VILLAGE S-101
458-040-025-000	Assessable	20.18	20.18	0.11	0.0	0.11	0.0	0.0	LOT 25 THE VILLAGE S-101
458-040-026-000	Assessable	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 26 THE VILLAGE S-101
458-040-027-000	Assessable	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 27 THE VILLAGE S-101
458-040-028-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 28 THE VILLAGE S-101
458-040-029-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 29 THE VILLAGE S-101
458-040-030-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 30 THE VILLAGE S-101
458-040-031-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 31 THE VILLAGE S-101
458-040-032-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 32 THE VILLAGE S-101
458-040-033-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 33 THE VILLAGE S-101
458-040-034-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 34 THE VILLAGE S-101
458-040-035-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 35 THE VILLAGE S-101
458-040-036-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 36 THE VILLAGE S-101
458-040-037-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 37 THE VILLAGE S-101
458-040-038-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 38 THE VILLAGE S-101
458-040-039-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 39 THE VILLAGE S-101
458-040-040-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 40 THE VILLAGE S-101
458-040-041-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 41 THE VILLAGE S-101
458-040-042-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 42 THE VILLAGE S-101
458-040-043-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 55 THE VILLAGE S-101
458-040-044-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 56 THE VILLAGE S-101
458-040-045-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 57 THE VILLAGE S-101

**City of Roseville
Johnson Ranch Landscaping & Lighting District
2017/18 Preliminary Assessment Roll**

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	MAX ASSMT	CHARGE	ACS AREA A	ACS AREA B	ACS AREA C	ACS AREA D	ACS AREA E	LEGAL DESCRIPTION
458-040-046-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 58 THE VILLAGE S-101
458-040-047-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 59 THE VILLAGE S-101
458-040-048-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 60 THE VILLAGE S-101
458-040-049-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 61 THE VILLAGE S-101
458-040-050-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 62 THE VILLAGE S-101
458-040-051-000	Assessable	27.50	27.50	0.15	0.0	0.15	0.0	0.0	LOT 63 THE VILLAGE S-101
458-040-052-000	Assessable	38.50	38.50	0.21	0.0	0.21	0.0	0.0	LOT 64 THE VILLAGE S-101
458-040-053-000	Assessable	25.68	25.68	0.14	0.0	0.14	0.0	0.0	LOT 65 THE VILLAGE S-101
458-040-054-000	Assessable	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 66 THE VILLAGE S-101
458-040-055-000	Assessable	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 67 THE VILLAGE S-101
458-040-056-000	Assessable	27.50	27.50	0.15	0.0	0.15	0.0	0.0	LOT 68 THE VILLAGE S-101
458-040-057-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 69 THE VILLAGE S-101
458-040-058-000	Assessable	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 70 THE VILLAGE S-101
458-040-059-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 71 THE VILLAGE S-101
458-040-060-000	Assessable	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 72 THE VILLAGE S-101
458-040-061-000	Assessable	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 73 THE VILLAGE S-101
458-040-062-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 74 THE VILLAGE S-101
458-040-063-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 75 THE VILLAGE S-101
458-040-064-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 76 THE VILLAGE S-101
458-040-065-000	Assessable	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 77 THE VILLAGE S-101
458-040-066-000	Assessable	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 78 THE VILLAGE S-101
458-040-067-000	Assessable	25.68	25.68	0.14	0.0	0.14	0.0	0.0	LOT 79 THE VILLAGE S-101
458-050-001-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 43 THE VILLAGE S-101
458-050-002-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 44 THE VILLAGE S-101
458-050-003-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 45 THE VILLAGE S-101
458-050-004-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 46 THE VILLAGE S-101
458-050-005-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 47 THE VILLAGE S-101
458-050-006-000	Assessable	25.68	25.68	0.14	0.0	0.14	0.0	0.0	LOT 48 THE VILLAGE S-101
458-050-007-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 49 THE VILLAGE S-101
458-050-008-000	Assessable	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 50 THE VILLAGE S-101
458-050-009-000	Assessable	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 51 THE VILLAGE S-101
458-050-010-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 52 THE VILLAGE S-101
458-050-011-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 53 THE VILLAGE S-101
458-050-012-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 54 THE VILLAGE S-101
458-050-013-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 80 THE VILLAGE S-101
458-050-014-000	Assessable	27.50	27.50	0.15	0.0	0.15	0.0	0.0	LOT 81 THE VILLAGE S-101
458-050-015-000	Assessable	33.00	33.00	0.18	0.0	0.18	0.0	0.0	LOT 82 THE VILLAGE S-101
458-050-016-000	Assessable	20.18	20.18	0.11	0.0	0.11	0.0	0.0	LOT 83 THE VILLAGE S-101
458-050-017-000	Assessable	25.68	25.68	0.14	0.0	0.14	0.0	0.0	LOT 84 THE VILLAGE S-101
458-050-018-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 85 THE VILLAGE S-101
458-050-019-000	Assessable	31.18	31.18	0.17	0.0	0.17	0.0	0.0	LOT 86 THE VILLAGE S-101
458-050-020-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 87 THE VILLAGE S-101
458-050-021-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 88 THE VILLAGE S-101
458-050-022-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 89 THE VILLAGE S-101

**City of Roseville
Johnson Ranch Landscaping & Lighting District
2017/18 Preliminary Assessment Roll**

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	MAX ASSMT	CHARGE	ACS AREA A	ACS AREA B	ACS AREA C	ACS AREA D	ACS AREA E	LEGAL DESCRIPTION
458-050-023-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 90 THE VILLAGE S-101
458-050-024-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 91 THE VILLAGE S-101
458-050-025-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 92 THE VILLAGE S-101
458-050-026-000	Assessable	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 93 THE VILLAGE S-101
458-050-027-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 94 THE VILLAGE S-101
458-050-028-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 95 THE VILLAGE S-101
458-050-029-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 96 THE VILLAGE S-101
458-050-030-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 97 THE VILLAGE S-101
458-050-031-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 98 THE VILLAGE S-101
458-050-032-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 99 THE VILLAGE S-101
458-050-033-000	Assessable	33.00	33.00	0.18	0.0	0.18	0.0	0.0	LOT 100 THE VILLAGE S-101
458-050-034-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 101 THE VILLAGE S-101
458-050-035-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 102 THE VILLAGE S-101
458-050-036-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 103 THE VILLAGE S-101
458-050-037-000	Assessable	20.18	20.18	0.11	0.0	0.11	0.0	0.0	LOT 104 THE VILLAGE S-101
458-050-038-000	Assessable	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 105 THE VILLAGE S-101
458-050-039-000	Assessable	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 106 THE VILLAGE S-101
458-050-040-000	Assessable	20.18	20.18	0.11	0.0	0.11	0.0	0.0	LOT 107 THE VILLAGE S-101
458-050-041-000	Assessable	31.18	31.18	0.17	0.0	0.17	0.0	0.0	LOT 108 THE VILLAGE S-101
458-050-042-000	Assessable	20.18	20.18	0.11	0.0	0.11	0.0	0.0	LOT 109 THE VILLAGE S-101
458-050-043-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 110 THE VILLAGE S-101
458-050-044-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 111 THE VILLAGE S-101
458-050-045-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 112 THE VILLAGE S-101
458-050-046-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 113 THE VILLAGE S-101
458-050-047-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 114 THE VILLAGE S-101
458-050-048-000	Assessable	38.50	38.50	0.21	0.0	0.21	0.0	0.0	LOT 115 THE VILLAGE S-101
458-050-049-000	Assessable	51.34	51.34	0.28	0.0	0.28	0.0	0.0	LOT 116 THE VILLAGE S-101
458-050-050-000	Assessable	31.18	31.18	0.17	0.0	0.17	0.0	0.0	LOT 117 THE VILLAGE S-101
458-050-051-000	Assessable	27.50	27.50	0.15	0.0	0.15	0.0	0.0	LOT 118 THE VILLAGE S-101
458-050-052-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 119 THE VILLAGE S-101
458-050-053-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 120 THE VILLAGE S-101
458-050-054-000	Assessable	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 121 THE VILLAGE S-101
458-050-055-000	Assessable	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 122 THE VILLAGE S-101
458-050-056-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 123 THE VILLAGE S-101
458-050-057-000	Assessable	25.68	25.68	0.14	0.0	0.14	0.0	0.0	LOT 124 THE VILLAGE S-101
458-050-058-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 125 THE VILLAGE S-101
458-050-059-000	Assessable	27.50	27.50	0.15	0.0	0.15	0.0	0.0	LOT 126 THE VILLAGE S-101
458-050-060-000	Assessable	29.34	29.34	0.16	0.0	0.16	0.0	0.0	LOT 127 THE VILLAGE S-101
458-050-061-000	Assessable	29.34	29.34	0.16	0.0	0.16	0.0	0.0	LOT 128 THE VILLAGE S-101
458-050-062-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 129 THE VILLAGE S-101
458-050-063-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 130 THE VILLAGE S-101
458-050-064-000	Assessable	27.50	27.50	0.15	0.0	0.15	0.0	0.0	LOT 131 THE VILLAGE S-101
458-050-065-000	Assessable	34.84	34.84	0.19	0.0	0.19	0.0	0.0	LOT 132 THE VILLAGE S-101
458-050-066-000	Assessable	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 133 THE VILLAGE S-101

**City of Roseville
Johnson Ranch Landscaping & Lighting District
2017/18 Preliminary Assessment Roll**

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	MAX ASSMT	CHARGE	ACS AREA A	ACS AREA B	ACS AREA C	ACS AREA D	ACS AREA E	LEGAL DESCRIPTION
458-050-067-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 134 THE VILLAGE S-101
458-050-068-000	Assessable	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 135 THE VILLAGE S-101
458-050-069-000	Assessable	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 136 THE VILLAGE S-101
458-050-070-000	Assessable	20.18	20.18	0.11	0.0	0.11	0.0	0.0	LOT 137 THE VILLAGE S-101
458-060-005-000	Assessable	21.94	21.94	0.0	0.0	0.323	0.0	0.0	PAR 12 PMOR 28-159
458-060-006-000	Assessable	10.60	10.60	0.0	0.0	0.1559	0.0	0.0	PAR 13 PMOR 28-159
458-060-007-000	Assessable	17.40	17.40	0.0	0.0	0.2562	0.0	0.0	PAR 14 PMOR 28-159
458-060-010-000	Assessable	24.22	24.22	0.0	0.0	0.3564	0.0	0.0	PAR 9 & 10 PMOR 28-159
458-060-011-000	Assessable	21.18	21.18	0.0	0.0	0.3119	0.0	0.0	PAR 8 & 11 PMOR 28-159
458-060-012-000	Assessable	123.56	123.56	0.0	0.0	1.819	0.0	0.0	PAR A PMOR 29-71
458-060-013-000	Assessable	123.56	123.56	0.0	0.0	1.819	0.0	0.0	PAR B PMOR 29-71
458-060-014-000	Assessable	105.90	105.90	0.0	0.0	1.559	0.0	0.0	PAR C PMOR 29-71
458-060-015-000	Assessable	105.90	105.90	0.0	0.0	1.559	0.0	0.0	PAR D PMOR 29-71
458-060-016-000	Assessable	70.64	70.64	0.0	0.0	1.04	0.0	0.0	PAR E PMOR 29-71
458-060-017-000	Common Area	-	-	0.0	0.0	0.0	0.0	0.0	4.0 AC PAR F COMMON AREA
464-010-001-000	Assessable	10.98	10.98	0.0	0.29	0.0	0.29	0.0	LOT 107 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-002-000	Assessable	10.22	10.22	0.0	0.27	0.0	0.27	0.0	LOT 108 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-003-000	Assessable	8.70	8.70	0.0	0.23	0.0	0.23	0.0	LOT 109 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-004-000	Assessable	11.74	11.74	0.0	0.31	0.0	0.31	0.0	LOT 110 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-005-000	Assessable	12.50	12.50	0.0	0.33	0.0	0.33	0.0	LOT 111 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-006-000	Assessable	16.66	16.66	0.0	0.44	0.0	0.44	0.0	LOT 112 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-007-000	Assessable	11.74	11.74	0.0	0.31	0.0	0.31	0.0	LOT 113 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-008-000	Assessable	23.48	23.48	0.0	0.62	0.0	0.62	0.0	LOT 114 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-009-000	Assessable	9.84	9.84	0.0	0.26	0.0	0.26	0.0	LOT 115 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-010-000	Assessable	8.70	8.70	0.0	0.23	0.0	0.23	0.0	LOT 116 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-011-000	Assessable	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 117 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-012-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 118 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-013-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 119 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-014-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 120 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-015-000	Assessable	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 121 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-016-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 122 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-017-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 123 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-018-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 124 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-019-000	Assessable	7.20	7.20	0.0	0.19	0.0	0.19	0.0	LOT 125 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-020-000	Assessable	8.32	8.32	0.0	0.22	0.0	0.22	0.0	LOT 126 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-021-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 127 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-022-000	Assessable	7.20	7.20	0.0	0.19	0.0	0.19	0.0	LOT 128 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-001-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 129 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-002-000	Assessable	7.20	7.20	0.0	0.19	0.0	0.19	0.0	LOT 130 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-003-000	Assessable	7.96	7.96	0.0	0.21	0.0	0.21	0.0	LOT 131 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-004-000	Assessable	7.96	7.96	0.0	0.21	0.0	0.21	0.0	LOT 132 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-005-000	Assessable	9.46	9.46	0.0	0.25	0.0	0.25	0.0	LOT 133 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-006-000	Assessable	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 134 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-007-000	Assessable	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 135 ASHLEY WOODS UNIT NO. 3 MOR T-26

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	MAX ASSMT	CHARGE	ACS AREA A	ACS AREA B	ACS AREA C	ACS AREA D	ACS AREA E	LEGAL DESCRIPTION
464-020-008-000	Assessable	10.22	10.22	0.0	0.27	0.0	0.27	0.0	LOT 136 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-009-000	Assessable	15.52	15.52	0.0	0.41	0.0	0.41	0.0	LOT 137 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-010-000	Assessable	8.32	8.32	0.0	0.22	0.0	0.22	0.0	LOT 138 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-011-000	Assessable	8.32	8.32	0.0	0.22	0.0	0.22	0.0	LOT 139 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-030-001-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 1 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-002-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 2 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-003-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 3 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-004-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 4 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-005-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 5 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-006-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 6 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-007-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 7 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-008-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 8 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-009-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 9 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-010-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 10 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-011-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 11 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-012-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 12 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-013-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 13 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-014-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 14 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-015-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 15 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-016-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 16 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-017-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 17 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-018-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 18 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-022-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 22 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-023-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 23 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-024-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 24 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-025-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 25 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-026-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 26 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-027-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 27 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-028-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 28 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-029-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 59 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-030-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 60 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-031-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 61 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-032-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 62 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-033-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 63 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-034-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 64 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-035-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 65 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-039-000	Assessable	16.26	16.26	0.0	0.4295	0.0	0.4295	0.0	POR LOT 19 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-040-000	Assessable	13.02	13.02	0.0	0.3441	0.0	0.3441	0.0	POR LOTS 19 & 20 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-041-000	Assessable	17.56	17.56	0.0	0.4636	0.0	0.4636	0.0	LOT 21 & POR 20 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-001-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 29 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-002-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 30 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-003-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 31 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-004-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 32 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-005-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 33 ASHLEY WOODS UNIT NO 1-B MOR U-79

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	MAX ASSMT	CHARGE	ACS AREA A	ACS AREA B	ACS AREA C	ACS AREA D	ACS AREA E	LEGAL DESCRIPTION
464-040-006-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 34 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-007-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 35 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-008-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 44 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-009-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 45 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-010-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 53 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-011-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 54 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-012-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 55 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-013-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 56 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-014-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 57 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-015-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 58 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-016-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 66 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-017-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 67 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-018-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 68 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-019-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 69 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-020-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 70 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-021-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 71 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-022-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 72 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-023-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 73 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-024-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 74 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-025-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 75 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-026-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 76 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-027-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 77 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-028-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 78 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-029-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 79 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-030-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 80 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-001-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 36 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-002-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 37 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-003-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 38 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-004-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 39 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-005-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 40 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-006-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 41 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-007-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 42 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-008-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 43 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-015-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 52 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-021-000	Assessable	12.20	12.20	0.0	0.322	0.0	0.322	0.0	POR LOT 51 ASHLEY WOODS UNIT NO 1-A U-78
464-050-022-000	Assessable	15.44	15.44	0.0	0.4078	0.0	0.4078	0.0	LOT 50 & POR LOT 51 ASHLEY WOODS UNIT NO 1-A U-78
464-050-023-000	Assessable	14.78	14.78	0.0	0.3903	0.0	0.3903	0.0	LOT 49 & POR LOT 48 ASHLEY WOODS UNIT NO 1-A U-78
464-050-024-000	Assessable	14.40	14.40	0.0	0.3805	0.0	0.3805	0.0	POR LOT 48 ASHLEY WOODS UNIT NO 1-A U-78
464-050-025-000	Assessable	18.18	18.18	0.0	0.48	0.0	0.48	0.0	LOT 47 & P LOT 46&48 ASHLEY WOODS UNIT NO 1-A U-78
464-050-026-000	Assessable	18.70	18.70	0.0	0.4937	0.0	0.4937	0.0	POR LOT 46 ASHLEY WOODS UNIT NO 1-A U-78
464-060-001-000	Assessable	19.24	19.24	0.0	0.5072	0.0	0.5219	0.0	LOT 1 ASHLEY WOODS UNIT #5 & 6 PHASE 2 MOR W-20
464-060-002-000	Assessable	19.72	19.72	0.0	0.5197	0.0	0.5349	0.0	LOT 2 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-060-003-000	Assessable	14.18	14.18	0.0	0.3741	0.0	0.385	0.0	LOT 3 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-060-004-000	Assessable	20.60	20.60	0.0	0.5431	0.0	0.559	0.0	LOT 4 ASHLEY WOODS UNIT 5 & 6 PHASE 2 MOR W-20

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464-060-005-000	Assessable	16.64	16.64	0.0	0.4388	0.0	0.4516	0.0	LOT 5 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-060-006-000	Assessable	14.18	14.18	0.0	0.3741	0.0	0.385	0.0	LOT 6 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-060-007-000	Assessable	14.26	14.26	0.0	0.3759	0.0	0.3868	0.0	LOT 7 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-060-008-000	Assessable	15.00	15.00	0.0	0.3957	0.0	0.4072	0.0	LOT 8 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-060-009-000	Assessable	15.90	15.90	0.0	0.419	0.0	0.4313	0.0	LOT 9 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-060-010-000	Assessable	15.34	15.34	0.0	0.4046	0.0	0.4164	0.0	LOT 49 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-060-011-000	Assessable	18.90	18.90	0.0	0.4982	0.0	0.5127	0.0	LOT 50 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-060-012-000	Assessable	14.88	14.88	0.0	0.3921	0.0	0.4035	0.0	LOT 51 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-060-013-000	Assessable	14.80	14.80	0.0	0.3903	0.0	0.4016	0.0	LOT 52 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-060-015-000	Common Area	-	-	0.0	0.0	0.0	0.0	0.0	5.2 AC POR LOT M2 COMMON AREA MOR W-20
464-060-016-000	Common Area	-	-	0.0	0.0	0.0	0.0	0.0	LOT M3 COMMON AREA MOR W-20
464-060-017-000	Common Area	-	-	0.0	0.0	0.0	0.0	0.0	POR LOT M4 COMMON AREA MOR W-20
464-070-001-000	Assessable	14.66	14.66	0.0	0.3867	0.0	0.3979	0.0	LOT 10 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-002-000	Assessable	14.66	14.66	0.0	0.3867	0.0	0.3979	0.0	LOT 11 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-003-000	Assessable	14.66	14.66	0.0	0.3867	0.0	0.3979	0.0	LOT 12 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-004-000	Assessable	14.66	14.66	0.0	0.3867	0.0	0.3979	0.0	LOT 13 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-005-000	Assessable	14.66	14.66	0.0	0.3867	0.0	0.3979	0.0	LOT 14 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-006-000	Assessable	16.16	16.16	0.0	0.4262	0.0	0.4387	0.0	LOT 15 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-007-000	Assessable	14.80	14.80	0.0	0.3903	0.0	0.4016	0.0	LOT 16 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-008-000	Assessable	12.82	12.82	0.0	0.3381	0.0	0.348	0.0	LOT 17 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-009-000	Assessable	12.82	12.82	0.0	0.3381	0.0	0.348	0.0	LOT 18 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-010-000	Assessable	12.40	12.40	0.0	0.3381	0.0	0.1666	0.0	LOT 19 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-011-000	Assessable	12.02	12.02	0.0	0.3381	0.0	0.0	0.0	LOT 20 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-012-000	Assessable	17.98	17.98	0.0	0.5054	0.0	0.0	0.0	LOT 21 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-013-000	Assessable	15.86	15.86	0.0	0.446	0.0	0.0	0.0	LOT 22 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-014-000	Assessable	13.82	13.82	0.0	0.3885	0.0	0.0	0.0	LOT 23 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-015-000	Assessable	14.38	14.38	0.0	0.4046	0.0	0.0	0.0	LOT 24 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-016-000	Assessable	24.30	24.30	0.0	0.6834	0.0	0.0	0.0	LOT 25 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-017-000	Assessable	13.18	13.18	0.0	0.3705	0.0	0.0	0.0	LOT 26 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-018-000	Assessable	13.60	13.60	0.0	0.3795	0.0	0.0426	0.0	LOT 27 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-019-000	Assessable	13.50	13.50	0.0	0.3561	0.0	0.3665	0.0	LOT 28 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-020-000	Assessable	15.00	15.00	0.0	0.3957	0.0	0.4072	0.0	LOT 29 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-021-000	Assessable	14.18	14.18	0.0	0.3741	0.0	0.385	0.0	LOT 30 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-022-000	Assessable	15.34	15.34	0.0	0.4046	0.0	0.4164	0.0	LOT 31 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-023-000	Assessable	16.56	16.56	0.0	0.437	0.0	0.4442	0.0	LOT 32 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-024-000	Assessable	14.90	14.90	0.0	0.4046	0.0	0.2221	0.0	LOT 33 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-025-000	Assessable	13.70	13.70	0.0	0.3795	0.0	0.0925	0.0	LOT 34 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-026-000	Assessable	15.28	15.28	0.0	0.4298	0.0	0.0	0.0	LOT 35 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-027-000	Assessable	25.90	25.90	0.0	0.7284	0.0	0.0	0.0	LOT 36 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-028-000	Assessable	25.36	25.36	0.0	0.6744	0.0	0.6015	0.0	LOT 37 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-029-000	Assessable	13.24	13.24	0.0	0.3489	0.0	0.3591	0.0	LOT 38 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-030-000	Assessable	14.94	14.94	0.0	0.3939	0.0	0.4053	0.0	LOT 39 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-031-000	Assessable	14.94	14.94	0.0	0.3939	0.0	0.4053	0.0	LOT 40 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-032-000	Assessable	14.94	14.94	0.0	0.3939	0.0	0.4053	0.0	LOT 41 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	MAX ASSMT	CHARGE	ACS AREA A	ACS AREA B	ACS AREA C	ACS AREA D	ACS AREA E	LEGAL DESCRIPTION
464-070-033-000	Assessable	14.94	14.94	0.0	0.3939	0.0	0.4053	0.0	LOT 42 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-034-000	Assessable	12.90	12.90	0.0	0.3399	0.0	0.3498	0.0	LOT 43 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-035-000	Assessable	15.68	15.68	0.0	0.4136	0.0	0.4257	0.0	LOT 44 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-036-000	Assessable	15.14	15.14	0.0	0.3992	0.0	0.4109	0.0	LOT 45 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-037-000	Assessable	15.08	15.08	0.0	0.3974	0.0	0.409	0.0	LOT 46 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-038-000	Assessable	15.08	15.08	0.0	0.3974	0.0	0.409	0.0	LOT 47 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-039-000	Assessable	15.82	15.82	0.0	0.4172	0.0	0.4294	0.0	LOT 48 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-040-000	Assessable	14.18	14.18	0.0	0.3741	0.0	0.385	0.0	LOT 53 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-041-000	Assessable	14.18	14.18	0.0	0.3741	0.0	0.385	0.0	LOT 54 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-042-000	Assessable	15.56	15.56	0.0	0.41	0.0	0.422	0.0	LOT 55 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-043-000	Assessable	14.88	14.88	0.0	0.3921	0.0	0.4035	0.0	LOT 56 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-044-000	Assessable	24.42	24.42	0.0	0.6438	0.0	0.6626	0.0	LOT 57 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-045-000	Common Area	-	-	0.0	0.0	0.0	0.0	0.0	POR LOT M2 COMMON AREA MOR W-20
466-030-046-000	Assessable	46.94	46.94	0.0	1.24	0.0	1.24	0.0	POR LOT 54 JOHNSON RANCH EAST #2 MOR Q-13
466-030-047-000	Common Area	-	-	0.0	0.0	0.0	0.0	0.0	POR LOT 54 JOHNSON RANCH EAST #2 MOR Q-13
466-190-001-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L 122 HILLSBOROUGH UNIT 3
466-190-002-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 123 HILLSBOROUGH UNIT 3 MOR R-34
466-190-003-000	Assessable	7.70	7.70	0.0	0.2163	0.0	0.0	0.0	L 124 HILLSBOROUGH UNIT 3
466-190-004-000	Assessable	7.70	7.70	0.0	0.2163	0.0	0.0	0.0	L 125 HILLSBOROUGH UNIT 3
466-190-005-000	Assessable	7.70	7.70	0.0	0.2163	0.0	0.0	0.0	L 126 HILLSBOROUGH UNIT 3
466-190-006-000	Assessable	7.70	7.70	0.0	0.2163	0.0	0.0	0.0	L 127 HILLSBOROUGH UNIT 3
466-190-007-000	Assessable	7.70	7.70	0.0	0.2163	0.0	0.0	0.0	L 128 HILLSBOROUGH UNIT 3
466-190-008-000	Assessable	7.70	7.70	0.0	0.2163	0.0	0.0	0.0	L 129 HILLSBOROUGH UNIT 3
466-190-009-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	L 171 HILLSBOROUGH UNIT 3
466-190-010-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	L 172 HILLSBOROUGH UNIT 3
466-190-011-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	L 173 HILLSBOROUGH UNIT 3
466-190-012-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	L 174 HILLSBOROUGH UNIT 3
466-190-013-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	L 175 HILLSBOROUGH UNIT 3
466-190-014-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	L 176 HILLSBOROUGH UNIT 3
466-190-015-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	L 177 HILLSBOROUGH UNIT 3
466-190-016-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	L 178 HILLSBOROUGH UNIT 3
466-190-017-000	Assessable	9.82	9.82	0.0	0.2763	0.0	0.0	0.0	L 179 HILLSBOROUGH UNIT 3
466-190-018-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	L 180 HILLSBOROUGH UNIT 3
466-200-001-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	L 130 HILLSBOROUGH UNIT 3
466-200-002-000	Assessable	9.46	9.46	0.0	0.2663	0.0	0.0	0.0	L 131 HILLSBOROUGH UNIT 3
466-200-003-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L 132 HILLSBOROUGH UNIT 3
466-200-004-000	Assessable	10.90	10.90	0.0	0.3063	0.0	0.0	0.0	LOT 133 HILLSBOROUGH UNIT 3 MOR R-34
466-200-005-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L 134 HILLSBOROUGH UNIT 3
466-200-006-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	L 135 HILLSBOROUGH UNIT 3
466-200-007-000	Assessable	12.68	12.68	0.0	0.3563	0.0	0.0	0.0	L 136 HILLSBOROUGH UNIT 3
466-200-008-000	Assessable	15.16	15.16	0.0	0.4263	0.0	0.0	0.0	L 137 HILLSBOROUGH UNIT 3
466-200-009-000	Assessable	9.12	9.12	0.0	0.2563	0.0	0.0	0.0	L 138 HILLSBOROUGH UNIT 3
466-200-010-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L 139 HILLSBOROUGH UNIT 3
466-200-011-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	L 140 HILLSBOROUGH UNIT 3

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466-200-012-000	Assessable	7.70	7.70	0.0	0.2163	0.0	0.0	0.0	L 141 HILLSBOROUGH UNIT 3
466-200-013-000	Assessable	7.70	7.70	0.0	0.2163	0.0	0.0	0.0	L 142 HILLSBOROUGH UNIT 3
466-200-014-000	Assessable	7.70	7.70	0.0	0.2163	0.0	0.0	0.0	L 143 HILLSBOROUGH UNIT 3
466-200-015-000	Assessable	7.70	7.70	0.0	0.2163	0.0	0.0	0.0	L 144 HILLSBOROUGH UNIT 3
466-200-016-000	Assessable	7.70	7.70	0.0	0.2163	0.0	0.0	0.0	L 145 HILLSBOROUGH UNIT 3
466-200-017-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L 146 HILLSBOROUGH UNIT 3
466-200-018-000	Assessable	14.10	14.10	0.0	0.3963	0.0	0.0	0.0	L 147 HILLSBOROUGH UNIT 3
466-200-019-000	Assessable	10.18	10.18	0.0	0.2863	0.0	0.0	0.0	L 148 HILLSBOROUGH UNIT 3
466-200-020-000	Assessable	9.82	9.82	0.0	0.2763	0.0	0.0	0.0	L 149 HILLSBOROUGH UNIT 3
466-200-021-000	Assessable	11.60	11.60	0.0	0.3263	0.0	0.0	0.0	L 150 HILLSBOROUGH UNIT 3
466-200-022-000	Assessable	10.54	10.54	0.0	0.2963	0.0	0.0	0.0	L 151 HILLSBOROUGH UNIT 3
466-200-023-000	Assessable	14.80	14.80	0.0	0.4163	0.0	0.0	0.0	L 152 HILLSBOROUGH UNIT 3
466-200-024-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L 153 HILLSBOROUGH UNIT 3
466-200-025-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L 154 HILLSBOROUGH UNIT 3
466-200-026-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L 155 HILLSBOROUGH UNIT 3
466-200-027-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L 156 HILLSBOROUGH UNIT 3
466-200-028-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L 157 HILLSBOROUGH UNIT 3
466-200-029-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L 158 HILLSBOROUGH UNIT 3
466-200-030-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L 159 HILLSBOROUGH UNIT 3
466-200-031-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L 160 HILLSBOROUGH UNIT 3
466-200-032-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L 161 HILLSBOROUGH UNIT 3
466-200-033-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L 162 HILLSBOROUGH UNIT 3
466-200-034-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 163 HILLSBOROUGH UNIT 3 MOR R-34
466-200-035-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L 164 HILLSBOROUGH UNIT 3
466-200-036-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	LOT 165 HILLSBOROUGH UNIT 3 MOR R-34
466-200-037-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L 166 HILLSBOROUGH UNIT 3
466-200-038-000	Assessable	9.46	9.46	0.0	0.2663	0.0	0.0	0.0	L 167 HILLSBOROUGH UNIT 3
466-200-039-000	Assessable	10.18	10.18	0.0	0.2863	0.0	0.0	0.0	L 168 HILLSBOROUGH UNIT 3
466-200-040-000	Assessable	11.24	11.24	0.0	0.3163	0.0	0.0	0.0	L 169 HILLSBOROUGH UNIT 3
466-200-041-000	Assessable	7.70	7.70	0.0	0.2163	0.0	0.0	0.0	L 170 HILLSBOROUGH UNIT 3
466-210-001-000	Assessable	10.18	10.18	0.0	0.2863	0.0	0.0	0.0	L19 HILLSBOROUGH #1 BK R PG 33
466-210-002-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L20 HILLSBOROUGH #1 BK R PG 33
466-210-003-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	L21 HILLSBOROUGH #1 BK R PG 33
466-210-004-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L22 HILLSBOROUGH #1 BK R PG 33
466-210-005-000	Assessable	11.96	11.96	0.0	0.3363	0.0	0.0	0.0	L23 HILLSBOROUGH #1 BK R PG 33
466-210-006-000	Assessable	9.12	9.12	0.0	0.2563	0.0	0.0	0.0	L24 HILLSBOROUGH #1 BK R PG 33
466-210-007-000	Assessable	13.02	13.02	0.0	0.3663	0.0	0.0	0.0	L25 HILLSBOROUGH #1 BK R PG 33
466-210-008-000	Assessable	13.38	13.38	0.0	0.3763	0.0	0.0	0.0	L26 HILLSBOROUGH #1 BK R PG 33
466-210-009-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L27 HILLSBOROUGH #1 BK R PG 33
466-210-010-000	Assessable	9.82	9.82	0.0	0.2763	0.0	0.0	0.0	L28 HILLSBOROUGH #1 BK R PG 33
466-210-011-000	Assessable	9.46	9.46	0.0	0.2663	0.0	0.0	0.0	L29 HILLSBOROUGH #1 BK R PG 33
466-210-012-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	L30 HILLSBOROUGH #1 BK R PG 33
466-210-013-000	Assessable	9.82	9.82	0.0	0.2763	0.0	0.0	0.0	L31 HILLSBOROUGH #1 BK R PG 33
466-210-014-000	Assessable	10.18	10.18	0.0	0.2863	0.0	0.0	0.0	L32 HILLSBOROUGH #1 BK R PG 33

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466-210-015-000	Assessable	9.82	9.82	0.0	0.2763	0.0	0.0	0.0	L33 HILLSBOROUGH #1 BK R PG 33
466-210-016-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L34 HILLSBOROUGH #1 BK R PG 33
466-210-017-000	Assessable	7.70	7.70	0.0	0.2163	0.0	0.0	0.0	L35 HILLSBOROUGH #1 BK R PG 33
466-210-018-000	Assessable	6.98	6.98	0.0	0.1963	0.0	0.0	0.0	LOT36 HILLSBOROUGH #1 MOR R-33
466-210-019-000	Assessable	9.82	9.82	0.0	0.2763	0.0	0.0	0.0	L37 HILLSBOROUGH #1 BK R PG 33
466-210-020-000	Assessable	9.46	9.46	0.0	0.2663	0.0	0.0	0.0	L38 HILLSBOROUGH #1 BK R PG 33
466-210-021-000	Assessable	9.12	9.12	0.0	0.2563	0.0	0.0	0.0	L39 HILLSBOROUGH #1 BK R PG 33
466-210-022-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	L40 HILLSBOROUGH #1 BK R PG 33
466-210-023-000	Assessable	7.70	7.70	0.0	0.2163	0.0	0.0	0.0	L41 HILLSBOROUGH #1 BK R PG 33
466-210-024-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L42 HILLSBOROUGH #1 BK R PG 33
466-210-025-000	Assessable	10.18	10.18	0.0	0.2863	0.0	0.0	0.0	L43 HILLSBOROUGH #1 BK R PG 33
466-210-026-000	Assessable	9.46	9.46	0.0	0.2663	0.0	0.0	0.0	L44 HILLSBOROUGH #1 BK R PG 33
466-210-027-000	Assessable	9.12	9.12	0.0	0.2563	0.0	0.0	0.0	L45 HILLSBOROUGH #1 BK R PG 33
466-210-028-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	L46 HILLSBOROUGH #1 BK R PG 33
466-210-029-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	L47 HILLSBOROUGH #1 BK R PG 33
466-210-030-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L48 HILLSBOROUGH #1 BK R PG 33
466-210-031-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L49 HILLSBOROUGH #1 BK R PG 33
466-210-032-000	Assessable	10.54	10.54	0.0	0.2963	0.0	0.0	0.0	L50 HILLSBOROUGH #1 BK R PG 33
466-210-033-000	Assessable	11.96	11.96	0.0	0.3363	0.0	0.0	0.0	L51 HILLSBOROUGH #1 BK R PG 33
466-210-034-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L65 HILLSBOROUGH #1 BK R PG 33
466-210-035-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L66 HILLSBOROUGH #1 BK R PG 33
466-210-036-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L67 HILLSBOROUGH #1 BK R PG 33
466-210-037-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L68 HILLSBOROUGH #1 BK R PG 33
466-210-038-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L69 HILLSBOROUGH #1 MOR R-33
466-210-039-000	Assessable	9.12	9.12	0.0	0.2563	0.0	0.0	0.0	L70 HILLSBOROUGH #1 BK R PG 33
466-210-040-000	Assessable	10.18	10.18	0.0	0.2863	0.0	0.0	0.0	L71 HILLSBOROUGH #1 BK R PG 33
466-210-041-000	Assessable	10.18	10.18	0.0	0.2863	0.0	0.0	0.0	L72 HILLSBOROUGH #1 BK R PG 33
466-210-042-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L73 HILLSBOROUGH #1 BK R PG 33
466-210-043-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L74 HILLSBOROUGH #1 BK R PG 33
466-210-044-000	Assessable	15.52	15.52	0.0	0.4363	0.0	0.0	0.0	L75 HILLSBOROUGH #1 BK R PG 33
466-210-045-000	Assessable	13.74	13.74	0.0	0.3863	0.0	0.0	0.0	L76 HILLSBOROUGH #1 BK R PG 33
466-210-046-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	L77 HILLSBOROUGH #1 BK R PG 33
466-210-047-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	L78 HILLSBOROUGH #1 BK R PG 33
466-210-048-000	Assessable	9.12	9.12	0.0	0.2563	0.0	0.0	0.0	L79 HILLSBOROUGH #1 BK R PG 33
466-210-049-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L80 HILLSBOROUGH #1 BK R PG 33
466-210-050-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	L81 HILLSBOROUGH #1 BK R PG 33
466-210-051-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	L82 HILLSBOROUGH #1 BK R PG 33
466-210-052-000	Assessable	10.54	10.54	0.0	0.2963	0.0	0.0	0.0	L83 HILLSBOROUGH #1 BK R PG 33
466-210-053-000	Assessable	9.46	9.46	0.0	0.2663	0.0	0.0	0.0	L84 HILLSBOROUGH #1 BK R PG 33
466-210-054-000	Assessable	9.82	9.82	0.0	0.2763	0.0	0.0	0.0	L85 HILLSBOROUGH #1 BK R PG 33
466-210-055-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	L86 HILLSBOROUGH #1 BK R PG 33
466-210-056-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L87 HILLSBOROUGH #1 BK R PG 33
466-210-057-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L88 HILLSBOROUGH #1 BK R PG 33
466-210-058-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 89 HILLSBOROUGH #1 MOR R-33

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466-210-059-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 90 HILLSBOROUGH #1 MOR R-33
466-210-060-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	L91 HILLSBOROUGH #1 BK R PG 33
466-210-061-000	Assessable	7.70	7.70	0.0	0.2163	0.0	0.0	0.0	L92 HILLSBOROUGH #1 BK R PG 33
466-210-062-000	Assessable	13.74	13.74	0.0	0.3863	0.0	0.0	0.0	L93 HILLSBOROUGH #1 BK R PG 33
466-210-063-000	Assessable	13.02	13.02	0.0	0.3663	0.0	0.0	0.0	L94 HILLSBOROUGH #1 BK R PG 33
466-210-064-000	Assessable	9.12	9.12	0.0	0.2563	0.0	0.0	0.0	L95 HILLSBOROUGH #1 BK R PG 33
466-210-065-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L96 HILLSBOROUGH #1 BK R PG 33
466-210-066-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L97 HILLSBOROUGH #1 BK R PG 33
466-210-067-000	Assessable	12.32	12.32	0.0	0.3463	0.0	0.0	0.0	LOT 98 HILLSBOROUGH #1 MOR R-33
466-210-068-000	Assessable	11.60	11.60	0.0	0.3263	0.0	0.0	0.0	L99 HILLSBOROUGH #1 BK R PG 33
466-220-001-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L 1 HILLSBOROUGH #1 BK R PG 33
466-220-002-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L 2 HILLSBOROUGH #1 BK R PG 33
466-220-003-000	Assessable	12.68	12.68	0.0	0.3563	0.0	0.0	0.0	L 3 HILLSBOROUGH #1 BK R PG 33
466-220-004-000	Assessable	9.82	9.82	0.0	0.2763	0.0	0.0	0.0	L 4 HILLSBOROUGH #1 BK R PG 33
466-220-005-000	Assessable	10.54	10.54	0.0	0.2963	0.0	0.0	0.0	LOT 5 HILLSBOROUGH UNIT #1 MOR BK R PG 33
466-220-006-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	L 6 HILLSBOROUGH #1 BK R PG 33
466-220-007-000	Assessable	6.98	6.98	0.0	0.1963	0.0	0.0	0.0	L 7 HILLSBOROUGH #1 BK R PG 33
466-220-008-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	L 8 HILLSBOROUGH #1 BK R PG 33
466-220-009-000	Assessable	9.12	9.12	0.0	0.2563	0.0	0.0	0.0	L 9 HILLSBOROUGH #1 BK R PG 33
466-220-010-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L10 HILLSBOROUGH #1 BK R PG 33
466-220-011-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	L11 HILLSBOROUGH #1 BK R PG 33
466-220-012-000	Assessable	12.68	12.68	0.0	0.3563	0.0	0.0	0.0	L12 HILLSBOROUGH #1 BK R PG 33
466-220-013-000	Assessable	10.90	10.90	0.0	0.3063	0.0	0.0	0.0	L13 HILLSBOROUGH #1 BK R PG 33
466-220-014-000	Assessable	12.68	12.68	0.0	0.3563	0.0	0.0	0.0	L14 HILLSBOROUGH #1 BK R PG 33
466-220-015-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L15 HILLSBOROUGH #1 BK R PG 33
466-220-016-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L16 HILLSBOROUGH #1 BK R PG 33
466-220-017-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	L17 HILLSBOROUGH #1 BK R PG 33
466-220-018-000	Assessable	10.90	10.90	0.0	0.3063	0.0	0.0	0.0	L18 HILLSBOROUGH #1 BK R PG 33
466-220-019-000	Assessable	11.96	11.96	0.0	0.3363	0.0	0.0	0.0	L52 HILLSBOROUGH #1 BK R PG 33
466-220-020-000	Assessable	10.54	10.54	0.0	0.2963	0.0	0.0	0.0	L53 HILLSBOROUGH #1 BK R PG 33
466-220-021-000	Assessable	9.46	9.46	0.0	0.2663	0.0	0.0	0.0	L54 HILLSBOROUGH #1 BK R PG 33
466-220-022-000	Assessable	10.18	10.18	0.0	0.2863	0.0	0.0	0.0	L55 HILLSBOROUGH #1 BK R PG 33
466-220-023-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L56 HILLSBOROUGH #1 BK R PG 33
466-220-024-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L57 HILLSBOROUGH #1 BK R PG 33
466-220-025-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L58 HILLSBOROUGH #1 BK R PG 33
466-220-026-000	Assessable	9.12	9.12	0.0	0.2563	0.0	0.0	0.0	L59 HILLSBOROUGH #1 BK R PG 33
466-220-027-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	L60 HILLSBOROUGH #1 BK R PG 33
466-220-028-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L61 HILLSBOROUGH #1 BK R PG 33
466-220-029-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L62 HILLSBOROUGH #1 BK R PG 33
466-220-030-000	Assessable	10.54	10.54	0.0	0.2963	0.0	0.0	0.0	L63 HILLSBOROUGH #1 BK R PG 33
466-220-031-000	Assessable	9.46	9.46	0.0	0.2663	0.0	0.0	0.0	L64 HILLSBOROUGH #1 BK R PG 33
466-220-032-000	Assessable	10.90	10.90	0.0	0.3063	0.0	0.0	0.0	L100 HILLSBOROUGH#1 BK R PG 33
466-220-033-000	Assessable	12.68	12.68	0.0	0.3563	0.0	0.0	0.0	L101 HILLSBOROUGH#1 BK R PG 33
466-220-034-000	Assessable	10.90	10.90	0.0	0.3063	0.0	0.0	0.0	L102 HILLSBOROUGH#1 BK R PG 33

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466-220-035-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	L103 HILLSBOROUGH#1 BK R PG 33
466-220-036-000	Assessable	9.82	9.82	0.0	0.2763	0.0	0.0	0.0	L104 HILLSBOROUGH#1 BK R PG 33
466-220-037-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L105 HILLSBOROUGH#1 BK R PG 33
466-220-038-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	L106 HILLSBOROUGH#1 BK R PG 33
466-220-039-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	L107 HILLSBOROUGH#1 BK R PG 33
466-220-040-000	Assessable	7.70	7.70	0.0	0.2163	0.0	0.0	0.0	L108 HILLSBOROUGH#1 BK R PG 33
466-220-041-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	L109 HILLSBOROUGH#1 BK R PG 33
466-220-042-000	Assessable	9.12	9.12	0.0	0.2563	0.0	0.0	0.0	L110 HILLSBOROUGH#1 BK R PG 33
466-220-043-000	Assessable	11.96	11.96	0.0	0.3363	0.0	0.0	0.0	L111 HILLSBOROUGH#1 BK R PG 33
466-220-044-000	Assessable	11.60	11.60	0.0	0.3263	0.0	0.0	0.0	LOT 112 HILLSBOROUGH UNIT #1 MOR R-33
466-220-045-000	Assessable	11.60	11.60	0.0	0.3263	0.0	0.0	0.0	L113 HILLSBOROUGH#1 BK R PG 33
466-220-046-000	Assessable	10.90	10.90	0.0	0.3063	0.0	0.0	0.0	L114 HILLSBOROUGH#1 BK R PG 33
466-220-047-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	L115 HILLSBOROUGH#1 BK R PG 33
466-220-048-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L116 HILLSBOROUGH#1 BK R PG 33
466-220-049-000	Assessable	9.82	9.82	0.0	0.2763	0.0	0.0	0.0	L117 HILLSBOROUGH#1 BK R PG 33
466-220-050-000	Assessable	11.60	11.60	0.0	0.3263	0.0	0.0	0.0	L118 HILLSBOROUGH#1 BK R PG 33
466-220-051-000	Assessable	13.74	13.74	0.0	0.3863	0.0	0.0	0.0	LOT 119 HILLSBOROUGH UNIT #1 MOR R-33
466-220-052-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L120 HILLSBOROUGH#1 BK R PG 33
466-220-053-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L121 HILLSBOROUGH#1 BK R PG 33
466-230-002-000	Common	-	-	0.0	0.0	0.0	0.0	0.0	L D HILLSBOROUGH #1 BK R PG 33
466-230-003-000	Common	-	-	0.0	0.0	0.0	0.0	0.0	L G HILLSBOROUGH #1 BK R PG 33
466-230-004-000	Common	-	-	0.0	0.0	0.0	0.0	0.0	L H HILLSBOROUGH #1 BK R PG 33
466-230-005-000	Common	-	-	0.0	0.0	0.0	0.0	0.0	L I HILLSBOROUGH #1 BK R PG 33
466-230-006-000	Common	-	-	0.0	0.0	0.0	0.0	0.0	L J HILLSBOROUGH #1 BK R PG 33
466-230-007-000	Common	-	-	0.0	0.0	0.0	0.0	0.0	L K HILLSBOROUGH #1 BK R PG 33
466-230-008-000	Common	-	-	0.0	0.0	0.0	0.0	0.0	L L HILLSBOROUGH #1 BK R PG 33
466-230-009-000	Common	-	-	0.0	0.0	0.0	0.0	0.0	L M HILLSBOROUGH #1 BK R PG 33
466-280-001-000	Assessable	9.18	9.18	0.0	0.2427	0.0	0.2427	0.0	LOT 1 EASTRIDGE UNIT 1 S-66
466-280-002-000	Assessable	8.06	8.06	0.0	0.2127	0.0	0.2127	0.0	LOT 2 EASTRIDGE UNIT 1 S-66
466-280-003-000	Assessable	8.06	8.06	0.0	0.2127	0.0	0.2127	0.0	LOT 3 EASTRIDGE UNIT 1 S-66
466-280-004-000	Assessable	9.56	9.56	0.0	0.2527	0.0	0.2527	0.0	LOT 4 EASTRIDGE UNIT 1 S-66
466-280-005-000	Assessable	14.12	14.12	0.0	0.3727	0.0	0.3727	0.0	LOT 5 EASTRIDGE UNIT 1 S-66
466-280-006-000	Assessable	25.84	25.84	0.0	0.6827	0.0	0.6827	0.0	LOT 6 EASTRIDGE UNIT 1 S-66
466-280-007-000	Assessable	9.18	9.18	0.0	0.2427	0.0	0.2427	0.0	LOT 7 EASTRIDGE UNIT 1 S-66
466-280-008-000	Assessable	10.32	10.32	0.0	0.2727	0.0	0.2727	0.0	LOT 8 EASTRIDGE UNIT 1 S-66
466-280-009-000	Assessable	10.32	10.32	0.0	0.2727	0.0	0.2727	0.0	LOT 9 EASTRIDGE UNIT 1 S-66
466-280-010-000	Assessable	9.18	9.18	0.0	0.2427	0.0	0.2427	0.0	LOT 10 EASTRIDGE UNIT 1 S-66
466-280-011-000	Assessable	17.90	17.90	0.0	0.4727	0.0	0.4727	0.0	LOT 11 EASTRIDGE UNIT 1 S-66
466-280-012-000	Assessable	8.44	8.44	0.0	0.2227	0.0	0.2227	0.0	LOT 12 EASTRIDGE UNIT 1 S-66
466-280-013-000	Assessable	7.30	7.30	0.0	0.1927	0.0	0.1927	0.0	LOT 13 EASTRIDGE UNIT 1 S-66
466-280-014-000	Assessable	8.06	8.06	0.0	0.2127	0.0	0.2127	0.0	LOT 14 EASTRIDGE UNIT 1 S-66
466-280-015-000	Assessable	10.32	10.32	0.0	0.2727	0.0	0.2727	0.0	LOT 15 EASTRIDGE UNIT 1 S-66
466-290-001-000	Assessable	6.10	6.10	0.0	0.1613	0.0	0.1613	0.0	LOT 35 EASTRIDGE UNIT 1 S-66
466-290-002-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 36 EASTRIDGE UNIT 1 S-66

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466-290-003-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 37 EASTRIDGE UNIT 1 S-66
466-290-004-000	Assessable	6.10	6.10	0.0	0.1613	0.0	0.1613	0.0	LOT 38 EASTRIDGE UNIT 1 S-66
466-290-005-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 39 EASTRIDGE UNIT 1 S-66
466-290-006-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 40 EASTRIDGE UNIT 1 S-66
466-290-007-000	Assessable	9.14	9.14	0.0	0.2413	0.0	0.2413	0.0	LOT 41 EASTRIDGE UNIT 1 S-66
466-290-008-000	Assessable	8.76	8.76	0.0	0.2313	0.0	0.2313	0.0	LOT 42 EASTRIDGE UNIT 1 S-66
466-290-009-000	Assessable	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 43 EASTRIDGE UNIT 1 S-66
466-290-010-000	Assessable	9.14	9.14	0.0	0.2413	0.0	0.2413	0.0	LOT 44 EASTRIDGE UNIT 1 S-66
466-290-011-000	Assessable	9.14	9.14	0.0	0.2413	0.0	0.2413	0.0	LOT 45 EASTRIDGE UNIT 1 S-66
466-290-012-000	Assessable	11.02	11.02	0.0	0.2913	0.0	0.2913	0.0	LOT 46 EASTRIDGE UNIT 1 S-66
466-290-013-000	Assessable	16.70	16.70	0.0	0.4413	0.0	0.4413	0.0	LOT 47 EASTRIDGE UNIT 1 S-66
466-290-014-000	Assessable	15.96	15.96	0.0	0.4213	0.0	0.4213	0.0	LOT 48 EASTRIDGE UNIT 1 S-66
466-290-015-000	Assessable	13.30	13.30	0.0	0.3513	0.0	0.3513	0.0	LOT 49 EASTRIDGE UNIT 1 S-66
466-290-016-000	Assessable	11.02	11.02	0.0	0.2913	0.0	0.2913	0.0	LOT 50 EASTRIDGE UNIT 1 S-66
466-290-017-000	Assessable	10.66	10.66	0.0	0.2813	0.0	0.2813	0.0	LOT 51 EASTRIDGE UNIT 1 S-66
466-290-018-000	Assessable	15.58	15.58	0.0	0.4113	0.0	0.4113	0.0	LOT 52 EASTRIDGE UNIT 1 S-66
466-290-019-000	Assessable	11.78	11.78	0.0	0.3113	0.0	0.3113	0.0	LOT 53 EASTRIDGE UNIT 1 S-66
466-290-020-000	Assessable	26.18	26.18	0.0	0.6913	0.0	0.6913	0.0	LOT 54 EASTRIDGE UNIT 1 S-66
466-290-021-000	Assessable	10.66	10.66	0.0	0.2813	0.0	0.2813	0.0	LOT 55 EASTRIDGE UNIT 1 S-66
466-290-022-000	Assessable	9.14	9.14	0.0	0.2413	0.0	0.2413	0.0	LOT 56 EASTRIDGE UNIT 1 S-66
466-290-023-000	Assessable	9.52	9.52	0.0	0.2513	0.0	0.2513	0.0	LOT 57 EASTRIDGE UNIT 1 S-66
466-290-024-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 58 EASTRIDGE UNIT 1 S-66
466-290-025-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 59 EASTRIDGE UNIT 1 S-66
466-290-026-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 60 EASTRIDGE UNIT 1 S-66
466-290-027-000	Assessable	14.06	14.06	0.0	0.3713	0.0	0.3713	0.0	LOT 61 EASTRIDGE UNIT 1 S-66
466-290-028-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 62 EASTRIDGE UNIT 1 S-66
466-290-029-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 63 EASTRIDGE UNIT 1 S-66
466-290-030-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 64 EASTRIDGE UNIT 1 S-66
466-290-031-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 65 EASTRIDGE UNIT 1 S-66
466-290-032-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 66 EASTRIDGE UNIT 1 S-66
466-290-033-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 67 EASTRIDGE UNIT 1 S-66
466-300-001-000	Assessable	9.14	9.14	0.0	0.2413	0.0	0.2413	0.0	LOT 28 EASTRIDGE UNIT 1 S-66
466-300-002-000	Assessable	9.90	9.90	0.0	0.2613	0.0	0.2613	0.0	LOT 29 EASTRIDGE UNIT 1 S-66
466-300-003-000	Assessable	10.28	10.28	0.0	0.2713	0.0	0.2713	0.0	LOT 30 EASTRIDGE UNIT 1 S-66
466-300-004-000	Assessable	11.02	11.02	0.0	0.2913	0.0	0.2913	0.0	LOT 31 EASTRIDGE UNIT 1 S-66
466-300-005-000	Assessable	15.20	15.20	0.0	0.4013	0.0	0.4013	0.0	LOT 32 EASTRIDGE UNIT 1 S-66
466-300-006-000	Assessable	12.16	12.16	0.0	0.3213	0.0	0.3213	0.0	LOT 33 EASTRIDGE UNIT 1 S-66
466-300-007-000	Assessable	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 34 EASTRIDGE UNIT 1 S-66
466-300-008-000	Assessable	9.52	9.52	0.0	0.2513	0.0	0.2513	0.0	LOT 68 EASTRIDGE UNIT 1 S-66
466-300-009-000	Assessable	8.76	8.76	0.0	0.2313	0.0	0.2313	0.0	LOT 69 EASTRIDGE UNIT 1 S-66
466-300-010-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 70 EASTRIDGE UNIT 1 S-66
466-300-011-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 71 EASTRIDGE UNIT 1 S-66
466-300-012-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 72 EASTRIDGE UNIT 1 S-66
466-300-013-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 73 EASTRIDGE UNIT 1 S-66

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466-300-014-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 74 EASTRIDGE UNIT 1 S-66
466-300-015-000	Assessable	12.54	12.54	0.0	0.3313	0.0	0.3313	0.0	LOT 75 EASTRIDGE UNIT 1 S-66
466-300-016-000	Assessable	9.52	9.52	0.0	0.2513	0.0	0.2513	0.0	LOT 76 EASTRIDGE UNIT 1 S-66
466-300-017-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 77 EASTRIDGE UNIT 1 S-66
466-300-018-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 78 EASTRIDGE UNIT 1 S-66
466-300-019-000	Assessable	11.40	11.40	0.0	0.3013	0.0	0.3013	0.0	LOT 79 EASTRIDGE UNIT 1 S-66
466-300-020-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 80 EASTRIDGE UNIT 1 S-66
466-300-021-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 81 EASTRIDGE UNIT 1 S-66
466-300-022-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 82 EASTRIDGE UNIT 1 S-66
466-300-023-000	Assessable	6.48	6.48	0.0	0.1713	0.0	0.1713	0.0	LOT 83 EASTRIDGE UNIT 1 S-66
466-300-024-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 84 EASTRIDGE UNIT 1 S-66
466-300-025-000	Assessable	6.10	6.10	0.0	0.1613	0.0	0.1613	0.0	LOT 85 EASTRIDGE UNIT 1 S-66
466-300-026-000	Assessable	6.10	6.10	0.0	0.1613	0.0	0.1613	0.0	LOT 86 EASTRIDGE UNIT 1 S-66
466-300-027-000	Assessable	8.76	8.76	0.0	0.2313	0.0	0.2313	0.0	LOT 87 EASTRIDGE UNIT 1 S-66
466-300-028-000	Assessable	12.16	12.16	0.0	0.3213	0.0	0.3213	0.0	LOT 88 EASTRIDGE UNIT 1 S-66
466-300-029-000	Assessable	9.52	9.52	0.0	0.2513	0.0	0.2513	0.0	LOT 89 EASTRIDGE UNIT 1 S-66
466-300-030-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 90 EASTRIDGE UNIT 1 S-66
466-300-031-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 91 EASTRIDGE UNIT 1 S-66
466-300-032-000	Assessable	12.16	12.16	0.0	0.3213	0.0	0.3213	0.0	LOT 92 EASTRIDGE UNIT 1 S-66
466-300-033-000	Assessable	10.28	10.28	0.0	0.2713	0.0	0.2713	0.0	LOT 93 EASTRIDGE UNIT 1 S-66
466-300-034-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 94 EASTRIDGE UNIT 1 S-66
466-300-035-000	Assessable	12.54	12.54	0.0	0.3313	0.0	0.3313	0.0	LOT 95 EASTRIDGE UNIT 1 S-66
466-310-001-000	Assessable	16.82	16.82	0.0	0.4442	0.0	0.4442	0.0	LOT 16 EASTRIDGE UNIT 2 S-67
466-310-006-000	Assessable	12.28	12.28	0.0	0.3242	0.0	0.3242	0.0	LOT 21 EASTRIDGE UNIT 2 S-67
466-310-007-000	Assessable	9.24	9.24	0.0	0.2442	0.0	0.2442	0.0	LOT 22 EASTRIDGE UNIT 2 S-67
466-310-008-000	Assessable	11.52	11.52	0.0	0.3042	0.0	0.3042	0.0	LOT 23 EASTRIDGE UNIT 2 S-67
466-310-009-000	Assessable	13.04	13.04	0.0	0.3442	0.0	0.3442	0.0	LOT 24 EASTRIDGE UNIT 2 S-67
466-310-010-000	Assessable	10.38	10.38	0.0	0.2742	0.0	0.2742	0.0	LOT 25 EASTRIDGE UNIT 2 S-67
466-310-011-000	Assessable	10.38	10.38	0.0	0.2742	0.0	0.2742	0.0	LOT 26 EASTRIDGE UNIT 2 S-67
466-310-012-000	Assessable	13.42	13.42	0.0	0.3542	0.0	0.3542	0.0	LOT 27 EASTRIDGE UNIT 2 S-67
466-310-016-000	Assessable	15.14	15.14	0.0	0.4	0.0	0.4	0.0	POR LOT 17 EASTRIDGE UNIT 2 S-67
466-310-017-000	Assessable	17.80	17.80	0.0	0.47	0.0	0.47	0.0	POR LOTS 17 & 18 EASTRIDGE UNIT 2 S-67
466-310-018-000	Assessable	13.26	13.26	0.0	0.35	0.0	0.35	0.0	POR LOTS 18 & 19 EASTRIDGE UNIT 2 S-67
466-310-019-000	Assessable	18.56	18.56	0.0	0.49	0.0	0.49	0.0	LOT 20 & POR LOT 19 EASTRIDGE UNIT 2 S-67
466-320-001-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 96 EASTRIDGE UNIT 3 MOR S-68
466-320-002-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 97 EASTRIDGE UNIT 3 MOR S-68
466-320-003-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 98 EASTRIDGE UNIT 3 MOR S-68
466-320-004-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 99 EASTRIDGE UNIT 3 MOR S-68
466-320-005-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 100 EASTRIDGE UNIT 3 MOR S-68
466-320-006-000	Assessable	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 101 EASTRIDGE UNIT 3 MOR S-68
466-320-007-000	Assessable	6.48	6.48	0.0	0.1713	0.0	0.1713	0.0	LOT 102 EASTRIDGE UNIT 3 MOR S-68
466-320-008-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 103 EASTRIDGE UNIT 3 MOR S-68
466-320-009-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 104 EASTRIDGE UNIT 3 MOR S-68
466-320-010-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 105 EASTRIDGE UNIT 3 MOR S-68

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466-320-011-000	Assessable	9.90	9.90	0.0	0.2613	0.0	0.2613	0.0	LOT 106 EASTRIDGE UNIT 3 MOR S-68
466-320-012-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 107 EASTRIDGE UNIT 3 MOR S-68
466-320-013-000	Assessable	9.90	9.90	0.0	0.2613	0.0	0.2613	0.0	LOT 108 EASTRIDGE UNIT 3 MOR S-68
466-320-014-000	Assessable	10.66	10.66	0.0	0.2813	0.0	0.2813	0.0	LOT 109 EASTRIDGE UNIT 3 MOR S-68
466-320-015-000	Assessable	10.28	10.28	0.0	0.2713	0.0	0.2713	0.0	LOT 110 EASTRIDGE UNIT 3 MOR S-68
466-320-016-000	Assessable	14.82	14.82	0.0	0.3913	0.0	0.3913	0.0	LOT 111 EASTRIDGE UNIT 3 MOR S-68
466-320-017-000	Assessable	17.08	17.08	0.0	0.4513	0.0	0.4513	0.0	LOT 112 EASTRIDGE UNIT 3 MOR S-68
466-320-018-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 113 EASTRIDGE UNIT 3 MOR S-68
466-320-019-000	Assessable	9.14	9.14	0.0	0.2413	0.0	0.2413	0.0	LOT 114 EASTRIDGE UNIT 3 MOR S-68
466-320-020-000	Assessable	9.52	9.52	0.0	0.2513	0.0	0.2513	0.0	LOT 115 EASTRIDGE UNIT 3 MOR S-68
466-320-021-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 116 EASTRIDGE UNIT 3 MOR S-68
466-320-022-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 117 EASTRIDGE UNIT 3 MOR S-68
466-320-023-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 118 EASTRIDGE UNIT 3 MOR S-68
466-320-024-000	Assessable	9.52	9.52	0.0	0.2513	0.0	0.2513	0.0	LOT 119 EASTRIDGE UNIT 3 MOR S-68
466-320-025-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 120 EASTRIDGE UNIT 3 MOR S-68
466-320-026-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 121 EASTRIDGE UNIT 3 MOR S-68
466-320-027-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 122 EASTRIDGE UNIT 3 MOR S-68
466-320-028-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 123 EASTRIDGE UNIT 3 MOR S-68
466-320-029-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 124 EASTRIDGE UNIT 3 MOR S-68
466-320-030-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 125 EASTRIDGE UNIT 3 MOR S-68
466-320-031-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 126 EASTRIDGE UNIT 3 MOR S-68
466-320-032-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 127 EASTRIDGE UNIT 3 MOR S-68
466-320-033-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 128 EASTRIDGE UNIT 3 MOR S-68
466-320-034-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 129 EASTRIDGE UNIT 3 MOR S-68
466-320-035-000	Assessable	8.76	8.76	0.0	0.2313	0.0	0.2313	0.0	LOT 130 EASTRIDGE UNIT 3 MOR S-68
466-320-036-000	Assessable	6.10	6.10	0.0	0.1613	0.0	0.1613	0.0	LOT 131 EASTRIDGE UNIT 3 MOR S-68
466-320-037-000	Assessable	6.10	6.10	0.0	0.1613	0.0	0.1613	0.0	LOT 132 EASTRIDGE UNIT 3 MOR S-68
466-320-038-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 133 EASTRIDGE UNIT 3 MOR S-68
466-320-039-000	Assessable	6.10	6.10	0.0	0.1613	0.0	0.1613	0.0	LOT 134 EASTRIDGE UNIT 3 MOR S-68
466-320-040-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 135 EASTRIDGE UNIT 3 MOR S-68
466-320-041-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 136 EASTRIDGE UNIT 3 MOR S-68
466-320-042-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 137 EASTRIDGE UNIT 3 MOR S-68
466-320-043-000	Assessable	9.14	9.14	0.0	0.2413	0.0	0.2413	0.0	LOT 138 EASTRIDGE UNIT 3 MOR S-68
466-320-044-000	Assessable	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 139 EASTRIDGE UNIT 3 MOR S-68
466-320-045-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 140 EASTRIDGE UNIT 3 MOR S-68
466-320-046-000	Assessable	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 141 EASTRIDGE UNIT 3 MOR S-68
466-320-047-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 142 EASTRIDGE UNIT 3 MOR S-68
466-320-048-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 143 EASTRIDGE UNIT 3 MOR S-68
466-320-049-000	Assessable	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 144 EASTRIDGE UNIT 3 MOR S-68
466-320-050-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 145 EASTRIDGE UNIT 3 MOR S-68
466-320-051-000	Assessable	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 146 EASTRIDGE UNIT 3 MOR S-68
466-320-052-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 147 EASTRIDGE UNIT 3 MOR S-68
466-320-053-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 148 EASTRIDGE UNIT 3 MOR S-68
466-320-054-000	Assessable	10.66	10.66	0.0	0.2813	0.0	0.2813	0.0	LOT 149 EASTRIDGE UNIT 3 MOR S-68

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466-320-055-000	Assessable	9.52	9.52	0.0	0.2513	0.0	0.2513	0.0	LOT 150 EASTRIDGE UNIT 3 MOR S-68
466-320-056-000	Assessable	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 151 EASTRIDGE UNIT 3 MOR S-68
466-320-057-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 152 EASTRIDGE UNIT 3 MOR S-68
466-320-058-000	Assessable	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 153 EASTRIDGE UNIT 3 MOR S-68
466-320-059-000	Assessable	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 154 EASTRIDGE UNIT 3 MOR S-68
466-320-060-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 155 EASTRIDGE UNIT 3 MOR S-68
466-320-061-000	Assessable	9.14	9.14	0.0	0.2413	0.0	0.2413	0.0	LOT 156 EASTRIDGE UNIT 3 MOR S-68
466-350-001-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 193 ASHLEY WOODS UNIT 4 MOR S-95
466-350-002-000	Assessable	9.82	9.82	0.0	0.2591	0.0	0.2591	0.0	LOT 194 ASHLEY WOODS UNIT 4 MOR S-95
466-350-003-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 195 ASHLEY WOODS UNIT 4 MOR S-95
466-350-004-000	Assessable	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 196 ASHLEY WOODS UNIT 4 MOR S-95
466-350-005-000	Assessable	8.68	8.68	0.0	0.2291	0.0	0.2291	0.0	LOT 197 ASHLEY WOODS UNIT 4 MOR S-95
466-350-006-000	Assessable	10.94	10.94	0.0	0.2891	0.0	0.2891	0.0	LOT 198 ASHLEY WOODS UNIT 4 MOR S-95
466-350-007-000	Assessable	10.18	10.18	0.0	0.2691	0.0	0.2691	0.0	LOT 199 ASHLEY WOODS UNIT 4 MOR S-95
466-350-008-000	Assessable	7.92	7.92	0.0	0.2091	0.0	0.2091	0.0	LOT 200 ASHLEY WOODS UNIT 4 MOR S-95
466-350-009-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 201 ASHLEY WOODS UNIT 4 MOR S-95
466-350-010-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 202 ASHLEY WOODS UNIT 4 MOR S-95
466-350-011-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 203 ASHLEY WOODS UNIT 4 MOR S-95
466-350-012-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 204 ASHLEY WOODS UNIT 4 MOR S-95
466-350-013-000	Assessable	9.44	9.44	0.0	0.2491	0.0	0.2491	0.0	LOT 205 ASHLEY WOODS UNIT 4 MOR S-95
466-350-014-000	Assessable	7.54	7.54	0.0	0.1991	0.0	0.1991	0.0	LOT 206 ASHLEY WOODS UNIT 4 MOR S-95
466-350-015-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 207 ASHLEY WOODS UNIT 4 MOR S-95
466-350-016-000	Assessable	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 208 ASHLEY WOODS UNIT 4 MOR S-95
466-350-017-000	Assessable	8.30	8.30	0.0	0.2191	0.0	0.2191	0.0	LOT 209 ASHLEY WOODS UNIT 4 MOR S-95
466-350-018-000	Assessable	7.54	7.54	0.0	0.1991	0.0	0.1991	0.0	LOT 210 ASHLEY WOODS UNIT 4 MOR S-95
466-350-019-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 211 ASHLEY WOODS UNIT 4 MOR S-95
466-350-020-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 212 ASHLEY WOODS UNIT 4 MOR S-95
466-350-021-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 213 ASHLEY WOODS UNIT 4 MOR S-95
466-350-022-000	Assessable	9.06	9.06	0.0	0.2391	0.0	0.2391	0.0	LOT 214 ASHLEY WOODS UNIT 4 MOR S-95
466-350-023-000	Assessable	10.18	10.18	0.0	0.2691	0.0	0.2691	0.0	LOT 215 ASHLEY WOODS UNIT 4 MOR S-95
466-350-024-000	Assessable	8.30	8.30	0.0	0.2191	0.0	0.2191	0.0	LOT 216 ASHLEY WOODS UNIT 4 MOR S-95
466-350-025-000	Assessable	9.06	9.06	0.0	0.2391	0.0	0.2391	0.0	LOT 217 ASHLEY WOODS UNIT 4 MOR S-95
466-350-026-000	Assessable	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 218 ASHLEY WOODS UNIT 4 MOR S-95
466-350-027-000	Assessable	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 219 ASHLEY WOODS UNIT 4 MOR S-95
466-360-001-000	Assessable	7.54	7.54	0.0	0.1991	0.0	0.1991	0.0	LOT 140 ASHLEY WOODS UNIT 4 MOR S-95
466-360-002-000	Assessable	7.92	7.92	0.0	0.2091	0.0	0.2091	0.0	LOT 141 ASHLEY WOODS UNIT 4 MOR S-95
466-360-003-000	Assessable	8.68	8.68	0.0	0.2291	0.0	0.2291	0.0	LOT 142 ASHLEY WOODS UNIT 4 MOR S-95
466-360-004-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 143 ASHLEY WOODS UNIT 4 MOR S-95
466-360-005-000	Assessable	7.54	7.54	0.0	0.1991	0.0	0.1991	0.0	LOT 144 ASHLEY WOODS UNIT 4 MOR S-95
466-360-006-000	Assessable	8.68	8.68	0.0	0.2291	0.0	0.2291	0.0	LOT 145 ASHLEY WOODS UNIT 4 MOR S-95
466-360-007-000	Assessable	9.82	9.82	0.0	0.2591	0.0	0.2591	0.0	LOT 146 ASHLEY WOODS UNIT 4 MOR S-95
466-360-008-000	Assessable	10.18	10.18	0.0	0.2691	0.0	0.2691	0.0	LOT 147 ASHLEY WOODS UNIT 4 MOR S-95
466-360-009-000	Assessable	8.68	8.68	0.0	0.2291	0.0	0.2291	0.0	LOT 148 ASHLEY WOODS UNIT 4 MOR S-95
466-360-010-000	Assessable	8.30	8.30	0.0	0.2191	0.0	0.2191	0.0	LOT 149 ASHLEY WOODS UNIT 4 MOR S-95

City of Roseville
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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	MAX ASSMT	CHARGE	ACS AREA A	ACS AREA B	ACS AREA C	ACS AREA D	ACS AREA E	LEGAL DESCRIPTION
466-360-011-000	Assessable	7.92	7.92	0.0	0.2091	0.0	0.2091	0.0	LOT 164 ASHLEY WOODS UNIT 4 MOR S-95
466-360-012-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 165 ASHLEY WOODS UNIT 4 MOR S-95
466-360-013-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 166 ASHLEY WOODS UNIT 4 MOR S-95
466-360-014-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 167 ASHLEY WOODS UNIT 4 MOR S-95
466-360-015-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 168 ASHLEY WOODS UNIT 4 MOR S-95
466-360-016-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 169 ASHLEY WOODS UNIT 4 MOR S-95
466-360-017-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 170 ASHLEY WOODS UNIT 4 MOR S-95
466-360-018-000	Assessable	7.92	7.92	0.0	0.2091	0.0	0.2091	0.0	LOT 171 ASHLEY WOODS UNIT 4 MOR S-95
466-360-019-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 172 ASHLEY WOODS UNIT 4 MOR S-95
466-360-020-000	Assessable	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 173 ASHLEY WOODS UNIT 4 MOR S-95
466-360-021-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 174 ASHLEY WOODS UNIT 4 MOR S-95
466-360-022-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 175 ASHLEY WOODS UNIT 4 MOR S-95
466-360-023-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 176 ASHLEY WOODS UNIT 4 MOR S-95
466-360-024-000	Assessable	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 177 ASHLEY WOODS UNIT 4 MOR S-95
466-360-025-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 178 ASHLEY WOODS UNIT 4 MOR S-95
466-360-026-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 179 ASHLEY WOODS UNIT 4 MOR S-95
466-360-027-000	Assessable	7.54	7.54	0.0	0.1991	0.0	0.1991	0.0	LOT 180 ASHLEY WOODS UNIT 4 MOR S-95
466-360-028-000	Assessable	9.06	9.06	0.0	0.2391	0.0	0.2391	0.0	LOT 183 ASHLEY WOODS UNIT 4 MOR S-95
466-360-029-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 184 ASHLEY WOODS UNIT 4 MOR S-95
466-360-030-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 185 ASHLEY WOODS UNIT 4 MOR S-95
466-360-031-000	Assessable	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 186 ASHLEY WOODS UNIT 4 MOR S-95
466-360-032-000	Assessable	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 187 ASHLEY WOODS UNIT 4 MOR S-95
466-360-033-000	Assessable	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 188 ASHLEY WOODS UNIT 4 MOR S-95
466-360-034-000	Assessable	9.44	9.44	0.0	0.2491	0.0	0.2491	0.0	LOT 189 ASHLEY WOODS UNIT 4 MOR S-95
466-360-035-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 190 ASHLEY WOODS UNIT 4 MOR S-95
466-360-036-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 191 ASHLEY WOODS UNIT 4 MOR S-95
466-360-037-000	Assessable	7.92	7.92	0.0	0.2091	0.0	0.2091	0.0	LOT 192 ASHLEY WOODS UNIT 4 MOR S-95
466-360-038-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 220 ASHLEY WOODS UNIT 4 MOR S-95
466-370-001-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 150 ASHLEY WOODS UNIT 4 MOR S-95
466-370-002-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 151 ASHLEY WOODS UNIT 4 MOR S-95
466-370-003-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 152 ASHLEY WOODS UNIT 4 MOR S-95
466-370-004-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 153 ASHLEY WOODS UNIT 4 MOR S-95
466-370-005-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 154 ASHLEY WOODS UNIT 4 MOR S-95
466-370-006-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 155 ASHLEY WOODS UNIT 4 MOR S-95
466-370-007-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 156 ASHLEY WOODS UNIT 4 MOR S-95
466-370-008-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 157 ASHLEY WOODS UNIT 4 MOR S-95
466-370-009-000	Assessable	28.36	28.36	0.0	0.7491	0.0	0.7491	0.0	LOT 158 ASHLEY WOODS UNIT 4 MOR S-95
466-370-010-000	Assessable	12.46	12.46	0.0	0.3291	0.0	0.3291	0.0	LOT 159 ASHLEY WOODS UNIT 4 MOR S-95
466-370-011-000	Assessable	10.94	10.94	0.0	0.2891	0.0	0.2891	0.0	LOT 160 ASHLEY WOODS UNIT 4 MOR S-95
466-370-012-000	Assessable	7.54	7.54	0.0	0.1991	0.0	0.1991	0.0	LOT 161 ASHLEY WOODS UNIT 4 MOR S-95
466-370-013-000	Assessable	9.06	9.06	0.0	0.2391	0.0	0.2391	0.0	LOT 162 ASHLEY WOODS UNIT 4 MOR S-95
466-370-014-000	Assessable	9.84	9.84	0.0	0.26	0.0	0.26	0.0	LOT 163 ASHLEY WOODS UNIT 4 MOR S-95
466-370-015-000	Assessable	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 181 ASHLEY WOODS UNIT 4 MOR S-95
466-370-016-000	Assessable	8.30	8.30	0.0	0.2191	0.0	0.2191	0.0	LOT 182 ASHLEY WOODS UNIT 4 MOR S-95

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	MAX ASSMT	CHARGE	ACS AREA A	ACS AREA B	ACS AREA C	ACS AREA D	ACS AREA E	LEGAL DESCRIPTION
466-390-001-000	Assessable	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 161 EASTRIDGE UNIT NO 4 T-11
466-390-002-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 162 EASTRIDGE UNIT NO 4 T-11
466-390-003-000	Assessable	7.58	7.58	0.0	0.2	0.0	0.2	0.0	LOT 163 EASTRIDGE UNIT NO 4 T-11
466-390-004-000	Assessable	8.70	8.70	0.0	0.23	0.0	0.23	0.0	LOT 164 EASTRIDGE UNIT NO 4 T-11
466-390-005-000	Assessable	7.58	7.58	0.0	0.2	0.0	0.2	0.0	LOT 165 EASTRIDGE UNIT NO 4 T-11
466-390-006-000	Assessable	7.96	7.96	0.0	0.21	0.0	0.21	0.0	LOT 166 EASTRIDGE UNIT NO 4 T-11
466-390-007-000	Assessable	7.20	7.20	0.0	0.19	0.0	0.19	0.0	LOT 167 EASTRIDGE UNIT NO 4 T-11
466-390-008-000	Assessable	7.96	7.96	0.0	0.21	0.0	0.21	0.0	LOT 168 EASTRIDGE UNIT NO 4 T-11
466-390-009-000	Assessable	7.20	7.20	0.0	0.19	0.0	0.19	0.0	LOT 169 EASTRIDGE UNIT NO 4 T-11
466-390-010-000	Assessable	7.96	7.96	0.0	0.21	0.0	0.21	0.0	LOT 170 EASTRIDGE UNIT NO 4 T-11
466-390-011-000	Assessable	7.96	7.96	0.0	0.21	0.0	0.21	0.0	LOT 171 EASTRIDGE UNIT NO 4 T-11
466-390-012-000	Assessable	8.32	8.32	0.0	0.22	0.0	0.22	0.0	LOT 172 EASTRIDGE UNIT NO 4 T-11
466-390-013-000	Assessable	9.08	9.08	0.0	0.24	0.0	0.24	0.0	LOT 173 EASTRIDGE UNIT NO 4 T-11
466-390-014-000	Assessable	9.08	9.08	0.0	0.24	0.0	0.24	0.0	LOT 174 EASTRIDGE UNIT NO 4 T-11
466-390-017-000	Assessable	8.32	8.32	0.0	0.22	0.0	0.22	0.0	LOT 177 EASTRIDGE UNIT NO 4 T-11
466-390-018-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 178 EASTRIDGE UNIT NO 4 T-11
466-390-019-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 179 EASTRIDGE UNIT NO 4 T-11
466-390-020-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 180 EASTRIDGE UNIT NO 4 T-11
466-390-021-000	Assessable	8.32	8.32	0.0	0.22	0.0	0.22	0.0	LOT 181 EASTRIDGE UNIT NO 4 T-11
466-390-022-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 182 EASTRIDGE UNIT NO 4 T-11
466-390-023-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 198 EASTRIDGE UNIT NO 4 T-11
466-390-024-000	Assessable	7.20	7.20	0.0	0.19	0.0	0.19	0.0	LOT 199 EASTRIDGE UNIT NO 4 T-11
466-390-025-000	Assessable	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 200 EASTRIDGE UNIT NO 4 T-11
466-390-026-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 201 EASTRIDGE UNIT NO 4 T-11
466-390-027-000	Assessable	7.20	7.20	0.0	0.19	0.0	0.19	0.0	LOT 202 EASTRIDGE UNIT NO 4 T-11
466-390-028-000	Assessable	7.96	7.96	0.0	0.21	0.0	0.21	0.0	LOT 203 EASTRIDGE UNIT NO 4 T-11
466-390-029-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 204 EASTRIDGE UNIT NO 4 T-11
466-390-030-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 205 EASTRIDGE UNIT NO 4 T-11
466-390-031-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 206 EASTRIDGE UNIT NO 4 T-11
466-390-032-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 207 EASTRIDGE UNIT NO 4 T-11
466-390-034-000	Assessable	7.96	7.96	0.0	0.21	0.0	0.21	0.0	LOT 224 EASTRIDGE UNIT NO 4 T-11
466-390-035-000	Assessable	8.70	8.70	0.0	0.23	0.0	0.23	0.0	LOT 225 EASTRIDGE UNIT NO 4 T-11
466-390-036-000	Assessable	8.32	8.32	0.0	0.22	0.0	0.22	0.0	LOT 226 EASTRIDGE UNIT NO 4 T-11
466-390-037-000	Assessable	9.84	9.84	0.0	0.26	0.0	0.26	0.0	LOT 227 EASTRIDGE UNIT NO 4 T-11
466-390-038-000	Assessable	7.96	7.96	0.0	0.21	0.0	0.21	0.0	LOT 228 EASTRIDGE UNIT NO 4 T-11
466-390-039-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 229 EASTRIDGE UNIT NO 4 T-11
466-390-040-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 230 EASTRIDGE UNIT NO 4 T-11
466-390-041-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 231 EASTRIDGE UNIT NO 4 T-11
466-390-043-000	Assessable	12.12	12.12	0.0	0.32	0.0	0.32	0.0	POR LOT 175 EASTRIDGE UNIT NO 4 T-11
466-390-045-000	Assessable	11.74	11.74	0.0	0.31	0.0	0.31	0.0	LOT 176 & POR LOT 175 EASTRIDGE UNIT NO 4 T-11
466-400-001-000	Assessable	7.20	7.20	0.0	0.19	0.0	0.19	0.0	LOT 157 EASTRIDGE UNIT NO 4 T-11
466-400-002-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 158 EASTRIDGE UNIT NO 4 T-11
466-400-003-000	Assessable	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 159 EASTRIDGE UNIT NO 4 T-11
466-400-004-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 160 EASTRIDGE UNIT NO 4 T-11

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	MAX ASSMT	CHARGE	ACS AREA A	ACS AREA B	ACS AREA C	ACS AREA D	ACS AREA E	LEGAL DESCRIPTION
466-400-005-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 183 EASTRIDGE UNIT NO 4 T-11
466-400-006-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 184 EASTRIDGE UNIT NO 4 T-11
466-400-007-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 185 EASTRIDGE UNIT NO 4 T-11
466-400-008-000	Assessable	7.96	7.96	0.0	0.21	0.0	0.21	0.0	LOT 186 EASTRIDGE UNIT NO 4 T-11
466-400-009-000	Assessable	7.96	7.96	0.0	0.21	0.0	0.21	0.0	LOT 187 EASTRIDGE UNIT NO 4 T-11
466-400-010-000	Assessable	7.20	7.20	0.0	0.19	0.0	0.19	0.0	LOT 188 EASTRIDGE UNIT NO 4 T-11
466-400-011-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 189 EASTRIDGE UNIT NO 4 MOR T-11
466-400-012-000	Assessable	9.46	9.46	0.0	0.25	0.0	0.25	0.0	LOT 190 EASTRIDGE UNIT NO 4 T-11
466-400-013-000	Assessable	7.96	7.96	0.0	0.21	0.0	0.21	0.0	LOT 191 EASTRIDGE UNIT NO 4 T-11
466-400-014-000	Assessable	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 192 EASTRIDGE UNIT NO 4 T-11
466-400-015-000	Assessable	7.58	7.58	0.0	0.2	0.0	0.2	0.0	LOT 193 EASTRIDGE UNIT NO 4 T-11
466-400-016-000	Assessable	7.20	7.20	0.0	0.19	0.0	0.19	0.0	LOT 194 EASTRIDGE UNIT NO 4 T-11
466-400-017-000	Assessable	7.20	7.20	0.0	0.19	0.0	0.19	0.0	LOT 195 EASTRIDGE UNIT NO 4 T-11
466-400-018-000	Assessable	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 196 EASTRIDGE UNIT NO 4 T-11
466-400-019-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 197 EASTRIDGE UNIT NO 4 T-11
466-400-020-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 208 EASTRIDGE UNIT NO 4 T-11
466-400-021-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 209 EASTRIDGE UNIT NO 4 T-11
466-400-022-000	Assessable	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 210 EASTRIDGE UNIT NO 4 T-11
466-400-023-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 211 EASTRIDGE UNIT NO 4 T-11
466-400-024-000	Assessable	8.32	8.32	0.0	0.22	0.0	0.22	0.0	LOT 212 EASTRIDGE UNIT NO 4 T-11
466-400-025-000	Assessable	8.70	8.70	0.0	0.23	0.0	0.23	0.0	LOT 213 EASTRIDGE UNIT NO 4 T-11
466-400-026-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 214 EASTRIDGE UNIT NO 4 T-11
466-400-027-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 215 EASTRIDGE UNIT NO 4 T-11
466-400-028-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 216 EASTRIDGE UNIT NO 4 T-11
466-400-029-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 217 EASTRIDGE UNIT NO 4 T-11
466-400-030-000	Assessable	7.20	7.20	0.0	0.19	0.0	0.19	0.0	LOT 218 EASTRIDGE UNIT NO 4 T-11
466-400-031-000	Assessable	8.70	8.70	0.0	0.23	0.0	0.23	0.0	LOT 219 EASTRIDGE UNIT NO 4 T-11
466-400-032-000	Assessable	7.58	7.58	0.0	0.2	0.0	0.2	0.0	LOT 220 EASTRIDGE UNIT NO 4 T-11
466-400-033-000	Assessable	7.58	7.58	0.0	0.2	0.0	0.2	0.0	LOT 221 EASTRIDGE UNIT NO 4 T-11
466-400-034-000	Assessable	7.58	7.58	0.0	0.2	0.0	0.2	0.0	LOT 222 EASTRIDGE UNIT NO 4 T-11
466-400-035-000	Assessable	7.58	7.58	0.0	0.2	0.0	0.2	0.0	LOT 223 EASTRIDGE UNIT NO 4 T-11
466-400-036-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 232 EASTRIDGE UNIT NO 4 T-11
466-400-037-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 233 EASTRIDGE UNIT NO 4 T-11
466-400-038-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 234 EASTRIDGE UNIT NO 4 T-11
466-400-039-000	Assessable	7.96	7.96	0.0	0.21	0.0	0.21	0.0	LOT 235 EASTRIDGE UNIT NO 4 T-11
466-400-040-000	Assessable	7.58	7.58	0.0	0.2	0.0	0.2	0.0	LOT 236 EASTRIDGE UNIT NO 4 T-11
466-410-003-000	Assessable	20.44	20.44	0.0	0.54	0.0	0.54	0.0	LOT 83 ASHLEY WOODS UNIT 2 T-13
466-410-004-000	Assessable	16.66	16.66	0.0	0.44	0.0	0.44	0.0	LOT 84 ASHLEY WOODS UNIT 2 T-13
466-410-005-000	Assessable	14.00	14.00	0.0	0.37	0.0	0.37	0.0	LOT 85 ASHLEY WOODS UNIT 2 T-13
466-410-006-000	Assessable	12.50	12.50	0.0	0.33	0.0	0.33	0.0	LOT 86 ASHLEY WOODS UNIT 2 T-13
466-410-007-000	Assessable	16.28	16.28	0.0	0.43	0.0	0.43	0.0	LOT 87 ASHLEY WOODS UNIT 2 T-13
466-410-008-000	Assessable	11.74	11.74	0.0	0.31	0.0	0.31	0.0	LOT 88 ASHLEY WOODS UNIT 2 T-13
466-410-009-000	Assessable	13.26	13.26	0.0	0.35	0.0	0.35	0.0	LOT 89 ASHLEY WOODS UNIT 2 T-13
466-410-010-000	Assessable	7.20	7.20	0.0	0.19	0.0	0.19	0.0	LOT 90 ASHLEY WOODS UNIT 2 T-13

**City of Roseville
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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	MAX ASSMT	CHARGE	ACS AREA A	ACS AREA B	ACS AREA C	ACS AREA D	ACS AREA E	LEGAL DESCRIPTION
466-410-011-000	Assessable	7.20	7.20	0.0	0.19	0.0	0.19	0.0	LOT 91 ASHLEY WOODS UNIT 2 T-13
466-410-012-000	Assessable	7.20	7.20	0.0	0.19	0.0	0.19	0.0	LOT 92 ASHLEY WOODS UNIT 2 T-13
466-410-013-000	Assessable	8.70	8.70	0.0	0.23	0.0	0.23	0.0	LOT 93 ASHLEY WOODS UNIT 2 T-13
466-410-014-000	Assessable	8.32	8.32	0.0	0.22	0.0	0.22	0.0	LOT 94 ASHLEY WOODS UNIT 2 T-13
466-410-015-000	Assessable	8.32	8.32	0.0	0.22	0.0	0.22	0.0	LOT 95 ASHLEY WOODS UNIT 2 T-13
466-410-016-000	Assessable	9.46	9.46	0.0	0.25	0.0	0.25	0.0	LOT 96 ASHLEY WOODS UNIT 2 T-13
466-410-018-000	Assessable	16.66	16.66	0.0	0.44	0.0	0.44	0.0	LOT 98 ASHLEY WOODS UNIT 2 T-13
466-410-019-000	Assessable	9.46	9.46	0.0	0.25	0.0	0.25	0.0	LOT 99 ASHLEY WOODS UNIT 2 T-13
466-410-020-000	Assessable	7.58	7.58	0.0	0.2	0.0	0.2	0.0	LOT 100 ASHLEY WOODS UNIT 2 T-13
466-410-021-000	Assessable	8.32	8.32	0.0	0.22	0.0	0.22	0.0	LOT 101 ASHLEY WOODS UNIT 2 T-13
466-410-022-000	Assessable	8.32	8.32	0.0	0.22	0.0	0.22	0.0	LOT 102 ASHLEY WOODS UNIT 2 T-13
466-410-023-000	Assessable	11.74	11.74	0.0	0.31	0.0	0.31	0.0	LOT 103 ASHLEY WOODS UNIT 2 T-13
466-410-024-000	Assessable	12.50	12.50	0.0	0.33	0.0	0.33	0.0	LOT 104 ASHLEY WOODS UNIT 2 T-13
466-410-025-000	Assessable	9.08	9.08	0.0	0.24	0.0	0.24	0.0	LOT 105 ASHLEY WOODS UNIT 2 T-13
466-410-034-000	Common	-	-	0.0	0.0	0.0	0.0	0.0	POR LOT C OPEN SPACE ASHLEY WOOD #2
466-410-036-000	Assessable	23.10	23.10	0.0	0.61	0.0	0.61	0.0	POR LOT 97 ASHLEY WOODS UNIT 2 T-13
466-410-041-000	Assessable	17.04	17.04	0.0	0.45	0.0	0.45	0.0	POR LOT 106 ASHLEY WOODS UNIT 2 T-13
466-410-043-000	Assessable	16.66	16.66	0.0	0.44	0.0	0.44	0.0	L82ASHLEY WOODS UN2T-13&P L J PUB UTLTY ESMT T-13
466-410-044-000	Assessable	10.98	10.98	0.0	0.29	0.0	0.29	0.0	L81ASHLEY WOODS UN2T-13&P L J PUB UTLTY ESMT T-13
466-490-001-000	Assessable	7.58	7.58	0.0	0.2132	0.0	0.0	0.0	LOT 223 HILLSBOROUGH UNIT NO 2A T-47
466-490-002-000	Assessable	8.40	8.40	0.0	0.2362	0.0	0.0	0.0	LOT 224 HILLSBOROUGH UNIT NO 2A T-47
466-490-003-000	Assessable	9.44	9.44	0.0	0.2654	0.0	0.0	0.0	LOT 225 HILLSBOROUGH UNIT NO 2A T-47
466-490-004-000	Assessable	11.76	11.76	0.0	0.3309	0.0	0.0	0.0	LOT 226 HILLSBOROUGH UNIT NO 2A T-47
466-490-005-000	Assessable	9.04	9.04	0.0	0.2541	0.0	0.0	0.0	LOT 227 HILLSBOROUGH UNIT NO 2A T-47
466-490-006-000	Assessable	8.94	8.94	0.0	0.2516	0.0	0.0	0.0	LOT 228 HILLSBOROUGH UNIT NO 2A T-47
466-490-007-000	Assessable	9.84	9.84	0.0	0.2768	0.0	0.0	0.0	LOT 229 HILLSBOROUGH UNIT NO 2A T-47
466-490-008-000	Assessable	12.36	12.36	0.0	0.3473	0.0	0.0	0.0	LOT 230 HILLSBOROUGH UNIT NO 2A T-47
466-490-009-000	Assessable	11.16	11.16	0.0	0.3137	0.0	0.0	0.0	LOT 231 HILLSBOROUGH UNIT NO 2A T-47
466-490-010-000	Assessable	9.46	9.46	0.0	0.2663	0.0	0.0	0.0	LOT 232 HILLSBOROUGH UNIT NO 2A T-47
466-490-011-000	Assessable	10.48	10.48	0.0	0.2947	0.0	0.0	0.0	LOT 233 HILLSBOROUGH UNIT NO 2A T-47
466-490-012-000	Assessable	13.96	13.96	0.0	0.3925	0.0	0.0	0.0	LOT 234 HILLSBOROUGH UNIT NO 2A T-47
466-490-013-000	Assessable	9.52	9.52	0.0	0.2676	0.0	0.0	0.0	LOT 235 HILLSBOROUGH UNIT NO 2A T-47
466-490-014-000	Assessable	9.10	9.10	0.0	0.2557	0.0	0.0	0.0	LOT 236 HILLSBOROUGH UNIT NO 2A T-47
466-490-015-000	Assessable	8.14	8.14	0.0	0.2291	0.0	0.0	0.0	LOT 237 HILLSBOROUGH UNIT NO 2A T-47
466-490-016-000	Assessable	10.58	10.58	0.0	0.2973	0.0	0.0	0.0	LOT 238 HILLSBOROUGH UNIT NO 2A T-47
466-490-017-000	Assessable	7.74	7.74	0.0	0.2176	0.0	0.0	0.0	LOT 239 HILLSBOROUGH UNIT NO 2A T-47
466-490-018-000	Assessable	9.56	9.56	0.0	0.2686	0.0	0.0	0.0	LOT 240 HILLSBOROUGH UNIT NO 2A T-47
466-490-019-000	Assessable	7.44	7.44	0.0	0.2094	0.0	0.0	0.0	LOT 241 HILLSBOROUGH UNIT NO 2A T-47
466-490-020-000	Assessable	7.54	7.54	0.0	0.2123	0.0	0.0	0.0	LOT 242 HILLSBOROUGH UNIT NO 2A T-47
466-490-021-000	Assessable	16.86	16.86	0.0	0.4742	0.0	0.0	0.0	LOT 269 HILLSBOROUGH UNIT NO 2A T-47
466-490-022-000	Assessable	12.96	12.96	0.0	0.3647	0.0	0.0	0.0	LOT 270 HILLSBOROUGH UNIT NO 2A T-47
466-490-023-000	Assessable	10.08	10.08	0.0	0.2836	0.0	0.0	0.0	LOT 271 HILLSBOROUGH UNIT NO 2A T-47
466-490-024-000	Assessable	11.80	11.80	0.0	0.3319	0.0	0.0	0.0	LOT 272 HILLSBOROUGH UNIT NO 2A T-47
466-490-025-000	Assessable	9.82	9.82	0.0	0.2759	0.0	0.0	0.0	LOT 273 HILLSBOROUGH UNIT NO 2A T-47

City of Roseville
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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	MAX ASSMT	CHARGE	ACS AREA A	ACS AREA B	ACS AREA C	ACS AREA D	ACS AREA E	LEGAL DESCRIPTION
466-490-026-000	Assessable	8.48	8.48	0.0	0.2387	0.0	0.0	0.0	LOT 274 HILLSBOROUGH UNIT NO 2A T-47
466-490-027-000	Assessable	8.48	8.48	0.0	0.2383	0.0	0.0	0.0	LOT 275 HILLSBOROUGH UNIT NO 2A T-47
466-490-028-000	Assessable	7.74	7.74	0.0	0.2176	0.0	0.0	0.0	LOT 276 HILLSBOROUGH UNIT NO 2A T-47
466-490-029-000	Assessable	7.82	7.82	0.0	0.2197	0.0	0.0	0.0	LOT 277 HILLSBOROUGH UNIT NO 2A T-47
466-490-030-000	Assessable	7.84	7.84	0.0	0.2207	0.0	0.0	0.0	LOT 278 HILLSBOROUGH UNIT NO 2A T-47
466-490-031-000	Assessable	7.66	7.66	0.0	0.2154	0.0	0.0	0.0	LOT 279 HILLSBOROUGH UNIT NO 2A T-47
466-490-032-000	Assessable	7.56	7.56	0.0	0.2125	0.0	0.0	0.0	LOT 280 HILLSBOROUGH UNIT NO 2A T-47
466-490-033-000	Assessable	7.62	7.62	0.0	0.2142	0.0	0.0	0.0	LOT 281 HILLSBOROUGH UNIT NO 2A T-47
466-490-034-000	Assessable	8.90	8.90	0.0	0.25	0.0	0.0	0.0	LOT 282 HILLSBOROUGH UNIT NO 2A T-47
466-500-001-000	Assessable	13.12	13.12	0.0	0.3691	0.0	0.0	0.0	LOT 207 HILLSBOROUGH UNIT NO 2A T-47
466-500-002-000	Assessable	10.46	10.46	0.0	0.2939	0.0	0.0	0.0	LOT 208 HILLSBOROUGH UNIT NO 2A T-47
466-500-003-000	Assessable	8.06	8.06	0.0	0.2265	0.0	0.0	0.0	LOT 209 HILLSBOROUGH UNIT NO 2A T-47
466-500-004-000	Assessable	7.58	7.58	0.0	0.2134	0.0	0.0	0.0	LOT 210 HILLSBOROUGH UNIT NO 2A T-47
466-500-005-000	Assessable	7.58	7.58	0.0	0.2134	0.0	0.0	0.0	LOT 211 HILLSBOROUGH UNIT NO 2A T-47
466-500-006-000	Assessable	7.58	7.58	0.0	0.2134	0.0	0.0	0.0	LOT 212 HILLSBOROUGH UNIT NO 2A T-47
466-500-007-000	Assessable	7.58	7.58	0.0	0.2134	0.0	0.0	0.0	LOT 213 HILLSBOROUGH UNIT NO 2A T-47
466-500-008-000	Assessable	7.58	7.58	0.0	0.2134	0.0	0.0	0.0	LOT 214 HILLSBOROUGH UNIT NO 2A T-47
466-500-009-000	Assessable	7.60	7.60	0.0	0.2135	0.0	0.0	0.0	LOT 215 HILLSBOROUGH UNIT NO 2A T-47
466-500-010-000	Assessable	7.56	7.56	0.0	0.2126	0.0	0.0	0.0	LOT 216 HILLSBOROUGH UNIT NO 2A T-47
466-500-011-000	Assessable	12.26	12.26	0.0	0.3446	0.0	0.0	0.0	LOT 217 HILLSBOROUGH UNIT NO 2A T-47
466-500-012-000	Assessable	8.64	8.64	0.0	0.2431	0.0	0.0	0.0	LOT 218 HILLSBOROUGH UNIT NO 2A T-47
466-500-013-000	Assessable	7.58	7.58	0.0	0.2133	0.0	0.0	0.0	LOT 219 HILLSBOROUGH UNIT NO 2A T-47
466-500-014-000	Assessable	7.42	7.42	0.0	0.2088	0.0	0.0	0.0	LOT 220 HILLSBOROUGH UNIT NO 2A T-47
466-500-015-000	Assessable	7.16	7.16	0.0	0.2013	0.0	0.0	0.0	LOT 221 HILLSBOROUGH UNIT NO 2A T-47
466-500-016-000	Assessable	7.70	7.70	0.0	0.2165	0.0	0.0	0.0	LOT 222 HILLSBOROUGH UNIT NO 2A T-47
466-500-017-000	Assessable	10.82	10.82	0.0	0.3043	0.0	0.0	0.0	LOT 243 HILLSBOROUGH UNIT NO 2A T-47
466-500-018-000	Assessable	9.66	9.66	0.0	0.2714	0.0	0.0	0.0	LOT 244 HILLSBOROUGH UNIT NO 2A T-47
466-500-019-000	Assessable	12.00	12.00	0.0	0.3377	0.0	0.0	0.0	LOT 245 HILLSBOROUGH UNIT NO 2A T-47
466-500-020-000	Assessable	10.58	10.58	0.0	0.2977	0.0	0.0	0.0	LOT 246 HILLSBOROUGH UNIT NO 2A T-47
466-500-021-000	Assessable	8.32	8.32	0.0	0.2341	0.0	0.0	0.0	LOT 247 HILLSBOROUGH UNIT NO 2A T-47
466-500-022-000	Assessable	7.64	7.64	0.0	0.2146	0.0	0.0	0.0	LOT 248 HILLSBOROUGH UNIT NO 2A T-47
466-500-023-000	Assessable	9.10	9.10	0.0	0.2558	0.0	0.0	0.0	LOT 249 HILLSBOROUGH UNIT NO 2A T-47
466-500-024-000	Assessable	8.84	8.84	0.0	0.2484	0.0	0.0	0.0	LOT 250 HILLSBOROUGH UNIT NO 2A T-47
466-500-025-000	Assessable	7.60	7.60	0.0	0.2136	0.0	0.0	0.0	LOT 251 HILLSBOROUGH UNIT NO 2A T-47
466-500-026-000	Assessable	10.48	10.48	0.0	0.2945	0.0	0.0	0.0	LOT 252 HILLSBOROUGH UNIT NO 2A T-47
466-500-027-000	Assessable	8.26	8.26	0.0	0.2321	0.0	0.0	0.0	LOT 253 HILLSBOROUGH UNIT NO 2A T-47
466-500-028-000	Assessable	8.32	8.32	0.0	0.2338	0.0	0.0	0.0	LOT 254 HILLSBOROUGH UNIT NO 2A T-47
466-500-029-000	Assessable	7.54	7.54	0.0	0.2121	0.0	0.0	0.0	LOT 255 HILLSBOROUGH UNIT NO 2A T-47
466-500-030-000	Assessable	7.82	7.82	0.0	0.2199	0.0	0.0	0.0	LOT 256 HILLSBOROUGH UNIT NO 2A T-47
466-500-031-000	Assessable	10.78	10.78	0.0	0.3032	0.0	0.0	0.0	LOT 257 HILLSBOROUGH UNIT NO 2A T-47
466-500-032-000	Assessable	8.32	8.32	0.0	0.2339	0.0	0.0	0.0	LOT 258 HILLSBOROUGH UNIT NO 2A T-47
466-500-033-000	Assessable	8.00	8.00	0.0	0.2251	0.0	0.0	0.0	LOT 267 HILLSBOROUGH UNIT NO 2A T-47
466-500-034-000	Assessable	10.08	10.08	0.0	0.2833	0.0	0.0	0.0	LOT 268 HILLSBOROUGH UNIT NO 2A T-47
466-520-001-000	Assessable	6.40	6.40	0.0	0.1802	0.0	0.0	0.0	LOT 181 HILLSBOROUGH UNIT NO 2B T-86

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	MAX ASSMT	CHARGE	ACS AREA A	ACS AREA B	ACS AREA C	ACS AREA D	ACS AREA E	LEGAL DESCRIPTION
466-520-002-000	Assessable	9.42	9.42	0.0	0.265	0.0	0.0	0.0	LOT 182 HILLSBOROUGH UNIT NO 2B T-86
466-520-003-000	Assessable	9.42	9.42	0.0	0.265	0.0	0.0	0.0	LOT 183 HILLSBOROUGH UNIT NO 2B T-86
466-520-004-000	Assessable	10.02	10.02	0.0	0.282	0.0	0.0	0.0	LOT 184 HILLSBOROUGH UNIT NO 2B T-86
466-520-005-000	Assessable	7.54	7.54	0.0	0.212	0.0	0.0	0.0	LOT 185 HILLSBOROUGH UNIT NO 2B T-86
466-520-006-000	Assessable	11.12	11.12	0.0	0.3127	0.0	0.0	0.0	LOT 186 HILLSBOROUGH UNIT NO 2B T-86
466-520-007-000	Assessable	11.30	11.30	0.0	0.318	0.0	0.0	0.0	LOT 187 HILLSBOROUGH UNIT NO 2B T-86
466-520-008-000	Assessable	10.18	10.18	0.0	0.2862	0.0	0.0	0.0	LOT 188 HILLSBOROUGH UNIT NO 2B T-86
466-520-009-000	Assessable	11.30	11.30	0.0	0.318	0.0	0.0	0.0	LOT 189 HILLSBOROUGH UNIT NO 2B T-86
466-520-010-000	Assessable	7.54	7.54	0.0	0.212	0.0	0.0	0.0	LOT 190 HILLSBOROUGH UNIT NO 2B T-86
466-520-011-000	Assessable	11.30	11.30	0.0	0.318	0.0	0.0	0.0	LOT 283 HILLSBOROUGH UNIT NO 2B T-86
466-520-012-000	Assessable	7.92	7.92	0.0	0.2226	0.0	0.0	0.0	LOT 284 HILLSBOROUGH UNIT NO 2B T-86
466-520-013-000	Assessable	9.20	9.20	0.0	0.2586	0.0	0.0	0.0	LOT 285 HILLSBOROUGH UNIT NO 2B T-86
466-520-014-000	Assessable	11.30	11.30	0.0	0.318	0.0	0.0	0.0	LOT 286 HILLSBOROUGH UNIT NO 2B T-86
466-520-015-000	Assessable	10.18	10.18	0.0	0.2862	0.0	0.0	0.0	LOT 287 HILLSBOROUGH UNIT NO 2B T-86
466-520-016-000	Assessable	8.66	8.66	0.0	0.2438	0.0	0.0	0.0	LOT 288 HILLSBOROUGH UNIT NO 2B T-86
466-520-017-000	Assessable	6.40	6.40	0.0	0.1802	0.0	0.0	0.0	LOT 289 HILLSBOROUGH UNIT NO 2B T-86
466-520-018-000	Assessable	6.40	6.40	0.0	0.1802	0.0	0.0	0.0	LOT 290 HILLSBOROUGH UNIT NO 2B T-86
466-520-019-000	Assessable	6.40	6.40	0.0	0.1802	0.0	0.0	0.0	LOT 291 HILLSBOROUGH UNIT NO 2B T-86
466-520-020-000	Assessable	7.92	7.92	0.0	0.2226	0.0	0.0	0.0	LOT 292 HILLSBOROUGH UNIT NO 2B T-86
466-520-021-000	Assessable	8.30	8.30	0.0	0.2332	0.0	0.0	0.0	LOT 293 HILLSBOROUGH UNIT NO 2B T-86
466-520-022-000	Assessable	8.66	8.66	0.0	0.2438	0.0	0.0	0.0	LOT 294 HILLSBOROUGH UNIT NO 2B T-86
466-520-023-000	Assessable	6.04	6.04	0.0	0.1696	0.0	0.0	0.0	LOT 295 HILLSBOROUGH UNIT NO 2B T-86
466-520-024-000	Assessable	6.40	6.40	0.0	0.1802	0.0	0.0	0.0	LOT 296 HILLSBOROUGH UNIT NO 2B T-86
466-520-025-000	Assessable	7.16	7.16	0.0	0.2014	0.0	0.0	0.0	LOT 297 HILLSBOROUGH UNIT NO 2B T-86
466-530-001-000	Assessable	6.40	6.40	0.0	0.1802	0.0	0.0	0.0	LOT 191 HILLSBOROUGH UNIT NO 2B T-86
466-530-002-000	Assessable	6.60	6.60	0.0	0.1855	0.0	0.0	0.0	LOT 192 HILLSBOROUGH UNIT NO 2B T-86
466-530-003-000	Assessable	6.40	6.40	0.0	0.1802	0.0	0.0	0.0	LOT 193 HILLSBOROUGH UNIT NO 2B T-86
466-530-004-000	Assessable	8.66	8.66	0.0	0.2438	0.0	0.0	0.0	LOT 194 HILLSBOROUGH UNIT NO 2B T-86
466-530-005-000	Assessable	8.30	8.30	0.0	0.2332	0.0	0.0	0.0	LOT 195 HILLSBOROUGH UNIT NO 2B T-86
466-530-006-000	Assessable	7.92	7.92	0.0	0.2226	0.0	0.0	0.0	LOT 196 HILLSBOROUGH UNIT NO 2B T-86
466-530-007-000	Assessable	7.54	7.54	0.0	0.212	0.0	0.0	0.0	LOT 197 HILLSBOROUGH UNIT NO 2B T-86
466-530-008-000	Assessable	7.54	7.54	0.0	0.212	0.0	0.0	0.0	LOT 198 HILLSBOROUGH UNIT NO 2B T-86
466-530-009-000	Assessable	7.54	7.54	0.0	0.212	0.0	0.0	0.0	LOT 199 HILLSBOROUGH UNIT NO 2B T-86
466-530-010-000	Assessable	7.92	7.92	0.0	0.2226	0.0	0.0	0.0	LOT 200 HILLSBOROUGH UNIT NO 2B T-86
466-530-011-000	Assessable	8.30	8.30	0.0	0.2332	0.0	0.0	0.0	LOT 201 HILLSBOROUGH UNIT NO 2B T-86
466-530-012-000	Assessable	7.92	7.92	0.0	0.2226	0.0	0.0	0.0	LOT 202 HILLSBOROUGH UNIT NO 2B T-86
466-530-013-000	Assessable	7.16	7.16	0.0	0.2014	0.0	0.0	0.0	LOT 203 HILLSBOROUGH UNIT NO 2B T-86
466-530-014-000	Assessable	7.16	7.16	0.0	0.2014	0.0	0.0	0.0	LOT 204 HILLSBOROUGH UNIT NO 2B T-86
466-530-015-000	Assessable	7.92	7.92	0.0	0.2226	0.0	0.0	0.0	LOT 205 HILLSBOROUGH UNIT NO 2B T-86
466-530-016-000	Assessable	8.30	8.30	0.0	0.2332	0.0	0.0	0.0	LOT 206 HILLSBOROUGH UNIT NO 2B T-86
466-530-017-000	Assessable	6.40	6.40	0.0	0.1802	0.0	0.0	0.0	LOT 259 HILLSBOROUGH UNIT NO 2B T-86
466-530-018-000	Assessable	6.40	6.40	0.0	0.1802	0.0	0.0	0.0	LOT 260 HILLSBOROUGH UNIT NO 2B T-86
466-530-019-000	Assessable	6.78	6.78	0.0	0.1908	0.0	0.0	0.0	LOT 261 HILLSBOROUGH UNIT NO 2B T-86
466-530-020-000	Assessable	6.40	6.40	0.0	0.1802	0.0	0.0	0.0	LOT 262 HILLSBOROUGH UNIT NO 2B T-86

**City of Roseville
Johnson Ranch Landscaping & Lighting District
2017/18 Preliminary Assessment Roll**

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	MAX ASSMT	CHARGE	ACS AREA A	ACS AREA B	ACS AREA C	ACS AREA D	ACS AREA E	LEGAL DESCRIPTION
466-530-021-000	Assessable	82.92	82.92	0.0	2.3319	0.0	0.0	0.0	LOT 263 HILLSBOROUGH UNIT NO 2B T-86
466-530-022-000	Assessable	86.70	86.70	0.0	2.4379	0.0	0.0	0.0	LOT 264 HILLSBOROUGH UNIT NO 2B T-86
466-530-023-000	Assessable	79.16	79.16	0.0	2.2259	0.0	0.0	0.0	LOT 265 HILLSBOROUGH UNIT NO 2B T-86
466-530-024-000	Assessable	7.16	7.16	0.0	0.2014	0.0	0.0	0.0	LOT 266 HILLSBOROUGH UNIT NO 2B T-86

Summary Fields	Value
ACTIVE PARCELS	1,060
LEVIED PARCELS	1,044
MAX ASSMT	52,101.56
CHARGE	47,222.40
ACS AREA A	101.60
ACS AREA B	227.51
ACS AREA C	132.61
ACS AREA D	140.90
ACS AREA E	13.63
CHARGE_A	16,755.02
CHARGE_B	11,557.32
CHARGE_C	9,007.84
CHARGE_D	324.40
CHARGE_E	9,577.44

RESOLUTION NO. 17-260

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2017/2018

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: North Central Roseville Specific Plan Landscaping and Lighting District (hereafter referred to as the "District") pursuant to the provisions of the *Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

WHEREAS, there has now been presented to this City Council the Report as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented (or amended), and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 That the Report as presented, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 3 That the City Clerk shall certify to the passage and adoption of this Resolution and the minutes of this meeting shall so reflect the presentation of and final approval of the Report.

RESOLUTION NO. 17-260

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2017.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss

CITY OF ROSEVILLE)

I, Sonia Orozco, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. 17-260 was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the 21st day of June 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

City Clerk
City of Roseville

RESOLUTION NO. 17-261

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2017/2018

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council of City of Roseville, California, has, by previous Resolutions, initiated proceedings, and declared its intention to levy assessments, and approved the Engineer's Annual Levy Report (hereinafter referred to as the "Report") that describes the assessments against parcels of land within the North Central Roseville Specific Plan Landscaping and Lighting District (hereinafter referred to as the "District") for the Fiscal Year commencing July 1, 2017, and ending June 30, 2018, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereinafter referred to as the "Act") to pay for the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council, a Report in connection with the levy and collection of assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; and,

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2017, and ending June 30, 2018, to pay for the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the City Council and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Articles XIII C and XIII D of the California State Constitution.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair Public Hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

- i) the land within the District will be benefited by the operation, maintenance and servicing of the improvements located within the boundaries of the District; and,

- ii) the District includes all of the lands receiving such special benefit; and,
- iii) the net amount to be assessed upon the lands within the District in accordance with the assessment for the Fiscal Year commencing July 1, 2017 and ending June 30, 2018 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefits to be received by each parcel from the improvements and services.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 4 The maintenance, operation and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the improvements to be made, which improvements are briefly described as follows: the maintenance and operation of and the furnishing of services, materials or improvements for certain landscaped areas including open space areas, parkways, slopes and medians and other public improvements within the street right of way areas, including, but not limited to trees, shrubs, turf and other ornamental vegetation, drainage and irrigation systems, and other appurtenant facilities. The Engineer's Annual Levy Report, as ordered by previous Resolution, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District.

Section 5 The County Auditor of the County of Placer shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the North Central Roseville Specific Plan Landscaping and Lighting District and such money shall be expended only for the maintenance, operation and servicing of the landscaping, lighting and appurtenant facilities, together with other expenses as described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2017 and ending June 30, 2018.

Section 8 The City Clerk's designee, Willdan Financial Services, is hereby authorized and directed to file the levy with the County Auditor subsequent to the adoption of this Resolution, pursuant to Chapter 4, Article 1, Section 22641 of the Act. The City Clerk is directed to deliver a certified copy of this adopted Resolution to Willdan Financial Services within two weeks of adoption via either e-mail to mashley@willdan.com or US Mail to: Willdan Financial Services, 27368 Via Industria, Suite 200, Temecula, CA 92590 Attn: Mickey Ashley.

RESOLUTION NO. 17-261

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2017.

Mayor
City of Roseville

City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss

CITY OF ROSEVILLE)

I, Sonia Orozco, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. 17-261 was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the 21st day of June 2017, by the following vote:

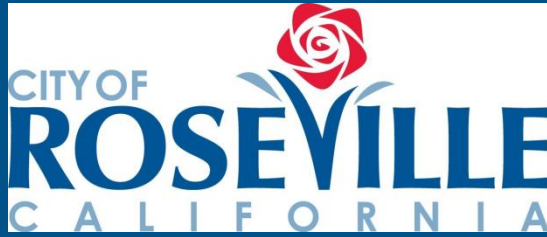
AYES:

NOES:

ABSENT:

ABSTAINED:

City Clerk
City of Roseville



City of Roseville

North Central Roseville Specific Plan Landscaping and Lighting District

2017/18 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 17, 2017
Public Hearing: June 21, 2017

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com/financial



ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

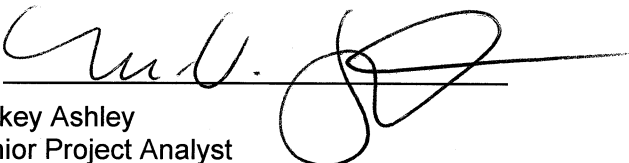
North Central Roseville Specific Plan Landscaping and Lighting District

City of Roseville
Placer County, State of California

This Report describes the District and any relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2017/18 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 28 day of APRIL, 2017

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Roseville

By: 
Mickey Ashley
Senior Project Analyst
District Administration Services

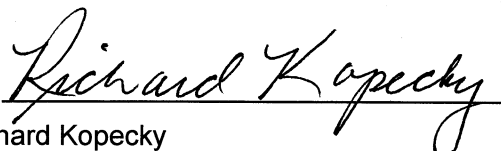
By: 
Richard Kopecky
R. C. E. # 16742



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I. OVERVIEW

A. INTRODUCTION

The City of Roseville (“City”) annually levies and collects special assessments in order to maintain the improvements within the existing North Central Roseville Specific Plan Landscaping and Lighting District (“District”) within the City. The District was formed in 1990. The District was formed and is levied annual assessments pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the “Act”).

This Engineer’s Annual Levy Report for Fiscal Year 2017/18 (“Report”) describes the District, any annexations, changes to the District, and the proposed assessments for the period of July 1, 2017 through June 30, 2018. The maintenance, operation and servicing of the improvements associated with specific areas of the City that provide a special benefit to the properties in that area are identified as Zones. The costs of the improvements and services are identified and budgeted separately for each Zone and each parcel within a Zone is assessed proportionately for only those improvements and services that are a direct and special benefit to the properties within the Zone. The budgets and assessments are based on the estimated cost (considering historical costs) to maintain the District improvements that provide a direct and special benefit to properties within the District.

The District consists of four landscaping benefit Zones:

- District Wide Benefit Zone
- Local Benefit Zone
- Zone F
- Zone G

In 2003, the City initiated and conducted property owner protest ballot proceedings, in accordance with the Act and Proposition 218, for the territory now known as Zones F & G. After the results of the ballots were tabulated, the City determined that a majority protest did not exist. The City then approved the annexation of Zones F and G, the maximum assessment rates and annual inflationary adjustment factor.

In 2004, the City initiated and conducted property owner protest ballot proceedings, in accordance with the Act and Proposition 218, to reengineer Zones A, B, C, D & E and approve the maximum assessment rates and annual inflationary adjustment factor. After the results of the ballots were tabulated, the City determined that a majority protest did not exist. The City then approved the

Engineer's Annual Levy Report for FY 2004/05, which reconstituted the reengineered zones into the respective District Wide Benefit Zone or Local Benefit Zone.

Zones A, B, C, D and E were reengineered in order to more accurately identify the Zones and areas of special benefit within this portion of the District. These zones were combined into two new Zones based primarily on level of service, similarity of improvement types, and the proximity to improvements.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number ("APN") by the Placer County Assessor's Office. The Placer County Auditor/Controller uses Assessor's Parcel Numbers and specific Tax Code Accounts, to identify on the County's tax roll, properties assessed for special district benefit assessments.

Following approval of the Report, the City Council will by resolution, order the improvements to be made, if any, and confirm the levy and collection of assessments pursuant to the Act. The assessment rates and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District and respective Zones for Fiscal Year ("FY") 2017/18. The assessments as approved will be submitted to the Placer County Auditor/Controller to be included on the FY 2017/18 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rates approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

All assessments described in this Report and approved by the City Council are prepared in accordance with the Act and are in compliance with the substantive and procedural requirements of the California State Constitution Articles XIIIC and XIID ("Articles XIIIC and XIID") and the provisions of the Proposition 218 Omnibus Implementation Act [Government Code Section 53750 and following] (the "Implementation Act"). Articles XIIIC and XIID and the Implementation Act collectively are hereinafter referred to as "Proposition 218".

In compliance with the provisions of Proposition 218, property owner ballot proceedings have been conducted for all Zones within the District; such proceedings approved and confirmed the Maximum Assessments and the Inflationary Adjustment Factor as described in this Report.

The District and all Zones therein have been formed pursuant to the Act. Pursuant to the Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer's Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls.

C. DESCRIPTION OF DISTRICT BOUNDARIES

The District is located north of downtown Roseville between Interstate 80 and Washington Boulevard and generally encompasses the area within the North Central Roseville Specific Plan ("NCRSP") and two small residential developments in close proximity to the NCRSP near the corner of Diamond Oaks Road and Washington Boulevard. See Appendix A for District boundary map.

District Wide Zone This Zone includes all assessable property within the District with the exception of Zone F and Zone G.

Local Benefit Zone This Zone includes all single family residential property within the District with the exception of Zone F and Zone G.

Zone F This Zone, which comprises the Diamond Oaks Unit No. 10 development, was created on January 8, 2003 through Resolution 03-2 and was first levied in FY 2003/04. Zone F was comprised of Assessor Parcel Number ("APN") 015-020-040 prior to being subdivided into 39 residential lots.

Zone G This Zone, which comprises the Diamond Oaks Unit No. 14 development, was created on May 28, 2003 through Resolution 03-220 and was first levied in FY 2003/04. Zone G was comprised of APNs 017-041-034 & 015-020-006 prior to being subdivided into 76 residential lots and 1 non-residential parcel.

D. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.

- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.
- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.
- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

E. DESCRIPTION OF THE IMPROVEMENTS AND MAINTENANCE

The District provides and ensures the continued maintenance, servicing, administration and operation of various landscaping and lighting improvements, and associated appurtenances that benefit parcels within the District. Services provided include all necessary service, operations, administration and maintenance required to keep the improvements in a healthy, vigorous, and satisfactory condition.

Specific improvements include all ground cover, turf, shrubs, trees, gardens, play areas and play equipment, picnic areas, bike paths, pedestrian trails, walls and fences, park maintenance facilities, irrigation and drainage systems, graffiti removal, and associated appurtenances. Improvements in each Zone include:

District Wide Zone This Zone provides for the maintenance of landscaping, fences, sound walls and other improvements within the arterial parkway right of ways, also described as scenic corridors, including but not limited to Roseville Parkway, Pleasant Grove Boulevard, Harding Boulevard and the east side of Washington Boulevard, pedestrian and bike pathways.

Local Benefit Zone This Zone provides for the maintenance of landscaping and other improvements within the local street right of ways. This Zone is primarily a combination of the old Zone C and Zone D, which provided similar maintenance.

Zone F Maintenance of parkway and perimeter landscaping and block wall adjacent to the development on the west side of Diamond Oaks Road; Parkway and perimeter landscaping, bike trails, block wall and wood fence adjacent to the development on the east side of Washington Boulevard; Open Space designated as Lot

“B”, and; Landscaping within Lot “C”, “E” and “F” within the Diamond Oaks Unit No. 10 project.

Zone G

Maintenance of parkway and perimeter landscaping, bike path and masonry sound wall adjacent to the development on the south side of Pleasant Grove Boulevard; maintenance of parkway and perimeter landscaping, bike path and masonry sound wall adjacent to the development on the west side of Washington Boulevard from Pleasant Grove Boulevard to Emerald Oak Road; maintenance of the masonry sound wall on the western perimeter of the development; installation and maintenance of perimeter landscaping on the west side of the development located on Open Space Parcel C between Emerald Oak Road and the masonry sound wall adjacent to the railroad right of way; and maintenance of Open Space, cobble swale (Lot “B”) and post and cable fencing for Lots “A”, “B”, and “C” within the Diamond Oaks Unit No. 14 project.

All assessable parcels identified as being within each Zone, share in both the cost and the benefits of the improvements. The costs associated with the improvements are equitably spread among all benefiting parcels within each Zone. Only parcels that receive direct and special benefit from the improvements are assessed, and each parcel is assessed in proportion to the estimated benefit received. The funds collected are to be dispersed and used for only the services and operation provided each Zone of the District.

II. METHOD OF APPORTIONMENT

A. GENERAL

The Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments in each Zone of the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

B. SPECIAL BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIID addresses several key criteria for the levy of assessments, notably:

Article XIID Section 2d defines District as follows:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;

Article XIID Section 2i defines Special Benefit as follows:

“Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”

Article XIID Section 4a defines proportional special benefit assessments as follows:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment

will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

This District was formed to establish and provide for the improvements that enhance the presentation of the surrounding properties and developments. These improvements will directly benefit the parcels to be assessed within the District. The assessments and method of apportionment is based on the premise that the assessments will be used to construct and install landscape and lighting improvements within the District as well as provide for the annual maintenance of those improvements, and the assessment revenues generated by District will be used solely for such purposes.

The City has initiated and conducted property owner protest ballot proceedings in accordance with the Act and Proposition 218 for all Zones within the District. Each of the proposed improvements; the associated costs and assessments have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of Article XIID and the Act. All improvements associated with the Zones have been identified as necessary, required and/or desired for the orderly development of the properties to their full potential. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of these improvements would be the financial obligation of those properties. Therefore, the improvements and the annual costs of ensuring the maintenance and operation of the improvements are of direct and special benefit to the properties.

The method of apportionment (method of assessment) is based on the premise that each assessed parcel within these Zones receives special benefit from the improvements. The desirability and security of properties is enhanced by well-maintained landscaping in close proximity to those properties.

The special benefits associated with all landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties providing a positive representation of the area and properties.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, dust and debris control, and fire prevention.

- Increased sense of pride in ownership of property within the Zones resulting from well-maintained improvements associated with the properties.
- Enhanced quality of life through well-maintained green belts and landscaped areas.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the Zones through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

All of the preceding special benefits allow the property to be developed for the enjoyment of the property owners and contribute to a specific enhancement and desirability of each of the assessed parcels within the Zones.

The improvements are for the special benefit, enhancement and use of properties within the Zones. Although the improvements include public easements, rights-of-way, streets and other amenities available or visible to the public at large, the construction and installation of these improvements are only necessary for the development of properties within the Zones and are not required nor necessarily desired by any properties or developments outside the Zone's boundaries. Therefore, any public access or use of the improvements by others is incidental and there is no measurable general benefit to properties outside the Zones or to the public at large. In making this determination, it should be noted that all parkway and perimeter landscaping within the City is both funded and maintained by a special district, individual property owners or through some type of association.

C. DESCRIPTION OF THE METHOD OF APPORTIONMENT

Pursuant to the Act, the costs of each Zone may be apportioned by any formula or method that fairly distributes the net amount to be assessed, among all assessable parcels within the Zone in proportion to the estimated special benefits to be received by each such parcel from the improvements. The special benefit formula used for each Zone should reflect the composition of the parcels, and the improvements and services provided, to fairly proportion the Zone's costs based on estimated special benefit to each parcel within the Zone. All assessable parcels within each Zone shall receive a direct special benefit from the services and improvements provided by the Zone.

Considering the composition of the parcels within the Zone, each parcel is assigned an Equivalent Dwelling Unit ("EDU"), which reflects each parcel's estimated special benefit from the improvements as compared to other parcels within the Zone. Because all assessable parcels within each Zone are

considered to benefit from the Zone improvements on an EDU basis, the amounts to levy to each Zone is then spread to each assessable parcel within the Zone on an EDU method as shown in the table below. Acreage of common area parcels shall be apportioned to the remaining assessable parcels of a subdivision and/or parcel split(s) related to the creation of the common area parcel(s).

The following formulas are used to calculate the assessment for each parcel:

ASSIGNED EDU	PROPERTY CLASS
1.0 per unit	Single-Family Residential Parcels
0.6 per unit	Multi-Family Residential Parcels
7.0 per acre	Non-Residential Parcels

For each Zone, the Applied Assessment Rate per Equivalent Dwelling Unit for each parcel in the Zone is the result of dividing the total Balance to Levy for each Zone, by the sum of the Zone EDU's for the fiscal year. This Applied Assessment Rate is multiplied by each parcel's individual EDU to determine the parcel's levy amount. The assessment cannot be greater than the current maximum assessment rate, as adjusted for the inflation factor.

$$\text{Total Balance to Levy} / \text{Total EDU} = \text{Rate per EDU}$$

$$\text{Parcel EDU} \times \text{Rate per EDU} = \text{Parcel Levy Amount}$$

D. INFLATIONARY ADJUSTMENT FACTOR

Any new or increase in assessments require certain noticing and meeting requirements by law. Prior to the passage of Proposition 218, legislative changes in the Brown Act defined a new or increased assessment to exclude certain conditions. These conditions included any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed. This definition and conditions were later confirmed through Senate Bill 919 (the implementing legislation for Proposition 218).

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. As part of the District formation, balloting of property owners is required, pursuant to Proposition 218. The property owner ballots included an Assessment to be approved, as well as the approval of an assessment range formula.

The assessment range formula shall be applied to all future assessments within the District. Generally, if the proposed annual assessment (levy per unit or rate) for the current fiscal year is less than or equals to the “Maximum Assessment” (or “Adjusted Maximum Assessment”), then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment approved by property owners adjusted annually by the following criteria:

1. Beginning in the second fiscal year and each fiscal year thereafter, the Maximum Assessment will be calculated.
2. The new Adjusted Maximum Assessment for the year represents the prior year’s approved Maximum Assessment increased by three percent (3.0%).

The Maximum Assessment is adjusted annually and is calculated independent of the District’s annual budget and proposed annual assessment. Any proposed annual assessment less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

The approved base year maximum assessment rates and annual inflationary adjustment factors for all Zones are shown in the table below:

Zone	Year of Approved Maximum Rate and Annual Inflation (Base Year)	Maximum Assessment Rate per EDU (Base Year)	Annual Inflationary Adjustment Factor
District-Wide Benefit Zone	FY 2004/05	\$40.82	3.00%
Local Benefit Zone	FY 2004/05	43.92	3.00%
Zone F	FY 2003/04	481.35	3.00%
Zone G	FY 2003/04	264.22	3.00%

III. DISTRICT BUDGET

A. 2017/18 BUDGET

DESCRIPTION	District-Wide Benefit Zone	Local Benefit Zone	ZONE F (Diamond Oaks No. 10)	ZONE G (Diamond Oaks No. 14)	TOTAL
<u>DIRECT COSTS</u>					
Contract Maintenance - Landscaping	\$212,870.00	\$58,130.00	\$8,830.00	\$4,760.00	\$284,590.00
Repair & Maintenance - Landscaping/Parks	70,000.00	42,400.00	6,000.00	3,000.00	121,400.00
Utilities	89,600.00	9,520.00	2,856.00	2,750.00	104,726.00
Maintenance - Bike Trails	0.00	515.00	3,477.00	2,364.00	6,356.00
Maintenance - Open Space	n/a	n/a	2,320.00	2,364.00	4,684.00
Rehab Reserve Project Expenditures:	<u>10,000.00</u>	<u>10,000.00</u>	<u>14,000.00</u>	<u>14,000.00</u>	<u>48,000.00</u>
Total Direct Costs	\$382,470.00	\$120,565.00	\$37,483.00	\$29,238.00	\$569,756.00
<u>ADMINISTRATION COSTS</u>	62.38%	35.64%	0.65%	1.33%	
City Administration	\$15,188.90	\$8,678.49	\$159.27	\$323.67	\$24,350.33
Contract Admin- Park's Dept	32,500.00	9,500.00	1,708.00	1,606.00	45,314.00
Contract Administration - Open Space	0.00	0.00	0.00	0.00	0.00
County Auditor Fees	4,475.17	1,362.84	274.03	201.33	6,313.37
Consulting & Professional Services	5,843.00	3,343.00	884.00	642.00	10,712.00
Consultant Incidental Expenses	320.00	97.00	20.00	13.00	450.00
Public Hearing Publishing Costs	538.00	304.00	5.75	11.50	859.25
ERP Project Costs	<u>1,460.00</u>	<u>1,215.00</u>	<u>131.00</u>	<u>98.00</u>	<u>2,904.00</u>
Total Administrative Costs	\$60,325.07	\$24,500.33	\$3,182.05	\$2,895.50	\$90,902.95
Total Direct and Administration Costs	\$442,795.07	\$145,065.33	\$40,665.05	\$32,133.50	\$660,658.95
<u>BUDGET ADJUSTMENTS</u>					
Replenishment/(Use) of Operating Reserve	\$14,721.58	\$1,218.95	\$737.30	\$2,000.00	\$18,677.83
Contribution for /(Use of) Rehab Reserve	(10,000.00)	(10,000.00)	(14,000.00)	(14,000.00)	(48,000.00)
Rounding Adjustment				<u>(0.79)</u>	<u>(0.79)</u>
Total Adjustments	\$4,721.58	(\$8,781.05)	(\$13,262.70)	(\$12,000.79)	(\$29,322.96)
BALANCE TO LEVY	\$447,516.65	\$136,284.28	\$27,402.35	\$20,132.71	\$631,335.99

B. 2017/18 ASSESSMENT RATES

DESCRIPTION	District-Wide Benefit Zone	Local Benefit Zone	ZONE F (Diamond Oaks No. 10)	ZONE G (Diamond Oaks No. 14)	TOTAL
<u>FY 2017/18 APPLIED ASSESSMENT RATES</u>					
Total Assessable Parcels*	3,371	2,112	39	79	3,489
Total Assessable Single Family Units*	2,113	2,113	39	79	2,231
Total Assessable Multi-Family Units	2,387	n/a	-	-	2,387
Total Assessable Non-Residential Acres	560.0266	n/a	-	-	560.0266
Total Equivalent Dwelling Units ("EDUs")*	7,465.3862	2,113	39	79	7,583.3862
Applied Assessment Rates Per EDU	\$59.9455	\$64.4980	\$702.620	\$254.84	
Maximum Assessment Rates per EDU	\$59.9455	\$64.4980	\$728.085	\$399.66	
Potential Maximum Assessment per Zone	\$447,517	\$136,284	\$28,395	\$31,573	\$643,769

* Since each single family residential parcel resides in both the District-Wide Benefit Zone and the Local Benefit Zone, the number of single family EDUs, units and parcels are only added once to arrive at these totals.

C. 2017/18 FUND BALANCE INFORMATION

DESCRIPTION	District-Wide Benefit Zone	Local Benefit Zone	ZONE F (Diamond Oaks No. 10)	ZONE G (Diamond Oaks No. 14)	TOTAL
OPERATING RESERVE					
Beginning Operating Reserve Balance 7-1-2017 (est.)	\$214,223.10	\$70,605.06	\$26,842.97	\$14,937.13	\$326,608.26
add: Replenish from FY 17/18 Levy	14,721.58	1,218.95			15,940.53
less: Use for FY 17/18 Expenses			737.30	2,000.00	2,737.30
Transfer from/(to) the Rehab Reserve	(37,709.68)	(11,541.51)	(8,838.77)	(2,318.13)	(60,408.09)
Ending Operating Reserve Balance 6-30-2018 (est.)	\$191,235.00	\$60,282.50	\$18,741.50	\$14,619.00	\$284,878.00
REHABILITATION RESERVE					
Beginning Rehab Reserve Balance 7-1-2017 (est.)	\$67,860.70	\$63,786.47	\$19,691.76	\$45,119.00	\$196,457.93
add: Collect from FY 17/18 Levy					0.00
less: Use for FY 17/18 Rehab Projects	(10,000.00)	(10,000.00)	(14,000.00)	(14,000.00)	(48,000.00)
Transfer from/(to) the Operating Reserve	37,709.68	11,541.51	8,838.77	2,318.13	60,408.09
Ending Rehab Reserve Balance 6-30-2018 (est.)	\$95,570.38	\$65,327.98	\$14,530.53	\$33,437.13	\$208,866.02

D. DESCRIPTION OF BUDGET ITEMS

Description of the terms used in the preceding Budget, Assessment Rates and Fund Balance tables are listed below:

BUDGET:

DIRECT COSTS

Contract Maintenance - Landscaping - Includes all regularly scheduled contract labor, materials, supplies and equipment required to properly maintain and ensure the satisfactory condition or maintenance of all landscaping improvements, irrigation and related drainage systems, as well as maintenance of appurtenant facilities (the "improvements").

Repair & Maintenance - Landscaping/Parks - This line item includes repairs that are generally unforeseen and not normally included in the annual maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, etc. If zero, this line item may not be shown in the budget.

Utilities - The furnishing of water and electricity required for the operation and maintenance of the improvements.

Maintenance – Bike Trails – Costs to perform the necessary maintenance of the bike trails within the District. If zero, this line item may not be shown in the budget.

Maintenance – Open Space – Costs to perform the necessary maintenance of the open space areas within the District. If zero, this line item may not be shown in the budget.

Rehab Reserve Project Expenditures – Expected costs for installation, replacement or planned upgrades of District improvements for the current year that were previously funded or accumulated in the Rehabilitation Reserve. The Rehabilitation Reserve is used to accumulate funds for costs associated with the future rehabilitation or replacement of District improvements that cannot be conveniently raised from a single year's assessment. If zero, this line item may not be shown in the budget.

ADMINISTRATION COSTS

City Administration – Estimated costs incurred by the City Finance Department and other Departments in preparing the annual budget for the Engineer's Report, together with other financial information required to determine the annual assessment. These costs would also include the preparation, posting and publishing of public notices required for City Council action relating to the District, as well as costs to perform legal review of documents.

Contract Administration – Park's Dept – Estimated Costs of Park and Recreation Department staff to coordinate and oversee the maintenance contracts and overall repair and maintenance of the District. This amount also includes the cost of the Department's estimates and analysis of certain budget items, estimated costs and useful lives of certain District Improvements.

County Auditor Fees - A fee of 1% of the total levy amount that is charged to the District by the County for placing assessments on property tax bills.

Consulting and Professional Services – Includes the costs and expenses of contracting with various professionals to provide legal, engineering and district administration services directly related to the District, including the calculation of the annual assessment amounts and the preparation of the Engineer's' Report.

Public Hearing Publishing Costs –Includes the out of pocket costs to publish public notices required for City Council action relating to the District.

Total Direct and Administration Costs – The total expected costs of the District.

BUDGET ADJUSTMENTS

Replenishment/(Use) of Operating Reserve – A "Replenishment" increases the levy in order to replenish the Operating Reserve. On the other hand, a "Use" of the Operating Reserve decreases the levy by drawing funds from the Operating Reserve for current year expenditures. If zero, this line item may not be shown in

the budget. Further information regarding the function of the Operating Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Contribution for / (Use of) Rehab Reserve — A “Contribution” increases the levy in order to generate funding for the Rehabilitation Reserve. This reserve allows for the accumulation of funds for the possible rehabilitation projects or replacements in future years. On the other hand, a “Use of” of the Rehabilitation Reserve provides current year funding of rehabilitation projects or replacements from available funds within the Rehabilitation Reserve. If zero, this line item may not be shown in the budget. Further information regarding the function of the Rehabilitation Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Rounding Adjustment – The necessary rounding adjustment(s) due to limitations of the County property tax system that requires even penny levy amounts to be placed on the secured tax roll.

BALANCE TO LEVY - This is the total amount to be levied and collected in the District through assessments for the current fiscal year. The Balance to Levy represents the sum of the total District costs together with any applicable adjustments to the budget as described above.

ASSESSMENT RATES:

APPLIED ASSESSMENT RATES

Total Assessable Single Family Units - The total number of assessable single family units within the District for the current fiscal year. Since each single family residential parcel is in both the District-Wide Benefit Zone and the Local Benefit Zone, the single-family EDUs are only added once to arrive at the "Total Equivalent Dwelling Units"

Total Assessable Multi-Family Units - The total number of assessable multi-family units within the District for the current fiscal year.

Total Assessable Non-Residential Acres - The total assessable non-residential acres within the District for the current fiscal year.

Total Equivalent Dwelling Units (“EDUs”) - Total assessable EDUs within the District for the current fiscal year.

Applied Assessment Rates per EDU - The assessment rates per EDU to be applied to the non-exempt parcels within the applicable Zone for the current fiscal year.

Maximum Assessment Rates per EDU - The maximum assessment rates per EDU to for the parcels of within the applicable Zone for the current fiscal year.

Potential Maximum Assessment Per Zone – The total amount that can be assessed against all parcels within each Zone for the current fiscal year based upon the expected number of parcels to be assessed.

FUND BALANCE INFORMATION:

OPERATING RESERVE

Beginning Operating Reserve Balance 7-1-2017 - The District's anticipated beginning balance of cash and receivables net of any unpaid prior year obligations. These beginning balances shall be used to fund the District's expenditures from July 1, 2017 to December 31, 2017, as the Operating Reserve is required to compensate for the approximate six-month delay between the start of the District's fiscal year and the receipt of the collections from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

Replenish from FY 17/18 Levy – This amount is added to the levy in order to replenish the Operating Reserve. Due to the six-month delay from the District's receipt of assessment collections, the Operating Reserve balance shall be sufficiently funded to provide for expenditures from the period of July 1, 2017 (the beginning of the Fiscal Year) through December 31, 2017. If zero, this line item may not be shown in the budget.

Use for FY 17/18 Expenses – The amount of the Operating Reserve to be used to fund FY 17/18 expenses. Portions of the Operating Reserve may be slated for current year expenditures in order to reduce the Ending Operating Reserve Balance to an amount no greater than the expected District costs for the period of July 1, 2017 (the beginning of the Fiscal Year) through December 31, 2017. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Rehab Reserve — The amount of Operating Reserve monies to be transferred to or from the Rehabilitation Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Operating Reserve Balance 6-30-2018 (est.) - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2018. The size of each Zone's Operating Reserve is limited by Streets and Highways Code 22569 which states that an Operating Reserve shall not exceed

the estimated costs of maintenance, service and incidental expenses from the first day of the fiscal year (July 1) to the date that the Agency expects to receive the first apportionment of collections from the County, which is estimated to be December 31. Therefore, each Zone may retain an Operating Reserve amounting to the District's first six-months of expenses in order to meet ongoing obligations until the first collections are received from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

REHABILITATION RESERVE

Beginning Rehab Reserve Balance 7-1-2017 — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2017. Streets and Highways Code 22660 allows the District generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

Collect from FY 17/18 Levy — This amount is added to the levy to accumulate funding of future year rehabilitation projects, replacements, restorations or upgrades of District improvements. If zero, this line item may not be shown in the budget.

Use for FY 17/18 Rehab Projects — The amount of Rehabilitation Reserve monies expected to be transferred out of the Rehabilitation Reserve to fund the costs of installation, replacement or planned upgrades of District improvements for the current year. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Operating Reserve — The amount of Rehabilitation Reserve monies to be transferred to or from the Operating Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Rehab Reserve Balance 6-30-2018 — The projected balance of funds in the Rehabilitation Reserve as of June 30, 2018. These funds shall be use to provide for future year rehabilitation projects, replacements, restorations or upgrades of District improvements which cannot be conveniently raised from a single year's assessment. Should the District have no Rehabilitation Reserve or related activity, the Rehabilitation Reserve information may not be presented in the Report.

E. REHABILITATION RESERVE – CAPITAL IMPROVEMENT PLAN

Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment. A five-year Capital Improvement Plan for the rehabilitation, restoration and /or replacement of District improvements and other allowable costs is shown below for each Zone with a projected ending Rehabilitation Reserve balance.

District Wide Zone - Projections of the Zone's future capital improvement expenditures are as follows: Replace, repair, renovate and/or refurbish plants, landscaping, irrigation and related materials: \$10,000, \$20,000, \$25,000, \$20,000 and \$25,000 in FYs 2017/18, 2018/19, 2019/20, 2020/21 and 2021/22, respectively; repair, replace and/or refurbish sound wall improvements: \$5,600 in FY 2018/19.

Local Benefit Zone - Projections of the Zone's future capital improvement expenditures are as follows: Replace, repair, renovate and/or refurbish plants, landscaping, irrigation and related materials: \$10,000, \$10,000, \$6,000, \$15,000 and \$15,000 in FYs 2017/18, 2018/19, 2019/20, 2020/21 and 2021/22, respectively; repair, replace and/or refurbish sound wall improvements: \$10,000 in each of FYs 2018/19 and 2019/20.

Zone F – Projections of the Zone's future capital improvement expenditures are as follows: Repair, replace and/or refurbish fencing improvements: \$5,000 in FY 2017/18; replace, repair, renovate and/or refurbish plants, landscaping, irrigation and related materials: \$5,600 in FY 2018/19 and \$3,000 in each of FYs 2019/20, 2020/21 and 2021/22, and replace irrigation controller: \$9,000 in FY 2017/18.

Zone G – Projections of the Zone's future capital improvement expenditures are as follows: Replace, repair, renovate and/or refurbish plants, landscaping, irrigation and related materials: \$10,000, \$8,500, \$5,000 and \$10,000 in FYs 2018/19, 2019/20, 2020/21 and 2021/22, respectively, and replace irrigation controller: \$14,000 in FY 2017/18.

Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements.

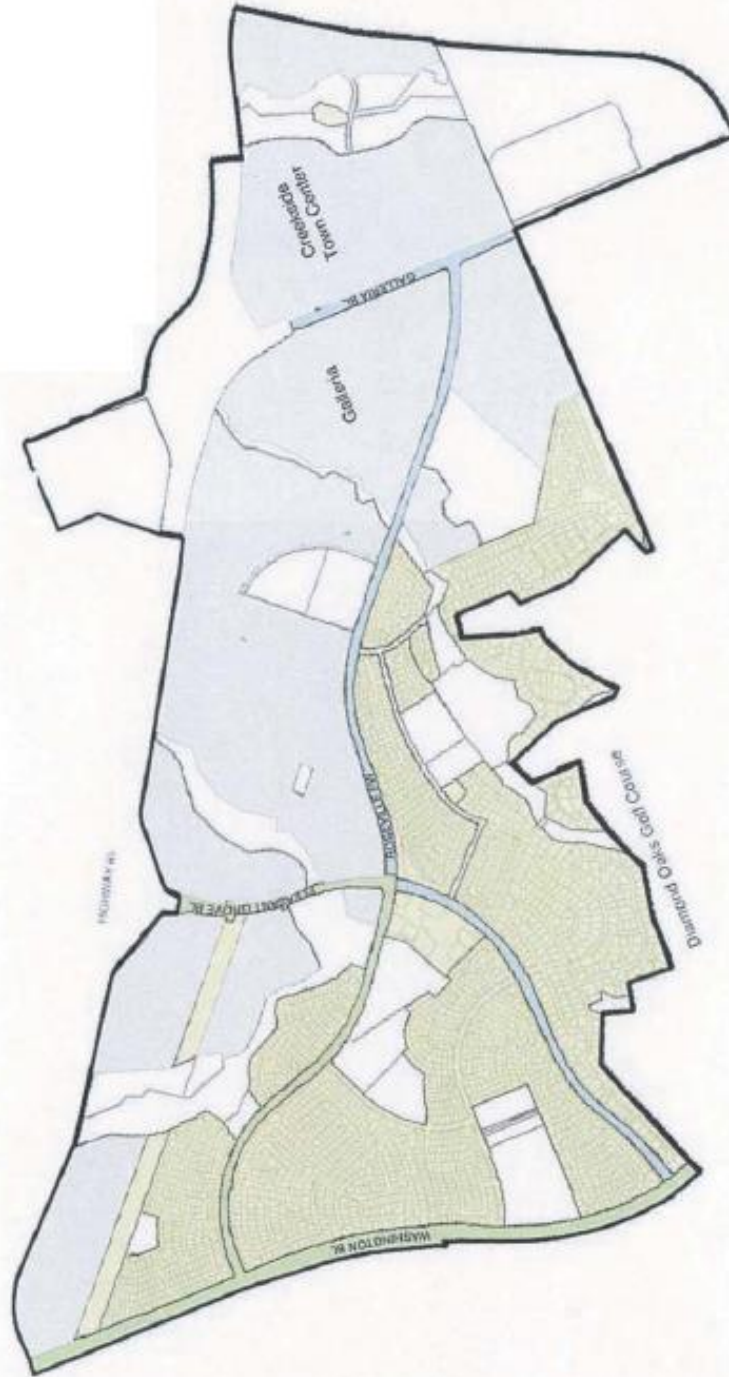
APPENDIX A – DISTRICT BOUNDARY MAP

The boundary map for the District has previously been submitted to the Clerk of the City in the format required under the Act and is, by reference, hereby made part of this Report. These District Boundary Maps are available for inspection at the office of the City Clerk during normal business hours.

For general reference purposes, a rendering of the District's Boundaries is presented herein.

North Central Specific Plan Landscaping and Lighting District District-Wide and Local Benefit Zone Boundaries

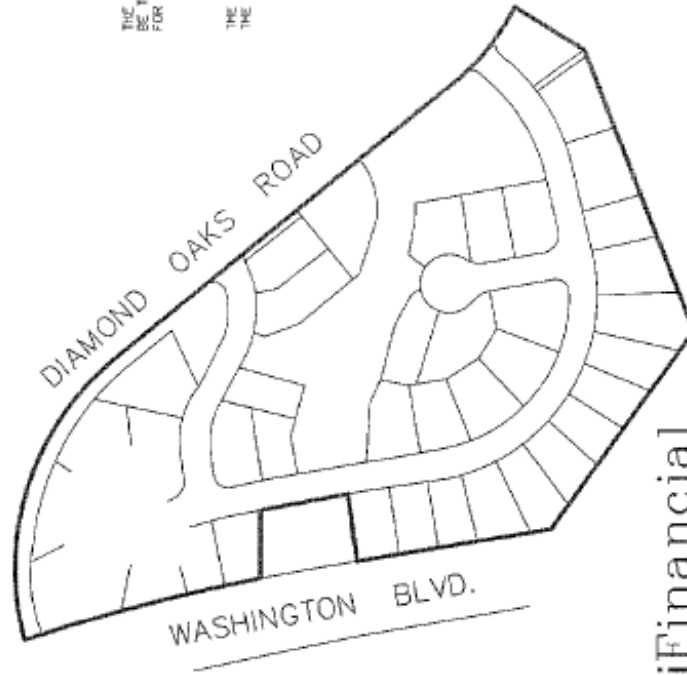
LEGEND
 District Wide Zone Boundary
 Area excluded from Local Zone



SHEET 1 OF 1

**DIAMOND OAKS NO. 10 LANDSCAPE AND LIGHTING DISTRICT
(ZONE F DIAMOND OAKS NO. 10-NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPE AND LIGHTING DISTRICT)**

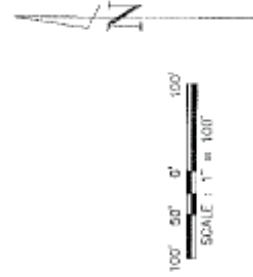
COUNTY OF PLACER
STATE OF CALIFORNIA



THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE PLACER COUNTY ASSESSORS MAPS FOR THOSE PARCELS LISTED.

THE PLACER COUNTY ASSESSORS MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

LEGEND
— APPORTIONMENT BOUNDARY



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**DIAMOND OAKS NO. 14 LANDSCAPE AND LIGHTING DISTRICT
(ZONE G DIAMOND OAKS NO. 14-NORTH CENTRAL ROSEVILLE SPECIFIC PLAN
LANDSCAPE AND LIGHTING DISTRICT)
CITY OF ROSEVILLE
COUNTY OF PLACER
STATE OF CALIFORNIA**



THE LINE AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE PLACER COUNTY ASSESSORS MAPS FOR THOSE PARCELS LISTED.

THE PLACER COUNTY ASSESSORS MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.



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APPENDIX B — 2017/18 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Placer County Assessor's map for the year in which this Report is prepared.

Due to the size of the Assessment Roll, a listing of parcels to be assessed within this District, along with the proposed assessment amounts, may be submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways, including public greenbelts and parkways; utility rights-of-ways; small parcels vacated by the County, bifurcated lots, and other property that cannot be developed, excepting common area parcels. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

At the conclusion of the public hearing for the District and the proposed assessments, approval of the Report (as submitted or as modified) confirms the method of apportionment and the assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for FY 2017/18. The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the FY 2017/18 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
015-165-002-000	District - Wide	931.54	931.55	15.54	0.0	0.0	2.2200	Non Residential	2.2AC PAR 1 PMOR 35-06
015-165-003-000	District - Wide	709.14	709.16	11.83	0.0	0.0	1.6900	Non Residential	1.7AC PAR 2 PMOR 35-06
015-165-004-000	District - Wide	713.34	713.35	11.9	0.0	0.0	1.7000	Non Residential	1.7AC PAR 3 PMOR 35-06
015-165-005-000	District - Wide	650.40	650.41	10.85	0.0	0.0	1.5500	Non Residential	1.6AC PAR 4 PMOR 35-06
015-166-004-000	District - Wide	2,154.32	2,154.32	35.938	0.0	0.0	5.1340	Non Residential	5.1 AC LOT 23 CREEKSIDE CENTER V-17
015-166-005-000	District - Wide	-	-	0.0	0.0	0.0	-	Wetland/Vernal Pool	9.5 AC LOT 23 CREEKSIDE CENTER V-17
015-166-006-000	District - Wide	-	-	0.0	0.0	0.0	-	Wetland/Vernal Pool	1.1 AC LOT 23 CREEKSIDE CENTER V-17
015-166-007-000	District - Wide	-	-	0.0	0.0	0.0	-	Wetland/Vernal Pool	4.0 AC LOT 29B OPEN SPACE MOR V-17
015-166-009-000	District - Wide	5,130.24	5,130.26	85.582	0.0	0.0	12.2260	Non Residential	11.9 AC POR PAR 46 PMOR 28-50
015-166-013-000	District - Wide	-	-	0.0	0.0	0.0	-	Wetland/Vernal Pool	3.9 AC LOT 30 CREEKSIDE CENTER V-17
015-166-014-000	District - Wide	814.04	814.06	13.58	0.0	0.0	1.9400	Non Residential	1.9 AC LOT 27 CREEKSIDE CENTER V-17
015-166-015-000	District - Wide	-	-	0.0	0.0	0.0	-	Wetland/Vernal Pool	8.7 AC LOT 31A CREEKSIDE CENTER V-17
015-166-016-000	District - Wide	-	-	0.0	0.0	0.0	-	Open Space	8.4 AC LOT 31B OPEN SPACE V-17
015-166-023-000	District - Wide	377.64	377.66	6.3	0.0	0.0	0.9000	Non Residential	POR LOT 1 CREEKSIDE CENTER MOR V-17
015-166-032-000	District - Wide	1,007.08	1,007.08	16.8	0.0	0.0	2.4000	Non Residential	2.4 AC LOT 3 CREEKSIDE CENTER V-17
015-166-047-000	District - Wide	469.34	469.34	7.8295	0.0	0.0	1.1185	Non Residential	POR LOTS 2 & 5 CREEKSIDE CENTER V-17
015-166-050-000	District - Wide	483.82	483.82	8.071	0.0	0.0	1.1530	Non Residential	1.2 AC POR LOT 2 & 7 CREEKSIDE CENTER V-17
015-166-051-000	District - Wide	534.34	534.34	8.9138	0.0	0.0	1.2734	Non Residential	1.3 AC LOT 8 & POR 9 CREEKSIDE CENTER V-17
015-166-052-000	District - Wide	5,448.14	5,448.16	90.8852	0.0	0.0	12.9836	Non Residential	13.5 AC POR LOTS 1 2 & 9 CREEKSIDE CENTER V-17
015-166-053-000	District - Wide	8,299.54	8,299.55	138.4516	0.0	0.0	19.7788	Non Residential	19.7 AC POR LOTS 1 2 4 & 5 CREEKSIDE CENTER V-17
015-166-054-000	District - Wide	153.86	153.87	2.5669	0.0	0.0	0.3667	Non Residential	POR LOTS 2 & 4 CREEKSIDE CENTER V-17
015-166-055-000	District - Wide	489.90	489.90	8.1725	0.0	0.0	1.1675	Non Residential	1.3 AC LOT 6 & POR L 2 5 & 7 CREEKSIDE CENTER V-17
015-166-056-000	District - Wide	2,355.10	2,355.11	39.2875	0.0	0.0	5.6125	Non Residential	5.6 AC POR LOTS 24 & 25 CREEKSIDE CENTER V-17
015-166-057-000	District - Wide	438.12	438.12	7.3087	0.0	0.0	1.0441	Non Residential	1.0 AC POR LOT 26 CREEKSIDE CENTER V-17
015-166-058-000	District - Wide	2,009.62	2,009.64	33.5244	0.0	0.0	4.7892	Non Residential	4.8 AC POR LOTS 24 25 & 26 CREEKSIDE CENTER V-17
015-166-063-000	District - Wide	1,843.04	1,843.05	30.7454	0.0	0.0	4.3922	Non Residential	4.4 AC POR LOTS 12 & 13 CREEKSIDE CENTER V-17
015-166-064-000	District - Wide	1,435.84	1,435.85	23.9526	0.0	0.0	3.4218	Non Residential	3.4 AC POR LOTS 12 & 13 CREEKSIDE CENTER V-17
015-166-065-000	District - Wide	1,309.04	1,309.05	21.8374	0.0	0.0	3.1196	Non Residential	3.1 AC POR LOT 10 & 11 CREEKSIDE CENTER MOR V-17
015-166-066-000	District - Wide	1,224.60	1,224.60	20.4286	0.0	0.0	2.9184	Non Residential	2.9 AC POR LOT 10 & 11 CREEKSIDE CENTER MOR V-17
015-167-003-000	District - Wide	276.52	276.53	4.613	0.0	0.0	0.6590	Non Residential	LOT 16 CREEKSIDE CENTER V-17
015-167-005-000	District - Wide	503.70	503.71	8.4028	0.0	0.0	1.2004	Non Residential	1.2 AC POR LOTS 14 15 & 22
015-167-011-000	District - Wide	387.96	387.98	6.4722	0.0	0.0	0.9246	Non Residential	POR LOT 14 CREEKSIDE CENTER MOR V-17
015-167-012-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	POR LOT 14 CREEKSIDE CENTER MOR V-17
015-167-013-000	District - Wide	581.96	581.97	9.7083	0.0	0.0	1.3869	Non Residential	1.4 AC POR LOT 17 CREEKSIDE CENTER V-17
015-167-014-000	District - Wide	391.36	391.38	6.5289	0.0	0.0	0.9327	Non Residential	POR LOTS 18 & 22 CREEKSIDE CENTER MOR V-17
015-167-015-000	District - Wide	484.36	484.37	8.0801	0.0	0.0	1.1543	Non Residential	1.1 AC POR LOTS 18 19 & 22 CREEKSIDE CENTER V-17
015-167-016-000	District - Wide	3,523.70	3,523.70	58.7818	0.0	0.0	8.3974	Non Residential	8.3 AC POR LOTS 19 THRU 22 CREEKSIDE CENTER V-17
015-167-017-000	District - Wide	1,089.16	1,089.16	18.1692	0.0	0.0	2.5956	Non Residential	2.6 AC POR LOTS 19 THRU 22 CREEKSIDE CENTER V-17
015-167-018-000	District - Wide	4,839.40	4,839.42	80.7303	0.0	0.0	11.5329	Non Residential	11.5 AC P LOTS 14 15 17 & 22 CREEKSIDE CENTER V-17
015-500-001-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	LOT 1 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-002-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	LOT 2 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-003-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	LOT 3 DIAMOND OAKS UNIT NO 10 MOR Y-72

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
015-500-004-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	LOT 4 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-005-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	LOT 5 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-006-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	LOT 6 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-007-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	LOT 7 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-008-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	LOT 8 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-009-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	LOT 9 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-010-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	LOT 10 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-011-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	LOT 11 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-016-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	LOT 16 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-019-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	LOT 19 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-020-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	LOT 20 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-021-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	LOT 21 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-022-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	LOT 22 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-023-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	LOT 23 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-024-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	LOT 24 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-025-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	LOT 25 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-026-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	LOT 26 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-027-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	LOT 27 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-028-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	LOT 28 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-029-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	LOT 29 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-030-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	LOT 30 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-031-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	LOT 31 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-032-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	LOT 32 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-033-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	LOT 33 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-036-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	LOT 36 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-037-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	LOT 37 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-038-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	LOT 38 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-039-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	LOT 39 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-040-000	F	-	-	0.0	0.0	0.0	-	Open Space	1.8 AC LOT A OPEN SPACE MOR Y-72
015-500-041-000	F	-	-	0.0	0.0	0.0	-	Open Space	LOT C OPEN SPACE MOR Y-72
015-500-042-000	F	-	-	0.0	0.0	0.0	-	Open Space	LOT D OPEN SPACE MOR Y-72
015-500-043-000	F	-	-	0.0	0.0	0.0	-	Open Space	LOT E OPEN SPACE MOR Y-72
015-500-044-000	F	-	-	0.0	0.0	0.0	-	NPOTS	FR SEC 27 11 6
015-500-047-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	POR LOT15 DIAMOND OAKS UNIT #10 MOR 7-72
015-500-048-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	POR LOT 34 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-049-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	LOT 35 & POR 34 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-050-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	POR LOT 12 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-051-000	F	-	-	0.0	0.0	0.0	-	Public ROW	POR LOT 12 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-052-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	POR LOT 13 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-053-000	F	-	-	0.0	0.0	0.0	-	Public ROW	POR LOT 13 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-054-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	POR LOTS 13 14 & 15 DIAMOND OAKS UNIT#10 MOR Y-72
015-500-055-000	F	-	-	0.0	0.0	0.0	-	Public ROW	POR LOTS 13 14 DIAMOND OAKS UNIT #10 MOR Y-72

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
015-500-056-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	POR LOT 17 DIAMOND OAKS UNIT NO 10 MOR BK Y PG 72
015-500-058-000	F	702.62	728.08	1.0	1.0	0.0	-	SF Residential	POR LOT 18 DIAMOND OAKS UNIT NO 10 MOR BK Y PG 72
017-123-043-000	District - Wide	503.54	503.54	8.4	0.0	0.0	1.2000	Non Residential	1.2 AC POR PAR 34 C-2 PMOR 28-84
017-123-054-000	District - Wide	1,888.28	1,888.28	31.5	0.0	0.0	4.5000	Non Residential	4.5 AC PAR 34 C-1 PMOR 28-84
017-123-055-000	District - Wide	7,608.38	7,608.40	126.9219	0.0	0.0	18.1317	Non Residential	20.3 AC PAR 1 PMOR 28-160
017-123-058-000	District - Wide	422.68	422.68	7.0511	0.0	0.0	1.0073	Non Residential	1.0 AC PAR 2 PMOR 28-160
017-123-086-000	District - Wide	633.62	633.62	10.57	0.0	0.0	1.5100	Non Residential	1.5 AC PAR 34B & POR 34A PM 28-67
017-123-087-000	District - Wide	5,413.06	5,413.08	90.3	0.0	0.0	12.9000	Non Residential	13.0 AC POR PAR 34A PM 28-67
017-420-002-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 2 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-003-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 3 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-004-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 4 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-005-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 5 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-006-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 6 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-007-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 7 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-008-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 8 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-009-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 9 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-010-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 10 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-011-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 11 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-012-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 12 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-013-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 20 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-014-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 21 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-015-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 22 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-016-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 23 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-017-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 24 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-018-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 25 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-019-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 26 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-020-000	G	-	-	0.0	0.0	0.0	-	Open Space	LOT A PUBLIC UTILITY EASEMENT MOR Z-01
017-420-021-000	G	-	-	0.0	0.0	0.0	-	Open Space	3.7 AC LOT B PUBLIC UTILITY EASEMENT MOR Z-01
017-420-022-000	G	-	-	0.0	0.0	0.0	-	Utility ROW	POR LOT C PUBLIC UTILITY EASEMENT MOR Z-01
017-420-023-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 1 PMOR 31-157
017-420-024-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 78 PMOR 31-157
017-420-025-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 79 PMOR 31-157
017-420-026-000	G	-	-	0.0	0.0	0.0	-	Open Space	LOT A OPEN SPACE PMOR 31-157
017-420-027-000	G	-	-	0.0	0.0	0.0	-	Open Space	LOT B OPEN SPACE PMOR 31-157
017-430-001-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 13 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-002-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 14 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-003-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 15 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-004-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 16 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-005-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 17 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-006-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 18 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-007-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 19 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-008-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 27 DIAMOND OAKS UNIT NO 14 MOR Z-01

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017-430-009-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 28 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-010-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 29 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-011-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 30 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-012-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 31 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-013-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 32 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-014-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 33 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-015-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 34 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-016-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 35 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-017-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 36 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-018-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 37 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-019-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 38 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-020-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 39 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-021-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 40 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-022-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 41 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-023-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 42 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-024-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 43 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-025-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 44 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-026-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 45 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-027-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 46 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-028-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 47 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-029-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 48 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-030-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 49 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-031-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 50 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-032-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 51 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-033-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 52 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-034-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 53 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-035-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 54 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-036-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 55 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-037-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 56 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-038-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 57 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-039-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 58 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-040-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 59 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-041-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 60 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-042-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 61 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-043-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 62 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-044-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 63 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-045-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 64 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-046-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 65 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-047-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 66 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-048-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 67 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-049-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 68 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-050-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 69 DIAMOND OAKS UNIT NO 14 MOR Z-01

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
017-430-051-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 70 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-052-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 71 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-053-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 72 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-054-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 73 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-055-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 74 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-056-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 75 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-057-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 76 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-058-000	G	254.84	399.66	1.0	1.0	0.0	-	SF Residential	LOT 77 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-059-000	G	-	-	0.0	0.0	0.0	-	Utility ROW	POR LOT C PUBLIC UTILITY EASEMENT MOR Z-01
017-430-060-000	G	-	-	0.0	0.0	0.0	-	Public ROW	LOT D PUBLIC UTILITY EASEMENT MOR Z-01
359-010-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 1 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 2 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 3 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 4 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 5 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 6 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 7 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 8 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 9 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 10 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 11 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 12 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 13 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 14 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 15 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 16 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 17 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 18 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 19 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 20 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 21 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-022-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 22 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-023-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 23 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-024-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 24 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-025-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 25 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-026-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 26 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-027-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 27 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-028-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 28 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-029-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 29 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-030-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 30 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-031-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 31 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-032-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 32 HIGHLAND RESERVE WEST PAR "T" MOR V-83

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
359-010-033-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 33 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-034-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 34 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-035-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 35 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-036-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 36 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-037-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 37 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-038-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 38 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-010-039-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 39 HIGHLAND RESERVE WEST PAR "T" MOR V-83
359-020-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 1 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-020-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 2 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-020-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 4 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-020-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 7 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-020-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 8 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-020-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 9 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-020-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 10 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-020-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 11 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-020-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 12 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-020-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 13 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-020-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 14 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-020-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 15 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-020-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 16 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-020-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 17 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-020-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 18 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-020-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 19 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-020-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 20 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-020-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 21 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-020-022-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 22 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-020-025-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 25 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-020-026-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 26 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-020-027-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 27 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-020-028-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 28 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-020-029-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 29 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-020-030-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 30 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-020-031-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 31 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-020-032-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 32 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-020-033-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 33 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-020-035-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 35 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-020-036-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 36 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-020-037-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	POR LOT 34 HIGHLAND RESERVE WEST PAR WX&Y W-91
359-020-039-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	POR L 24 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-020-041-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	L 23 & P L 24 HIGHLAND RESERVE WEST PAR W X&Y W-92
359-020-042-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	L3 HIGHLND RES WEST W-92 & POR L 47 REG 65 CTR R24
359-020-043-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	L5 HIGHLND RES WEST W-92 & POR L47 REG 65 CTR R24

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359-020-044-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	L6 HIGHLND RES WEST W-92 & POR L47 REG 65 CTR R-24
359-030-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 37 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-030-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 38 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-030-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 39 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-030-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 40 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-030-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 41 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-030-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 42 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-030-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 43 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-030-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 44 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-030-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 45 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-030-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 46 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-030-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 47 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-030-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 48 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-030-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 49 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-030-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 50 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-030-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 51 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-030-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 52 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-030-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 53 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-030-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 54 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-030-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 55 HIGHLAND RESERVE WEST PAR W X & Y MOR W-92
359-040-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 1 HIGHLAND RESERVE WEST PCL R MOR X-63
359-040-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 2 HIGHLAND RESERVE WEST PCL R MOR X-63
359-040-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 3 HIGHLAND RESERVE WEST PCL R MOR X-63
359-040-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 4 HIGHLAND RESERVE WEST PCL R MOR X-63
359-040-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 5 HIGHLAND RESERVE WEST PCL R MOR X-63
359-040-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 6 HIGHLAND RESERVE WEST PCL R MOR X-63
359-040-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 7 HIGHLAND RESERVE WEST PCL R MOR X-63
359-040-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 8 HIGHLAND RESERVE WEST PCL R MOR X-63
359-040-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 9 HIGHLAND RESERVE WEST PCL R MOR X-63
359-040-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 10 HIGHLAND RESERVE WEST PCL R MOR X-63
359-040-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 11 HIGHLAND RESERVE WEST PCL R MOR X-63
359-040-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 12 HIGHLAND RESERVE WEST PCL R MOR X-63
359-040-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 13 HIGHLAND RESERVE WEST PCL R MOR X-63
359-040-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 14 HIGHLAND RESERVE WEST PCL R MOR X-63
359-040-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 15 HIGHLAND RESERVE WEST PCL R MOR X-63
359-040-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 16 HIGHLAND RESERVE WEST PCL R MOR X-63
359-040-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 17 HIGHLAND RESERVE WEST PCL R MOR X-63
359-040-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 18 HIGHLAND RESERVE WEST PCL R MOR X-63
359-040-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 19 HIGHLAND RESERVE WEST PCL R MOR X-63
359-040-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 20 HIGHLAND RESERVE WEST PCL R MOR X-63
359-040-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 21 HIGHLAND RESERVE WEST PCL R MOR X-63
359-040-022-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 22 HIGHLAND RESERVE WEST PCL R MOR X-63

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
359-040-065-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 65 HIGHLAND RESERVE WEST PCL R MOR X-63
359-040-066-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 66 HIGHLAND RESERVE WEST PCL R MOR X-63
359-040-067-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 67 HIGHLAND RESERVE WEST PCL R MOR X-63
359-040-068-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 68 HIGHLAND RESERVE WEST PCL R MOR X-63
359-040-069-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 69 HIGHLAND RESERVE WEST PCL R MOR X-63
359-040-070-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 70 HIGHLAND RESERVE WEST PCL R MOR X-63
359-040-071-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 71 HIGHLAND RESERVE WEST PCL R MOR X-63
359-040-072-000	Local&District - Wide	-	-	0.0	0.0	0.0	-	Landscaping	LOT A PUBLIC UTILITY/LANDSCAPE EASEMENT X-63
359-040-073-000	Local&District - Wide	-	-	0.0	0.0	0.0	-	Landscaping	LOT B PUBLIC UTILITY/LANDSCAPE EASEMENT X-63
359-050-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 1 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-050-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 2 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-050-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 3 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-050-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 4 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-050-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 5 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-050-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 6 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-050-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 7 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-050-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 8 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-050-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 9 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-050-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 10 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-050-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 11 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-050-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 12 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-050-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 49 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-050-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 50 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-050-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 51 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-050-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 52 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-050-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 53 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-050-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 54 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-050-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 55 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-050-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 56 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-050-021-000	Local&District - Wide	-	-	0.0	0.0	0.0	-	Public ROW	P LOT A OPEN SPACE PROMONTORY POINTE UT #2 Z-56
359-050-022-000	Local&District - Wide	-	-	0.0	0.0	0.0	-	Public ROW	LOT C OPEN SPACE PROMONTORY POINTE UT #2 Z-56
359-060-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 13 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-060-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 14 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-060-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 15 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-060-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 16 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-060-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 17 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-060-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 18 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-060-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 19 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-060-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 20 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-060-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 21 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-060-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 22 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-060-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 23 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
359-060-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 24 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-060-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 25 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-060-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 26 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-060-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 27 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-060-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 28 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-060-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 29 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-060-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 30 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-060-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 31 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-060-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 32 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-060-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 33 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-060-022-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 34 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-060-023-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 35 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-060-024-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 36 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-060-025-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 37 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-060-026-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 38 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-060-027-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 39 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-060-028-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 40 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-060-029-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 41 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-060-030-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 42 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-060-031-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 43 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-060-032-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 44 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-060-033-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 45 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-060-034-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 46 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-060-035-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 47 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-060-036-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 48 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56
359-060-037-000	Local&District - Wide	-	-	0.0	0.0	0.0	-	Public ROW	P LOT A OPEN SPACE PROMONTORY POINTE UT #2 Z-56
359-060-038-000	Local&District - Wide	-	-	0.0	0.0	0.0	-	Public ROW	LOT B OPEN SPACE PROMONTORY POINTE UT #2 Z-56
360-010-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 29 HIGHLAND RESERVE WEST PAR I MOR V-47
360-010-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 30 HIGHLAND RESERVE WEST PAR I MOR V-47
360-010-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 31 HIGHLAND RESERVE WEST PAR I MOR V-47
360-010-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 32 HIGHLAND RESERVE WEST PAR I MOR V-47
360-010-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 33 HIGHLAND RESERVE WEST PAR I MOR V-47
360-010-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 34 HIGHLAND RESERVE WEST PAR I MOR V-47
360-010-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 35 HIGHLAND RESERVE WEST PAR I MOR V-47
360-010-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 36 HIGHLAND RESERVE WEST PAR I MOR V-47
360-010-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 37 HIGHLAND RESERVE WEST PAR I MOR V-47
360-010-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 38 HIGHLAND RESERVE WEST PAR I MOR V-47
360-010-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 39 HIGHLAND RESERVE WEST PAR I MOR V-47
360-010-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 40 HIGHLAND RESERVE WEST PAR I MOR V-47
360-010-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 41 HIGHLAND RESERVE WEST PAR I MOR V-47
360-010-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 42 HIGHLAND RESERVE WEST PAR I MOR V-47
360-010-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 43 HIGHLAND RESERVE WEST PAR I MOR V-47

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
360-020-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 17 HIGHLAND RESERVE WEST PAR I MOR V-47
360-020-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 18 HIGHLAND RESERVE WEST PAR I MOR V-47
360-020-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 19 HIGHLAND RESERVE WEST PAR I MOR V-47
360-020-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 20 HIGHLAND RESERVE WEST PAR I MOR V-47
360-020-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 21 HIGHLAND RESERVE WEST PAR I MOR V-47
360-020-022-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 22 HIGHLAND RESERVE WEST PAR I MOR V-47
360-020-023-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 23 HIGHLAND RESERVE WEST PAR I MOR V-47
360-020-024-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 24 HIGHLAND RESERVE WEST PAR I MOR V-47
360-020-025-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 25 HIGHLAND RESERVE WEST PAR I MOR V-47
360-020-026-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 26 HIGHLAND RESERVE WEST PAR I MOR V-47
360-020-027-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 27 HIGHLAND RESERVE WEST PAR I MOR V-47
360-020-028-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT28 HIGHLAND RESERVE WEST PAR I MOR V-47
360-020-029-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 70 HIGHLAND RESERVE WEST PAR I MOR V-47
360-020-030-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 71 HIGHLAND RESERVE WEST PAR I MOR V-47
360-020-031-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 72 HIGHLAND RESERVE WEST PAR I MOR V-47
360-020-032-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 73 HIGHLAND RESERVE WEST PAR I MOR V-47
360-020-033-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 74 HIGHLAND RESERVE WEST PAR I MOR V-47
360-020-034-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 75 HIGHLAND RESERVE WEST,PAR.I, MOR V-47
360-030-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 1 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-50
360-030-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 2 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-50
360-030-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 3 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-50
360-030-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 4 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-50
360-030-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 5 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-50
360-030-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 6 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-50
360-030-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 7 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-50
360-030-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 8 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-50
360-030-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 9 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-50
360-030-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 10 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-50
360-030-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 11 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-50
360-030-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 12 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-50
360-030-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 13 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-50
360-030-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 14 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-50
360-030-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 15 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-50
360-030-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 16 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-50
360-030-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 19 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-50
360-030-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 20 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-50
360-030-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 21 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-50
360-030-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 22 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-50
360-030-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 23 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-50
360-030-022-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 24 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-50
360-030-023-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 25 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-50
360-030-024-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 26 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-50

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North Central Roseville Specific Plan Landscaping and Lighting District
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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
360-040-026-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 52 HIGHLAND RESERVE WEST PAR E PH 2 MOR W-51
360-040-027-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 53 HIGHLAND RESERVE WEST PAR E PH 2 MOR W-51
360-040-028-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 54 HIGHLAND RESERVE WEST PAR E PH 2 MOR W-51
360-040-029-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 55 HIGHLAND RESERVE WEST PAR E PH 2 MOR W-51
360-040-030-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 56 HIGHLAND RESERVE WEST PAR E PH 2 MOR W-51
360-040-031-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 57 HIGHLAND RESERVE WEST PAR E PH 2 MOR W-51
360-040-032-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 58 HIGHLAND RESERVE WEST PAR E PH 2 MOR W-51
360-040-033-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 59 HIGHLAND RESERVE WEST PAR E PH 2 MOR W-51
360-040-034-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 60 HIGHLAND RESERVE WEST PAR E PH 2 MOR W-51
360-040-035-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 61 HIGHLAND RESERVE WEST PAR E PH 2 MOR W-51
360-040-036-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 62 HIGHLAND RESERVE WEST PAR E PH 2 MOR W-51
360-040-037-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 63 HIGHLAND RESERVE WEST PAR E PH 2 MOR W-51
360-040-038-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 64 HIGHLAND RESERVE WEST PAR E PH 2 MOR W-51
360-040-039-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 65 HIGHLAND RESERVE WEST PAR E PH 2 MOR W-51
360-040-040-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 66 HIGHLAND RESERVE WEST PAR E PH 2 MOR W-51
360-040-041-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 67 HIGHLAND RESERVE WEST PAR E PH 2 MOR W-51
360-040-042-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 68 HIGHLAND RESERVE WEST PAR E PH 2 MOR W-51
360-040-043-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 69 HIGHLAND RESERVE WEST PAR E PH 2 MOR W-51
360-040-044-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 70 HIGHLAND RESERVE WEST PAR E PH 2 MOR W-51
360-051-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 1 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-051-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 2 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-051-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 3 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-051-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 4 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-051-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 5 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-051-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 6 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-051-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 7 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-051-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 8 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-051-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 9 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-051-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 10 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-051-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 11 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-051-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 12 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-051-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 13 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-051-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 14 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-051-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 15 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-051-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 16 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-051-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 17 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-051-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 18 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-051-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 19 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-051-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 20 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-051-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 21 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-051-022-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 22 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-051-023-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 23 HIGHLAND RESERVE WEST PCLS F G&H X-62

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
360-051-024-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 24 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-051-025-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 25 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-051-026-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 26 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-051-027-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 27 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-051-028-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 28 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-051-029-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 29 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-051-032-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 32 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-051-033-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 33 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-051-034-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 34 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-051-035-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 35 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-051-036-000	Local&District - Wide	-	-	0.0	0.0	0.0	-	Drainage Easement	LOT A DRAINAGE EASEMENT X-62
360-051-037-000	Local&District - Wide	-	-	0.0	0.0	0.0	-	Open Space	LOT B OPEN SPACE X-62
360-051-038-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 30 & P 31 HIGHLAND RESV WEST PCLS F G&H X-62
360-051-039-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	POR LOT 31 HIGHLAND RESV WEST PCLS F G & H X-62
360-052-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 44 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-052-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 45 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-052-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 46 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-052-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 47 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-052-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 48 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-052-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 49 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-052-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 50 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-052-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 51 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-052-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 52 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-052-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 53 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-052-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 54 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-052-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 55 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-052-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 56 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-052-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 57 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-052-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 58 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-052-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 59 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-052-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 60 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-052-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 61 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-052-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	POR LOT 42 HIGHLAND RESV WEST PCLS F G & H X-62
360-052-022-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 43 & P 42 HIGHLAND RESV WEST PCLS F G&H X-62
360-053-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 62 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-053-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 63 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-053-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 64 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-053-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 65 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-053-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 66 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-053-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 67 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-053-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 68 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-053-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 69 HIGHLAND RESERVE WEST PCLS F G&H X-62

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360-053-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 70 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-053-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 71 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-053-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 72 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-053-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 73 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-053-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 74 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-053-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 75 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-053-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 76 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-053-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 77 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-053-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 78 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-053-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 79 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-053-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 80 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-053-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 81 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-053-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 82 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-053-022-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 83 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-054-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 84 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-054-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 85 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-054-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 86 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-054-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 89 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-054-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 90 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-054-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 91 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-054-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 92 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-054-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	POR LOT 87 HIGHLAND RESERVE WEST PARS F G & H X-62
360-054-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 88&P 87 HIGHLAND RESERVE WEST PARS F G&H X-62
360-055-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 101 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-055-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 102 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-055-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 103 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-055-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 104 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-055-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 105 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-055-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 106 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-055-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 107 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-055-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 108 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-055-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 109 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-055-010-000	Local&District - Wide	-	-	0.0	0.0	0.0	-	Open Space	POR LOT C OPEN SPACE X-62
360-060-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 36 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-060-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 37 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-060-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 38 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-060-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 39 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-060-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 40 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-060-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 41 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-060-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 93 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-060-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 94 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-060-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 95 HIGHLAND RESERVE WEST PCLS F G&H X-62

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
360-060-052-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 147 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-060-053-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 148 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-060-054-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 149 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-060-055-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 150 HIGHLAND RESERVE WEST PCLS F G&H X-62
360-060-056-000	Local&District - Wide	-	-	0.0	0.0	0.0	-	Open Space	POR LOT C OPEN SPACE X-62
360-060-057-000	Local&District - Wide	-	-	0.0	0.0	0.0	-	Open Space	LOT D OPEN SPACE X-62
360-060-058-000	Local&District - Wide	-	-	0.0	0.0	0.0	-	Open Space	LOT E OPEN SPACE X-62
361-010-001-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 1111THE RESERVES@GALLERIA PH3 CONDO 03-0137570
361-010-002-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 1112 THE RESERVES@GALLERIA PH3 CONDO 03-0137570
361-010-003-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 1113THE RESERVES@GALLERIA PH3 CONDO 03-0137570
361-010-004-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 1114THE RESERVES@GALLERIA PH3 CONDO 03-0137570
361-010-005-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 1121THE RESERVES@GALLERIA PH3 CONDO 03-0137570
361-010-006-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 1122THE RESERVES@GALLERIA PH3 CONDO 03-0137570
361-010-007-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 1123THE RESERVES@GALLERIA PH3 CONDO 03-0137570
361-010-008-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 1124THE RESERVES@GALLERIA PH3 CONDO 03-0137570
361-010-009-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 1211THE RESERVES@GALLERIA PH3 CONDO 03-0137570
361-010-010-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 1212 THE RESERVES@GALLERIA PH3 CONDO 03-0137570
361-010-011-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 1213THE RESERVES@GALLERIA PH3 CONDO 03-0137570
361-010-012-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 1214THE RESERVES@GALLERIA PH3 CONDO 03-0137570
361-010-013-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 1221THE RESERVES@GALLERIA PH3 CONDO 03-0137570
361-010-014-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 1222THE RESERVES@GALLERIA PH3 CONDO 03-0137570
361-010-015-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 1223THE RESERVES@GALLERIA PH3 CONDO 03-0137570
361-010-016-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 1224THE RESERVES@GALLERIA PH3 CONDO 03-0137570
361-010-017-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 1311THE RESERVES@GALLERIA PH3 CONDO 03-0137570
361-010-018-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 1312THE RESERVES@GALLERIA PH3 CONDO 03-0137570
361-010-019-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 1313 HE RESERVES@GALLERIA PH3 CONDO 03-0137570
361-010-020-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 1314THE RESERVES@GALLERIA PH3 CONDO 03-0137570
361-010-021-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 1321THE RESERVES@GALLERIA PH3 CONDO 03-0137570
361-010-022-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L1322 THE RESERVES@GALLERIA PH3 CONDO 03-0137570
361-010-023-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 1323THE RESERVES@GALLERIA PH3 CONDO 03-0137570
361-010-024-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 1324THE RESERVES@GALLERIA PH3 CONDO 03-0137570
361-010-025-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 1411THE RESERVES@GALLERIA PH3 CONDO 03-0137570
361-010-026-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 1412THE RESERVES@GALLERIA PH3 CONDO 03-0137570
361-010-027-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 1413THE RESERVES@GALLERIA PH3 CONDO 03-0137570
361-010-028-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 1414THE RESERVES@GALLERIA PH3 CONDO 03-0137570
361-010-029-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 1421THE RESERVES@GALLERIA PH3 CONDO 03-0137570
361-010-030-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 1422THE RESERVES@GALLERIA PH3 CONDO 03-0137570
361-010-031-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 1423THE RESERVES@GALLERIA PH3 CONDO 03-0137570
361-010-032-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LOT 1424THE RESERVES@GALLERIA PH3 CONDO 03-01375
361-010-033-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LOT 1511THE RESERVES@GALLERIA PH3 CONDO 03-01375
361-010-034-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LOT 1512THE RESERVES@GALLERIA PH3 CONDO 03-01375
361-010-035-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LOT 1513THE RESERVES@GALLERIA PH3 CONDO 03-01375

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
361-010-036-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LOT 1514THE RESERVES@GALLERIA PH3 CONDO 03-01375
361-010-037-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LOT 1521THE RESERVES@GALLERIA PH3 CONDO 03-01375
361-010-038-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LOT 1522THE RESERVES@GALLERIA PH3 CONDO 03-01375
361-010-039-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LOT 1523THE RESERVES@GALLERIA PH3 CONDO 03-01375
361-010-040-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LOT 1524THE RESERVES@GALLERIA PH3 CONDO 03-01375
361-010-041-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LOT 1611THE RESERVES@GALLERIA PH3 CONDO 03-01375
361-010-042-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LOT 1612THE RESERVES@GALLERIA PH3 CONDO 03-01375
361-010-043-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LOT 1613THE RESERVES@GALLERIA PH3 CONDO 03-01375
361-010-044-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LOT 1614THE RESERVES@GALLERIA PH3 CONDO 03-01375
361-010-045-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LOT 1621THE RESERVES@GALLERIA PH3 CONDO 03-01375
361-010-046-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LOT 1622THE RESERVES@GALLERIA PH3 CONDO 03-01375
361-010-047-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LOT 1623THE RESERVES@GALLERIA PH3 CONDO 03-01375
361-010-048-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LOT 1624 THE RESEVES@GALLERIA PH3 CONDO 03-013757
361-010-049-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LOT 1711THE RESERVES@GALLERIA PH3 CONDO 03-01375
361-010-050-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LOT 1712THE RESERVES@GALLERIA PH3 CONDO 03-01375
361-010-051-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LOT 1713THE RESERVES@GALLERIA PH3 CONDO 03-01375
361-010-052-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LOT 1714THE RESERVES@GALLERIA PH3 CONDO 03-01375
361-010-053-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LOT 1721THE RESERVES@GALLERIA PH3 CONDO 03-01375
361-010-054-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LOT 1722THE RESERVES@GALLERIA PH3 CONDO 03-01375
361-010-055-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LOT 1723THE RESERVES@GALLERIA PH3 CONDO 03-01375
361-010-056-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LOT 1724THE RESERVES@GALLERIA PH3 CONDO 03-01375
361-010-057-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LOT 1811THE RESERVES@GALLERIA PH3 CONDO 03-01375
361-010-058-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LOT 1812THE RESERVES@GALLERIA PH3 CONDO 03-01375
361-010-059-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LOT 1813THE RESERVES@GALLERIA PH3 CONDO 03-01375
361-010-060-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LOT 1814THE RESERVES@GALLERIA PH3 CONDO 03-01375
361-010-061-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LOT 1821THE RESERVES@GALLERIA PH3 CONDO 03-01375
361-010-062-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LOT 1822THE RESERVES@GALLERIA PH3 CONDO 03-01375
361-010-063-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LOT 1823 HE RESERVES@GALLERIA PH3 CONDO 03-013757
361-010-064-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LOT 1824THE RESERVES@GALLERIA PH3 CONDO 03-01375
361-010-065-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	1.0 AC LOT 6 COMMON AREA THE RESERVES@GALLERIA P
361-010-066-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	LOT 8 COMMON AREA THE RESERVES@GALLERIA PH3
361-010-067-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	LOT 9 COMMON AREA THE RESERVES@GALLERIA PH3
361-020-001-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 811 THE RESERVES @ GALLERIA PH2 CONDO 03-0137569
361-020-002-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 812 THE RESERVES @ GALLERIA PH2 CONDO 03-0137569
361-020-003-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 813 THE RESERVES @ GALLERIA PH2 CONDO 03-0137569
361-020-004-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 814 THE RESERVES @ GALLERIA PH2 CONDO 03-0137569
361-020-005-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 821 THE RESERVES @ GALLERIA PH2 CONDO 03-0137569
361-020-006-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 822 THE RESERVES @ GALLERIA PH2 CONDO 03-0137569
361-020-007-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 823 THE RESERVES @ GALLERIA PH2 CONDO 03-0137569
361-020-008-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 824 THE RESERVES @ GALLERIA PH2 CONDO 03-0137569
361-020-009-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 911 THE RESERVES @ GALLERIA PH2 CONDO 03-0137569
361-020-010-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 913 THE RESERVES @ GALLERIA PH2 CONDO 03-0137569

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
361-020-053-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2313 THE RESERVES@ GALLERIA PH2 CONDO 03-0137568
361-020-054-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2314 THE RESERVES@ GALLERIA PH2 CONDO 03-0137568
361-020-055-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2321 THE RESERVES@ GALLERIA PH2 CONDO 03-0137568
361-020-056-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2322 THE RESERVES@ GALLERIA PH2 CONDO 03-0137568
361-020-057-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2323 THE RESERVES@ GALLERIA PH2 CONDO 03-0137568
361-020-058-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2324 THE RESERVES@ GALLERIA PH2 CONDO 03-0137568
361-020-059-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	LOT 5 COMMON AREA THE RESERVES @ GALLERIA PH 2
361-020-060-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	LOT 7 COMMON AREA THE RESERVES @ GALLERIA PH 2
361-020-061-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	1.1 AC LT 10 COMMON AREA THE RESERVES@GALLERIA PH 2
361-030-001-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 211 THE RESERVES@GALLERIA PH 1B CONDO 03-0137568
361-030-002-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 212 THE RESERVES@GALLERIA PH 1B CONDO 03-0137568
361-030-003-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 213 THE RESERVES@GALLERIA PH 1B CONDO 03-0137568
361-030-004-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 214 THE RESERVES@GALLERIA PH 1B CONDO 03-0137568
361-030-005-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 221 THE RESERVES@GALLERIA PH 1B CONDO 03-0137568
361-030-006-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 222 THE RESERVES@GALLERIA PH 1B CONDO 03-0137568
361-030-007-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 223 THE RESERVES@GALLERIA PH 1B CONDO 03-0137568
361-030-008-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 224 THE RESERVES@GALLERIA PH 1B CONDO 03-0137568
361-030-009-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 311 THE RESERVES@GALLERIA PH 1B CONDO 03-0137568
361-030-010-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 312 THE RESERVES@GALLERIA PH 1B CONDO 03-0137568
361-030-011-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 313 THE RESERVES@GALLERIA PH 1B CONDO 03-0137568
361-030-012-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 314 THE RESERVES@GALLERIA PH 1B CONDO 03-0137568
361-030-013-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 321 THE RESERVES@GALLERIA PH 1B CONDO 03-0137568
361-030-014-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 322 THE RESERVES@GALLERIA PH 1B CONDO 03-0137568
361-030-015-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 323 THE RESERVES@GALLERIA PH 1B CONDO 03-0137568
361-030-016-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 324 THE RESERVES@GALLERIA PH 1B CONDO 03-0137568
361-030-017-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 411 THE RESERVES@GALLERIA PH 1B CONDO 03-0137568
361-030-018-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 412 THE RESERVES@GALLERIA PH 1B CONDO 03-0137568
361-030-019-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 413 THE RESERVES@GALLERIA PH 1B CONDO 03-0137568
361-030-020-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 414 THE RESERVES@GALLERIA PH 1B CONDO 03-0137568
361-030-021-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 421 THE RESERVES@GALLERIA PH 1B CONDO 03-0137568
361-030-022-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 422 THE RESERVES@GALLERIA PH 1B CONDO 03-0137568
361-030-023-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 423 THE RESERVES@GALLERIA PH 1B CONDO 03-0137568
361-030-024-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 424 THE RESERVES@GALLERIA PH 1B CONDO 03-0137568
361-030-025-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 511 THE RESERVES@GALLERIA PH 1B CONDO 03-0137568
361-030-026-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 512 THE RESERVES@GALLERIA PH 1B CONDO 03-0137568
361-030-027-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 513 THE RESERVES@GALLERIA PH 1B CONDO 03-0137568
361-030-028-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 514 THE RESERVES@GALLERIA PH 1B CONDO 03-0137568
361-030-029-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 521 THE RESERVES@GALLERIA PH 1B CONDO 03-0137568
361-030-030-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 522 THE RESERVES@GALLERIA PH 1B CONDO 03-0137568
361-030-031-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 523 THE RESERVES@GALLERIA PH 1B CONDO 03-0137568
361-030-032-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 524 THE RESERVES@GALLERIA PH 1B CONDO 03-0137568
361-030-033-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 611 THE RESERVES@GALLERIA PH 1B CONDO 03-0137568

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
361-030-034-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 612 THE RESERVES@GALLERIA PH 1B CONDO 03-013756
361-030-035-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 613 THE RESERVES@GALLERIA PH 1B CONDO 03-013756
361-030-036-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 614 THE RESERVES@GALLERIA PH 1B CONDO 03-013756
361-030-037-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 621 THE RESERVES@GALLERIA PH 1B CONDO 03-013756
361-030-038-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 622 THE RESERVES@GALLERIA PH 1B CONDO 03-013756
361-030-039-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 623 THE RESERVES@GALLERIA PH 1B CONDO 03-013756
361-030-040-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 624 THE RESERVES@GALLERIA PH 1B CONDO 03-013756
361-030-041-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 711 THE RESERVES@GALLERIA PH 1B CONDO 03-013756
361-030-042-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 712 THE RESERVES@GALLERIA PH 1B CONDO 03-013756
361-030-043-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 713 THE RESERVES@GALLERIA PH 1B CONDO 03-013756
361-030-044-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 714 THE RESERVES@GALLERIA PH 1B CONDO 03-013756
361-030-045-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 721 THE RESERVES@GALLERIA PH 1B CONDO 03-013756
361-030-046-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 722 THE RESERVES@GALLERIA PH 1B CONDO 03-013756
361-030-047-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 723 THE RESERVES@GALLERIA PH 1B CONDO 03-013756
361-030-048-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 724 THE RESERVES@GALLERIA PH 1B CONDO 03-013756
361-030-049-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	1.1 AC L 2 COMMON AREA THE RESERVES@GALLERIA PH1
361-030-050-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	1.4 AC L 3 COMMON AREA THE RESERVES@GALLERIA PH1
361-040-001-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2411 THE RESERVES@GALLERIA PH1A CONDO 03-013756
361-040-002-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2412 THE RESERVES@GALLERIA PH1A CONDO 03-013756
361-040-003-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2413 THE RESERVES@GALLERIA PH1A CONDO 03-013756
361-040-004-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2414 THE RESERVES@GALLERIA PH1A CONDO 03-013756
361-040-005-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2421 THE RESERVES@GALLERIA PH1A CONDO 03-013756
361-040-006-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2422 THE RESERVES@GALLERIA PH1A CONDO 03-013756
361-040-007-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2423 THE RESERVES@GALLERIA PH1A CONDO 03-013756
361-040-008-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2424 THE RESERVES@GALLERIA PH1A CONDO 03-013756
361-040-009-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2511 THE RESERVES@GALLERIA PH1A CONDO 03-013756
361-040-010-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2512 THE RESERVES@GALLERIA PH1A CONDO 03-013756
361-040-011-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2513 THE RESERVES@GALLERIA PH1A CONDO 03-013756
361-040-012-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2514 THE RESERVES@GALLERIA PH1A CONDO 03-013756
361-040-013-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2521 THE RESERVES@GALLERIA PH1A CONDO 03-013756
361-040-014-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2522 THE RESERVES@GALLERIA PH1A CONDO 03-013756
361-040-015-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2523 THE RESERVES@GALLERIA PH1A CONDO 03-013756
361-040-016-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2524 THE RESERVES@GALLERIA PH1A CONDO 03-013756
361-040-017-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2611 THE RESERVES@GALLERIA PH1A CONDO 03-013756
361-040-018-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2612 THE RESERVES@GALLERIA PH1A CONDO 03-013756
361-040-019-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2613 THE RESERVES@GALLERIA PH1A CONDO 03-013756
361-040-020-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2614 THE RESERVES@GALLERIA PH1A CONDO 03-013756
361-040-021-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2621 THE RESERVES@GALLERIA PH1A CONDO 03-013756
361-040-022-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2622 THE RESERVES@GALLERIA PH1A CONDO 03-013756
361-040-023-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2623 THE RESERVES@GALLERIA PH1A CONDO 03-013756
361-040-024-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2624 THE RESERVES@GALLERIA PH1A CONDO 03-013756
361-040-025-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2711 THE RESERVES@GALLERIA PH1A CONDO 03-013756

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361-040-026-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2712 THE RESERVES@GALLERIA PH1A CONDO 03-013756
361-040-027-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2713 THE RESERVES@GALLERIA PH1A CONDO 03-013756
361-040-028-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2714 THE RESERVES@GALLERIA PH1A CONDO 03-013756
361-040-029-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2721 THE RESERVES@GALLERIA PH1A CONDO 03-013756
361-040-030-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2722 THE RESERVES@GALLERIA PH1A CONDO 03-013756
361-040-031-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2723 THE RESERVES@GALLERIA PH1A CONDO 03-013756
361-040-032-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	L 2724 THE RESERVES@GALLERIA PH1A CONDO 03-013756
361-040-033-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	1.1 AC LT 1 COMMON AREA THE RESERVES@GALLERIA PH
361-040-034-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	L 3 COMMON AREA THE RESERVES @ GALLERIA PH 1A
361-050-001-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 211 VILLAGE OF THE GALLERIA CONDO 2005-0096026
361-050-002-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 212 VILLAGE OF THE GALLERIA CONDO 2005-0096026
361-050-003-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 213 VILLAGE OF THE GALLERIA CONDO 2005-0096026
361-050-004-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 214 VILLAGE OF THE GALLERIA CONDO 2005-0096026
361-050-005-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 215 VILLAGE OF THE GALLERIA CONDO 2005-0096026
361-050-006-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 216 VILLAGE OF THE GALLERIA CONDO 2005-0096026
361-050-007-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 217 VILLAGE OF THE GALLERIA CONDO 2005-0096026
361-050-008-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 218 VILLAGE OF THE GALLERIA CONDO 2005-0096026
361-050-009-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 221 VILLAGE OF THE GALLERIA CONDO 2005-0096026
361-050-010-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 222 VILLAGE OF THE GALLERIA CONDO 2005-0096026
361-050-011-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 223 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-012-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 224 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-013-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 225 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-014-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 226VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-015-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 227 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-016-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 228 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-017-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 233 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-018-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 234 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-019-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 235 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-020-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 236 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-021-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 411 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-022-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 412 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-023-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 413 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-024-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 414 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-025-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 415 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-026-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 416 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-027-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 417 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-028-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 418 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-029-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 421 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-030-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 422 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-031-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 423 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-032-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 424 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-033-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 425 VLG OFTHE GALLERIA CONDO PLN 05-0096026

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
361-050-034-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 426 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-035-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 427 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-036-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 428 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-037-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 433 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-038-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 434VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-039-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 435 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-040-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 436 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-041-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 611 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-042-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 612 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-043-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 613 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-044-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 614 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-045-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 615 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-046-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 616 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-047-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 617 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-048-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 618 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-049-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 621 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-050-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 622 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-051-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 623 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-052-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 624 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-053-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 625 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-054-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 626 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-055-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 627 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-056-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 628 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-057-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 633 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-058-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 634 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-059-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 635 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-060-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 636 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-050-061-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	BCA2 COM AREA VLG OFTHE GALRIA CONDO PLN05-0096026
361-050-062-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	BCA4 COM AREA VLG OFTHE GALRIA CONDO PLN05-0096026
361-050-063-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	BCA6 COM AREA VLG OFTHE GALRIA CONDO PLN05-0096026
361-050-064-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	PORACA-B COM AREA VLGOF GALRIA CONDO PLN05-0096026
361-060-001-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 511 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-002-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 512 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-003-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 513 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-004-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 514 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-005-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 515 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-006-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 516 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-007-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 517 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-008-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 518 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-009-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 521 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-010-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 522 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-011-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 523 VLG OFTHE GALLERIA CONDO PLN 05-0096026

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
361-060-012-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 524 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-013-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 525 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-014-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 526 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-015-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 527 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-016-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 528 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-017-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 533 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-018-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 534 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-019-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 535 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-020-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 536 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-021-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 711 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-022-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 712 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-023-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 713 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-024-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 714 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-025-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 715 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-026-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 716 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-027-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 717 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-028-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 718 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-029-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 721 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-030-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 722 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-031-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 723 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-032-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 724 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-033-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 725 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-034-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 726 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-035-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 727 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-036-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 728 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-037-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 733 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-038-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 734 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-039-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 735 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-040-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 736 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-041-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 911 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-042-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 912 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-043-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 913 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-044-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 914 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-045-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 915 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-046-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 916 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-047-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 917 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-048-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 918 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-049-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 921 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-050-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 922 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-051-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 923 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-052-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 924 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-053-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 925 VLG OFTHE GALLERIA CONDO PLN 05-0096026

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
361-060-054-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 926 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-055-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 927 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-056-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 928 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-057-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 933 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-058-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 934 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-059-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 935 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-060-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 936 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-061-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 811 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-062-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 812 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-063-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 813 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-064-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 814 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-065-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 815 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-066-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 816 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-067-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 817 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-068-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 818 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-069-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 821 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-070-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 822 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-071-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 823 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-072-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 824 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-073-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 825 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-074-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 826 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-075-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 827 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-076-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 828 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-077-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 833 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-078-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 834 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-079-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 835 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-080-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 836 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-060-081-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	BCA5 COM AREA VLG OFTHE GALRIA CONDO PLN05-0096026
361-060-082-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	BCA7 COM AREA VLG OFTHE GALRIA CONDO PLN05-0096026
361-060-083-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	BCA8 COM AREA VLG OFTHE GALRIA CONDO PLN05-0096026
361-060-084-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	BCA9 COM AREA VLG OFTHE GALRIA CONDO PLN05-0096026
361-060-085-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	ACA5 COM AREA VLG OFTHE GALRIA CONDO PLN05-0096026
361-070-001-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1011 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-070-002-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1012 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-070-003-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1013 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-070-004-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1014 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-070-005-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1015 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-070-006-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1016 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-070-007-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1017 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-070-008-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1018 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-070-009-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1021 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-070-010-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1022 VLG OFTHE GALLERIA CONDO PLN 05-0096026

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
361-070-053-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1225 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-070-054-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1226 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-070-055-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1227 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-070-056-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1228 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-070-057-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1233 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-070-058-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1234 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-070-059-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1235 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-070-060-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1236 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-070-061-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	BCA-10 COM AREA VLG OFTHE GALRIA CONO PLN05009602
361-070-062-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	BCA-11 COM AREA VLG OFTHE GALRIA CONO PLN05009602
361-070-063-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	BCA-12 COM AREA VLG OFTHE GALRIA CONO PLN05009602
361-070-064-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	PORACA-B COM AREA VLGOF GALRIA CONDO PLN05-00960
361-080-001-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1311 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-002-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1312 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-003-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1313 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-004-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1314 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-005-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1315 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-006-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1316 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-007-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1317 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-008-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1318 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-009-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1321 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-010-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1322 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-011-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1323 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-012-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1324 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-013-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1325 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-014-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1326 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-015-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1327 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-016-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1328 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-017-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1333 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-018-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1334 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-019-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1335 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-020-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1336 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-021-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1511 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-022-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1512 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-023-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1513 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-024-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1514 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-025-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1515 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-026-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1516 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-027-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1517 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-028-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1518 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-029-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1521 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-030-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1522 VLG OFTHE GALLERIA CONDO PLN 05-0096026

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
361-080-031-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1523 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-032-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1524 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-033-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1525 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-034-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1526 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-035-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1527 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-036-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1528 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-037-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1533 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-038-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1534 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-039-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1535 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-040-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1536 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-080-041-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	BCA-13 COM AREA VLG OFTHE GALRIA CONO PLN05009602
361-080-042-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	BCA-15 COM AREA VLG OFTHE GALRIA CONO PLN05009602
361-080-043-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	PORACA-A COM AREA VLGOF GALRIA CONDO PLN05-00960
361-080-044-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	PORACA-B COM AREA VLGOF GALRIA CONDO PLN05-00960
361-090-001-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1411 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-002-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1412 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-003-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1413 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-004-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1414 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-005-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1415 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-006-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1416 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-007-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1417 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-008-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1418 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-009-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1421 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-010-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1422 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-011-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1423 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-012-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1424 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-013-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1425 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-014-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1426 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-015-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1427 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-016-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1428 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-017-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1433 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-018-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1434 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-019-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1435 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-020-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1436 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-021-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1611 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-022-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1612 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-023-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1613 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-024-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1614 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-025-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1615 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-026-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1616 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-027-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1617 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-028-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1618 VLG OFTHE GALLERIA CONDO PLN 05-0096026

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
361-090-029-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1621 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-030-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1622 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-031-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1623 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-032-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1624 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-033-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1625 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-034-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1626 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-035-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1627 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-036-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1628 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-037-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1633 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-038-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1634 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-039-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1635 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-040-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1636 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-041-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1711 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-042-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1712 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-043-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1713 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-044-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1714 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-045-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1715 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-046-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1716 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-047-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1717 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-048-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1718 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-049-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1721 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-050-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1722 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-051-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1723 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-052-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1724 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-053-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1725 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-054-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1726 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-055-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1727 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-056-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1728 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-057-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1733 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-058-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1734 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-059-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1735 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-060-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1736 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-090-061-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	BCA-14 COM AREA VLG OFTHE GALRIA CONO PLN05009602
361-090-062-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	BCA-16 COM AREA VLG OFTHE GALRIA CONO PLN05009602
361-090-063-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	BCA-17 COM AREA VLG OFTHE GALRIA CONO PLN05009602
361-090-064-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	PORACA-A COM AREA VLG OF GALRIA CONDO PLN05-00960
361-090-065-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	PORACA-D COM AREA VLG OF GALRIA CONDO PLN05-00960
361-100-001-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 311 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-002-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 312 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-003-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 313 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-004-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 314 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-005-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 315 VLG OFTHE GALLERIA CONDO PLN 05-0096026

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
361-100-006-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 316 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-007-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 317 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-008-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 318 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-009-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 321 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-010-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 322 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-011-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 323 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-012-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 324 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-013-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 325 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-014-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 326 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-015-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 327 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-016-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 328 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-017-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 333 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-018-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 334 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-019-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 335 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-020-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 336 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-021-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1811 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-022-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1812 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-023-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1813 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-024-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1814 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-025-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1815 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-026-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1816 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-027-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1817VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-028-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1818 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-029-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1821 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-030-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1822 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-031-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1823 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-032-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1824 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-033-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1825 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-034-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1826 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-035-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1827 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-036-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1828 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-037-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1833 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-038-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1834 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-039-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1835 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-040-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1836 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-100-041-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	BCA-3 COM AREA VLG OFTHE GALRIA CONO PLN050096026
361-100-042-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	BCA-18 COM AREA VLG OFTHE GALRIA CONO PLN05009602
361-100-043-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	PORACA-D COM AREA VLGOF GALRIA CONDO PLN05-00960
361-100-044-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	PORACA-D COM AREA VLGOF GALRIA CONDO PLN05-00960
361-100-045-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	ACA-F COM AREA VLG OFTHE GALRIA CONO PLN050096026
361-110-001-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1911 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-110-002-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 1912 VLG OFTHE GALLERIA CONDO PLN 05-0096026

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
361-110-045-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 2115 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-110-046-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 2116 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-110-047-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 2117 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-110-048-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 2117 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-110-049-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 2121 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-110-050-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 2122 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-110-051-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 2123 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-110-052-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 2124 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-110-053-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 2125 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-110-054-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 2126 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-110-055-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 2127 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-110-056-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 2128 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-110-057-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 2133 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-110-058-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 2134 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-110-059-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 2135 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-110-060-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNT 2136 VLG OFTHE GALLERIA CONDO PLN 05-0096026
361-110-061-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	BCA-19 COM AREA VLG OFTHE GALRIA CONO PLN05009602
361-110-062-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	BCA-20 COM AREA VLG OFTHE GALRIA CONO PLN05009602
361-110-063-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	BCA-21 COM AREA VLG OFTHE GALRIA CONO PLN05009602
361-110-064-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	PORACA-A COM AREA VLGOF GALRIA CONDO PLN05-00960
361-110-065-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	PORACA-C COM AREA VLGOF GALRIA CONDO PLN05-00960
361-120-001-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	BCA-10 COM AREA VLG OFTHE GALRIA CONO PLN05009602
361-130-001-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114
361-140-001-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT211 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-140-002-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT212 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-140-003-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT213 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-140-004-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT214 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-140-005-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT215 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-140-006-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT216 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-140-007-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT221, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-140-008-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT222, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-140-009-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT223, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-140-010-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT224, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-140-011-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT311, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-140-012-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT312, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-140-013-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT313, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-140-014-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT314, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-140-015-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT315, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-140-016-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT316, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-140-017-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT321, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-140-018-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT322, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-140-019-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT323, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
361-140-020-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT324, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-140-021-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT411, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-140-022-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT412, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-140-023-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT413, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-140-024-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT414, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-140-025-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT415, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-140-026-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT416, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-140-027-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT421, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-140-028-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT422, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-140-029-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT423, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-140-030-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT424, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-140-031-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114
361-140-032-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114
361-140-033-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114
361-150-001-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	LT1, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-150-002-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT521, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-150-003-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT522, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-150-004-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT621, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-150-005-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT622, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-150-006-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT711, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-150-007-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT712, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-150-008-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT713, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-150-009-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT714, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-150-010-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT715, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-150-011-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT716, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-150-012-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT717, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-150-013-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT718, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-150-014-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT721, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-150-015-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT722, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-150-016-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT723, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-150-017-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT724, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-150-018-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT725, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-150-019-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT726, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-150-020-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT727, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-150-021-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT728, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-150-022-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114
361-150-023-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114
361-150-024-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114
361-150-025-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114
361-160-001-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT811, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-160-002-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT812, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-160-003-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT813, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711

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361-160-004-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT814, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-160-005-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT815, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-160-006-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT816, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-160-007-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT817, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-160-008-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT818, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-160-009-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT821, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-160-010-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT822, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-160-011-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT823, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-160-012-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT824, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-160-013-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT825, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-160-014-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT826, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-160-015-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT827, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-160-016-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT828, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-160-017-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT911, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-160-018-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT912, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-160-019-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT913, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-160-020-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT914, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-160-021-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT915, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-160-022-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT916, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-160-023-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT917, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-160-024-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT918, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-160-025-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT921, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-160-026-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT922, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-160-027-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT923, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-160-028-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT924, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-160-029-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT925, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-160-030-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT926, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-160-031-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT927, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-160-032-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT928, CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-160-033-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1111, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-160-034-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1112, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-160-035-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1113, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-160-036-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1114, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-160-037-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1115, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-160-038-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1116, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-160-039-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1117, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-160-040-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1118, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-160-041-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1121, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-160-042-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1122, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-160-043-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1123, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-160-044-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1124, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-160-045-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1125, CONDO PLAN VENU@GALLERIA, DOC#2006-011471

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
361-160-046-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1126, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-160-047-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1127, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-160-048-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1128, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-160-049-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114
361-160-050-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114
361-160-051-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114
361-170-001-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1011, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-170-002-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1012, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-170-003-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1013, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-170-004-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1014, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-170-005-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1015, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-170-006-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1016, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-170-007-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1017, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-170-008-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1018, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-170-009-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1021, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-170-010-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1022, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-170-011-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1023, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-170-012-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1024, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-170-013-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1025, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-170-014-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1026, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-170-015-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1027, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-170-016-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1028, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-170-017-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1421, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-170-018-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1422, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-170-019-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1521, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-170-020-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1522, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-170-021-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1711, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-170-022-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1712, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-170-023-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1713, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-170-024-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1714, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-170-025-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1715, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-170-026-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1716, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-170-027-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1717, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-170-028-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1718, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-170-029-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1721, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-170-030-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1722, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-170-031-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1723, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-170-032-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1724, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-170-033-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1725, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-170-034-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1726, CONDO PLAN VENU@GALLERIA, DOC#2006-011471
361-170-035-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1727 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-170-036-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1728 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
361-170-037-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2611 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-170-038-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2612 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-170-039-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2613 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-170-040-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2614 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-170-041-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2615 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-170-042-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2616 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-170-043-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2617 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-170-044-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2618 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-170-045-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2621 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-170-046-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2622 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-170-047-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2623 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-170-048-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2624 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-170-049-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2625 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-170-050-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2626 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-170-051-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2627 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-170-052-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2628 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-170-053-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114
361-170-054-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114
361-170-055-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114
361-170-056-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114
361-170-057-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114
361-180-001-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1211 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-180-002-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1212 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-180-003-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1213 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-180-004-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1214 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-180-005-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1215 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-180-006-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1216 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-180-007-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1217 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-180-008-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1218 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-180-009-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1221 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-180-010-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1222 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-180-011-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1223 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-180-012-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1224 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-180-013-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1225 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-180-014-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1226 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-180-015-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1227 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-180-016-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1228 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-180-017-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1311 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-180-018-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1312 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-180-019-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1313 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-180-020-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1314 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-180-021-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1321 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
361-180-022-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1322 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-180-023-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1323 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-180-024-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1324 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-180-025-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1611 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-180-026-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1612 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-180-027-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1613 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-180-028-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1614 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-180-029-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1615 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-180-030-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1616 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-180-031-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1621 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-180-032-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1622 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-180-033-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1623 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-180-034-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1624 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-180-035-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114
361-180-036-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114
361-180-037-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114
361-190-001-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1811 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-190-002-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1812 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-190-003-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1813 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-190-004-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1814 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-190-005-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1815 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-190-006-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1816 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-190-007-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1821 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-190-008-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1822 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-190-009-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1823 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-190-010-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1824 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-190-011-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2421 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-190-012-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2422 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-190-013-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2111 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-190-014-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2112 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-190-015-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2113 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-190-016-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2114 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-190-017-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2115 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-190-018-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2116 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-190-019-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2121 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-190-020-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2122 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-190-021-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2123 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-190-022-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2124 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-190-023-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2125 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-190-024-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2126 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-190-025-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114
361-190-026-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114

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361-190-027-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114
361-200-001-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1911 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-200-002-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1912 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-200-003-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1913 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-200-004-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1914 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-200-005-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1915 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-200-006-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1916 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-200-007-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1921 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-200-008-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1922 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-200-009-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1923 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-200-010-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT1924 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-200-011-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2011 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-200-012-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2012 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-200-013-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2013 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-200-014-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2014 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-200-015-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2015 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-200-016-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2016 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-200-017-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2021 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-200-018-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2022 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-200-019-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2023 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-200-020-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2024 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-200-021-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2211 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-200-022-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2212 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-200-023-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2213 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-200-024-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2214 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-200-025-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2215 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-200-026-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2216 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-200-027-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2221 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-200-028-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2222 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-200-029-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2223 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-200-030-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2224 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-200-031-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114
361-200-032-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114
361-200-033-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114
361-210-001-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2311 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-210-002-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2312 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-210-003-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2313 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-210-004-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2314 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-210-005-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2315 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-210-006-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2316 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-210-007-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2321 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-210-008-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2322 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711

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361-210-009-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2323 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-210-010-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2324 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-210-011-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2511 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-210-012-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2512 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-210-013-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2513 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-210-014-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2514 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-210-015-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2515 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-210-016-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2516 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-210-017-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2521 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-210-018-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2522 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-210-019-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2523 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-210-020-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	LT2524 CONDO PLAN VENU@GALLERIA, DOC#2006-0114711
361-210-021-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114
361-210-022-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114
361-220-001-000	District - Wide	68.38	68.40	1.141	0.0	0.0	0.1630	Non Residential	L100 CNDO PLAN SHEA CTR RSVL OFC CNDO PRJ #0137260
361-220-002-000	District - Wide	91.68	91.69	1.5295	0.0	0.0	0.2185	Non Residential	L110 CNDO PLAN SHEA CTR RSVL OFC CNDO PRJ #0137260
361-220-003-000	District - Wide	44.94	44.94	0.7497	0.0	0.0	0.1071	Non Residential	L120 CNDO PLAN SHEA CTR RSVL OFC CNDO PRJ #0137260
361-220-004-000	District - Wide	61.34	61.35	1.0234	0.0	0.0	0.1462	Non Residential	L130 CNDO PLAN SHEA CTR RSVL OFC CNDO PRJ #0137260
361-220-005-000	District - Wide	49.50	49.52	0.826	0.0	0.0	0.1180	Non Residential	L140 CNDO PLAN SHEA CTR RSVL OFC CNDO PRJ #0137260
361-220-006-000	District - Wide	49.30	49.31	0.8225	0.0	0.0	0.1175	Non Residential	L150 CNDO PLAN SHEA CTR RSVL OFC CNDO PRJ #0137260
361-220-007-000	District - Wide	42.00	42.00	0.7007	0.0	0.0	0.1001	Non Residential	L160 CNDO PLAN SHEA CTR RSVL OFC CNDO PRJ #0137260
361-220-008-000	District - Wide	51.68	51.70	0.8624	0.0	0.0	0.1232	Non Residential	L170 CNDO PLAN SHEA CTR RSVL OFC CNDO PRJ #0137260
361-220-009-000	District - Wide	81.74	81.74	1.3636	0.0	0.0	0.1948	Non Residential	L190 CNDO PLAN SHEA CTR RSVL OFC CNDO PRJ #0137260
361-220-010-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	BLDG CMN AREA SHEA CTR RSVL OFC CNDO PRJ #0137260
361-220-011-000	District - Wide	68.38	68.40	1.141	0.0	0.0	0.1630	Non Residential	L200 CNDO PLAN SHEA CTR RSVL OFC CNDO PRJ #0137260
361-220-012-000	District - Wide	38.22	38.23	0.6377	0.0	0.0	0.0911	Non Residential	L205 CNDO PLAN SHEA CTR RSVL OFC CNDO PRJ #0137260
361-220-013-000	District - Wide	40.06	40.07	0.6685	0.0	0.0	0.0955	Non Residential	L210 CNDO PLAN SHEA CTR RSVL OFC CNDO PRJ #0137260
361-220-014-000	District - Wide	46.24	46.24	0.7714	0.0	0.0	0.1102	Non Residential	L220 CNDO PLAN SHEA CTR RSVL OFC CNDO PRJ #0137260
361-220-015-000	District - Wide	68.22	68.23	1.1382	0.0	0.0	0.1626	Non Residential	L230 CNDO PLAN SHEA CTR RSVL OFC CNDO PRJ #0137260
361-220-016-000	District - Wide	56.98	56.98	0.9506	0.0	0.0	0.1358	Non Residential	L240 CNDO PLAN SHEA CTR RSVL OFC CNDO PRJ #0137260
361-220-017-000	District - Wide	44.46	44.48	0.742	0.0	0.0	0.1060	Non Residential	L250 CNDO PLAN SHEA CTR RSVL OFC CNDO PRJ #0137260
361-220-018-000	District - Wide	54.76	54.76	0.9135	0.0	0.0	0.1305	Non Residential	L260 CNDO PLAN SHEA CTR RSVL OFC CNDO PRJ #0137260
361-220-021-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	BLDG CMN AREA SHEA CTR RSVL OFC CNDO PRJ #0137260
361-220-022-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	2.6A/L2 CMNAREA SHEA CTR RSV OFC CNDO PRJ #0137260
361-220-023-000	District - Wide	70.00	70.02	1.168	0.0	0.0	0.1669	Non Residential	L270 &POR L290CNDO PLAN SHEA CTR RSVL OFC #0137260
361-220-024-000	District - Wide	68.96	68.96	1.1504	0.0	0.0	0.1643	Non Residential	POR L290 CNDO PLAN SHEA CTR RSVL OFC CDO #0137260
361-230-001-000	District - Wide	1,007.08	1,007.08	16.8	0.0	0.0	2.4000	Non Residential	2.4 AC PAR 1 PMOR 34-93
361-230-002-000	District - Wide	1,258.84	1,258.86	21.0	0.0	0.0	3.0000	Non Residential	3.0 AC PAR 2 PMOR 34-93
361-230-003-000	District - Wide	513.48	513.49	8.5659	0.0	0.0	1.2237	Non Residential	PAR 3 PMOR 34-93
361-230-004-000	District - Wide	515.92	515.92	8.6065	0.0	0.0	1.2295	Non Residential	PAR 4 PMOR 34-93
361-230-005-000	District - Wide	533.92	533.92	8.9068	0.0	0.0	1.2724	Non Residential	PAR 5 PMOR 34-93
361-230-006-000	District - Wide	625.52	625.53	10.4349	0.0	0.0	1.4907	Non Residential	PAR 6 PMOR 34-93

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361-230-007-000	District - Wide	597.32	597.33	9.9645	0.0	0.0	1.4235	Non Residential	PAR 7 PMOR 34-93
361-230-008-000	District - Wide	320.28	320.29	5.3431	0.0	0.0	0.7633	Non Residential	PAR 8 PMOR 34-93
361-230-009-000	District - Wide	984.62	984.63	16.4255	0.0	0.0	2.3465	Non Residential	PAR 9 PMOR 34-93
361-230-010-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	7.1 AC PAR 10 COMMON AREA PMOR 34-93
361-230-011-000	District - Wide	28.10	28.11	0.469	0.0	0.0	0.0670	Non Residential	POR PAR 40C PMOR 32-89
362-010-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 54 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 55 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 56 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 57 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 58 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 59 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 60 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 61 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 62 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 63 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 64 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 65 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 66 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 67 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 68 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 69 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 70 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 71 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 72 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 73 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 74 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-022-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 75 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-023-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 76 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-024-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 77 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-025-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 78 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-026-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 79 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-027-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 80 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-028-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 81 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-029-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 82 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-030-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 83 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-031-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 84 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-032-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 85 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-033-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 86 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-034-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 87 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-035-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 88 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-036-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 89 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-010-037-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 90 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
362-020-032-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 44 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-020-033-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 45 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-020-034-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 46 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-020-035-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 47 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-020-036-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 48 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-020-037-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 49 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-020-038-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 50 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-020-039-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 51 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-020-040-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 52 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-020-041-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 53 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-030-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 32 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-030-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 33 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-030-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 34 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-030-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 35 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-030-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 36 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-030-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 37 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-030-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 38 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-030-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 39 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-030-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 40 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-030-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 41 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-030-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 42 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-030-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 43 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76
362-040-001-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 1 CONDO PLAN FOR VILLEMONT, DOC 2005-0170369
362-040-002-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 2 CONDO PLAN FOR VILLEMONT, DOC 2005-0170369
362-040-003-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 3 CONDO PLAN FOR VILLEMONT, DOC 2005-0170369
362-040-004-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 4 CONDO PLAN FOR VILLEMONT, DOC 2005-0170369
362-040-005-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 5 CONDO PLAN FOR VILLEMONT, DOC 2005-0170369
362-040-006-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 6 CONDO PLAN FOR VILLEMONT, DOC 2005-0170369
362-040-007-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 7 CONDO PLAN FOR VILLEMONT, DOC 2005-0170369
362-040-008-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 8 CONDO PLAN FOR VILLEMONT, DOC 2005-0170369
362-040-009-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 9 CONDO PLAN FOR VILLEMONT, DOC 2005-0170369
362-040-010-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 10 CONDO PLAN FOR VILLEMONT, DOC 2005-0170369
362-040-011-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 11 CONDO PLAN FOR VILLEMONT, DOC 2005-0170369
362-040-012-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 12 CONDO PLAN FOR VILLEMONT, DOC 2005-0170369
362-040-013-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 13 CONDO PLAN FOR VILLEMONT, DOC 2005-0170369
362-040-014-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 14 CONDO PLAN FOR VILLEMONT, DOC 2005-0170369
362-040-015-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 15 CONDO PLAN FOR VILLEMONT, DOC 2005-0170369
362-040-016-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 16 CONDO PLAN FOR VILLEMONT, DOC 2005-0170369
362-040-017-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 17 CONDO PLAN FOR VILLEMONT, DOC 2005-0170369
362-040-018-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 18 CONDO PLAN FOR VILLEMONT, DOC 2005-0170369
362-040-019-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 19 CONDO PLAN FOR VILLEMONT, DOC 2005-0170369
362-040-020-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 20 CONDO PLAN FOR VILLEMONT, DOC 2005-0170369

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
362-080-003-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 58 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-004-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 59 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-005-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 60 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-006-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 61 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-007-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 62 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-008-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 63 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-009-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 64 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-010-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 65 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-011-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 66 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-012-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 67 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-013-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 68 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-014-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 69 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-015-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 70 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-016-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 71 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-017-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 72 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-018-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 73 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-019-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 74 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-020-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 75 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-021-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 76 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-022-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 77 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-023-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 78 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-024-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 79 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-025-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 80 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-026-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 81 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-027-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 82 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-028-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 83 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-029-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 215 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-030-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 216 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-031-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 217 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-032-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 218 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-033-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 219 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-034-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 220 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-035-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 221 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-036-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 222 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-037-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 223 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-038-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 224 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-039-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 225 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-040-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 226 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-041-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 227 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-042-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 228 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-043-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 229 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-044-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 230 CONDO PLAN FOR VILLEMONT DOC 2005-0170369

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362-080-045-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 231 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-046-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 232 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-047-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 233 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-048-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 234 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-049-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 235 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-050-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 236 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-051-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 237 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-052-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 238 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-053-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 239 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-054-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 240 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-055-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 241 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-056-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 242 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-057-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 243 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-058-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 244 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-059-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 245 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-060-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 246 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-061-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 247 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
362-080-062-000	District - Wide	35.96	35.97	0.6	0.0	1.0	-	MF Residential	UNIT 248 CONDO PLAN FOR VILLEMONT DOC 2005-0170369
363-011-001-000	District - Wide	11,669.58	11,669.59	194.67	0.0	273.0	4.4100	Mixed Use	14.9 AC P LOTS42&42BHIGHLAND RESR PHVII LG LT U-50
363-011-002-000	District - Wide	1,265.76	1,265.78	21.1155	0.0	0.0	3.0165	Non Residential	3.0 AC PAR 1 PMOR 32-12
363-011-003-000	District - Wide	2,109.62	2,109.63	35.1925	0.0	0.0	5.0275	Non Residential	5.0 AC PAR 2 PMOR 32-12
363-011-004-000	District - Wide	1,265.76	1,265.78	21.1155	0.0	0.0	3.0165	Non Residential	3.0 AC PAR 3 PMOR 32-12
363-011-005-000	District - Wide	1,392.32	1,392.34	23.2267	0.0	0.0	3.3181	Non Residential	3.3 AC PAR 4 PMOR 32-12
363-011-006-000	District - Wide	1,223.56	1,223.57	20.4113	0.0	0.0	2.9159	Non Residential	2.9 AC PAR 5 PMOR 32-12
363-011-007-000	District - Wide	2,194.00	2,194.02	36.6002	0.0	0.0	5.2286	Non Residential	5.2 AC PAR 6 PMOR 32-12
363-011-008-000	District - Wide	1,392.32	1,392.34	23.2267	0.0	0.0	3.3181	Non Residential	3.3 AC PAR 8 PMOR 32-12
363-011-009-000	District - Wide	1,518.92	1,518.94	25.3386	0.0	0.0	3.6198	Non Residential	3.6 AC PAR 9 PMOR 32-12
363-011-010-000	District - Wide	1,350.16	1,350.16	22.5232	0.0	0.0	3.2176	Non Residential	3.2 AC PAR 1 PMOR 33-10
363-011-011-000	District - Wide	548.48	548.48	9.1497	0.0	0.0	1.3071	Non Residential	1.3 AC PAR 11 PMOR 32-12
363-011-013-000	District - Wide	3,317.24	3,317.25	55.3378	0.0	0.0	7.9054	Non Residential	7.9AC PAR 40B PMOR 32-89
363-011-014-000	District - Wide	2,813.36	2,813.37	46.9322	0.0	0.0	6.7046	Non Residential	6.7AC PAR 40D PMOR 32-89
363-011-016-000	District - Wide	953.88	953.88	15.9125	0.0	0.0	2.2732	Non Residential	1.8 AC PAR A THE GALLERIA AT RSVL REGNL MALL W-2
363-011-017-000	District - Wide	847.88	847.89	14.1444	0.0	0.0	2.0206	Non Residential	1.6 AC PAR B-1 PMOR 30-73
363-011-018-000	District - Wide	423.94	423.95	7.0722	0.0	0.0	1.0103	Non Residential	PAR B-2 PMOR 30-73
363-011-019-000	District - Wide	847.88	847.89	14.1444	0.0	0.0	2.0206	Non Residential	1.6 AC PAR C THE GALLERIA AT RSVL REGNL MALL W-2
363-011-022-000	District - Wide	-	-	0.0	0.0	0.0	-	Landscaping	6.0 PAR F THE GALLERIA AT RSVL REGNL MALL W-2
363-011-031-000	District - Wide	741.90	741.91	12.3764	0.0	0.0	1.7681	Non Residential	1.4 AC PAR O THE GALLERIA AT RSVL REGNL MALL W-2
363-011-032-000	District - Wide	-	-	0.0	0.0	0.0	-	Landscaping	2.3 AC PAR P THE GALLERIA AT RSVL REGNL MALL W-2
363-011-034-000	District - Wide	211.96	211.97	3.5361	0.0	0.0	0.5052	Non Residential	PAR 14 PMOR 35-11 GALLERIA AT ROSEVILLE
363-011-035-000	District - Wide	4,133.48	4,133.48	68.954	0.0	0.0	9.8506	Non Residential	7.8 AC PAR 13 PMOR 35-11 GALLERIA AT ROSEVILLE
363-011-036-000	District - Wide	1,271.82	1,271.84	21.2166	0.0	0.0	3.0309	Non Residential	2.4 AC PAR T THE GALLERIA AT RSVL REGNL MALL W-2
363-011-037-000	District - Wide	-	-	0.0	0.0	0.0	-	Landscaping & Future Parking Arr	4.3 AC PAR U THE GALLERIA AT RSVL REGNL MALL W-2

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363-011-040-000	District - Wide	8,847.94	8,847.96	147.6	0.0	246.0	-	MF Residential	12.1 AC PAR 1 PMOR 30-75
363-011-043-000	District - Wide	-	-	0.0	0.0	0.0	-	Park	1.5 AC POR LOT 54B COMMON AREA - PARKLAND
363-011-044-000	District - Wide	-	-	0.0	0.0	0.0	-	Park	POR LOT 54A COMMON AREA - PARKLAND
363-011-045-000	District - Wide	-	-	0.0	0.0	0.0	-	Public ROW	LOT A OPEN SPACE MOR Z-24 THE RESERVES AT GALLERIA
363-011-046-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	LOT 12 THE RESERVES AT GALLERIA
363-011-047-000	District - Wide	8,632.14	8,632.15	144.0	0.0	240.0	-	MF Residential	20.4AC L44 REGIONAL 65 CENTRE
363-011-049-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	LOT 11 THE RESERVES AT GALLERIA
363-011-050-000	District - Wide	-	-	0.0	0.0	0.0	-	Public ROW	LOT B OPEN SPACE MOR Z-24 THE RESERVES AT GALLERIA
363-011-054-000	District - Wide	587.46	587.47	9.8	0.0	0.0	1.4000	Non Residential	1.4 AC POR L39B REGIONAL 65 CENTER
363-011-057-000	District - Wide	9,390.96	9,390.98	156.6586	0.0	0.0	22.3798	Non Residential	19.5AC POR L39A & POR ROW REGIONAL 65 CENTER R-24
363-011-058-000	District - Wide	545.50	545.50	9.1	0.0	0.0	1.3000	Non Residential	1.3AC POR L39B & POR ROW REGIONAL 65 CENTER R-24
363-011-064-000	District - Wide	1,029.52	1,029.53	17.1745	0.0	0.0	2.4535	Non Residential	2.1 AC PAR 3 PMOR 35-11 GALLERIA AT ROSEVILLE
363-011-071-000	District - Wide	204.56	204.56	3.4125	0.0	0.0	0.4875	Non Residential	PAR 7 PMOR 35-11 GALLERIA AT ROSEVILLE
363-011-077-000	District - Wide	483.60	483.61	8.0675	0.0	0.0	1.1525	Non Residential	PAR 11 PMOR 35-11 GALLERIA @ ROSEVILLE
363-011-078-000	District - Wide	1,308.58	1,308.58	21.8295	0.0	0.0	3.1185	Non Residential	2.7 AC PAR 12 PMOR 35-11 GALLERIA AT ROSEVILLE
363-011-079-000	District - Wide	7,597.60	7,597.61	126.742	0.0	0.0	18.1060	Non Residential	15.8 AC PAR 1 PMOR 35-11 GALLERIA AT ROSEVILLE
363-011-080-000	District - Wide	3,701.36	3,701.37	61.7456	0.0	0.0	8.8208	Non Residential	7.7 AC PAR 2 PMOR 35-11 GALLERIA AT ROSEVILLE
363-011-081-000	District - Wide	2,349.86	2,349.86	39.2	0.0	0.0	5.6000	Non Residential	5.6 AC PAR 5 PMOR 35-11 GALLERIA AT ROSEVILLE
363-011-082-000	District - Wide	4,807.86	4,807.86	80.2039	0.0	0.0	11.4577	Non Residential	10.0 AC PAR 6 GALLERIA AT ROSEVILLE
363-011-083-000	District - Wide	3,175.20	3,175.21	52.9683	0.0	0.0	7.5669	Non Residential	6.6 AC PAR 8 PMOR 35-11 GALLERIA AT ROSEVILLE
363-011-084-000	District - Wide	1,250.84	1,250.84	20.8663	0.0	0.0	2.9809	Non Residential	2.6 AC PAR 10 PMOR 35-11 GALLERIA AT ROSEVILLE
363-011-085-000	District - Wide	3,147.12	3,147.14	52.5	0.0	0.0	7.5000	Non Residential	7.5 AC PAR 1 PMOR 35-55
363-011-086-000	District - Wide	4,615.80	4,615.80	77.0	0.0	0.0	11.0000	Non Residential	11.0 AC PAR 2 PMOR 35-5532 89
363-011-087-000	District - Wide	134.26	134.28	2.24	0.0	0.0	0.3200	Non Residential	PAR 1 PMOR 35-69
363-011-088-000	District - Wide	12,114.38	12,114.39	202.09	0.0	0.0	28.8700	Non Residential	28.9 AC PAR 2 PMOR 35-69
X363-020-043-000	District - Wide	9,291.18	9,291.19	154.994	0.0	0.0	22.1420	Non Residential	27.6 AC PAR A PMOR 31-118
X363-020-044-000	District - Wide	6,732.72	6,732.74	112.3143	0.0	0.0	16.0449	Non Residential	20.0 AC PAR B PMOR 31-118
X363-020-045-000	District - Wide	336.64	336.66	5.6161	0.0	0.0	0.8023	Non Residential	1.0 AC PAR C PMOR 31-118
X363-020-050-000	District - Wide	502.52	502.54	8.3832	0.0	0.0	1.1976	Non Residential	1.1 AC PAR 1 PMOR 31-146
X363-020-052-000	District - Wide	2,923.76	2,923.78	48.7739	0.0	0.0	6.9677	Non Residential	6.4 AC PAR 3 PMOR 31-146
X363-020-053-000	District - Wide	3,334.96	3,334.96	55.6332	0.0	0.0	7.9476	Non Residential	7.3 AC PAR 4 PMOR 31-146
X363-020-054-000	District - Wide	1,370.50	1,370.52	22.8627	0.0	0.0	3.2661	Non Residential	3.0 AC PAR 5 PMOR 31-146
C363-020-055-000	District - Wide	593.24	593.26	9.8966	0.0	0.0	1.4138	Non Residential	1.8 AC PAR E - PMOR 32-50
C363-020-056-000	District - Wide	659.00	659.01	10.9935	0.0	0.0	1.5705	Non Residential	2.0 AC PAR F - PMOR 32-50
C363-020-057-000	District - Wide	395.40	395.41	6.5961	0.0	0.0	0.9423	Non Residential	1.2 AC PAR G - PMOR 32-50
C363-020-058-000	District - Wide	428.26	428.26	7.1442	0.0	0.0	1.0206	Non Residential	1.3 AC PAR H - PMOR 32-50
C363-020-059-000	District - Wide	362.54	362.55	6.048	0.0	0.0	0.8640	Non Residential	1.1 AC PAR I - PMOR 32-50
C363-020-060-000	District - Wide	692.20	692.20	11.5472	0.0	0.0	1.6496	Non Residential	2.1 AC PAR J - PMOR 32-50
X363-020-064-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	14.3A COMM AREA CONDO PLN FOR VILLEMONT 05-0170361
X363-020-065-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	11.7A COMM AREA CONDO PLN FOR VILLEMONT 05-0170361
X363-020-067-000	District - Wide	132.50	132.52	2.2106	0.0	0.0	0.3158	Non Residential	POR PAR 3 PMOR 33-122
X363-020-072-000	District - Wide	397.54	397.55	6.6318	0.0	0.0	0.9474	Non Residential	PAR 4 PMOR 33-94

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X363-020-074-000	District - Wide	971.74	971.75	16.2106	0.0	0.0	2.3158	Non Residential	2.2 AC PAR2 PMOR 33-122
X363-020-075-000	District - Wide	883.42	883.42	14.7371	0.0	0.0	2.1053	Non Residential	2.0 AC POR PAR 3 PMOR 33-122
X363-020-077-000	District - Wide	3,197.90	3,197.91	53.347	0.0	0.0	7.6210	Non Residential	7.0 AC POR PAR 2 PMOR 31-146
X363-020-079-000	District - Wide	441.68	441.69	7.3682	0.0	0.0	1.0526	Non Residential	POR PAR 3 PMOR 33-94
X363-020-081-000	District - Wide	441.68	441.69	7.3682	0.0	0.0	1.0526	Non Residential	POR PAR 1 PMOR 33-122
X363-020-083-000	District - Wide	485.86	485.88	8.1053	0.0	0.0	1.1579	Non Residential	1.1 AC POR PAR 2 PMOR 33-94
X363-020-085-000	District - Wide	441.68	441.69	7.3682	0.0	0.0	1.0526	Non Residential	1.0 AC POR PAR 4 PMOR 33-122
363-020-087-000	District - Wide	1,053.24	1,053.24	17.57	0.0	0.0	2.5100	Non Residential	2.5 AC LOT 1 NCRSP- PAR 49 SUB MOR DD-34
X363-020-088-000	District - Wide	1,447.68	1,447.68	24.15	0.0	0.0	3.4500	Non Residential	3.5 AC LOT 2 NCRSP- PAR 49 SUB MOR DD-34
363-020-089-000	District - Wide	1,665.88	1,665.89	27.79	0.0	0.0	3.9700	Non Residential	4.0 AC LOT 3 NCRSP- PAR 49 SUB MOR DD-34
363-020-090-000	District - Wide	1,049.04	1,049.05	17.5	0.0	0.0	2.5000	Non Residential	2.5 AC LOT 4 NCRSP- PAR 49 SUB MOR DD-34
363-020-091-000	District - Wide	591.66	591.66	9.87	0.0	0.0	1.4100	Non Residential	1.4 AC LOT 5 NCRSP- PAR 49 SUB MOR DD-34
X363-020-092-000	District - Wide	935.74	935.75	15.61	0.0	0.0	2.2300	Non Residential	2.2 AC LOT 6 NCRSP- PAR 49 SUB MOR DD-34
X363-020-093-000	District - Wide	1,976.40	1,976.40	32.97	0.0	0.0	4.7100	Non Residential	4.7 AC LOT 7 NCRSP- PAR 49 SUB MOR DD-34
X363-020-094-000	District - Wide	4,834.00	4,834.01	80.64	0.0	0.0	11.5200	Non Residential	11.5 AC LOT 8 NCRSP- PAR 49 SUB MOR DD-34
X363-020-095-000	District - Wide	10,893.28	10,893.30	181.72	0.0	0.0	25.9600	Non Residential	25.9 AC LOT 9 NCRSP- PAR 49 SUB MOR DD-34
363-030-064-000	District - Wide	4,628.60	4,628.60	77.2135	0.0	0.0	11.0305	Non Residential	11.7 AC POR LOT 32 & 42 REGIONAL 65 CENTRE
363-030-070-000	District - Wide	2,691.08	2,691.10	44.8924	0.0	0.0	6.4132	Non Residential	POR PAR 1 PMOR 31-31
363-030-071-000	District - Wide	1,064.14	1,064.15	17.752	0.0	0.0	2.5360	Non Residential	POR PAR 4 PMOR 31-31
363-030-073-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	5.0 AC POR PAR 1 PMOR 31-31
363-030-074-000	District - Wide	386.66	386.68	6.4505	0.0	0.0	0.9215	Non Residential	PAR 2 PMOR 31-31
363-030-075-000	District - Wide	693.66	693.67	11.5717	0.0	0.0	1.6531	Non Residential	1.6 AC PAR 3 PMOR 31-31
363-030-076-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	1.8 AC POR PAR 4 PMOR 31-31
363-030-077-000	District - Wide	-	-	0.0	0.0	0.0	-	Common Area	POR PAR 4 PMOR 31-31
363-030-078-000	District - Wide	382.44	382.44	6.3798	0.0	0.0	0.9114	Non Residential	PAR 5 PMOR 31-31
363-030-079-000	District - Wide	268.58	268.60	4.4807	0.0	0.0	0.6401	Non Residential	PAR 6 PMOR 31-31
363-030-080-000	District - Wide	369.64	369.64	6.1663	0.0	0.0	0.8809	Non Residential	PAR 7 PMOR 31-31
363-030-081-000	District - Wide	6,617.98	6,617.98	110.4	0.0	184.0	-	MF Residential	8.5 AC P LOT 21B HIGHLAND RESERVE PH VIII MOR U-50
363-030-082-000	District - Wide	457.54	457.55	7.6328	0.0	0.0	1.0904	Non Residential	1.0 AC POR LOT 47 REGIONAL 65 CENTRE
363-030-089-000	District - Wide	686.62	686.63	11.4543	0.0	0.0	1.6363	Non Residential	1.6 AC PAR 1 PMOR 34-132
363-030-090-000	District - Wide	772.46	772.46	12.8861	0.0	0.0	1.8409	Non Residential	1.8 AC PAR 2 PMOR 34-132
363-040-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 1 HIGHLAND RESERVE WEST PARCEL N S-42
363-040-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 2 HIGHLAND RESERVE WEST PARCEL N S-42
363-040-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 3 HIGHLAND RESERVE WEST PARCEL N S-42
363-040-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 4 HIGHLAND RESERVE WEST PARCEL N S-42
363-040-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 5 HIGHLAND RESERVE WEST PARCEL N S-42
363-040-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 6 HIGHLAND RESERVE WEST PARCEL N S-42
363-040-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 7 HIGHLAND RESERVE WEST PARCEL N S-42
363-040-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 8 HIGHLAND RESERVE WEST PARCEL N S-42
363-040-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 9 HIGHLAND RESERVE WEST PARCEL N S-42
363-040-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 10 HIGHLAND RESERVE WEST PARCEL N S-42
363-040-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 11 HIGHLAND RESERVE WEST PARCEL N S-42

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363-040-060-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 52 HIGHLAND RESERVE WEST PARCEL N PH B S-84
363-040-061-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 53 HIGHLAND RESERVE WEST PARCEL N PH B S-84
363-040-062-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 54 HIGHLAND RESERVE WEST PARCEL N PH B S-84
363-040-063-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 55 HIGHLAND RESERVE WEST PARCEL N PH B S-84
363-040-064-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 56 HIGHLAND RESERVE WEST PARCEL N PH B S-84
363-040-065-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 57 HIGHLAND RESERVE WEST PARCEL N PH B S-84
363-040-066-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 58 HIGHLAND RESERVE WEST PARCEL N PH B S-84
363-040-067-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 59 HIGHLAND RESERVE WEST PARCEL N PH B S-84
363-040-068-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 60 HIGHLAND RESERVE WEST PARCEL N PH B S-84
363-040-069-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 61 HIGHLAND RESERVE WEST PARCEL N PH B S-84
363-040-070-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 62 HIGHLAND RESERVE WEST PARCEL N PH B S-84
363-040-071-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 63 HIGHLAND RESERVE WEST PARCEL N PH B S-84
363-040-072-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 64 HIGHLAND RESERVE WEST PARCEL N PH B S-84
363-040-073-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 65 HIGHLAND RESERVE WEST PARCEL N PH B S-84
363-040-074-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 66 HIGHLAND RESERVE WEST PARCEL N PH B S-84
363-040-075-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 67 HIGHLAND RESERVE WEST PARCEL N PH B S-84
363-040-076-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 68 HIGHLAND RESERVE WEST PARCEL N PH B S-84
363-040-077-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 69 HIGHLAND RESERVE WEST PARCEL N PH B S-84
363-040-078-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 70 HIGHLAND RESERVE WEST PARCEL N PH B S-84
363-040-079-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 73 HIGHLAND RESERVE WEST PARCEL N PH B S-84
363-040-080-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 74 HIGHLAND RESERVE WEST PARCEL N PH B S-84
363-040-081-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 75 HIGHLAND RESERVE WEST PARCEL N PH B S-84
363-040-082-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 76 HIGHLAND RESERVE WEST PARCEL N PH B S-84
363-040-083-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 77 HIGHLAND RESERVE WEST PARCEL N PH B S-84
363-040-084-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 78 HIGHLAND RESERVE WEST PARCEL N PH B S-84
363-050-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 18 DIAMOND OAKS EAST S-44
363-050-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 19 DIAMOND OAKS EAST S-44
363-050-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 20 DIAMOND OAKS EAST S-44
363-050-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 21 DIAMOND OAKS EAST S-44
363-050-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 22 DIAMOND OAKS EAST S-44
363-050-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 23 DIAMOND OAKS EAST S-44
363-050-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 24 DIAMOND OAKS EAST S-44
363-050-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 25 DIAMOND OAKS EAST S-44
363-050-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 26 DIAMOND OAKS EAST S-44
363-050-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 27 DIAMOND OAKS EAST S-44
363-050-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 28 DIAMOND OAKS EAST S-44
363-050-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 29 DIAMOND OAKS EAST S-44
363-050-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 30 DIAMOND OAKS EAST S-44
363-050-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 31 DIAMOND OAKS EAST S-44
363-050-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 32 DIAMOND OAKS EAST S-44
363-050-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 33 DIAMOND OAKS EAST S-44
363-050-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 34 DIAMOND OAKS EAST S-44

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-050-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 35 DIAMOND OAKS EAST S-44
363-050-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 36 DIAMOND OAKS EAST S-44
363-050-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 37 DIAMOND OAKS EAST S-44
363-050-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 38 DIAMOND OAKS EAST S-44
363-050-022-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 39 DIAMOND OAKS EAST S-44
363-050-023-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 40 DIAMOND OAKS EAST S-44
363-050-024-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 41 DIAMOND OAKS EAST S-44
363-050-025-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 42 DIAMOND OAKS EAST S-44
363-050-026-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 43 DIAMOND OAKS EAST S-44
363-050-027-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 44 DIAMOND OAKS EAST S-44
363-050-028-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 45 DIAMOND OAKS EAST S-44
363-050-029-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 46 DIAMOND OAKS EAST S-44
363-050-030-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 47 DIAMOND OAKS EAST S-44
363-050-031-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 48 DIAMOND OAKS EAST S-44
363-050-032-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 49 DIAMOND OAKS EAST S-44
363-050-034-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 51 DIAMOND OAKS EAST S-44
363-050-036-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 53 DIAMOND OAKS EAST S-44
363-050-037-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 54 DIAMOND OAKS EAST S-44
363-050-038-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 55 DIAMOND OAKS EAST S-44
363-050-039-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 56 DIAMOND OAKS EAST S-44
363-050-040-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 57 DIAMOND OAKS EAST S-44
363-050-041-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 58 DIAMOND OAKS EAST S-44
363-050-042-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 59 DIAMOND OAKS EAST S-44
363-050-043-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 60 DIAMOND OAKS EAST S-44
363-050-044-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 61 DIAMOND OAKS EAST S-44
363-050-045-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 62 DIAMOND OAKS EAST S-44
363-050-046-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 63 DIAMOND OAKS EAST S-44
363-050-047-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 64 DIAMOND OAKS EAST S-44
363-050-048-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 65 DIAMOND OAKS EAST S-44
363-050-049-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 66 DIAMOND OAKS EAST S-44
363-050-050-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 67 DIAMOND OAKS EAST S-44
363-050-051-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 68 DIAMOND OAKS EAST S-44
363-050-052-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 69 DIAMOND OAKS EAST S-44
363-050-053-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 70 DIAMOND OAKS EAST S-44
363-050-054-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 71 DIAMOND OAKS EAST S-44
363-050-055-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 72 DIAMOND OAKS EAST S-44
363-050-056-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 73 DIAMOND OAKS EAST S-44
363-050-057-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 74 DIAMOND OAKS EAST S-44
363-050-058-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 75 DIAMOND OAKS EAST S-44
363-050-059-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 76 DIAMOND OAKS EAST S-44
363-050-060-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 77 DIAMOND OAKS EAST S-44
363-050-061-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 78 DIAMOND OAKS EAST S-44

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-050-062-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 79 DIAMOND OAKS EAST S-44
363-050-063-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 80 DIAMOND OAKS EAST S-44
363-050-067-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 84 DIAMOND OAKS EAST S-44
363-050-068-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 85 DIAMOND OAKS EAST S-44
363-050-069-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 86 DIAMOND OAKS EAST S-44
363-050-070-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 87 DIAMOND OAKS EAST S-44
363-050-071-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 88 DIAMOND OAKS EAST S-44
363-050-074-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 50 DIAMOND OAKS EAST S-44
363-050-076-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 52 & POR LOT 50 DIAMOND OAKS EAST S-44
363-050-077-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	POR LOT 83 DIAMOND OAKS EAST S-44
363-050-080-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	POR LOT 81 DIAMOND OAKS EAST S-44
363-050-082-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	POR LOT 82 DIAMOND OAKS EAST S-44
363-050-084-000	Local&District - Wide	248.88	248.89	2.0	2.0	0.0	-	SF Residential-Duplex	1.3 AC L 89 P LOTS 81 82&83 S-44 & LOTS 59&60 T-33
363-060-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 1 DIAMOND OAKS EAST S-44
363-060-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 2 DIAMOND OAKS EAST S-44
363-060-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 3 DIAMOND OAKS EAST S-44
363-060-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 4 DIAMOND OAKS EAST S-44
363-060-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 5 DIAMOND OAKS EAST S-44
363-060-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 6 DIAMOND OAKS EAST S-44
363-060-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 7 DIAMOND OAKS EAST S-44
363-060-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 8 DIAMOND OAKS EAST S-44
363-060-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 9 DIAMOND OAKS EAST S-44
363-060-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 10 DIAMOND OAKS EAST S-44
363-060-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 11 DIAMOND OAKS EAST S-44
363-060-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 12 DIAMOND OAKS EAST S-44
363-060-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 13 DIAMOND OAKS EAST S-44
363-060-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 14 DIAMOND OAKS EAST S-44
363-060-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 15 DIAMOND OAKS EAST S-44
363-060-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 16 DIAMOND OAKS EAST S-44
363-060-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 17 DIAMOND OAKS EAST S-44
363-070-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 3 HIGHLAND RESERVE WEST S-78
363-070-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 4 HIGHLAND RESERVE WEST S-78
363-070-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 5 HIGHLAND RESERVE WEST S-78
363-070-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 6 HIGHLAND RESERVE WEST S-78
363-070-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 7 HIGHLAND RESERVE WEST S-78
363-070-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 8 HIGHLAND RESERVE WEST S-78
363-070-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 9 HIGHLAND RESERVE WEST S-78
363-070-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 10 HIGHLAND RESERVE WEST S-78
363-070-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 11 HIGHLAND RESERVE WEST S-78
363-070-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 12 HIGHLAND RESERVE WEST S-78
363-070-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 13 HIGHLAND RESERVE WEST S-78
363-070-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 14 HIGHLAND RESERVE WEST S-78

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-070-061-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 78 HIGHLAND RESERVE WEST S-78
363-070-062-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 79 HIGHLAND RESERVE WEST S-78
363-070-063-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 80 HIGHLAND RESERVE WEST S-78
363-070-064-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 81 HIGHLAND RESERVE WEST S-78
363-070-065-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 82 HIGHLAND RESERVE WEST S-78
363-070-066-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 83 HIGHLAND RESERVE WEST S-78
363-070-067-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 84 HIGHLAND RESERVE WEST S-78
363-070-068-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 85 HIGHLAND RESERVE WEST S-78
363-070-070-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOTS 1 & 2 HIGHLAND RESERVE WEST S-78
363-070-071-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOTS 61 & 62 HIGHLAND RESERVE WEST S-78
363-070-072-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOTS 76 & 77 HIGHLAND RESERVE WEST S-78
363-080-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 23 HIGHLAND RESERVE WEST S-78
363-080-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 24 HIGHLAND RESERVE WEST S-78
363-080-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 25 HIGHLAND RESERVE WEST S-78
363-080-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 26 HIGHLAND RESERVE WEST S-78
363-080-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 27 HIGHLAND RESERVE WEST S-78
363-080-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 28 HIGHLAND RESERVE WEST S-78
363-080-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 29 HIGHLAND RESERVE WEST S-78
363-080-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 30 HIGHLAND RESERVE WEST S-78
363-080-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 31 HIGHLAND RESERVE WEST S-78
363-080-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 32 HIGHLAND RESERVE WEST S-78
363-080-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 33 HIGHLAND RESERVE WEST S-78
363-080-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 34 HIGHLAND RESERVE WEST S-78
363-080-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 35 HIGHLAND RESERVE WEST S-78
363-080-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 36 HIGHLAND RESERVE WEST S-78
363-080-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 39 HIGHLAND RESERVE WEST S-78
363-080-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 86 HIGHLAND RESERVE WEST S-78
363-080-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 87 HIGHLAND RESERVE WEST S-78
363-080-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 88 HIGHLAND RESERVE WEST S-78
363-080-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 89 HIGHLAND RESERVE WEST S-78
363-080-022-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 90 HIGHLAND RESERVE WEST S-78
363-080-023-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 91 HIGHLAND RESERVE WEST S-78
363-080-024-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 92 HIGHLAND RESERVE WEST S-78
363-080-025-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 93 HIGHLAND RESERVE WEST S-78
363-080-026-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 94 HIGHLAND RESERVE WEST S-78
363-080-028-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOTS 37 & 38 HIGHLAND RESERVE WEST S-78
363-090-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 1 HIGHLAND RESERVE WEST T-12
363-090-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 2 HIGHLAND RESERVE WEST T-12
363-090-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 3 HIGHLAND RESERVE WEST T-12
363-090-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 4 HIGHLAND RESERVE WEST T-12
363-090-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 5 HIGHLAND RESERVE WEST T-12
363-090-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 6 HIGHLAND RESERVE WEST T-12

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-090-049-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 49 HIGHLAND RESERVE WEST T-12
363-090-050-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 50 HIGHLAND RESERVE WEST T-12
363-090-051-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 51 HIGHLAND RESERVE WEST T-12
363-090-052-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 52 HIGHLAND RESERVE WEST T-12
363-090-053-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 53 HIGHLAND RESERVE WEST T-12
363-090-054-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 54 HIGHLAND RESERVE WEST T-12
363-090-055-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 55 HIGHLAND RESERVE WEST T-12
363-090-056-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 56 HIGHLAND RESERVE WEST T-12
363-090-057-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 57 HIGHLAND RESERVE WEST T-12
363-090-058-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 58 HIGHLAND RESERVE WEST T-12
363-090-059-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 59 HIGHLAND RESERVE WEST T-12
363-090-060-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 60 HIGHLAND RESERVE WEST T-12
363-090-061-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 61 HIGHLAND RESERVE WEST T-12
363-090-062-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 62 HIGHLAND RESERVE WEST T-12
363-090-063-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 63 HIGHLAND RESERVE WEST T-12
363-090-064-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 64 HIGHLAND RESERVE WEST T-12
363-090-065-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 65 HIGHLAND RESERVE WEST T-12
363-090-066-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 66 HIGHLAND RESERVE WEST T-12
363-090-067-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 67 HIGHLAND RESERVE WEST T-12
363-090-068-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 68 HIGHLAND RESERVE WEST T-12
363-100-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 1 HIGHLAND RESERVE WEST PARCEL P T-29
363-100-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 2 HIGHLAND RESERVE WEST PARCEL P T-29
363-100-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 3 HIGHLAND RESERVE WEST PARCEL P T-29
363-100-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 4 HIGHLAND RESERVE WEST PARCEL P T-29
363-100-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 5 HIGHLAND RESERVE WEST PARCEL P T-29
363-100-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 6 HIGHLAND RESERVE WEST PARCEL P T-29
363-100-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 7 HIGHLAND RESERVE WEST PARCEL P T-29
363-100-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 8 HIGHLAND RESERVE WEST PARCEL P T-29
363-100-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 9 HIGHLAND RESERVE WEST PARCEL P T-29
363-100-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 10 HIGHLAND RESERVE WEST PARCEL P T-29
363-100-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 11 HIGHLAND RESERVE WEST PARCEL P T-29
363-100-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 12 HIGHLAND RESERVE WEST PARCEL P T-29
363-100-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 13 HIGHLAND RESERVE WEST PARCEL P T-29
363-100-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 14 HIGHLAND RESERVE WEST PARCEL P T-29
363-100-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 15 HIGHLAND RESERVE WEST PARCEL P T-29
363-100-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 16 HIGHLAND RESERVE WEST PARCEL P T-29
363-100-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 17 HIGHLAND RESERVE WEST PARCEL P T-29
363-100-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 18 HIGHLAND RESERVE WEST PARCEL P T-29
363-100-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 19 HIGHLAND RESERVE WEST PARCEL P T-29
363-100-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 20 HIGHLAND RESERVE WEST PARCEL P T-29
363-100-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 21 HIGHLAND RESERVE WEST PARCEL P T-29
363-100-022-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 22 HIGHLAND RESERVE WEST PARCEL P T-29

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-100-023-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 23 HIGHLAND RESERVE WEST PARCEL P T-29
363-100-024-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 36 HIGHLAND RESERVE WEST PARCEL P T-29
363-100-025-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 37 HIGHLAND RESERVE WEST PARCEL P T-29
363-100-026-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 38 HIGHLAND RESERVE WEST PARCEL P T-29
363-100-027-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 39 HIGHLAND RESERVE WEST PARCEL P T-29
363-100-028-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 40 HIGHLAND RESERVE WEST PARCEL P T-29
363-100-029-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 41 HIGHLAND RESERVE WEST PARCEL P T-29
363-110-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 24 HIGHLAND RESERVE WEST PARCEL P T-29
363-110-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 25 HIGHLAND RESERVE WEST PARCEL P T-29
363-110-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 26 HIGHLAND RESERVE WEST PARCEL P T-29
363-110-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 27 HIGHLAND RESERVE WEST PARCEL P T-29
363-110-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 28 HIGHLAND RESERVE WEST PARCEL P T-29
363-110-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 29 HIGHLAND RESERVE WEST PARCEL P T-29
363-110-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 30 HIGHLAND RESERVE WEST PARCEL P T-29
363-110-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 31 HIGHLAND RESERVE WEST PARCEL P T-29
363-110-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 32 HIGHLAND RESERVE WEST PARCEL P T-29
363-110-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 33 HIGHLAND RESERVE WEST PARCEL P T-29
363-110-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 34 HIGHLAND RESERVE WEST PARCEL P T-29
363-110-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 35 HIGHLAND RESERVE WEST PARCEL P T-29
363-110-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 42 HIGHLAND RESERVE WEST PARCEL P T-29
363-110-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 43 HIGHLAND RESERVE WEST PARCEL P T-29
363-110-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 44 HIGHLAND RESERVE WEST PARCEL P T-29
363-110-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 45 HIGHLAND RESERVE WEST PARCEL P T-29
363-110-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 46 HIGHLAND RESERVE WEST PARCEL P T-29
363-110-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 47 HIGHLAND RESERVE WEST PARCEL P T-29
363-110-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 48 HIGHLAND RESERVE WEST PARCEL P T-29
363-110-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 49 HIGHLAND RESERVE WEST PARCEL P T-29
363-110-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 50 HIGHLAND RESERVE WEST PARCEL P T-29
363-120-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 1 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-120-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 2 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-120-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 3 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-120-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 4 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-120-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 50 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-120-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 51 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-120-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 52 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-120-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 53 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-120-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 54 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-120-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 55 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-120-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 56 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-120-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 57 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-120-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 58 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-120-020-000	Local&District - Wide	-	-	0.0	0.0	0.0	-	Exempt	LOT I DIAMOND OAKS UNIT NO 12 PH 1 T-33

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-120-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	POR LOT 59 DIAMOND OAKS UN 12 PH 1 T-33
363-120-023-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	POR LOT 60 DIAMOND OAKS UN 12 PH 1 T-33
363-130-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 5 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 6 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 7 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 8 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 9 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 10 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 11 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 34 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 35 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 36 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 37 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 38 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 39 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 40 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 41 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 42 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 43 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 44 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 45 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 46 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 47 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-022-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 48 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-023-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 49 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-024-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 61 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-025-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 62 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-026-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 63 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-027-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 64 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-028-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 65 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-029-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 66 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-030-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 67 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-031-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 68 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 12 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 13 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 14 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 15 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 16 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 17 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 18 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 19 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 20 DIAMOND OAKS UNIT NO 12 PH 1 T-33

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-140-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 21 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 22 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 23 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 24 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 25 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 26 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 27 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 28 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 29 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 30 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 31 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 32 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-022-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 33 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-023-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 69 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-024-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 70 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-025-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 71 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-026-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 72 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-027-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 73 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-028-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 74 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-029-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 75 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-030-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 76 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-150-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 1 HIGHLAND RESERVE WEST PARCEL J MOR T-34
363-150-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 2 HIGHLAND RESERVE WEST PARCEL J MOR T-34
363-150-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 3 HIGHLAND RESERVE WEST PARCEL J MOR T-34
363-150-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 4 HIGHLAND RESERVE WEST PARCEL J MOR T-34
363-150-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 5 HIGHLAND RESERVE WEST PARCEL J MOR T-34
363-150-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 6 HIGHLAND RESERVE WEST PARCEL J MOR T-34
363-150-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 7 HIGHLAND RESERVE WEST PARCEL J MOR T-34
363-150-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 8 HIGHLAND RESERVE WEST PARCEL J MOR T-34
363-150-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 9 HIGHLAND RESERVE WEST PARCEL J MOR T-34
363-150-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 10 HIGHLAND RESERVE WEST PARCEL J MOR T-34
363-150-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 11 HIGHLAND RESERVE WEST PARCEL J MOR T-34
363-150-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 12 HIGHLAND RESERVE WEST PARCEL J MOR T-34
363-150-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 13 HIGHLAND RESERVE WEST PARCEL J MOR T-34
363-150-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 14 HIGHLAND RESERVE WEST PARCEL J MOR T-34
363-150-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 15 HIGHLAND RESERVE WEST PARCEL J MOR T-34
363-150-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 16 HIGHLAND RESERVE WEST PARCEL J MOR T-34
363-150-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 17 HIGHLAND RESERVE WEST PARCEL J MOR T-34
363-150-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 18 HIGHLAND RESERVE WEST PARCEL J MOR T-34
363-150-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 19 HIGHLAND RESERVE WEST PARCEL J MOR T-34
363-150-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 20 HIGHLAND RESERVE WEST PARCEL J MOR T-34
363-150-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 21 HIGHLAND RESERVE WEST PARCEL J MOR T-34

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-150-022-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 22 HIGHLAND RESERVE WEST PARCEL J MOR T-34
363-150-023-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 23 HIGHLAND RESERVE WEST PARCEL J MOR T-34
363-150-024-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 24 HIGHLAND RESERVE WEST PARCEL J MOR T-34
363-150-025-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 25 HIGHLAND RESERVE WEST PARCEL J MOR T-34
363-150-026-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 26 HIGHLAND RESERVE WEST PARCEL J MOR T-34
363-150-027-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 27 HIGHLAND RESERVE WEST PARCEL J MOR T-34
363-160-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 1 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 2 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 3 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 4 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 5 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 6 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 7 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 8 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 9 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 10 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 11 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 12 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 13 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 14 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 15 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 16 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 17 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 18 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 19 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 20 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 21 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-022-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 22 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-023-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 23 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-024-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 24 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-025-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 25 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-026-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 26 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-027-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 27 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-028-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 28 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-029-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 29 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-030-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 30 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-031-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 31 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-032-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 32 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-033-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 33 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-034-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 34 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-035-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 35 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-036-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 36 HIGHLAND RESERVE WEST PARCEL L T-35

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-160-037-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 37 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-038-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 38 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-039-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 39 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-040-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 40 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-041-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 41 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-042-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 42 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-043-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 43 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-044-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 44 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-045-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 45 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-046-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 46 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-047-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 47 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-048-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 48 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-049-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 49 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-050-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 50 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-051-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 51 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-052-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 52 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-053-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 53 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-054-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 54 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-061-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 61 HIGHLAND RESERVE WEST PARCEL L T-35
363-160-064-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	POR LOT 59 HIGHLAND RESERVE WEST PAR L T-35
363-160-066-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	POR LOT 58 HIGHLAND RESERVE WEST PAR L T-35
363-160-068-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	POR LOT 60 HIGHLAND RESERVE WEST PAR L T-35
363-160-070-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 55 & POR LOT 60 HIGHLAND RES WEST PAR L T-35
363-160-071-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 56 & POR LOT 59 HIGHLAND RES WEST PARL T-35
363-160-072-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 57 & POR LOT 58 HIGHLAND RES WEST PARL T-35
363-170-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 9 HIGHLAND RESERVE WEST PAR B T-48
363-170-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 10 HIGHLAND RESERVE WEST PAR B T-48
363-170-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 11 HIGHLAND RESERVE WEST PAR B T-48
363-170-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 12 HIGHLAND RESERVE WEST PAR B T-48
363-170-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 13 HIGHLAND RESERVE WEST PAR B T-48
363-170-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 14 HIGHLAND RESERVE WEST PAR B T-48
363-170-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 15 HIGHLAND RESERVE WEST PAR B T-48
363-170-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 18 HIGHLAND RESERVE WEST PAR B T-48
363-170-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 19 HIGHLAND RESERVE WEST PAR B T-48
363-170-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 20 HIGHLAND RESERVE WEST PAR B T-48
363-170-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 25 HIGHLAND RESERVE WEST PAR B T-48
363-170-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 26 HIGHLAND RESERVE WEST PAR B T-48
363-170-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 27 HIGHLAND RESERVE WEST PAR B T-48
363-170-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 28 HIGHLAND RESERVE WEST PAR B T-48
363-170-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 29 HIGHLAND RESERVE WEST PAR B T-48
363-170-022-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 30 HIGHLAND RESERVE WEST PAR B T-48
363-170-023-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 31 HIGHLAND RESERVE WEST PAR B T-48

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-170-024-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 59 HIGHLAND RESERVE WEST PAR B T-48
363-170-025-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 60 HIGHLAND RESERVE WEST PAR B T-48
363-170-026-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 61 HIGHLAND RESERVE WEST PAR B T-48
363-170-027-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 62 HIGHLAND RESERVE WEST PAR B T-48
363-170-030-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOTS 16 & 17 HIGHLAND RESERVE WEST PAR B T-48
363-170-031-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOTS 21 & 22 HIGHLAND RESERVE WEST PAR B T-48
363-170-032-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOTS 23 & 24 HIGHLAND RESERVE WEST PAR B T-48
363-170-033-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOTS 63 & 64 HIGHLAND RESERVE WEST PAR B T-48
363-180-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 1 HIGHLAND RESERVE WEST PAR B T-48
363-180-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 4 HIGHLAND RESERVE WEST PAR B T-48
363-180-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 5 HIGHLAND RESERVE WEST PAR B T-48
363-180-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 6 HIGHLAND RESERVE WEST PAR B T-48
363-180-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 7 HIGHLAND RESERVE WEST PAR B T-48
363-180-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 8 HIGHLAND RESERVE WEST PAR B T-48
363-180-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 32 HIGHLAND RESERVE WEST PAR B T-48
363-180-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 33 HIGHLAND RESERVE WEST PAR B T-48
363-180-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 34 HIGHLAND RESERVE WEST PAR B T-48
363-180-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 35 HIGHLAND RESERVE WEST PAR B T-48
363-180-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 36 HIGHLAND RESERVE WEST PAR B T-48
363-180-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 37 HIGHLAND RESERVE WEST PAR B T-48
363-180-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 38 HIGHLAND RESERVE WEST PAR B T-48
363-180-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 39 HIGHLAND RESERVE WEST PAR B T-48
363-180-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 40 HIGHLAND RESERVE WEST PAR B T-48
363-180-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 41 HIGHLAND RESERVE WEST PAR B T-48
363-180-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 42 HIGHLAND RESERVE WEST PAR B T-48
363-180-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 43 HIGHLAND RESERVE WEST PAR B T-48
363-180-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 44 HIGHLAND RESERVE WEST PAR B T-48
363-180-022-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 45 HIGHLAND RESERVE WEST PAR B T-48
363-180-023-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 46 HIGHLAND RESERVE WEST PAR B T-48
363-180-024-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 47 HIGHLAND RESERVE WEST PAR B T-48
363-180-025-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 48 HIGHLAND RESERVE WEST PAR B T-48
363-180-026-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 49 HIGHLAND RESERVE WEST PAR B T-48
363-180-027-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 50 HIGHLAND RESERVE WEST PAR B T-48
363-180-028-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 51 HIGHLAND RESERVE WEST PAR B T-48
363-180-029-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 52 HIGHLAND RESERVE WEST PAR B T-48
363-180-030-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 53 HIGHLAND RESERVE WEST PAR B T-48
363-180-031-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 54 HIGHLAND RESERVE WEST PAR B T-48
363-180-032-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 55 HIGHLAND RESERVE WEST PAR B T-48
363-180-033-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 56 HIGHLAND RESERVE WEST PAR B T-48
363-180-034-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 57 HIGHLAND RESERVE WEST PAR B T-48
363-180-035-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 58 HIGHLAND RESERVE WEST PAR B T-48
363-180-036-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 65 HIGHLAND RESERVE WEST PAR B T-48

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-180-037-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 66 HIGHLAND RESERVE WEST PAR B T-48
363-180-038-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 67 HIGHLAND RESERVE WEST PAR B T-48
363-180-039-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 68 HIGHLAND RESERVE WEST PAR B T-48
363-180-040-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 69 HIGHLAND RESERVE WEST PAR B T-48
363-180-041-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 70 HIGHLAND RESERVE WEST PAR B T-48
363-180-042-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 71 HIGHLAND RESERVE WEST PAR B T-48
363-180-047-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOTS 72 & 73 HIGHLAND RESERVE WEST PAR B T-48
363-180-048-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOTS 2 & 3 HIGHLAND RESERVE WEST PAR B T-48
363-190-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 1 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 2 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 3 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 4 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 5 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 6 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 7 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 8 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 9 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 10 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 11 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 12 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 13 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 14 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 15 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 16 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 17 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 18 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 19 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 20 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 21 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-022-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 22 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-023-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 23 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-024-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 24 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-025-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 25 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-026-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 26 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-027-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 27 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-028-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 28 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-029-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 29 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-030-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 30 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-031-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 31 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-032-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 32 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-033-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 33 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-034-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 34 HIGHLAND RESERVE WEST PARCEL M MORT-61

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-190-035-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 35 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-036-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 36 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-037-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 37 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-038-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 38 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-039-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 39 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-040-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 40 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-041-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 41 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-042-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 42 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-043-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 43 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-044-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 44 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-190-045-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 45 HIGHLAND RESERVE WEST PARCEL M MORT-61
363-200-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 1 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 2 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 3 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 4 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 5 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 6 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 7 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 8 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 9 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 10 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 43 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 44 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 45 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 46 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 47 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 48 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 49 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 50 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 51 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 52 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 53 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-022-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 54 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-023-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 55 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-024-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 56 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-025-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 57 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-026-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 58 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-027-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 59 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-028-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 60 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-029-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 61 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-030-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 62 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-031-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 63 BRIARCLIFF UNIT NO 1 MOR U-15

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-210-031-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 41 BRIARCLIFF UNIT NO 1 MOR U-15
363-210-032-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 42 BRIARCLIFF UNIT NO 1 MOR U-15
363-220-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 4 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-220-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 5 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-220-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 6 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-220-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 7 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-220-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 8 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-220-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 9 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-220-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 10 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-220-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 11 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-220-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 12 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-220-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 13 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-220-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 14 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-220-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 15 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-220-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 16 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-220-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 17 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-220-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 18 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-220-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 19 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-220-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 20 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-220-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 21 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-220-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 22 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-220-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 29 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-220-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 30 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-220-022-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 31 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-220-023-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 32 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-220-024-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 33 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-220-025-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 34 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-220-026-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 35 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-220-027-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 36 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-220-028-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 37 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-220-029-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 44 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-220-030-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 45 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-220-031-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 46 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-230-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 1 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-230-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 2 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-230-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 3 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-230-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 23 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-230-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 24 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-230-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 25 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-230-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 26 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-230-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 27 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-230-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 28 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-230-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 38 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-230-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 39 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-230-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 40 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-230-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 41 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-230-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 42 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-230-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 43 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-230-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 47 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-230-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 48 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-230-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 49 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-230-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 50 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-230-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 51 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-230-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 52 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-230-022-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 53 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-230-023-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 54 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-230-024-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 55 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-230-025-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 56 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-230-026-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 57 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-230-027-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 58 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-230-028-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LT 59 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26
363-240-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 76 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 77 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 78 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 79 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 80 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 81 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 82 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 92 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 93 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 94 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 95 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 96 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 97 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 104 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 105 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 119 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 120 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 121 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 122 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 123 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 124 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-022-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 125 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-023-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 129 BRIARCLIFF UNIT NO 2 MOR U-27

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-240-024-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 130 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-025-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 131 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-026-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 132 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-027-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 133 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-028-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 134 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-029-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 135 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-030-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 136 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-031-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 137 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-032-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 138 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-033-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 139 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-034-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 140 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-035-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 141 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-036-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 142 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-037-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 143 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-038-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 144 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-039-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 145 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-040-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 146 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-041-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 147 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-042-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 148 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-043-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 149 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-044-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 150 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-045-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 151 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-046-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 152 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-047-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 153 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-048-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 154 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-049-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 155 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-050-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 156 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-051-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 157 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-052-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 158 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-053-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 159 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-054-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 160 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-055-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 161 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-056-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 162 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-057-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 163 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-058-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 164 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-059-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 165 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-060-000	Local&District - Wide	-	-	0.0	0.0	0.0	-	Open Space	POR LOT A OPEN SPACE U-27
363-240-061-000	Local&District - Wide	-	-	0.0	0.0	0.0	-	Open Space	POR LOT E OPEN SPACE U-27
363-240-062-000	Local&District - Wide	-	-	0.0	0.0	0.0	-	Open Space	POR LOT F OPEN SPACE U-27
363-250-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 83 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 84 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 85 BRIARCLIFF UNIT NO 2 MOR U-27

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-250-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 86 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 87 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 88 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 89 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 90 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 91 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 98 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 99 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 100 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 101 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 102 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 103 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 106 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 107 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 108 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 109 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 110 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 111 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-022-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 112 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-023-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 113 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-024-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 114 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-025-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 115 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-026-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 116 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-027-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 117 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-028-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 118 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-029-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 126 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-030-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 127 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-031-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 128 BRIARCLIFF UNIT NO 2 MOR U-27
363-260-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 1 HIGHLAND RESERVE WEST PARCEL Q MOR U-41
363-260-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 2 HIGHLAND RESERVE WEST PARCEL Q MOR U-41
363-260-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 3 HIGHLAND RESERVE WEST PARCEL Q MOR U-41
363-260-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 4 HIGHLAND RESERVE WEST PARCEL Q MOR U-41
363-260-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 5 HIGHLAND RESERVE WEST PARCEL Q MOR U-41
363-260-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 6 HIGHLAND RESERVE WEST PARCEL Q MOR U-41
363-260-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 7 HIGHLAND RESERVE WEST PARCEL Q MOR U-41
363-260-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 8 HIGHLAND RESERVE WEST PARCEL Q MOR U-41
363-260-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 9 HIGHLAND RESERVE WEST PARCEL Q MOR U-41
363-260-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 10 HIGHLAND RESERVE WEST PARCEL Q MOR U-41
363-260-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 11 HIGHLAND RESERVE WEST PARCEL Q MOR U-41
363-260-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 12 HIGHLAND RESERVE WEST PARCEL Q MOR U-41
363-260-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 13 HIGHLAND RESERVE WEST PARCEL Q MOR U-41
363-260-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 14 HIGHLAND RESERVE WEST PARCEL Q MOR U-41

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-280-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 14 HIGHLAND RESERVE WEST PARCEL U MOR U-42
363-280-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 15 HIGHLAND RESERVE WEST PARCEL U MOR U-42
363-280-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 16 HIGHLAND RESERVE WEST PARCEL U MOR U-42
363-280-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 17 HIGHLAND RESERVE WEST PARCEL U MOR U-42
363-280-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 18 HIGHLAND RESERVE WEST PARCEL U MOR U-42
363-280-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 19 HIGHLAND RESERVE WEST PARCEL U MOR U-42
363-290-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 1 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 2 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 3 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 4 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 5 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 6 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 7 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 8 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 9 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 10 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 11 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 12 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 13 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 14 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 15 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 16 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 17 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 18 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 19 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 50 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 51 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-022-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 52 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-023-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 53 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-024-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 54 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-025-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 55 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-026-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 56 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-027-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 57 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-028-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 58 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-029-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 59 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-030-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 60 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-031-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 61 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-032-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 62 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-033-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 63 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-034-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 64 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-035-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 65 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-036-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 66 HIGHLAND RESERVE WEST PAR A MOR U-43

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-290-037-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 67 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-038-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 68 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-039-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 69 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-040-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 70 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-041-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 71 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-042-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 72 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-043-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 73 HIGHLAND RESERVE WEST PAR A MOR U-43
363-290-044-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 74 HIGHLAND RESERVE WEST PAR A MOR U-43
363-300-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 20 HIGHLAND RESERVE WEST PAR A MOR U-43
363-300-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 21 HIGHLAND RESERVE WEST PAR A MOR U-43
363-300-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 22 HIGHLAND RESERVE WEST PAR A MOR U-43
363-300-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 23 HIGHLAND RESERVE WEST PAR A MOR U-43
363-300-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 24 HIGHLAND RESERVE WEST PAR A MOR U-43
363-300-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 25 HIGHLAND RESERVE WEST PAR A MOR U-43
363-300-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 26 HIGHLAND RESERVE WEST PAR A MOR U-43
363-300-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 27 HIGHLAND RESERVE WEST PAR A MOR U-43
363-300-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 28 HIGHLAND RESERVE WEST PAR A MOR U-43
363-300-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 29 HIGHLAND RESERVE WEST PAR A MOR U-43
363-300-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 30 HIGHLAND RESERVE WEST PAR A MOR U-43
363-300-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 31 HIGHLAND RESERVE WEST PAR A MOR U-43
363-300-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 32 HIGHLAND RESERVE WEST PAR A MOR U-43
363-300-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 33 HIGHLAND RESERVE WEST PAR A MOR U-43
363-300-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 34 HIGHLAND RESERVE WEST PAR A MOR U-43
363-300-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 35 HIGHLAND RESERVE WEST PAR A MOR U-43
363-300-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 36 HIGHLAND RESERVE WEST PAR A MOR U-43
363-300-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 37 HIGHLAND RESERVE WEST PAR A MOR U-43
363-300-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 38 HIGHLAND RESERVE WEST PAR A MOR U-43
363-300-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 39 HIGHLAND RESERVE WEST PAR A MOR U-43
363-300-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 40 HIGHLAND RESERVE WEST PAR A MOR U-43
363-300-022-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 41 HIGHLAND RESERVE WEST PAR A MOR U-43
363-300-023-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 42 HIGHLAND RESERVE WEST PAR A MOR U-43
363-300-024-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 43 HIGHLAND RESERVE WEST PAR A MOR U-43
363-300-025-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 44 HIGHLAND RESERVE WEST PAR A MOR U-43
363-300-026-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 45 HIGHLAND RESERVE WEST PAR A MOR U-43
363-300-027-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 46 HIGHLAND RESERVE WEST PAR A MOR U-43
363-300-028-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 47 HIGHLAND RESERVE WEST PAR A MOR U-43
363-300-029-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 48 HIGHLAND RESERVE WEST PAR A MOR U-43
363-300-030-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 49 HIGHLAND RESERVE WEST PAR A MOR U-43
363-310-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 1 HIGHLAND RES PAR 17B UN 1 U-48
363-310-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 2 HIGHLAND RES PAR 17B UN 1 U-48
363-310-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 3 HIGHLAND RES PAR 17B UN 1 U-48
363-310-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 4 HIGHLAND RES PAR 17B UN 1 U-48

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-310-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 5 HIGHLAND RES PAR 17B UN 1 U-48
363-310-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 6 HIGHLAND RES PAR 17B UN 1 U-48
363-310-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 7 HIGHLAND RES PAR 17B UN 1 U-48
363-310-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 8 HIGHLAND RES PAR 17B UN 1 U-48
363-310-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 9 HIGHLAND RES PAR 17B UN 1 U-48
363-310-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 10 HIGHLAND RES PAR 17B UN 1 U-48
363-310-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 11 HIGHLAND RES PAR 17B UN 1 U-48
363-310-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 12 HIGHLAND RES PAR 17B UN 1 U-48
363-310-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 13 HIGHLAND RES PAR 17B UN 1 U-48
363-310-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 14 HIGHLAND RES PAR 17B UN 1 U-48
363-310-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 15 HIGHLAND RES PAR 17B UN 1 U-48
363-310-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 16 HIGHLAND RES PAR 17B UN 1 U-48
363-310-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 17 HIGHLAND RES PAR 17B UN 1 U-48
363-320-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 23 HIGHLAND RES PAR 17B UN 1 U-48
363-320-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 24 HIGHLAND RES PAR 17B UN 1 U-48
363-320-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 25 HIGHLAND RES PAR 17B UN 1 U-48
363-320-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 26 HIGHLAND RES PAR 17B UN 1 U-48
363-320-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 27 HIGHLAND RES PAR 17B UN 1 U-48
363-320-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 28 HIGHLAND RES PAR 17B UN 1 U-48
363-320-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 29 HIGHLAND RES PAR 17B UN 1 U-48
363-320-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 30 HIGHLAND RES PAR 17B UN 1 U-48
363-320-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 31 HIGHLAND RES PAR 17B UN 1 U-48
363-320-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 32 HIGHLAND RES PAR 17B UN 1 U-48
363-320-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 33 HIGHLAND RES PAR 17B UN 1 U-48
363-320-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 34 HIGHLAND RES PAR 17B UN 1 U-48
363-320-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 39 HIGHLAND RES PAR 17B UN 1 U-48
363-320-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 40 HIGHLAND RES PAR 17B UN 1 U-48
363-320-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 41 HIGHLAND RES PAR 17B UN 1 U-48
363-320-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 42 HIGHLAND RES PAR 17B UN 1 U-48
363-320-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 43 HIGHLAND RES PAR 17B UN 1 U-48
363-320-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 44 HIGHLAND RES PAR 17B UN 1 U-48
363-320-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 45 HIGHLAND RES PAR 17B UN 1 U-48
363-320-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 46 HIGHLAND RES PAR 17B UN 1 U-48
363-320-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 47 HIGHLAND RES PAR 17B UN 1 U-48
363-320-022-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 48 HIGHLAND RES PAR 17B UN 1 U-48
363-320-023-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 49 HIGHLAND RES PAR 17B UN 1 U-48
363-320-024-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 50 HIGHLAND RES PAR 17B UN 1 U-48
363-320-025-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 51 HIGHLAND RES PAR 17B UN 1 U-48
363-320-026-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 52 HIGHLAND RES PAR 17B UN 1 U-48
363-320-027-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 53 HIGHLAND RES PAR 17B UN 1 U-48
363-320-028-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 54 HIGHLAND RES PAR 17B UN 1 U-48
363-320-029-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 55 HIGHLAND RES PAR 17B UN 1 U-48

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363-320-030-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 56 HIGHLAND RES PAR 17B UN 1 U-48
363-320-031-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 57 HIGHLAND RES PAR 17B UN 1 U-48
363-320-032-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 58 HIGHLAND RES PAR 17B UN 1 U-48
363-330-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 18 HIGHLAND RES PAR 17B UN 1 U-48
363-330-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 19 HIGHLAND RES PAR 17B UN 1 U-48
363-330-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 20 HIGHLAND RES PAR 17B UN 1 U-48
363-330-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 21 HIGHLAND RES PAR 17B UN 1 U-48
363-330-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 22 HIGHLAND RES PAR 17B UN 1 U-48
363-330-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 35 HIGHLAND RES PAR 17B UN 1 U-48
363-330-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 36 HIGHLAND RES PAR 17B UN 1 U-48
363-330-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 37 HIGHLAND RES PAR 17B UN 1 U-48
363-330-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 38 HIGHLAND RES PAR 17B UN 1 U-48
363-330-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 59 HIGHLAND RES PAR 17B UN 1 U-48
363-330-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 60 HIGHLAND RES PAR 17B UN 1 U-48
363-330-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 61 HIGHLAND RES PAR 17B UN 1 U-48
363-330-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 62 HIGHLAND RES PAR 17B UN 1 U-48
363-330-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 63 HIGHLAND RES PAR 17B UN 1 U-48
363-330-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 64 HIGHLAND RES PAR 17B UN 1 U-48
363-330-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 65 HIGHLAND RES PAR 17B UN 1 U-48
363-330-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 66 HIGHLAND RES PAR 17B UN 1 U-48
363-330-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 67 HIGHLAND RES PAR 17B UN 1 U-48
363-330-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 68 HIGHLAND RES PAR 17B UN 1 U-48
363-330-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 69 HIGHLAND RES PAR 17B UN 1 U-48
363-340-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 81 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-340-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 82 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-340-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 83 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-340-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 84 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-340-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 85 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-340-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 86 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-340-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 87 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-340-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 88 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-340-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 89 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-340-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 90 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-340-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 91 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-340-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 92 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-340-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 93 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-340-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 94 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-340-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 95 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-340-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 96 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-340-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 97 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-340-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 98 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-340-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 99 DIAMOND OAKS UNIT 12 PH II MOR U-58

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363-340-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 100 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-340-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 101 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-340-022-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 102 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-340-023-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 103 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-340-024-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 104 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-340-025-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 105 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-340-026-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 106 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-340-027-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 107 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-340-028-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 108 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-340-029-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 109 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-340-030-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 110 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-340-031-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 111 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-340-032-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 126 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-340-033-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 127 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-340-034-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 128 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-340-035-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 129 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-350-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 77 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-350-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 78 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-350-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 79 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-350-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 80 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-350-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 112 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-350-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 113 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-350-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 114 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-350-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 115 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-350-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 116 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-350-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 117 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-350-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 118 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-350-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 119 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-350-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 120 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-350-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 121 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-350-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 122 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-350-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 123 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-350-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 124 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-350-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 125 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-350-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 130 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-350-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 131 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-350-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 132 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-350-022-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 133 DIAMOND OAKS UNIT 12 PH II MOR U-58
363-360-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 134 DIAMOND OAKS UNIT NO.12 PH III MOR U-59
363-360-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 135 DIAMOND OAKS UNIT NO.12 PH III MOR U-59
363-360-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 136 DIAMOND OAKS UNIT NO.12 PH III MOR U-59
363-360-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 137 DIAMOND OAKS UNIT NO.12 PH III MOR U-59

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363-370-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 159 DIAMOND OAKS UNIT NO.12 PH III MOR U-59
363-370-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 160 DIAMOND OAKS UNIT NO.12 PH III MOR U-59
363-370-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 161 DIAMOND OAKS UNIT NO.12 PH III MOR U-59
363-370-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 178 DIAMOND OAKS UNIT NO.12 PH III MOR U-59
363-370-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 179 DIAMOND OAKS UNIT NO.12 PH III MOR U-59
363-370-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 180 DIAMOND OAKS UNIT NO.12 PH III MOR U-59
363-380-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 60 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 61 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 62 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 63 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 64 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 65 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 66 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 67 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 68 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 69 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 70 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 71 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 72 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 73 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 74 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 75 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 76 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 77 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 78 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 79 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 80 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-022-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 81 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-023-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 82 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-024-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 83 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-025-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 84 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-026-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 85 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-027-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 86 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-028-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 87 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-029-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 88 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-030-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 89 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-031-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 90 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-032-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 91 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-033-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 92 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-034-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 93 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-035-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 94 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-036-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 95 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-380-037-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 96 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-038-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 97 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-039-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 98 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-040-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 99 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-041-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 100 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-042-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 101 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-043-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 102 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-044-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 103 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-045-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 104 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-046-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 105 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-047-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 106 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-048-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 107 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-049-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 108 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-050-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 109 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-051-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 110 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-052-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 111 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-053-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 112 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-380-054-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 113 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60
363-390-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 1 PROMONTORY POINTE U-77
363-390-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 2 PROMONTORY POINTE U-77
363-390-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 3 PROMONTORY POINTE U-77
363-390-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 4 PROMONTORY POINTE U-77
363-390-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 5 PROMONTORY POINTE U-77
363-390-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 6 PROMONTORY POINTE U-77
363-390-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 7 PROMONTORY POINTE U-77
363-390-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 8 PROMONTORY POINTE U-77
363-390-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 9 PROMONTORY POINTE U-77
363-390-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 10 PROMONTORY POINTE U-77
363-390-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 11 PROMONTORY POINTE U-77
363-390-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 12 PROMONTORY POINTE U-77
363-390-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 13 PROMONTORY POINTE U-77
363-390-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 14 PROMONTORY POINTE U-77
363-390-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 15 PROMONTORY POINTE U-77
363-390-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 16 PROMONTORY POINTE U-77
363-390-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 17 PROMONTORY POINTE U-77
363-390-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 18 PROMONTORY POINTE U-77
363-390-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 19 PROMONTORY POINTE U-77
363-390-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 20 PROMONTORY POINTE U-77
363-390-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 21 PROMONTORY POINTE U-77
363-390-022-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 22 PROMONTORY POINTE U-77
363-390-023-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 23 PROMONTORY POINTE U-77
363-390-024-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 24 PROMONTORY POINTE U-77

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363-390-025-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 25 PROMONTORY POINTE U-77
363-390-026-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 26 PROMONTORY POINTE U-77
363-390-027-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 27 PROMONTORY POINTE U-77
363-390-028-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 28 PROMONTORY POINTE U-77
363-390-029-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 29 PROMONTORY POINTE U-77
363-390-030-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 30 PROMONTORY POINTE U-77
363-390-031-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 31 PROMONTORY POINTE U-77
363-390-032-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 32 PROMONTORY POINTE U-77
363-400-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 70 HIGHLAND RESERVE LOT 17B UNIT 2 V-5
363-400-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 71 HIGHLAND RESERVE LOT 17B UNIT 2 V-5
363-400-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 72 HIGHLAND RESERVE LOT 17B UNIT 2 V-5
363-400-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 73 HIGHLAND RESERVE LOT 17B UNIT 2 V-5
363-400-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 74 HIGHLAND RESERVE LOT 17B UNIT 2 V-5
363-400-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 75 HIGHLAND RESERVE LOT 17B UNIT 2 V-5
363-400-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 76 HIGHLAND RESERVE LOT 17B UNIT 2 V-5
363-400-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 77 HIGHLAND RESERVE LOT 17B UNIT 2 V-5
363-400-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 78 HIGHLAND RESERVE LOT 17B UNIT 2 V-5
363-400-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 79 HIGHLAND RESERVE LOT 17B UNIT 2 V-5
363-400-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 80 HIGHLAND RESERVE LOT 17B UNIT 2 V-5
363-400-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 81 HIGHLAND RESERVE LOT 17B UNIT 2 V-5
363-400-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 82 HIGHLAND RESERVE LOT 17B UNIT 2 V-5
363-400-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 83 HIGHLAND RESERVE LOT 17B UNIT 2 V-5
363-400-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 84 HIGHLAND RESERVE LOT 17B UNIT 2 V-5
363-400-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 85 HIGHLAND RESERVE LOT 17B UNIT 2 V-5
363-400-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 86 HIGHLAND RESERVE LOT 17B UNIT 2 V-5
363-400-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 87 HIGHLAND RESERVE LOT 17B UNIT 2 V-5
363-400-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 88 HIGHLAND RESERVE LOT 17B UNIT 2 V-5
363-400-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 89 HIGHLAND RESERVE LOT 17B UNIT 2 V-5
363-400-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 90 HIGHLAND RESERVE LOT 17B UNIT 2 V-5
363-400-022-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 91 HIGHLAND RESERVE LOT 17B UNIT 2 V-5
363-400-023-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 92 HIGHLAND RESERVE LOT 17B UNIT 2 V-5
363-400-024-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 93 HIGHLAND RESERVE LOT 17B UNIT 2 V-5
363-400-025-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 94 HIGHLAND RESERVE LOT 17B UNIT 2 V-5
363-400-026-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 95 HIGHLAND RESERVE LOT 17B UNIT 2 V-5
363-400-027-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 96 HIGHLAND RESERVE LOT 17B UNIT 2 V-5
363-400-028-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 97 HIGHLAND RESERVE LOT 17B UNIT 2 V-5
363-400-029-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 98 HIGHLAND RESERVE LOT 17B UNIT 2 V-5
363-400-030-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 99 HIGHLAND RESERVE LOT 17B UNIT 2 V-5
363-400-031-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 100 HIGHLAND RESERVE LOT 17B UNIT 2 V-5
363-400-032-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 101 HIGHLAND RESERVE LOT 17B UNIT 2 V-5
363-400-033-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 102 HIGHLAND RESERVE LOT 17B UNIT 2 V-5
363-400-034-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 103 HIGHLAND RESERVE LOT 17B UNIT 2 V-5

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363-400-035-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 104 HIGHLAND RESERVE LOT 17B UNIT 2 V-5
363-410-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 1 HIGHLAND RESERVE WEST PAR O V-6
363-410-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 2 HIGHLAND RESERVE WEST PAR O V-6
363-410-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 3 HIGHLAND RESERVE WEST PAR O V-6
363-410-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 4 HIGHLAND RESERVE WEST PAR O V-6
363-410-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 5 HIGHLAND RESERVE WEST PAR O V-6
363-410-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 6 HIGHLAND RESERVE WEST PAR O V-6
363-410-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 7 HIGHLAND RESERVE WEST PAR O V-6
363-410-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 8 HIGHLAND RESERVE WEST PAR O V-6
363-410-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 9 HIGHLAND RESERVE WEST PAR O V-6
363-410-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 10 HIGHLAND RESERVE WEST PAR O V-6
363-410-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 11 HIGHLAND RESERVE WEST PAR O V-6
363-410-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 12 HIGHLAND RESERVE WEST PAR O V-6
363-410-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 13 HIGHLAND RESERVE WEST PAR O V-6
363-410-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 14 HIGHLAND RESERVE WEST PAR O V-6
363-410-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 15 HIGHLAND RESERVE WEST PAR O V-6
363-410-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 16 HIGHLAND RESERVE WEST PAR O V-6
363-410-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 17 HIGHLAND RESERVE WEST PAR O V-6
363-410-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 18 HIGHLAND RESERVE WEST PAR O V-6
363-410-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 19 HIGHLAND RESERVE WEST PAR O V-6
363-410-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 20 HIGHLAND RESERVE WEST PAR O V-6
363-410-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 21 HIGHLAND RESERVE WEST PAR O V-6
363-410-022-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 22 HIGHLAND RESERVE WEST PAR O V-6
363-410-023-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 23 HIGHLAND RESERVE WEST PAR O V-6
363-410-024-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 24 HIGHLAND RESERVE WEST PAR O V-6
363-420-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 1 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 2 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 3 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 4 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 5 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 6 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 7 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 8 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 9 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 10 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 11 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 12 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 13 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 14 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 15 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 16 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 17 HIGHLAND RESERVE WEST-PARS MORV-24

City of Roseville
North Central Roseville Specific Plan Landscaping and Lighting District
Fiscal Year 2017/18 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-420-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 18 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 19 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 20 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 21 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-022-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 22 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-023-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 23 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-024-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 24 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-025-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 25 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-026-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 26 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-027-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 27 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-028-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 28 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-029-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 29 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-030-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 30 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-031-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 31 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-032-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 32 HIGHLAND RESERVE WEST-PARCEL S MOR V-24
363-420-033-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 33 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-034-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 34 HIGHLAND RESERVE WEST-PARS MORV-24
363-430-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 1 DIAMOND OAKS UNIT 13, MOR V-33
363-430-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 2 DIAMOND OAKS UNIT 13, MOR V-33
363-430-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 3 DIAMOND OAKS UNIT 13, MOR V-33
363-430-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 4 DIAMOND OAKS UNIT 13, MOR V-33
363-430-005-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 5 DIAMOND OAKS UNIT 13, MOR V-33
363-430-006-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 6 DIAMOND OAKS UNIT 13, MOR V-33
363-430-007-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 7 DIAMOND OAKS UNIT 13, MOR V-33
363-430-008-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT8 DIAMOND OAKS UNIT 13, MOR V-33
363-430-009-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT9 DIAMOND OAKS UNIT 13, MOR V-33
363-430-010-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT10 DIAMOND OAKS UNIT 13, MOR V-33
363-430-011-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT11 DIAMOND OAKS UNIT 13, MOR V-33
363-430-012-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT12 DIAMOND OAKS UNIT 13, MOR V-33
363-430-013-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT13 DIAMOND OAKS UNIT 13, MOR V-33
363-430-014-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT14 DIAMOND OAKS UNIT 13, MOR V-33
363-430-015-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT15 DIAMOND OAKS UNIT 13, MOR V-33
363-430-016-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT16 DIAMOND OAKS UNIT 13, MOR V-33
363-430-017-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT17 DIAMOND OAKS UNIT 13, MOR V-33
363-430-018-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT18 DIAMOND OAKS UNIT 13, MOR V-33
363-430-019-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT19 DIAMOND OAKS UNIT 13, MOR V-33
363-430-020-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT20 DIAMOND OAKS UNIT 13, MOR V-33
363-430-021-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT21 DIAMOND OAKS UNIT 13, MOR V-33
363-440-001-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 8 HIGHLAND RESERVE WEST PAR V MOR V-36
363-440-002-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 9 HIGHLAND RESERVE WEST PAR V MOR V-36
363-440-003-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 10 HIGHLAND RESERVE WEST PAR V MOR V-36
363-440-004-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 11 HIGHLAND RESERVE WEST PAR V MOR V-36

City of Roseville
North Central Roseville Specific Plan Landscaping and Lighting District
Fiscal Year 2017/18 Preliminary Assessment Roll

[illegible]

City of Roseville
North Central Roseville Specific Plan Landscaping and Lighting District
Fiscal Year 2017/18 Preliminary Assessment Roll

[illegible]

City of Roseville
North Central Roseville Specific Plan Landscaping and Lighting District
Fiscal Year 2017/18 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-470-028-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 72 HIGHLAND RESERVE WEST PAR E PH 1 MOR V-41
363-470-029-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	LOT 73 HIGHLAND RESERVE WEST PAR E PH 1 MOR V-41
363-470-031-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	POR LOT 12 HIGHLAND RESERVE WEST PAR E PH 1 V-41
363-470-032-000	Local&District - Wide	124.44	124.44	1.0	1.0	0.0	-	SF Residential	L 11 &P LOT12 HIGHLAND RESERVE WEST PAR E PH1V-41
493-010-002-000	District - Wide	12,085.00	12,085.01	201.6	0.0	336.0	-	MF Residential	17.8 AC LOT A PMOR 35-20 THE PRESERVE AT CREEKSIDE

Summary Fields	Value
ACTIVE PARCELS	3,617.00
LEVIED PARCELS	3,489.00
CHARGE	631,318.18
MAX ASMT	643,768.74
DISTRICT-WIDE EDUS	7,465.39
LOCAL EDUS	2,113.00
TOTAL EDUS	7,583.39
SF UNITS	2,231.00
MF UNITS	2,387.00
NON RES ACRES	560.03

RESOLUTION NO. 17-262

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2017/2018

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Levy Report (hereafter referred to as the "Report") for said district known and designated as: Northwest Roseville Specific Plan Landscaping and Lighting District (hereinafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, being Part 2 Division 15, of the Streets and Highways Code of the State of California, beginning with Section 22500* (hereinafter referred to as the "Act"), and,

WHEREAS, there has now been presented to this City Council the Report as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented (or amended), and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 That the Report as presented, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 3 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and final approval of the Report.

RESOLUTION NO. 17-262

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2017.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, Sonia Orozco, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. 17-262 was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the 21st day of June, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. 17-263

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2017/2018

The City Council of the City of Roseville, California (hereafter referred to as the “City Council”) does resolve as follows:

WHEREAS, the City Council of City of Roseville, California, has, by previous Resolutions, initiated proceedings, and declared its intention to levy assessments, and approved the Engineer’s Levy Report (hereinafter referred to as the “Report”) that describes the assessments against parcels of land within the Northwest Roseville Specific Plan Landscaping and Lighting District (hereinafter referred to as the “District”) for the Fiscal Year commencing July 1, 2017, and ending June 30, 2018, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereinafter referred to as the “Act”) to pay for the maintenance and services of all improvements and facilities related thereto; and

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council, a Report in connection with the proposed levy and collection of assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2017, and ending June 30, 2018, to pay for the maintenance and services of all improvements and facilities related thereto.

WHEREAS, this City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Articles XIIC and XIID of the California State Constitution; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

- i) the land within the District will be benefited by the operation, maintenance and servicing of the improvements located within the boundaries of the District;
- ii) the District includes all of the lands receiving such special benefit; and,
- iii) the net amount to be assessed upon the lands within the District in accordance with the assessment for the Fiscal Year commencing July 1, 2017, and ending June 30, 2018, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 4 The maintenance, operation and servicing of the improvements shall be performed pursuant to the Act. The City Council hereby orders the improvements to be made, which improvements are briefly described as follows: turf, ground cover, shrubs and trees, irrigation systems, drainage systems, natural areas, open space areas, public pedestrian paths, entry monuments, fencing, lighting systems, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer's Levy Report describes all new improvements or substantial changes in existing improvements.

Section 5 The County Auditor of the County of Placer shall enter on the County Assessment Roll, opposite each eligible parcel of land, the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the Northwest Roseville Specific Plan Landscaping and Lighting District and such money shall be expended only for the maintenance, operation and servicing of the improvements, together with other expenses as described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2017, and ending June 30, 2018.

Section 8 The City Clerk's designee, Willdan Financial Services, is hereby authorized and directed to file the levy with the County Auditor subsequent to the adoption of this Resolution, pursuant to Chapter 4, Article 1, Section 22641 of the Act. The City Clerk is directed to deliver a certified copy of this adopted Resolution to Willdan Financial Services within two weeks of adoption via either e-mail to mashley@willdan.com or US Mail to: Willdan Financial Services, 27368 Via Industria, Suite 200, Temecula, CA 92590 Attn: Mickey Ashley.

RESOLUTION NO. 17-263

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2017.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, Sonia Orozco, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. 17-263 was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the 21st day of June, 2017, by the following vote:

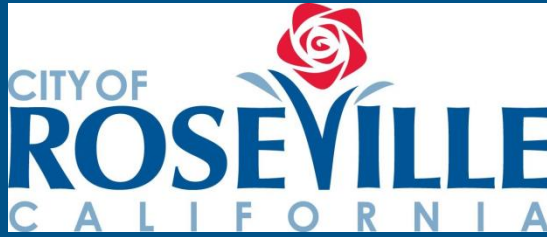
AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville



City of Roseville

Northwest Roseville Specific Plan Landscaping and Lighting District

2017/18 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 17, 2017
Public Hearing: June 21, 2017

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com/financial



ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

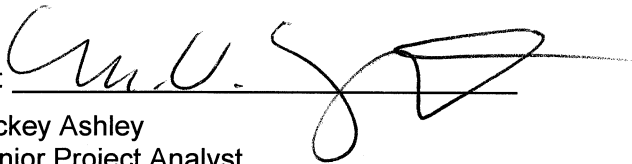
Northwest Roseville Specific Plan Landscaping and Lighting District

City of Roseville
Placer County, State of California

This Report describes the District and any relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2017/18 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 29 day of APRIL, 2017

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Roseville

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I. OVERVIEW

A. INTRODUCTION

The City of Roseville (“City”) annually levies and collects special assessments in order to provide and maintain the improvements within the Northwest Roseville Specific Plan Area, known as Northwest Roseville Specific Plan Landscaping and Lighting District (“District”) within the City. The District was formed and is levied annual assessments pursuant to *the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (the “1972 Act” or the “Act”).

This Engineer’s Levy Report (“Report”) describes the District, any new annexations, changes to the District, and the proposed assessments for the period of July 1, 2017 through June 30, 2018. The assessments are based on the historical and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The District consists of two (2) benefit zones (“Zones”). The improvements that benefit properties within each Zone and the costs of those improvements are identified and budgeted separately. Each parcel is assessed proportionately for the estimated costs of the parcel’s respective Zone.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number by the Placer County Assessor’s Office. The Placer County Auditor/Controller (“County Auditor/Controller”) uses Assessor’s Parcel Numbers and specific Tax Code Accounts, to identify on the County’s tax roll, properties assessed for special district benefit assessments.

Following consideration of public comments at a public hearing, and a final review of the Report, the City Council may order amendments to the Report or confirm the Report as submitted. After final approval of the Report, and confirmation of the assessments, the assessment information will be submitted to the County Auditor/Controller. The County Auditor/Controller will include the assessments on the property tax roll for fiscal year 2017/18.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are in compliance with the provisions of the *California Constitution Article XIID* (Proposition 218). Pursuant to the *California Constitution Article XIID* (“*Article XIID*”) *Section 5*, certain existing assessments are exempt from the substantive and procedural requirements of *Article XIID Section 4* and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the City determined that all improvements and the annual assessments established for the original District were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to *Article XIID Section 5(b)*, the property owners approved these existing District assessments at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore, the pre-existing assessment amounts (the maximum assessment rates of the original Zones A and B identified in this Report) are exempt from the procedural requirements *Article XIID Section 4*.

The District and all Zones therein have been formed pursuant to the 1972 Act. Pursuant to the 1972 Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments and to review the Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the 1972 Act.

In November 2004, the City initiated and conducted property owner protest ballot proceedings, in accordance with the 1972 Act and Article XIID, to annex into Zone A, and approve the maximum assessment rates. At the conclusion of the Public Hearing, the City determined that a majority protest did not exist. The City then approved the Engineer’s Report, through the adoption of Resolution No. 04-507, which annexed the Dunmore Junction territory to Zone A. Dunmore Junction was first assessed by the District in FY 2005/06.

In April 2005, the City initiated and conducted property owner protest ballot proceedings, in accordance with the 1972 Act and Article XIID, to annex into Zones B, and approve the maximum assessment rates. At the conclusion of the Public Hearing, the City determined that a majority protest did not exist. The City then approved the Engineer’s Report, through the adoption of Resolution No. 05-165, which annexed the Legacy subdivision territory to Zone B. The Legacy subdivision was first assessed by the District in FY 2005/06.

C. DESCRIPTION OF DISTRICT BOUNDARIES

The Northwest Roseville Specific Plan Landscaping and Lighting District lies west of the existing urban area of the City of Roseville. The District is generally bounded by Baseline Road to the north, Fiddymont Road to the west and Washington Boulevard to the east. The City annexed in Dunmore Junction, which is generally located on the east side of Porter Drive, south of Junction Boulevard and north of Lawton Avenue. The City also annexed in Legacy Subdivision, which is generally located on the northwest corner of Washington Boulevard and Junction Boulevard. For general reference purposes, renderings of the District's Boundaries are presented in Appendix A of the Report.

D. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;

- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.
- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.
- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

E. DESCRIPTION OF IMPROVEMENTS AND SERVICES

Zone A

Zone A of the District, by special benefit assessments, is to provide funding for the maintenance of the following improvements: landscaped street medians and landscaped corridors adjacent to property within the District including but not limited to, plantings, sound walls, and project identification signs; the maintenance of the vernal pool preserves identified in the Northwest Roseville Specific Plan; the installation and maintenance of bike trails within the Northwest Roseville Specific Plan Area; and the installation of park improvements and/or the payment of debt service related to the installation of bike trails and/or park improvements within the Northwest Roseville Specific Plan Area.

Zone B

Zone B of the District, by special benefit assessments, is to provide funding for the following:

- The maintenance of the landscaped street buffers or medians, certain natural areas within the subdivision and landscape corridors adjacent to the property within the Zone (including, but not limited to, planting, screen walls, project identification signs, and drainage and wetlands areas within the property).
- The perpetual maintenance of the landscape strips adjacent to the Sierra Crossing subdivision contiguous to Foothills Boulevard and Booth Road, including but not limited to maintenance of the planting, screen walls, and project identification signs.
- The maintenance of the natural border adjoining and contiguous to the westerly border of Sierra Crossing.
- The maintenance of the wetland preserve area.
- The on-going maintenance of the landscape strips adjacent to the Legacy subdivision contiguous to Junction Boulevard, Washington Boulevard and Sawtell Road, including but not limited to maintenance of the planting, screen walls, and project identification signs.
- The maintenance of natural border adjoining and contiguous to the westerly border of the Legacy subdivision.

II. METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

B. DESCRIPTION OF METHOD OF APPORTIONMENT

Pursuant to the Act, the costs of the District may be apportioned by any formula or method that fairly distributes the net amount to be assessed, among all assessable parcels in proportion to the estimated special benefits to be received by each such parcel from the improvements. The special benefit formula used for any special benefit assessment should reflect the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated special benefit to each parcel. All assessable parcels in the District receive a direct special benefit from the services and improvements provided by the District.

Each parcel within this District has been assigned an Equivalent Benefit Unit (EBU), which reflects each parcel's estimated special benefit from the improvements as compared to other parcels within each Zone of the District. The levy amount is spread evenly to each assessable parcel in the District, on a per benefit unit (per parcel) method.

The Levy per Equivalent Benefit Unit (Rate) applied to each parcel is the result of dividing the total Balance to Levy, by the sum of the District's EBUs, for the fiscal year. This Rate is multiplied by each parcel's individual EBU to determine the parcel's levy amount.

The following formulas are used to calculate the assessment for each parcel:

Zone A

Total number of lots based on final filed maps, divided into the total annual estimated costs of Zone A.

Zone B

Total number of lots based on final filed maps, divided into the total annual estimated costs of Zone B.

C. PROPOSITION 218 BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIID addresses several key criteria for the levy of assessments regarding the Dunmore Junction subdivision Legacy subdivision annexations to the District, notably:

Article XIID Section 2d defines District as follows:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;

Article XIID Section 2i defines Special Benefit as follows:

“Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”

Article XIID Section 4a defines proportional special benefit assessments as follows:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

Each of the proposed improvements, the associated costs and assessments have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of the Constitution and 1972 Act. All improvements associated with this District have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential, consistent with the proposed development plans and applicable portions of the City General Plan and the Northwest Roseville Specific Plan. As such, the improvements for which each property shall be assessed would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of these improvements would be the financial obligation of those properties. Therefore, the improvements and the annual costs of ensuring the maintenance and operation of the improvements are of direct and special benefit to the properties.

The method of apportionment (method of assessment) is based on the premise that each assessed parcel within the District receives benefit from the improvements. Well-maintained landscaping and recreational facilities in close proximity to those properties enhances the desirability of those properties.

The special benefits associated with the landscape improvements and associated appurtenants are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties providing a positive representation of the area and properties.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, dust and debris control, and fire prevention.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Enhanced quality of life through well-maintained green belts, landscaped areas and recreational facilities.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

All of the preceding special benefits allow the property to be developed for the enjoyment of the property owners and contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

The improvements are for the special benefit, enhancement and use of properties within the District and the Northwest Roseville Specific Plan Area. Although the improvements include public easements, rights-of-way and other amenities available or visible to the public at large, it has been determined that the additional improvements installed in connection with this development and those installed as part of the overall Northwest Roseville Specific Plan, are only necessary for the development of properties within the specific plan area and were not required nor necessarily desired by any properties or developments outside the Northwest Roseville Specific Plan Area. Therefore, this District being part of that plan, receives similar and proportional special benefits from both the improvements installed in connection with developing properties in this District as well as existing and future shared amenities within the District. Any public access or use of the improvements by others is incidental and there is no measurable general benefit to properties outside the specific plan area or to the public at large.

III. DISTRICT BUDGET

A. 2017/18 BUDGET

DESCRIPTION	Zone A ⁽¹⁾	Zone B ⁽²⁾	TOTAL
<u>DIRECT COSTS</u>			
Contract Maintenance - Landscaping	\$182,710.00	\$11,820.00	\$194,530.00
Repair & Maintenance - Landscaping/Parks	100,000.00	1,900.00	101,900.00
Utilities	114,620.00	3,630.00	118,250.00
Stormwater Management/Drainage	0.00	1,278.00	1,278.00
Rehab Reserve Project - Landscape Rehab	<u>30,000.00</u>	<u>0.00</u>	<u>30,000.00</u>
Total Direct Costs	\$427,330.00	\$18,628.00	\$445,958.00
<u>ADMINISTRATION COSTS</u>			
City Administration	\$18,298.00	\$956.00	\$19,254.00
Contract Administration - Park's Dept	33,000.00	1,500.00	34,500.00
County Auditor Fees	4,622.00	191.36	4,813.36
Consulting & Professional Services	8,599.00	310.00	8,909.00
Consultant Incidental Expenses	503.00	22.00	525.00
Public Hearing Publishing Costs	412.00	392.00	804.00
ERP Project Costs	<u>2,788.00</u>	<u>2,788.00</u>	<u>5,576.00</u>
Total Administrative Costs	\$68,222.00	\$6,159.36	\$74,381.36
Total Direct and Administration Costs	\$495,552.00	\$24,787.36	\$520,339.36
<u>BUDGET ADJUSTMENTS</u>			
Replenishment/(Use) of Operating Reserve	(\$3,352.00)	(\$5,651.36)	(\$9,003.36)
Contribution for /(Use of) Rehab Reserve	(30,000.00)	0.00	(30,000.00)
Rounding Adjustment			<u>0.00</u>
Total Adjustments	(\$33,352.00)	(\$5,651.36)	(\$39,003.36)
BALANCE TO LEVY	\$462,200.00	\$19,136.00	\$481,336.00

(1) The Dunmore Junction Subdivision was annexed into Zone A.

(2) The Legacy Subdivision was annexed into Zone B.

B. 2017/18 ASSESSMENT RATES

DESCRIPTION	Zone A	Zone B	TOTAL
<u>FY 2017/18 APPLIED ASSESSMENT RATES</u>			
Total Assessable Units	4,622	130	4,752
Applied Assessment Rates per Unit	\$100.00	\$147.20	
Maximum Assessment Rates per Unit	\$100.00	\$147.20	
Potential Maximum Assessment Per Zone	\$462,200	\$19,136	\$481,336

C. 2017/18 FUND BALANCE INFORMATION

DESCRIPTION	Zone A	Zone B	TOTAL
<u>OPERATING RESERVE</u>			
Beginning Operating Reserve Balance 7-1-2017 (est.)	\$318,704.00	\$15,121.69	\$333,825.69
add: Replenish from FY 17/18 Levy			0.00
less: Use for FY 17/18 Expenses	(3,352.00)	(5,651.36)	(9,003.36)
Transfer from/(to) the Rehab Reserve	(67,576.00)	924.43	(66,651.57)
Ending Operating Reserve Balance 6-30-2018 (est.)	\$247,776.00	\$10,394.76	\$258,170.76
<u>REHABILITATION RESERVE</u>			
Beginning Rehab Reserve Balance 7-1-2017 (est.)	\$350,056.29	\$924.43	\$350,980.72
add: Collect from FY 17/18 Levy			0.00
less: Use for FY 17/18 Rehab Projects	(30,000.00)	0.00	(30,000.00)
Transfer from/(to) the Operating Reserve	67,576.00	(924.43)	66,651.57
Ending Rehab Reserve Balance 6-30-2018 (est.)	\$387,632.29	\$0.00	\$387,632.29

D. DESCRIPTION OF BUDGET ITEMS

BUDGET:

DIRECT COSTS

Contract Maintenance - Landscaping - Includes all regularly scheduled contract labor, materials, supplies and equipment required to properly maintain and ensure the satisfactory condition or maintenance of all landscaping corridors, street medians, entryways, irrigation and related drainage systems as well as maintenance of appurtenant facilities (the "improvements").

Repair & Maintenance – Landscaping / Parks - This line item includes repairs that are generally unforeseen and not normally included in the annual maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, etc. If zero, this line item may not be shown in the budget.

Utilities - The furnishing of water and electricity required for the operation and maintenance of the improvements.

Stormwater Management / Drainage - This line item includes costs to properly maintain certain drainage and / or wetlands areas within the District. If zero, this line item may not be shown in the budget.

Rehab Reserve Project Expenditures – Expected costs for installation, replacement or planned upgrades of District improvements for the current year that were previously funded or accumulated in the Rehabilitation Reserve. The Rehabilitation Reserve is used to accumulate funds for costs associated with the future rehabilitation or replacement of District improvements that cannot be conveniently raised from a single year's assessment. If zero, this line item may not be shown in the budget.

ADMINISTRATION COSTS

City Administration – Estimated costs incurred by the City Finance Department and other Departments in preparing the annual budget for the Engineer's Report, together with other financial information required to determine the annual assessment. These costs would also include the preparation, posting and publishing of public notices required for City Council action relating to the District, as well as costs to perform legal review of documents.

Contract Administration – Park's Dept – Estimated Costs of Park and Recreation Department staff to coordinate and oversee the maintenance contracts and overall repair and maintenance of the District. This amount also includes the cost of the Department's estimates and analysis of certain budget items, estimated costs and useful lives of certain District Improvements.

County Auditor Fees - A fee of 1% of the total levy amount that is charged to the District by the County for placing assessments on property tax bills.

Consulting and Professional Services – Includes the costs and expenses of contracting with various professionals to provide legal, engineering and district administration services directly related to the District, including the calculation of the annual assessment amounts and the preparation of the Engineer's' Report.

Public Hearing Publishing Costs –Includes the out of pocket costs to publish public notices required for City Council action relating to the District.

Total Direct and Administration Costs – The total expected costs of the District.

BUDGET ADJUSTMENTS

Replenishment/(Use) of Operating Reserve – A "Replenishment" increases the levy in order to replenish the Operating Reserve. On the other hand, a "Use" of the Operating Reserve decreases the levy by drawing funds from the Operating Reserve for current year expenditures. If zero, this line item may not be shown in the budget. Further information regarding the function of the Operating Reserve is provided under "FUND BALANCE INFORMATION" in the following pages of this Section.

Contribution for /(Use of) Rehab Reserve — A “Contribution” increases the levy in order to generate funding for the Rehabilitation Reserve. This reserve allows for the accumulation of funds for the possible rehabilitation projects or replacements in future years. On the other hand, a “Use of” of the Rehabilitation Reserve provides current year funding of rehabilitation projects or replacements from available funds within the Rehabilitation Reserve. If zero, this line item may not be shown in the budget. Further information regarding the function of the Rehabilitation Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Rounding Adjustment – The necessary rounding adjustment(s) due to limitations of the County property tax system that requires even penny levy amounts to be placed on the secured tax roll.

BALANCE TO LEVY - This is the total amount to be levied and collected through assessments for the current fiscal year for each zone. The Balance to Levy represents the sum of the total District costs together with any applicable adjustments to the budget as described above.

ASSESSMENT RATES:

Number of Assessable Units - The total number of assessable units within the District for the Current Fiscal Year.

Applied Assessment Rates per Unit - The assessment rates to be applied to each parcel within the District for the current fiscal year.

Maximum Assessment Rates per Unit - The maximum assessment rates for the current fiscal year.

Potential Maximum Assessment Per Zone – The total amount that can be assessed against all parcels within each Zone for the current fiscal year based upon the expected number of units to be assessed.

FUND BALANCE INFORMATION:

OPERATING RESERVE

Beginning Operating Reserve Balance 7-1-2017 (est.) - The anticipated beginning balance of cash and receivables net of any unpaid prior year obligations for each Zone. These beginning balances shall be used to fund each Zone's expenditures from July 1, 2017 to December 31, 2017, as the Operating Reserve is required to compensate for the approximate six-month delay between the start of the District's fiscal year and the receipt of the collections from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

Replenish from FY 17/18 Levy – This amount is added to the levy in order to replenish the Operating Reserve. Due to the six-month delay from the District's receipt of assessment collections, the Operating Reserve balance shall be sufficiently funded to provide for expenditures from the period of July 1, 2017 (the beginning of the Fiscal Year) through December 31, 2017. If zero, this line item may not be shown in the budget.

Use for FY 17/18 Expenses – The amount of the Operating Reserve to be used to fund FY 17/18 expenses. Portions of the Operating Reserve may be slated for current year expenditures in order to reduce the Ending Operating Reserve Balance to an amount no greater than the expected District costs for the period of July 1, 2017 (the beginning of the Fiscal Year) through December 31, 2017. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Rehab Reserve — The amount of Operating Reserve monies to be transferred to or from the Rehabilitation Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Operating Reserve Balance 6-30-2018 (est.) - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2018. The size of each Zone's Operating Reserve is limited by Streets and Highways Code 22569 which states that an Operating Reserve shall not exceed the estimated costs of maintenance, service and incidental expenses from the first day of the fiscal year (July 1) to the date that the Agency expects to receive the first apportionment of collections from the County, which is estimated to be December 31. Therefore, each Zone may retain an Operating Reserve amounting to the District's first six-months of expenses in order to meet ongoing obligations until the first collections are received from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating

Reserve balances and shall be shown separately in the Report.

REHABILITATION RESERVE

Beginning Rehab Reserve Balance 7-1-2017 (est.) — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2017. Streets and Highways Code 22660 allows the District generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

Collect from FY 17/18 Levy — This amount is added to the levy to accumulate funding of future year rehabilitation projects, replacements, restorations or upgrades of District improvements. If zero, this line item may not be shown in the budget.

Use for FY 17/18 Rehab Projects – The amount of Rehabilitation Reserve monies expected to be transferred out of the Rehabilitation Reserve to fund the costs of installation, replacement or planned upgrades of District improvements for the current year. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Operating Reserve — The amount of Rehabilitation Reserve monies to be transferred to or from the Operating Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Rehab Reserve Balance 6-30-2018 (est.) - The projected balance of funds in the Rehabilitation Reserve as of June 30, 2018. These funds shall be use to provide for future year rehabilitation projects, replacements, restorations or upgrades of District improvements which cannot be conveniently raised from a single year's assessment.

Should the District have no Rehabilitation Reserve balances or related activity, no Rehabilitation Reserve information shall be presented in the Report.

E. REHABILITATION RESERVE – CAPITAL IMPROVEMENT PLAN

Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment. A five-year Capital Improvement Plan for the rehabilitation, restoration and /or replacement of District improvements and other allowable costs is shown below for each Zone with a projected ending Rehabilitation Reserve balance.

Zone A - Projections of the Zone's future capital improvement expenditures are: repair, replacement and/or refurbishment of fencing improvements \$15,000, \$80,000, \$50,000, \$20,000 and \$18,000 in FYs 2017/18, 2018/19, 2019/20, 2020/21 and 2021/22, respectively; replacement, repair, renovation and/or refurbishment of plants, landscape & related materials: \$35,000, \$35,000, \$25,000 and \$25,000 in FYs 2018/19, 2019/20, 2020/21 and 2021/22, respectively; and, grid tree pruning, removal and replacement of declining trees \$15,000 in FY 2017/18 and \$25,000 in each of FYs 2018/19, 2019/20, 2020/21 and 2021/22.

Zone B – The Zone's projected reserves are not sufficient to fund costs beyond fiscal year 2017/18.

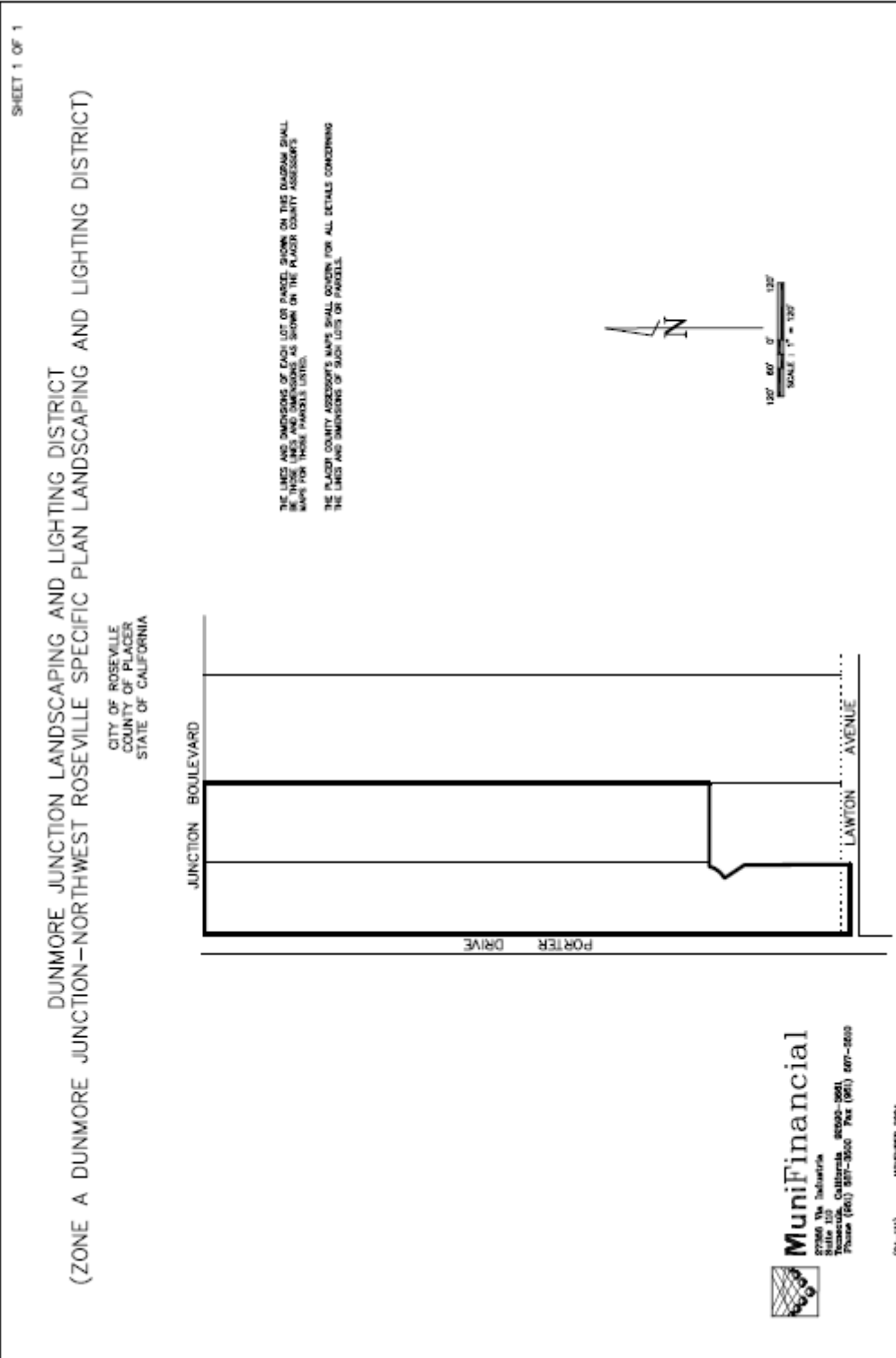
From time to time, funds held in a Rehabilitation Reserve may be needed to respond to changing needs due to the condition of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and / or operation of the improvements.

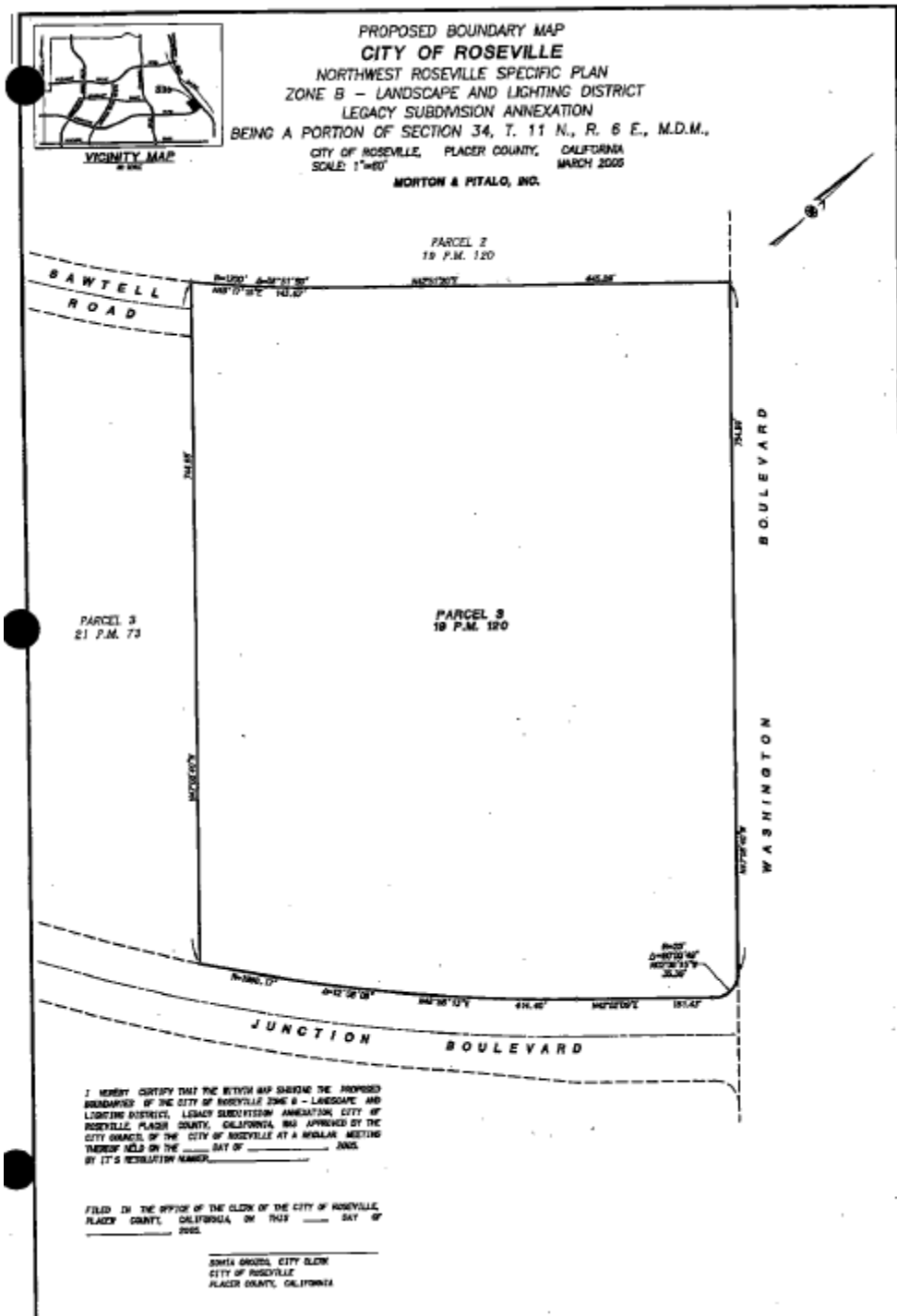
APPENDIX A – DISTRICT BOUNDARY MAP

The boundary map of the District and Zones have previously been submitted to the Clerk of the City in the format required under the Act and are, by reference, hereby made part of this Report. The boundary maps are available for inspection at the office of the City Clerk during normal business hours.

For general reference purposes, a rendering of the District's Boundaries is represented herein.







APPENDIX B — 2017/18 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Placer County Assessor's map for the year in which this Report is prepared.

Due to the size of the Assessment Roll, a listing of parcels to be assessed within this District, along with the proposed assessment amounts, shall be submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

At the conclusion of the public hearing for the District and the proposed assessments, approval of the Report (as submitted or as modified) confirms the method of apportionment and the assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for FY 2017/18. The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the FY 2017/18 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

City of Roseville
Northwest Roseville Landscaping & Lighting District
Fiscal Year 2017/18 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
011-270-001-000	A	100.00	100.00	1.0	LOT 1 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-002-000	A	100.00	100.00	1.0	LOT 2 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-003-000	A	100.00	100.00	1.0	LOT 3 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-004-000	A	100.00	100.00	1.0	LOT 4 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-005-000	A	100.00	100.00	1.0	LOT 5 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-006-000	A	100.00	100.00	1.0	LOT 6 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-007-000	A	100.00	100.00	1.0	LOT 7 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-008-000	A	100.00	100.00	1.0	LOT 8 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-009-000	A	100.00	100.00	1.0	LOT 9 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-010-000	A	100.00	100.00	1.0	LOT 10 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-011-000	A	100.00	100.00	1.0	LOT 11 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-012-000	A	100.00	100.00	1.0	LOT 12 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-013-000	A	100.00	100.00	1.0	LOT 13 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-014-000	A	100.00	100.00	1.0	LOT 14 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-015-000	A	100.00	100.00	1.0	LOT 15 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-016-000	A	100.00	100.00	1.0	LOT 16 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-017-000	A	100.00	100.00	1.0	LOT 17 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-018-000	A	100.00	100.00	1.0	LOT 18 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-019-000	A	100.00	100.00	1.0	LOT 19 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-020-000	A	100.00	100.00	1.0	LOT 20 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-021-000	A	-	-	0.0	LOT A PUE DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-280-002-000	A	100.00	100.00	1.0	LOT 21 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-280-003-000	A	100.00	100.00	1.0	LOT 22 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-280-004-000	A	100.00	100.00	1.0	LOT 23 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-280-005-000	A	100.00	100.00	1.0	LOT 24 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-280-006-000	A	100.00	100.00	1.0	LOT 25 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-280-010-000	A	100.00	100.00	1.0	LOT 29 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-280-011-000	A	100.00	100.00	1.0	LOT 30 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-280-012-000	A	100.00	100.00	1.0	LOT 31 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-280-014-000	A	100.00	100.00	1.0	LOT 33 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-280-015-000	A	100.00	100.00	1.0	LOT 34 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-280-016-000	A	100.00	100.00	1.0	LOT 35 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-280-017-000	A	100.00	100.00	1.0	POR LOT 26 DUNMORE ROSEVILLE PORTER DR AA-16
011-280-019-000	A	100.00	100.00	1.0	POR LOT 27 DUNMORE ROSEVILLE PORTER DR AA-16
011-280-024-000	A	100.00	100.00	1.0	POR LOT 28 DUNMORE ROSEVILLE PORTER DRIVE MORAA-16
011-280-026-000	A	100.00	100.00	1.0	POR LOT 28 & 32 DUNMORE ROSEVILLE PORTER DR AA-16
015-520-001-000	B	147.20	147.20	1.0	LT 1 LEGACY SUB MOR BK AA PG 71
015-520-002-000	B	147.20	147.20	1.0	LT 2 LEGACY SUB MOR BK AA PG 71
015-520-003-000	B	147.20	147.20	1.0	LT 3 LEGACY SUB MOR BK AA PG 71
015-520-004-000	B	147.20	147.20	1.0	LT 4 LEGACY SUB MOR BK AA PG 71
015-520-005-000	B	147.20	147.20	1.0	LT 5 LEGACY SUB MOR BK AA PG 71
015-520-006-000	B	147.20	147.20	1.0	LT 6 LEGACY SUB MOR BK AA PG 71
015-520-007-000	B	147.20	147.20	1.0	LOT 7 LEGACY SUB MOR BK AA PG 71
015-520-008-000	B	147.20	147.20	1.0	LOT 8 LEGACY SUB MOR BK AA PG 71
015-520-009-000	B	147.20	147.20	1.0	LOT 9 LEGACY SUB MOR BK AA PG 71
015-520-010-000	B	147.20	147.20	1.0	LOT 10 LEGACY SUB MOR BK AA PG 71
015-520-011-000	B	147.20	147.20	1.0	LOT 11 LEGACY SUB MOR BK AA PG 71
015-520-012-000	B	147.20	147.20	1.0	LOT 12 LEGACY SUB MOR BK AA PG 71
015-520-013-000	B	147.20	147.20	1.0	LOT 13 LEGACY SUB MOR BK AA PG 71
015-520-014-000	B	147.20	147.20	1.0	LOT 14 LEGACY SUB MOR BK AA PG 71
015-520-015-000	B	147.20	147.20	1.0	LOT 15 LEGACY SUB MOR BK AA PG 71
015-520-016-000	B	147.20	147.20	1.0	LOT 16 LEGACY SUB MOR BK AA PG 71
015-520-017-000	B	147.20	147.20	1.0	LOT 17 LEGACY SUB MOR BK AA PG 71
015-520-018-000	B	147.20	147.20	1.0	LT 18 LEGACY SUB MOR BK AA PG 71
015-520-019-000	B	147.20	147.20	1.0	LT 19 LEGACY SUB MOR BK AA PG 71
015-520-020-000	B	147.20	147.20	1.0	LOT 20 LEGACY SUB MOR BK AA PG 71
015-520-021-000	B	147.20	147.20	1.0	LOT 21 LEGACY SUB MOR BK AA PG 71
015-520-022-000	B	147.20	147.20	1.0	LT 22 LEGACY SUB MOR BK AA PG 71
015-520-023-000	B	147.20	147.20	1.0	LOT 23 LEGACY SUB MOR BK AA PG 71
015-520-024-000	B	147.20	147.20	1.0	LOT 24 LEGACY SUB MOR BK AA PG 71
015-520-025-000	B	147.20	147.20	1.0	LOT 25 LEGACY SUB MOR BK AA PG 71
015-520-026-000	B	147.20	147.20	1.0	LOT 26 LEGACY SUB MOR BK AA PG 71
015-520-027-000	B	147.20	147.20	1.0	LOT 27 LEGACY SUB MOR BK AA PG 71
015-520-028-000	B	147.20	147.20	1.0	LOT 28 LEGACY SUB MOR BK AA PG 71

City of Roseville
Northwest Roseville Landscaping & Lighting District
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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
015-520-029-000	B	147.20	147.20	1.0	LOT 29 LEGACY SUB MOR BK AA PG 71
015-520-030-000	B	147.20	147.20	1.0	LOT 30 LEGACY SUB MOR BK AA PG 71
015-520-031-000	B	147.20	147.20	1.0	LOT 31 LEGACY SUB MOR BK AA PG 71
015-520-032-000	B	147.20	147.20	1.0	LOT 32 LEGACY SUB MOR BK AA PG 71
015-520-033-000	B	147.20	147.20	1.0	LOT 33 LEGACY SUB MOR BK AA PG 71
015-520-034-000	B	147.20	147.20	1.0	LOT 34 LEGACY SUB MOR BK AA PG 71
015-520-035-000	B	147.20	147.20	1.0	LOT 35 LEGACY SUB MOR BK AA PG 71
015-520-036-000	B	147.20	147.20	1.0	LOT 36 LEGACY SUB MOR BK AA PG 71
015-520-037-000	B	147.20	147.20	1.0	LOT 37 LEGACY SUB MOR BK AA PG 71
015-520-038-000	B	147.20	147.20	1.0	LOT 38 LEGACY SUB MOR BK AA PG 71
015-520-039-000	B	147.20	147.20	1.0	LOT 39 LEGACY SUB MOR BK AA PG 71
015-520-040-000	B	147.20	147.20	1.0	LOT 40 LEGACY SUB MOR BK AA PG 71
015-520-041-000	B	147.20	147.20	1.0	LOT 41 LEGACY SUB MOR BK AA PG 71
015-520-042-000	B	147.20	147.20	1.0	LOT 42 LEGACY SUB MOR BK AA PG 71
015-520-043-000	B	147.20	147.20	1.0	LOT 43 LEGACY SUB MOR BK AA PG 71
015-520-044-000	B	147.20	147.20	1.0	LOT 44 LEGACY SUB MOR BK AA PG 71
015-520-045-000	B	147.20	147.20	1.0	LOT 45 LEGACY SUB MOR BK AA PG 71
015-520-046-000	B	147.20	147.20	1.0	LOT 46 LEGACY SUB MOR BK AA PG 71
015-520-047-000	B	147.20	147.20	1.0	LOT 47 LEGACY SUB MOR BK AA PG 71
015-520-048-000	B	147.20	147.20	1.0	LOT 48 LEGACY SUB MOR BK AA PG 71
015-520-049-000	B	147.20	147.20	1.0	LOT 49 LEGACY SUB MOR BK AA PG 71
015-520-050-000	B	147.20	147.20	1.0	LOT 50 LEGACY SUB MOR BK AA PG 71
015-520-051-000	B	147.20	147.20	1.0	LOT 51 LEGACY SUB MOR BK AA PG 71
015-520-052-000	B	147.20	147.20	1.0	LOT 52 LEGACY SUB MOR BK AA PG 71
015-520-053-000	B	147.20	147.20	1.0	LOT 53 LEGACY SUB MOR BK AA PG 71
015-520-054-000	B	147.20	147.20	1.0	LOT 54 LEGACY SUB MOR BK AA PG 71
015-520-055-000	B	147.20	147.20	1.0	LOT 55 LEGACY SUB MOR BK AA PG 71
015-520-056-000	B	147.20	147.20	1.0	LOT 56 LEGACY SUB MOR BK AA PG 71
015-520-057-000	B	147.20	147.20	1.0	LOT 57 LEGACY SUB MOR BK AA PG 71
015-520-058-000	B	147.20	147.20	1.0	LOT 58 LEGACY SUB MOR BK AA PG 71
015-520-059-000	B	147.20	147.20	1.0	LOT 59 LEGACY SUB MOR BK AA PG 71
015-520-060-000	B	147.20	147.20	1.0	LOT 60 LEGACY SUB MOR BK AA PG 71
015-520-061-000	B	147.20	147.20	1.0	LOT 61 LEGACY SUB MOR BK AA PG 71
015-520-062-000	B	147.20	147.20	1.0	LOT 62 LEGACY SUB MOR BK AA PG 71
015-520-063-000	B	147.20	147.20	1.0	LOT 63 LEGACY SUB MOR BK AA PG 71
015-520-064-000	B	147.20	147.20	1.0	LOT 64 LEGACY SUB MOR BK AA PG 71
015-520-065-000	B	147.20	147.20	1.0	LOT 65 LEGACY SUB MOR BK AA PG 71
015-520-066-000	B	147.20	147.20	1.0	LOT 66 LEGACY SUB MOR BK AA PG 71
015-520-067-000	B	147.20	147.20	1.0	LOT 67 LEGACY SUB MOR BK AA PG 71
015-520-068-000	B	147.20	147.20	1.0	LOT 68 LEGACY SUB MOR BK AA PG 71
015-520-069-000	B	147.20	147.20	1.0	LOT 69 LEGACY SUB MOR BK AA PG 71
015-520-070-000	B	147.20	147.20	1.0	LOT 70 LEGACY SUB MOR BK AA PG 71
015-520-071-000	B	147.20	147.20	1.0	LOT 71 LEGACY SUB MOR BK AA PG 71
015-520-072-000	B	-	-	0.0	LOT A PUE - LEGACY SUB MOR BK AA PG 71
015-520-073-000	B	-	-	0.0	LOT B PUE - LEGACY SUB MOR BK AA PG 71
015-520-074-000	B	-	-	0.0	LOT C PUE - LEGACY SUB MOR BK AA PG 71
015-520-075-000	B	-	-	0.0	LOT D PUE - LEGACY SUB MOR BK AA PG 71
015-520-076-000	B	-	-	0.0	LOT E PUE - LEGACY SUB MOR BK AA PG 71
015-520-077-000	B	-	-	0.0	LOT F OPEN SPACE - LEGACY SUB MOR BK AA PG 71
473-160-001-000	B	147.20	147.20	1.0	LOT 1 SIERRA CROSSINGS T-27
473-160-004-000	B	147.20	147.20	1.0	LOT 58 SIERRA CROSSINGS T-27
473-160-005-000	B	147.20	147.20	1.0	LOT 59 SIERRA CROSSINGS T-27
473-160-007-000	B	147.20	147.20	1.0	POR LOT 56 SIERRA CROSSINGS T-27
473-160-008-000	B	147.20	147.20	1.0	LOT 57 & POR LOT 56 SIERRA CROSSINGS T-27
473-170-001-000	B	147.20	147.20	1.0	LOT 2 SIERRA CROSSINGS T-27
473-170-002-000	B	147.20	147.20	1.0	LOT 3 SIERRA CROSSINGS T-27
473-170-003-000	B	147.20	147.20	1.0	LOT 4 SIERRA CROSSINGS T-27
473-170-004-000	B	147.20	147.20	1.0	LOT 5 SIERRA CROSSINGS T-27
473-170-005-000	B	147.20	147.20	1.0	LOT 6 SIERRA CROSSINGS T-27
473-170-006-000	B	147.20	147.20	1.0	LOT 7 SIERRA CROSSINGS T-27
473-170-007-000	B	147.20	147.20	1.0	LOT 8 SIERRA CROSSINGS T-27
473-170-008-000	B	147.20	147.20	1.0	LOT 9 SIERRA CROSSINGS T-27
473-170-009-000	B	147.20	147.20	1.0	LOT 10 SIERRA CROSSINGS T-27
473-170-010-000	B	147.20	147.20	1.0	LOT 11 SIERRA CROSSINGS T-27

City of Roseville
Northwest Roseville Landscaping & Lighting District
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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
473-170-011-000	B	147.20	147.20	1.0	LOT 12 SIERRA CROSSINGS T-27
473-170-012-000	B	147.20	147.20	1.0	LOT 13 SIERRA CROSSINGS T-27
473-170-013-000	B	147.20	147.20	1.0	LOT 14 SIERRA CROSSINGS T-27
473-170-014-000	B	147.20	147.20	1.0	LOT 15 SIERRA CROSSINGS T-27
473-170-015-000	B	147.20	147.20	1.0	LOT 16 SIERRA CROSSINGS T-27
473-170-016-000	B	147.20	147.20	1.0	LOT 17 SIERRA CROSSINGS T-27
473-170-017-000	B	147.20	147.20	1.0	LOT 28 SIERRA CROSSINGS T-27
473-170-018-000	B	147.20	147.20	1.0	LOT 29 SIERRA CROSSINGS T-27
473-170-019-000	B	147.20	147.20	1.0	LOT 30 SIERRA CROSSINGS T-27
473-170-020-000	B	147.20	147.20	1.0	LOT 31 SIERRA CROSSINGS T-27
473-170-021-000	B	147.20	147.20	1.0	LOT 32 SIERRA CROSSINGS T-27
473-170-022-000	B	147.20	147.20	1.0	LOT 33 SIERRA CROSSINGS T-27
473-170-023-000	B	147.20	147.20	1.0	LOT 34 SIERRA CROSSINGS T-27
473-170-024-000	B	147.20	147.20	1.0	LOT 35 SIERRA CROSSINGS T-27
473-170-025-000	B	147.20	147.20	1.0	LOT 36 SIERRA CROSSINGS T-27
473-170-026-000	B	147.20	147.20	1.0	LOT 37 SIERRA CROSSINGS T-27
473-170-027-000	B	147.20	147.20	1.0	LOT 38 SIERRA CROSSINGS T-27
473-170-028-000	B	147.20	147.20	1.0	LOT 39 SIERRA CROSSINGS T-27
473-170-029-000	B	147.20	147.20	1.0	LOT 40 SIERRA CROSSINGS T-27
473-170-030-000	B	147.20	147.20	1.0	LOT 41 SIERRA CROSSINGS T-27
473-170-031-000	B	147.20	147.20	1.0	LOT 42 SIERRA CROSSINGS T-27
473-170-032-000	B	147.20	147.20	1.0	LOT 43 SIERRA CROSSINGS T-27
473-170-033-000	B	147.20	147.20	1.0	LOT 44 SIERRA CROSSINGS T-27
473-170-034-000	B	147.20	147.20	1.0	LOT 45 SIERRA CROSSINGS T-27
473-170-035-000	B	147.20	147.20	1.0	LOT 46 SIERRA CROSSINGS T-27
473-170-036-000	B	147.20	147.20	1.0	LOT 47 SIERRA CROSSINGS T-27
473-170-037-000	B	147.20	147.20	1.0	LOT 48 SIERRA CROSSINGS T-27
473-170-038-000	B	147.20	147.20	1.0	LOT 49 SIERRA CROSSINGS T-27
473-170-039-000	B	147.20	147.20	1.0	LOT 50 SIERRA CROSSINGS T-27
473-170-040-000	B	147.20	147.20	1.0	LOT 51 SIERRA CROSSINGS T-27
473-170-041-000	B	147.20	147.20	1.0	LOT 52 SIERRA CROSSINGS T-27
473-170-042-000	B	147.20	147.20	1.0	LOT 53 SIERRA CROSSINGS T-27
473-170-043-000	B	147.20	147.20	1.0	LOT 54 SIERRA CROSSINGS T-27
473-170-044-000	B	147.20	147.20	1.0	LOT 55 SIERRA CROSSINGS T-27
473-180-001-000	B	147.20	147.20	1.0	LOT 18 SIERRA CROSSINGS T-27
473-180-002-000	B	147.20	147.20	1.0	LOT 19 SIERRA CROSSINGS T-27
473-180-003-000	B	147.20	147.20	1.0	LOT 20 SIERRA CROSSINGS T-27
473-180-004-000	B	147.20	147.20	1.0	LOT 21 SIERRA CROSSINGS T-27
473-180-005-000	B	147.20	147.20	1.0	LOT 22 SIERRA CROSSINGS T-27
473-180-006-000	B	147.20	147.20	1.0	LOT 23 SIERRA CROSSINGS T-27
473-180-007-000	B	147.20	147.20	1.0	LOT 24 SIERRA CROSSINGS T-27
473-180-008-000	B	147.20	147.20	1.0	LOT 25 SIERRA CROSSINGS T-27
473-180-009-000	B	147.20	147.20	1.0	LOT 26 SIERRA CROSSINGS T-27
473-180-010-000	B	147.20	147.20	1.0	LOT 27 SIERRA CROSSINGS T-27
X475-050-001-000	A	100.00	100.00	1.0	L 1 PARKLAND ESTATES Q-88
X475-050-002-000	A	100.00	100.00	1.0	L 2 PARKLAND ESTATES Q-88
X475-050-003-000	A	100.00	100.00	1.0	L 3 PARKLAND ESTATES Q-88
X475-050-004-000	A	100.00	100.00	1.0	L 4 PARKLAND ESTATES Q-88
X475-050-005-000	A	100.00	100.00	1.0	L 5 PARKLAND ESTATES Q-88
X475-050-006-000	A	100.00	100.00	1.0	L 6 PARKLAND ESTATES Q-88
X475-050-007-000	A	100.00	100.00	1.0	L 7 PARKLAND ESTATES Q-88
X475-050-008-000	A	100.00	100.00	1.0	L 8 PARKLAND ESTATES Q-88
X475-050-009-000	A	100.00	100.00	1.0	L 9 PARKLAND ESTATES Q-88
X475-050-010-000	A	100.00	100.00	1.0	L10 PARKLAND ESTATES Q-88
X475-050-011-000	A	100.00	100.00	1.0	L11 PARKLAND ESTATES Q-88
X475-050-012-000	A	100.00	100.00	1.0	L65 PARKLAND ESTATES Q-88
X475-050-013-000	A	100.00	100.00	1.0	L66 PARKLAND ESTATES Q-88
X475-050-014-000	A	100.00	100.00	1.0	L67 PARKLAND ESTATES Q-88
X475-050-015-000	A	100.00	100.00	1.0	L68 PARKLAND ESTATES Q-88
X475-050-016-000	A	100.00	100.00	1.0	L69 PARKLAND ESTATES Q-88
X475-050-017-000	A	100.00	100.00	1.0	L70 PARKLAND ESTATES Q-88
X475-050-018-000	A	100.00	100.00	1.0	L71 PARKLAND ESTATES Q-88
475-060-001-000	A	100.00	100.00	1.0	L12 PARKLAND ESTATES Q-88
475-060-002-000	A	100.00	100.00	1.0	L13 PARKLAND ESTATES Q-88

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
475-060-003-000	A	100.00	100.00	1.0	L15 PARKLAND ESTATES Q-88
475-060-004-000	A	100.00	100.00	1.0	L14 PARKLAND ESTATES Q-88
475-060-005-000	A	100.00	100.00	1.0	L16 PARKLAND ESTATES Q-88
475-060-006-000	A	100.00	100.00	1.0	L17 PARKLAND ESTATES Q-88
475-060-007-000	A	100.00	100.00	1.0	L18 PARKLAND ESTATES Q-88
475-060-008-000	A	100.00	100.00	1.0	L19 PARKLAND ESTATES Q-88
475-060-009-000	A	100.00	100.00	1.0	L20 PARKLAND ESTATES Q-88
475-060-010-000	A	100.00	100.00	1.0	L21 PARKLAND ESTATES Q-88
475-060-011-000	A	100.00	100.00	1.0	L22 PARKLAND ESTATES Q-88
475-060-012-000	A	100.00	100.00	1.0	L23 PARKLAND ESTATES Q-88
475-060-013-000	A	100.00	100.00	1.0	L24 PARKLAND ESTATES Q-88
475-060-014-000	A	100.00	100.00	1.0	L25 PARKLAND ESTATES Q-88
475-060-015-000	A	100.00	100.00	1.0	L26 PARKLAND ESTATES Q-88
475-060-016-000	A	100.00	100.00	1.0	L27 PARKLAND ESTATES Q-88
475-060-017-000	A	100.00	100.00	1.0	L28 PARKLAND ESTATES Q-88
475-060-018-000	A	100.00	100.00	1.0	L29 PARKLAND ESTATES Q-88
475-060-019-000	A	100.00	100.00	1.0	L30 PARKLAND ESTATES Q-88
475-060-020-000	A	100.00	100.00	1.0	L31 PARKLAND ESTATES Q-88
475-060-021-000	A	100.00	100.00	1.0	L32 PARKLAND ESTATES Q-88
475-060-022-000	A	100.00	100.00	1.0	L33 PARKLAND ESTATES Q-88
475-060-023-000	A	100.00	100.00	1.0	LOT 34 PARKLAND ESTATES MOR Q-88
475-060-024-000	A	100.00	100.00	1.0	L35 PARKLAND ESTATES Q-88
475-060-025-000	A	100.00	100.00	1.0	L36 PARKLAND ESTATES Q-88
475-060-026-000	A	100.00	100.00	1.0	L37 PARKLAND ESTATES Q-88
475-060-027-000	A	100.00	100.00	1.0	L38 PARKLAND ESTATES Q-88
475-060-028-000	A	100.00	100.00	1.0	L39 PARKLAND ESTATES Q-88
475-060-029-000	A	100.00	100.00	1.0	L40 PARKLAND ESTATES Q-88
475-060-030-000	A	100.00	100.00	1.0	LOT 41 PARKLAND ESTATES MOR Q-88
475-060-031-000	A	100.00	100.00	1.0	L42 PARKLAND ESTATES Q-88
475-060-032-000	A	100.00	100.00	1.0	L43 PARKLAND ESTATES Q-88
475-060-036-000	A	100.00	100.00	1.0	L47 PARKLAND ESTATES Q-88
475-060-037-000	A	100.00	100.00	1.0	L48 PARKLAND ESTATES Q-88
475-060-038-000	A	100.00	100.00	1.0	L49 PARKLAND ESTATES Q-88
475-060-039-000	A	100.00	100.00	1.0	L50 PARKLAND ESTATES Q-88
475-060-040-000	A	100.00	100.00	1.0	L51 PARKLAND ESTATES Q-88
475-060-041-000	A	100.00	100.00	1.0	L52 PARKLAND ESTATES Q-88
475-060-046-000	A	100.00	100.00	1.0	L57 PARKLAND ESTATES Q-88
475-060-047-000	A	100.00	100.00	1.0	L58 PARKLAND ESTATES Q-88
475-060-048-000	A	100.00	100.00	1.0	L59 PARKLAND ESTATES Q-88
475-060-049-000	A	100.00	100.00	1.0	L60 PARKLAND ESTATES Q-88
475-060-050-000	A	100.00	100.00	1.0	L61 PARKLAND ESTATES Q-88
475-060-051-000	A	100.00	100.00	1.0	L62 PARKLAND ESTATES Q-88
475-060-052-000	A	100.00	100.00	1.0	L63 PARKLAND ESTATES Q-88
475-060-053-000	A	100.00	100.00	1.0	L64 PARKLAND ESTATES Q-88
475-060-054-000	A	100.00	100.00	1.0	POR PCL A LOT 44 PARKLAND ESTATES MOR Q-88
475-060-055-000	A	100.00	100.00	1.0	POR L45 PARKLAND ESTATES Q-88
475-060-056-000	A	100.00	100.00	1.0	POR L46 PARKLAND ESTATES Q-88
475-060-057-000	A	100.00	100.00	1.0	L53 & POR 46 PARKLAND EST Q-88
475-060-058-000	A	100.00	100.00	1.0	L54&POR 45&46 PARKLAND EST Q88
475-060-059-000	A	100.00	100.00	1.0	L55 & POR 45 PARKLAND EST Q-88
475-060-060-000	A	100.00	100.00	1.0	L56 &POR44&45 PARKLAND EST Q88
476-100-002-000	A	100.00	100.00	1.0	L 1 AUTUMN GLEN UNIT 1
476-100-003-000	A	100.00	100.00	1.0	L 2 AUTUMN GLEN UNIT 1
476-100-004-000	A	100.00	100.00	1.0	LOT 3 AUTUMN GLEN UNIT #1 MOR Q-16
476-100-005-000	A	100.00	100.00	1.0	L 4 AUTUMN GLEN UNIT 1
476-100-006-000	A	100.00	100.00	1.0	L 5 AUTUMN GLEN UNIT 1
476-100-007-000	A	100.00	100.00	1.0	L 6 AUTUMN GLEN UNIT 1
476-100-008-000	A	100.00	100.00	1.0	L 7 AUTUMN GLEN UNIT 1 MOR Q-16
476-100-009-000	A	100.00	100.00	1.0	L 8 AUTUMN GLEN UNIT 1
476-100-010-000	A	100.00	100.00	1.0	L 9 AUTUMN GLEN UNIT 1
476-100-011-000	A	100.00	100.00	1.0	L 10 AUTUMN GLEN UNIT 1
476-100-014-000	A	100.00	100.00	1.0	LOT 32 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-015-000	A	100.00	100.00	1.0	LOT 33 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-016-000	A	100.00	100.00	1.0	LOT 34 AUTUMN GLEN UNIT 2 MOR Q-23

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-100-017-000	A	100.00	100.00	1.0	LOT 35 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-018-000	A	100.00	100.00	1.0	LOT 36 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-019-000	A	100.00	100.00	1.0	LOT 37 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-020-000	A	100.00	100.00	1.0	LOT 38 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-021-000	A	100.00	100.00	1.0	LOT 39 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-022-000	A	100.00	100.00	1.0	LOT 40 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-023-000	A	100.00	100.00	1.0	LOT 41 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-024-000	A	100.00	100.00	1.0	LOT 42 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-025-000	A	100.00	100.00	1.0	LOT 43 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-026-000	A	100.00	100.00	1.0	LOT 44 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-027-000	A	100.00	100.00	1.0	LOT 45 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-028-000	A	100.00	100.00	1.0	LOT 46 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-029-000	A	100.00	100.00	1.0	LOT 47 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-030-000	A	100.00	100.00	1.0	LOT 48 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-031-000	A	100.00	100.00	1.0	LOT 49 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-032-000	A	100.00	100.00	1.0	LOT 50 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-033-000	A	100.00	100.00	1.0	LOT 51 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-034-000	A	100.00	100.00	1.0	LOT 52 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-035-000	A	100.00	100.00	1.0	LOT 53 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-036-000	A	100.00	100.00	1.0	LOT 54 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-037-000	A	100.00	100.00	1.0	LOT 55 AUTUMN GLEN UNIT 2 Q-23
476-100-038-000	A	100.00	100.00	1.0	LOT 56 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-039-000	A	100.00	100.00	1.0	LOT 57 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-040-000	A	100.00	100.00	1.0	LOT 58 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-041-000	A	100.00	100.00	1.0	LOT 59 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-042-000	A	100.00	100.00	1.0	LOT 60 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-043-000	A	100.00	100.00	1.0	LOT 61 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-044-000	A	100.00	100.00	1.0	LOT 62 AUTUMN GLEN UNIT 2 Q-23
476-100-045-000	A	100.00	100.00	1.0	LOT 63 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-046-000	A	100.00	100.00	1.0	L 82 AUTUMN GLEN UNIT 3 Q-24
476-100-047-000	A	100.00	100.00	1.0	LOT 83 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-048-000	A	100.00	100.00	1.0	LOT 84 AUTUMN GLEN UNIT 3 Q-24
476-100-049-000	A	100.00	100.00	1.0	L 85 AUTUMN GLEN UNIT 3 Q-24
476-100-050-000	A	100.00	100.00	1.0	LOT 86 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-051-000	A	100.00	100.00	1.0	LOT 87 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-052-000	A	100.00	100.00	1.0	LOT 88 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-053-000	A	100.00	100.00	1.0	LOT 89 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-054-000	A	100.00	100.00	1.0	LOT 90 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-055-000	A	100.00	100.00	1.0	LOT 91 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-056-000	A	100.00	100.00	1.0	LOT 92 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-057-000	A	100.00	100.00	1.0	LOT 93 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-058-000	A	100.00	100.00	1.0	LOT 94 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-059-000	A	100.00	100.00	1.0	LOT 95 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-060-000	A	100.00	100.00	1.0	LOT 96 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-061-000	A	100.00	100.00	1.0	LOT 97 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-062-000	A	100.00	100.00	1.0	LOT 98 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-063-000	A	100.00	100.00	1.0	LOT 99 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-064-000	A	100.00	100.00	1.0	LOT 100 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-065-000	A	100.00	100.00	1.0	LOT 101 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-066-000	A	100.00	100.00	1.0	L 102 AUTUMN GLEN UNIT 3 Q-24
476-100-067-000	A	100.00	100.00	1.0	LOT 103 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-068-000	A	100.00	100.00	1.0	LOT 104 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-002-000	A	100.00	100.00	1.0	LOT 11 AUTUMN GLEN UNIT 1 MOR Q-16
476-110-003-000	A	100.00	100.00	1.0	L 12 AUTUMN GLEN UNIT 1
476-110-004-000	A	100.00	100.00	1.0	L 13 AUTUMN GLEN UNIT 1
476-110-005-000	A	100.00	100.00	1.0	L 14 AUTUMN GLEN UNIT 1
476-110-006-000	A	100.00	100.00	1.0	L 15 AUTUMN GLEN UNIT 1
476-110-007-000	A	100.00	100.00	1.0	L 16 AUTUMN GLEN UNIT 1
476-110-008-000	A	100.00	100.00	1.0	L 17 AUTUMN GLEN UNIT 1
476-110-009-000	A	100.00	100.00	1.0	L 18 AUTUMN GLEN UNIT 1
476-110-010-000	A	100.00	100.00	1.0	L 19 AUTUMN GLEN UNIT 1
476-110-011-000	A	100.00	100.00	1.0	L 20 AUTUMN GLEN UNIT 1
476-110-012-000	A	100.00	100.00	1.0	L 21 AUTUMN GLEN UNIT 1
476-110-013-000	A	100.00	100.00	1.0	LOT 22 AUTUMN GLEN UNIT 2 MOR Q-23

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-110-014-000	A	100.00	100.00	1.0	LOT 23 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-015-000	A	100.00	100.00	1.0	L 24 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-016-000	A	100.00	100.00	1.0	LOT 25 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-017-000	A	100.00	100.00	1.0	LOT 26 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-018-000	A	100.00	100.00	1.0	L 27 AUTUMN GLEN UNIT 2 Q-23
476-110-019-000	A	100.00	100.00	1.0	L 28 AUTUMN GLEN UNIT 2 Q-23
476-110-020-000	A	100.00	100.00	1.0	L 29 AUTUMN GLEN UNIT 2 Q-23
476-110-021-000	A	100.00	100.00	1.0	L 30 AUTUMN GLEN UNIT 2 Q-23
476-110-022-000	A	100.00	100.00	1.0	LOT 31 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-023-000	A	100.00	100.00	1.0	LOT 64 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-024-000	A	100.00	100.00	1.0	LOT 65 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-025-000	A	100.00	100.00	1.0	LOT 66 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-026-000	A	100.00	100.00	1.0	L 67 AUTUMN GLEN UNIT 2 Q-23
476-110-027-000	A	100.00	100.00	1.0	LOT 68 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-028-000	A	100.00	100.00	1.0	L 69 AUTUMN GLEN UNIT 2 Q-23
476-110-029-000	A	100.00	100.00	1.0	LOT 70 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-030-000	A	100.00	100.00	1.0	LOT 71 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-031-000	A	100.00	100.00	1.0	LOT 72 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-032-000	A	100.00	100.00	1.0	L 73 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-033-000	A	100.00	100.00	1.0	LOT 74 AUTUMN GLEN UNIT 3 MOR Q24
476-110-034-000	A	100.00	100.00	1.0	LOT 75 AUTUMN GLEN UNIT 3 MOR Q24
476-110-035-000	A	100.00	100.00	1.0	LOT 76 AUTUMN GLEN UNIT 3 MOR Q24
476-110-036-000	A	100.00	100.00	1.0	LOT 77 AUTUMN GLEN UNIT 3 MOR Q24
476-110-037-000	A	100.00	100.00	1.0	LOT 78 AUTUMN GLEN UNIT 3 MOR Q24
476-110-038-000	A	100.00	100.00	1.0	LOT 79 AUTUMN GLEN UNIT 3 MOR Q24
476-110-039-000	A	100.00	100.00	1.0	LOT 80 AUTUMN GLEN UNIT 3 MOR Q24
476-110-040-000	A	100.00	100.00	1.0	LOT 81 AUTUMN GLEN UNIT 3 MOR Q24
476-110-041-000	A	100.00	100.00	1.0	LOT 105 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-042-000	A	100.00	100.00	1.0	L 106 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-043-000	A	100.00	100.00	1.0	LOT 107 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-044-000	A	100.00	100.00	1.0	LOT 108 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-045-000	A	100.00	100.00	1.0	LOT 109 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-046-000	A	100.00	100.00	1.0	LOT 110 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-047-000	A	100.00	100.00	1.0	LOT 111 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-048-000	A	100.00	100.00	1.0	LOT 112 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-049-000	A	100.00	100.00	1.0	LOT 113 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-050-000	A	100.00	100.00	1.0	L 114 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-051-000	A	100.00	100.00	1.0	LOT 115 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-052-000	A	100.00	100.00	1.0	LOT 116 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-053-000	A	100.00	100.00	1.0	LOT 117 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-054-000	A	100.00	100.00	1.0	LOT 118 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-055-000	A	100.00	100.00	1.0	LOT 119 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-056-000	A	100.00	100.00	1.0	LOT 120 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-057-000	A	100.00	100.00	1.0	LOT 121 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-058-000	A	100.00	100.00	1.0	LOT 122 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-059-000	A	100.00	100.00	1.0	LOT 123 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-060-000	A	100.00	100.00	1.0	LOT 124 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-061-000	A	100.00	100.00	1.0	LOT 125 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-062-000	A	100.00	100.00	1.0	LOT 126 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-063-000	A	100.00	100.00	1.0	LOT 127 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-064-000	A	100.00	100.00	1.0	LOT 128 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-065-000	A	100.00	100.00	1.0	LOT 129 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-066-000	A	100.00	100.00	1.0	LOT 130 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-067-000	A	100.00	100.00	1.0	LOT 131 AUTUMN GLEN UNIT 3 MOR Q-24
476-120-001-000	A	100.00	100.00	1.0	L 1 SILVERADO OAKS #4 Q-20
476-120-002-000	A	100.00	100.00	1.0	L 2 SILVERADO OAKS #4 Q-20
476-120-003-000	A	100.00	100.00	1.0	L 3 SILVERADO OAKS #4 Q-20
476-120-004-000	A	100.00	100.00	1.0	L 4 SILVERADO OAKS #4 Q-20
476-120-005-000	A	100.00	100.00	1.0	L 5 SILVERADO OAKS #4 Q-20
476-120-006-000	A	100.00	100.00	1.0	L 6 SILVERADO OAKS #4 Q-20
476-120-007-000	A	100.00	100.00	1.0	L 7 SILVERADO OAKS #4 Q-20
476-120-008-000	A	100.00	100.00	1.0	LOT 8 SILVERADO OAKS #4 Q-20
476-120-009-000	A	100.00	100.00	1.0	L 9 SILVERADO OAKS #4 Q-20
476-120-010-000	A	100.00	100.00	1.0	L 10 SILVERADO OAKS #4 Q-20

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476-120-011-000	A	100.00	100.00	1.0	L 11 SILVERADO OAKS #4 Q-20
476-120-012-000	A	100.00	100.00	1.0	L 12 SILVERADO OAKS #4 Q-20
476-120-013-000	A	100.00	100.00	1.0	L 13 SILVERADO OAKS #4 Q-20
476-120-014-000	A	100.00	100.00	1.0	L 14 SILVERADO OAKS #4 Q-20
476-120-015-000	A	100.00	100.00	1.0	L 15 SILVERADO OAKS #4 Q-20
476-120-016-000	A	100.00	100.00	1.0	L 16 SILVERADO OAKS #4 Q-20
476-120-017-000	A	100.00	100.00	1.0	L 17 SILVERADO OAKS #4 Q-20
476-120-018-000	A	100.00	100.00	1.0	L 18 SILVERADO OAKS #4 Q-20
476-120-019-000	A	100.00	100.00	1.0	L 19 SILVERADO OAKS #4 Q-20
476-120-020-000	A	100.00	100.00	1.0	L 20 SILVERADO OAKS #4 Q-20
476-120-021-000	A	100.00	100.00	1.0	L 21 SILVERADO OAKS #4 Q-20
476-120-022-000	A	100.00	100.00	1.0	L 22 SILVERADO OAKS #4 Q-20
476-120-023-000	A	100.00	100.00	1.0	L 23 SILVERADO OAKS #4 Q-20
476-120-024-000	A	100.00	100.00	1.0	L 24 SILVERADO OAKS #4 Q-20
476-120-025-000	A	100.00	100.00	1.0	LOT 25 SILVERADO OAKS #4 Q-20
476-120-026-000	A	100.00	100.00	1.0	L 26 SILVERADO OAKS #4 Q-20
476-120-027-000	A	100.00	100.00	1.0	LOT 27 SILVERADO OAKS #4 MOR Q-20
476-120-028-000	A	100.00	100.00	1.0	L 28 SILVERADO OAKS #4 Q-20
476-120-029-000	A	100.00	100.00	1.0	L 29 SILVERADO OAKS #4 Q-20
476-120-030-000	A	100.00	100.00	1.0	L 30 SILVERADO OAKS #4 Q-20
476-120-031-000	A	100.00	100.00	1.0	L 31 SILVERADO OAKS #4 Q-20
476-120-032-000	A	100.00	100.00	1.0	L 32 SILVERADO OAKS #4 Q-20
476-120-033-000	A	100.00	100.00	1.0	L 33 SILVERADO OAKS #4 Q-20
476-120-034-000	A	100.00	100.00	1.0	L 34 SILVERADO OAKS #4 Q-20
476-120-035-000	A	100.00	100.00	1.0	L 35 SILVERADO OAKS #4 Q-20
476-120-036-000	A	100.00	100.00	1.0	L 36 SILVERADO OAKS #4 Q-20
476-120-037-000	A	100.00	100.00	1.0	L 37 SILVERADO OAKS #4 Q-20
476-120-038-000	A	100.00	100.00	1.0	L 38 SILVERADO OAKS #4 Q-20
476-120-039-000	A	100.00	100.00	1.0	L 39 SILVERADO OAKS #4 Q-20
476-120-040-000	A	100.00	100.00	1.0	L 40 SILVERADO OAKS #4 Q-20
476-120-041-000	A	100.00	100.00	1.0	L 41 SILVERADO OAKS #4 Q-20
476-120-042-000	A	100.00	100.00	1.0	L 42 SILVERADO OAKS #4 Q-20
476-120-043-000	A	100.00	100.00	1.0	L 43 SILVERADO OAKS #4 Q-20
476-120-044-000	A	100.00	100.00	1.0	L 44 SILVERADO OAKS #4 Q-20
476-120-045-000	A	100.00	100.00	1.0	L 45 SILVERADO OAKS #4 Q-20
476-120-046-000	A	100.00	100.00	1.0	L 46 SILVERADO OAKS #4 Q-20
476-120-047-000	A	100.00	100.00	1.0	L 47 SILVERADO OAKS #4 Q-20
476-120-048-000	A	100.00	100.00	1.0	L 48 SILVERADO OAKS #4 Q-20
476-120-049-000	A	100.00	100.00	1.0	L 49 SILVERADO OAKS #4 Q-20
476-120-050-000	A	100.00	100.00	1.0	L 50 SILVERADO OAKS #4 Q-20
476-120-051-000	A	100.00	100.00	1.0	L 51 SILVERADO OAKS #4 Q-20
476-120-052-000	A	100.00	100.00	1.0	L 52 SILVERADO OAKS #4 Q-20
476-120-053-000	A	100.00	100.00	1.0	L 53 SILVERADO OAKS #4 Q-20
476-120-054-000	A	100.00	100.00	1.0	L 54 SILVERADO OAKS #4 Q-20
476-120-055-000	A	100.00	100.00	1.0	L 55 SILVERADO OAKS #4 Q-20
476-120-056-000	A	100.00	100.00	1.0	L 56 SILVERADO OAKS #4 MOR Q-20
476-120-057-000	A	100.00	100.00	1.0	L 57 SILVERADO OAKS #4 Q-20
476-120-058-000	A	100.00	100.00	1.0	L 58 SILVERADO OAKS #4 Q-20
476-120-059-000	A	100.00	100.00	1.0	L 59 SILVERADO OAKS #4 Q-20
476-120-060-000	A	100.00	100.00	1.0	L 60 SILVERADO OAKS #4 Q-20
476-120-061-000	A	100.00	100.00	1.0	L 61 SILVERADO OAKS #4 MOR Q-20
476-120-062-000	A	100.00	100.00	1.0	LOT 62 SILVERADO OAKS #4 MOR Q-20
476-120-063-000	A	100.00	100.00	1.0	L 63 SILVERADO OAKS #4 Q-20
476-120-064-000	A	100.00	100.00	1.0	L 64 SILVERADO OAKS #4 Q-20
476-120-065-000	A	100.00	100.00	1.0	L 65 SILVERADO OAKS #4 Q-20
476-120-066-000	A	100.00	100.00	1.0	L 66 SILVERADO OAKS #4 Q-20
476-120-067-000	A	100.00	100.00	1.0	L 67 SILVERADO OAKS #4 Q-20
476-120-068-000	A	100.00	100.00	1.0	L 68 SILVERADO OAKS #4 Q-20
476-120-069-000	A	100.00	100.00	1.0	L 69 SILVERADO OAKS #4 Q-20
476-120-070-000	A	100.00	100.00	1.0	L 70 SILVERADO OAKS #4 Q-20
476-120-071-000	A	100.00	100.00	1.0	L 71 SILVERADO OAKS #4 Q-20
476-120-072-000	A	100.00	100.00	1.0	L 72 SILVERADO OAKS #4 Q-20
476-120-073-000	A	100.00	100.00	1.0	L 73 SILVERADO OAKS #4 Q-20
476-120-074-000	A	100.00	100.00	1.0	L 74 SILVERADO OAKS #4 Q-20

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-130-001-000	A	100.00	100.00	1.0	L 75 SILVERADO OAKS #4 Q-20
476-130-002-000	A	100.00	100.00	1.0	L 76 SILVERADO OAKS #4 Q-20
476-130-003-000	A	100.00	100.00	1.0	L 77 SILVERADO OAKS #4 Q-20
476-130-004-000	A	100.00	100.00	1.0	L 78 SILVERADO OAKS #4 Q-20
476-130-005-000	A	100.00	100.00	1.0	L 79 SILVERADO OAKS #4 Q-20
476-130-006-000	A	100.00	100.00	1.0	L 80 SILVERADO OAKS #4 Q-20
476-130-007-000	A	100.00	100.00	1.0	L 81 SILVERADO OAKS #4 MOR Q-20
476-130-008-000	A	100.00	100.00	1.0	L 82 SILVERADO OAKS #4 Q-20
476-130-009-000	A	100.00	100.00	1.0	L 83 SILVERADO OAKS #4 Q-20
476-130-010-000	A	100.00	100.00	1.0	L 84 SILVERADO OAKS #4 Q-20
476-130-011-000	A	100.00	100.00	1.0	L 85 SILVERADO OAKS #4 Q-20
476-130-012-000	A	100.00	100.00	1.0	L 86 SILVERADO OAKS #4 Q-20
476-130-013-000	A	100.00	100.00	1.0	L 87 SILVERADO OAKS #4 Q-20
476-130-014-000	A	100.00	100.00	1.0	L 88 SILVERADO OAKS #4 Q-20
476-130-015-000	A	100.00	100.00	1.0	L 89 SILVERADO OAKS #4 Q-20
476-130-016-000	A	100.00	100.00	1.0	L 90 SILVERADO OAKS #4 Q-20
476-130-017-000	A	100.00	100.00	1.0	L 91 SILVERADO OAKS #4 Q-20
476-130-018-000	A	100.00	100.00	1.0	L 92 SILVERADO OAKS #4 Q-20
476-130-019-000	A	100.00	100.00	1.0	L 93 SILVERADO OAKS #4 Q-20
476-130-020-000	A	100.00	100.00	1.0	L 94 SILVERADO OAKS #4 Q-20
476-130-021-000	A	100.00	100.00	1.0	L 95 SILVERADO OAKS #4 Q-20
476-130-022-000	A	100.00	100.00	1.0	L 96 SILVERADO OAKS #4 Q-20
476-130-023-000	A	100.00	100.00	1.0	L 97 SILVERADO OAKS #4 Q-20
476-130-024-000	A	100.00	100.00	1.0	L 98 SILVERADO OAKS #4 Q-20
476-130-025-000	A	100.00	100.00	1.0	L 99 SILVERADO OAKS #4 Q-20
476-130-026-000	A	100.00	100.00	1.0	L 100 SILVERADO OAKS #4 Q-20
476-130-027-000	A	100.00	100.00	1.0	L 101 SILVERADO OAKS #4 Q-20
476-130-028-000	A	100.00	100.00	1.0	L 102 SILVERADO OAKS #4 Q-20
476-130-029-000	A	100.00	100.00	1.0	L 103 SILVERADO OAKS #4 Q-20
476-130-030-000	A	100.00	100.00	1.0	L 104 SILVERADO OAKS #4 Q-20
476-130-031-000	A	100.00	100.00	1.0	L 105 SILVERADO OAKS #4 Q-20
476-130-032-000	A	100.00	100.00	1.0	L 106 SILVERADO OAKS #4 Q-20
476-130-033-000	A	100.00	100.00	1.0	L 107 SILVERADO OAKS #4 Q-20
476-130-034-000	A	100.00	100.00	1.0	L 108 SILVERADO OAKS #4 Q-20
476-130-035-000	A	100.00	100.00	1.0	L 109 SILVERADO OAKS #4 MOR Q-20
476-130-036-000	A	100.00	100.00	1.0	L 110 SILVERADO OAKS #4 Q-20
476-130-037-000	A	100.00	100.00	1.0	L 111 SILVERADO OAKS #4 Q-20
476-130-038-000	A	100.00	100.00	1.0	LOT 112 SILVERADO OAKS #4 MOR Q-20
476-130-039-000	A	100.00	100.00	1.0	L 113 SILVERADO OAKS #4 Q-20
476-130-040-000	A	100.00	100.00	1.0	L 114 SILVERADO OAKS #4 Q-20
476-130-041-000	A	100.00	100.00	1.0	L 115 SILVERADO OAKS #4 Q-20
476-130-042-000	A	100.00	100.00	1.0	L 116 SILVERADO OAKS #4 Q-20
476-130-043-000	A	100.00	100.00	1.0	L 117 SILVERADO OAKS #4 Q-20
476-130-044-000	A	100.00	100.00	1.0	L 118 SILVERADO OAKS #4 Q-20
476-130-045-000	A	100.00	100.00	1.0	L 119 SILVERADO OAKS #4 Q-20
476-130-046-000	A	100.00	100.00	1.0	L 120 SILVERADO OAKS #4 Q-20
476-130-047-000	A	100.00	100.00	1.0	L 121 SILVERADO OAKS #4 Q-20
476-130-048-000	A	100.00	100.00	1.0	L 122 SILVERADO OAKS #4 Q-20
476-130-049-000	A	100.00	100.00	1.0	L 123 SILVERADO OAKS #4 Q-20
476-130-050-000	A	100.00	100.00	1.0	L 124 SILVERADO OAKS #4 Q-20
476-130-051-000	A	100.00	100.00	1.0	L 125 SILVERADO OAKS #4 Q-20
476-130-052-000	A	100.00	100.00	1.0	L 126 SILVERADO OAKS #4 Q-20
476-130-053-000	A	100.00	100.00	1.0	L 127 SILVERADO OAKS #4 Q-20
476-130-054-000	A	100.00	100.00	1.0	L 128 SILVERADO OAKS #4 Q-20
476-130-055-000	A	100.00	100.00	1.0	L 129 SILVERADO OAKS #4 Q-20
476-130-056-000	A	100.00	100.00	1.0	L 130 SILVERADO OAKS #4 Q-20
476-130-057-000	A	100.00	100.00	1.0	L 131 SILVERADO OAKS #4 Q-20
476-130-058-000	A	100.00	100.00	1.0	LOT 132 SILVERADO OAKS #4 MOR Q-20
476-130-059-000	A	100.00	100.00	1.0	L 133 SILVERADO OAKS #4 Q-20
476-130-060-000	A	100.00	100.00	1.0	LOT 134 SILVERADO OAKS #4 MOR Q-20
476-130-061-000	A	100.00	100.00	1.0	L 135 SILVERADO OAKS #4 Q-20
476-130-062-000	A	100.00	100.00	1.0	LOT 136 SILVERADO OAKS #4 MOR Q-20
476-130-063-000	A	100.00	100.00	1.0	L 137 SILVERADO OAKS #4 Q-20
476-130-064-000	A	100.00	100.00	1.0	L 138 SILVERADO OAKS #4 Q-20

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-130-065-000	A	100.00	100.00	1.0	L 139 SILVERADO OAKS #4 Q-20
476-130-066-000	A	100.00	100.00	1.0	L 140 SILVERADO OAKS #4 Q-20
476-130-067-000	A	100.00	100.00	1.0	L 141 SILVERADO OAKS #4 Q-20
476-130-068-000	A	100.00	100.00	1.0	L 142 SILVERADO OAKS #4 Q-20
476-130-069-000	A	100.00	100.00	1.0	L 143 SILVERADO OAKS #4 Q-20
476-130-070-000	A	100.00	100.00	1.0	L 144 SILVERADO OAKS #4 Q-20
476-130-071-000	A	100.00	100.00	1.0	L 145 SILVERADO OAKS #4 Q-20
476-130-072-000	A	100.00	100.00	1.0	L 146 SILVERADO OAKS #4 Q-20
476-130-073-000	A	100.00	100.00	1.0	L 147 SILVERADO OAKS #4 Q-20
476-130-074-000	A	100.00	100.00	1.0	L 148 SILVERADO OAKS #4 Q-20
476-150-001-000	A	100.00	100.00	1.0	L 117 SILVERADO OAKS #5 PH B
476-150-002-000	A	100.00	100.00	1.0	LOT 118 SILVERADO OAKS #5 PH B MOR R-27
476-150-003-000	A	100.00	100.00	1.0	L 119 SILVERADO OAKS #5 PH B
476-150-004-000	A	100.00	100.00	1.0	L 120 SILVERADO OAKS #5 PH B
476-150-005-000	A	100.00	100.00	1.0	L 121 SILVERADO OAKS #5 PH B
476-150-006-000	A	100.00	100.00	1.0	L 122 SILVERADO OAKS #5 PH B
476-150-007-000	A	100.00	100.00	1.0	LOT 123 SILVERADO OAKS #5 PH B MOR R-27
476-150-008-000	A	100.00	100.00	1.0	L 124 SILVERADO OAKS #5 PH B
476-150-009-000	A	100.00	100.00	1.0	L 125 SILVERADO OAKS #5 PH B
476-150-010-000	A	100.00	100.00	1.0	L 126 SILVERADO OAKS #5 PH B
476-150-011-000	A	100.00	100.00	1.0	L 127 SILVERADO OAKS #5 PH B
476-150-012-000	A	100.00	100.00	1.0	LOT 128 SILVERADO OAKS #5 PH B MOR R-27
476-150-013-000	A	100.00	100.00	1.0	L 129 SILVERADO OAKS #5 PH B
476-150-014-000	A	100.00	100.00	1.0	L 130 SILVERADO OAKS #5 PH B
476-150-015-000	A	100.00	100.00	1.0	L 131 SILVERADO OAKS #5 PH B
476-150-016-000	A	100.00	100.00	1.0	L 132 SILVERADO OAKS #5 PH B
476-150-017-000	A	100.00	100.00	1.0	L 133 SILVERADO OAKS #5 PH B
476-150-018-000	A	100.00	100.00	1.0	L 134 SILVERADO OAKS #5 PH B
476-150-019-000	A	100.00	100.00	1.0	L 135 SILVERADO OAKS #5 PH B
476-150-020-000	A	100.00	100.00	1.0	L 136 SILVERADO OAKS #5 PH B
476-150-021-000	A	100.00	100.00	1.0	L 137 SILVERADO OAKS #5 PH B
476-150-022-000	A	100.00	100.00	1.0	L 138 SILVERADO OAKS #5 PH B
476-150-023-000	A	100.00	100.00	1.0	L 139 SILVERADO OAKS #5 PH B
476-150-024-000	A	100.00	100.00	1.0	L 140 SILVERADO OAKS #5 PH B
476-150-025-000	A	100.00	100.00	1.0	L 141 SILVERADO OAKS #5 PH B
476-150-026-000	A	100.00	100.00	1.0	L 142 SILVERADO OAKS #5 PH B
476-150-027-000	A	100.00	100.00	1.0	L 143 SILVERADO OAKS #5 PH B
476-150-028-000	A	100.00	100.00	1.0	LOT 144 SILVERADO OAKS #5 PH B MOR R-28
476-150-029-000	A	100.00	100.00	1.0	L 145 SILVERADO OAKS #5 PH B
476-150-030-000	A	100.00	100.00	1.0	L 146 SILVERADO OAKS #5 PH B
476-150-031-000	A	100.00	100.00	1.0	L 147 SILVERADO OAKS #5 PH B
476-150-032-000	A	100.00	100.00	1.0	LOT 148 SILVERADO OAKS #5 PH B MOR R-27
476-150-033-000	A	100.00	100.00	1.0	LOT 149 SILVERADO OAKS #5 PH B MOR R-27
476-150-034-000	A	100.00	100.00	1.0	L 150 SILVERADO OAKS #5 PH B
476-150-035-000	A	100.00	100.00	1.0	L 151 SILVERADO OAKS #5 PH B
476-150-036-000	A	100.00	100.00	1.0	L 152 SILVERADO OAKS #5 PH B
476-160-001-000	A	100.00	100.00	1.0	L 109 SILVERADO OAKS #5 PH B
476-160-002-000	A	100.00	100.00	1.0	L 110 SILVERADO OAKS #5 PH B
476-160-003-000	A	100.00	100.00	1.0	L 111 SILVERADO OAKS #5 PH B
476-160-004-000	A	100.00	100.00	1.0	LOT 112 SILVERADO OAKS #5 PH B MOR R-27
476-160-005-000	A	100.00	100.00	1.0	L 113 SILVERADO OAKS #5 PH B
476-160-006-000	A	100.00	100.00	1.0	L 114 SILVERADO OAKS #5 PH B
476-160-007-000	A	100.00	100.00	1.0	L 115 SILVERADO OAKS #5 PH B
476-160-008-000	A	100.00	100.00	1.0	L 116 SILVERADO OAKS #5 PH B
476-160-009-000	A	100.00	100.00	1.0	L 153 SILVERADO OAKS #5 PH B
476-160-010-000	A	100.00	100.00	1.0	L 154 SILVERADO OAKS #5 PH B
476-160-011-000	A	100.00	100.00	1.0	L 155 SILVERADO OAKS #5 PH B
476-160-012-000	A	100.00	100.00	1.0	L 156 SILVERADO OAKS #5 PH B
476-160-013-000	A	100.00	100.00	1.0	L 157 SILVERADO OAKS #5 PH B
476-160-014-000	A	100.00	100.00	1.0	L 158 SILVERADO OAKS #5 PH B
476-160-015-000	A	100.00	100.00	1.0	L 159 SILVERADO OAKS #5 PH B
476-160-016-000	A	100.00	100.00	1.0	L 160 SILVERADO OAKS #5 PH B
476-160-017-000	A	100.00	100.00	1.0	LOT 161 SILVERADO OAKS #5 PH B MOR R-27
476-160-018-000	A	100.00	100.00	1.0	L 162 SILVERADO OAKS #5 PH B

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-160-019-000	A	100.00	100.00	1.0	LOT 163 SILVERADO OAKS #5 PH B MOR
476-160-020-000	A	100.00	100.00	1.0	L 164 SILVERADO OAKS #5 PH B
476-160-021-000	A	100.00	100.00	1.0	L 165 SILVERADO OAKS #5 PH B
476-160-022-000	A	100.00	100.00	1.0	L 166 SILVERADO OAKS #5 PH B
476-160-023-000	A	100.00	100.00	1.0	L 167 SILVERADO OAKS #5 PH B
476-160-024-000	A	100.00	100.00	1.0	L 168 SILVERADO OAKS #5 PH B
476-160-025-000	A	100.00	100.00	1.0	L 169 SILVERADO OAKS #5 PH B
476-160-026-000	A	100.00	100.00	1.0	L 170 SILVERADO OAKS #5 PH B
476-160-027-000	A	100.00	100.00	1.0	L 171 SILVERADO OAKS #5 PH B
476-160-028-000	A	100.00	100.00	1.0	L 172 SILVERADO OAKS #5 PH B
476-160-029-000	A	100.00	100.00	1.0	L 173 SILVERADO OAKS #5 PH B
476-160-030-000	A	100.00	100.00	1.0	L 174 SILVERADO OAKS #5 PH B
476-160-031-000	A	100.00	100.00	1.0	L 175 SILVERADO OAKS #5 PH B
476-160-032-000	A	100.00	100.00	1.0	L 176 SILVERADO OAKS #5 PH B
476-160-033-000	A	100.00	100.00	1.0	L 177 SILVERADO OAKS #5 PH B
476-160-034-000	A	100.00	100.00	1.0	L 178 SILVERADO OAKS #5 PH B
476-160-035-000	A	100.00	100.00	1.0	L 195 SILVERADO OAKS #5 PH B
476-160-036-000	A	100.00	100.00	1.0	L 196 SILVERADO OAKS #5 PH B
476-160-037-000	A	100.00	100.00	1.0	L 197 SILVERADO OAKS #5 PH B
476-170-001-000	A	100.00	100.00	1.0	L 78 SILVERADO OAKS #5 PH B
476-170-002-000	A	100.00	100.00	1.0	L 79 SILVERADO OAKS #5 PH B
476-170-003-000	A	100.00	100.00	1.0	L 80 SILVERADO OAKS #5 PH B
476-170-004-000	A	100.00	100.00	1.0	L 81 SILVERADO OAKS #5 PH B
476-170-005-000	A	100.00	100.00	1.0	LOT 82 SILVERADO OAKS #5 PH B MOR R-27
476-170-006-000	A	100.00	100.00	1.0	L 83 SILVERADO OAKS #5 PH B
476-170-007-000	A	100.00	100.00	1.0	L 84 SILVERADO OAKS #5 PH B
476-170-008-000	A	100.00	100.00	1.0	L 85 SILVERADO OAKS #5 PH B
476-170-009-000	A	100.00	100.00	1.0	L 86 SILVERADO OAKS #5 PH B
476-170-010-000	A	100.00	100.00	1.0	L 87 SILVERADO OAKS #5 PH B
476-170-011-000	A	100.00	100.00	1.0	L 88 SILVERADO OAKS #5 PH B
476-170-012-000	A	100.00	100.00	1.0	L 89 SILVERADO OAKS #5 PH B
476-170-013-000	A	100.00	100.00	1.0	L 90 SILVERADO OAKS #5 PH B
476-170-014-000	A	100.00	100.00	1.0	L 91 SILVERADO OAKS #5 PH B
476-170-015-000	A	100.00	100.00	1.0	L 92 SILVERADO OAKS #5 PH B
476-170-016-000	A	100.00	100.00	1.0	L 93 SILVERADO OAKS #5 PH B
476-170-017-000	A	100.00	100.00	1.0	L 94 SILVERADO OAKS #5 PH B
476-170-018-000	A	100.00	100.00	1.0	L 95 SILVERADO OAKS #5 PH B
476-170-019-000	A	100.00	100.00	1.0	L 96 SILVERADO OAKS #5 PH B
476-170-020-000	A	100.00	100.00	1.0	L 97 SILVERADO OAKS #5 PH B
476-170-021-000	A	100.00	100.00	1.0	L 98 SILVERADO OAKS #5 PH B
476-170-022-000	A	100.00	100.00	1.0	L 99 SILVERADO OAKS #5 PH B
476-170-023-000	A	100.00	100.00	1.0	L 100 SILVERADO OAKS #5 PH B
476-170-024-000	A	100.00	100.00	1.0	L 101 SILVERADO OAKS #5 PH B
476-170-025-000	A	100.00	100.00	1.0	L 102 SILVERADO OAKS #5 PH B
476-170-026-000	A	100.00	100.00	1.0	L 103 SILVERADO OAKS #5 PH B
476-170-027-000	A	100.00	100.00	1.0	L 104 SILVERADO OAKS #5 PH B
476-170-028-000	A	100.00	100.00	1.0	L 105 SILVERADO OAKS #5 PH B
476-170-029-000	A	100.00	100.00	1.0	L 106 SILVERADO OAKS #5 PH B
476-170-030-000	A	100.00	100.00	1.0	L 107 SILVERADO OAKS #5 PH B
476-170-031-000	A	100.00	100.00	1.0	L 108 SILVERADO OAKS #5 PH B
476-170-032-000	A	100.00	100.00	1.0	L 179 SILVERADO OAKS #5 PH B
476-170-033-000	A	100.00	100.00	1.0	L 180 SILVERADO OAKS #5 PH B
476-170-034-000	A	100.00	100.00	1.0	L 181 SILVERADO OAKS #5 PH B
476-170-035-000	A	100.00	100.00	1.0	L 182 SILVERADO OAKS #5 PH B
476-170-036-000	A	100.00	100.00	1.0	L 183 SILVERADO OAKS #5 PH B
476-170-037-000	A	100.00	100.00	1.0	L 184 SILVERADO OAKS #5 PH B
476-170-038-000	A	100.00	100.00	1.0	L 185 SILVERADO OAKS #5 PH B
476-170-039-000	A	100.00	100.00	1.0	L 186 SILVERADO OAKS #5 PH B
476-170-040-000	A	100.00	100.00	1.0	L 187 SILVERADO OAKS #5 PH B
476-170-041-000	A	100.00	100.00	1.0	L 188 SILVERADO OAKS #5 PH B
476-170-042-000	A	100.00	100.00	1.0	L 189 SILVERADO OAKS #5 PH B
476-170-043-000	A	100.00	100.00	1.0	LOT 190 SILVERADO OAKS #5 PH B MOR R-27
476-170-044-000	A	100.00	100.00	1.0	L 191 SILVERADO OAKS #5 PH B
476-170-045-000	A	100.00	100.00	1.0	L 192 SILVERADO OAKS #5 PH B

City of Roseville
Northwest Roseville Landscaping & Lighting District
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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-170-046-000	A	100.00	100.00	1.0	L 193 SILVERADO OAKS #5 PH B
476-170-047-000	A	100.00	100.00	1.0	L 194 SILVERADO OAKS #5 PH B
476-170-048-000	A	100.00	100.00	1.0	L 198 SILVERADO OAKS #5 PH B
476-170-049-000	A	100.00	100.00	1.0	L 199 SILVERADO OAKS #5 PH B
476-170-050-000	A	100.00	100.00	1.0	L 200 SILVERADO OAKS #5 PH B
476-170-051-000	A	100.00	100.00	1.0	L 201 SILVERADO OAKS #5 PH B
476-170-052-000	A	100.00	100.00	1.0	L 202 SILVERADO OAKS #5 PH B
476-170-053-000	A	100.00	100.00	1.0	L 203 SILVERADO OAKS #5 PH B
476-170-054-000	A	100.00	100.00	1.0	L 204 SILVERADO OAKS #5 PH B
476-170-055-000	A	100.00	100.00	1.0	L 205 SILVERADO OAKS #5 PH B
476-170-056-000	A	100.00	100.00	1.0	L 206 SILVERADO OAKS #5 PH B
476-170-057-000	A	100.00	100.00	1.0	L 207 SILVERADO OAKS #5 PH B
476-170-058-000	A	100.00	100.00	1.0	L 208 SILVERADO OAKS #5 PH B
476-170-059-000	A	100.00	100.00	1.0	L 209 SILVERADO OAKS #5 PH B
476-170-060-000	A	100.00	100.00	1.0	L 210 SILVERADO OAKS #5 PH B
476-170-061-000	A	100.00	100.00	1.0	L 211 SILVERADO OAKS #5 PH B
476-170-062-000	A	100.00	100.00	1.0	L 212 SILVERADO OAKS #5 PH B
476-170-063-000	A	100.00	100.00	1.0	L 213 SILVERADO OAKS #5 PH B
476-170-064-000	A	100.00	100.00	1.0	L 214 SILVERADO OAKS #5 PH B
476-170-065-000	A	100.00	100.00	1.0	L 215 SILVERADO OAKS #5 PH B
476-170-066-000	A	100.00	100.00	1.0	LOT 216 SILVERADO OAKS #5 PH B MOR R-27
476-170-067-000	A	100.00	100.00	1.0	L 217 SILVERADO OAKS #5 PH B
476-170-068-000	A	100.00	100.00	1.0	L 218 SILVERADO OAKS #5 PH B
476-170-069-000	A	100.00	100.00	1.0	L 219 SILVERADO OAKS #5 PH B
476-170-070-000	A	100.00	100.00	1.0	L 220 SILVERADO OAKS #5 PH B
476-170-071-000	A	100.00	100.00	1.0	L 221 SILVERADO OAKS #5 PH B
476-170-072-000	A	100.00	100.00	1.0	L 222 SILVERADO OAKS #5 PH B
476-180-001-000	A	100.00	100.00	1.0	L 1 SILVERADO OAKS #5 PH A
476-180-002-000	A	100.00	100.00	1.0	L 2 SILVERADO OAKS #5 PH A
476-180-003-000	A	100.00	100.00	1.0	L 3 SILVERADO OAKS #5 PH A
476-180-004-000	A	100.00	100.00	1.0	L 4 SILVERADO OAKS #5 PH A
476-180-005-000	A	100.00	100.00	1.0	L 5 SILVERADO OAKS #5 PH A
476-180-006-000	A	100.00	100.00	1.0	L 6 SILVERADO OAKS #5 PH A
476-180-007-000	A	100.00	100.00	1.0	L 7 SILVERADO OAKS #5 PH A
476-180-008-000	A	100.00	100.00	1.0	L 8 SILVERADO OAKS #5 PH A
476-180-009-000	A	100.00	100.00	1.0	L 9 SILVERADO OAKS #5 PH A
476-180-010-000	A	100.00	100.00	1.0	LOT 10 SILVERADO OAKS #5 PH A MOR R-26
476-180-011-000	A	100.00	100.00	1.0	L 11 SILVERADO OAKS #5 PH A
476-180-012-000	A	100.00	100.00	1.0	L 12 SILVERADO OAKS #5 PH A
476-180-013-000	A	100.00	100.00	1.0	L 13 SILVERADO OAKS #5 PH A
476-180-014-000	A	100.00	100.00	1.0	L 14 SILVERADO OAKS #5 PH A
476-180-015-000	A	100.00	100.00	1.0	L 15 SILVERADO OAKS #5 PH A
476-180-016-000	A	100.00	100.00	1.0	L 16 SILVERADO OAKS #5 PH A
476-180-017-000	A	100.00	100.00	1.0	L 17 SILVERADO OAKS #5 PH A
476-180-018-000	A	100.00	100.00	1.0	L 18 SILVERADO OAKS #5 PH A
476-180-019-000	A	100.00	100.00	1.0	L 19 SILVERADO OAKS #5 PH A
476-180-020-000	A	100.00	100.00	1.0	L 20 SILVERADO OAKS #5 PH A
476-180-021-000	A	100.00	100.00	1.0	LOT 21 SILVERADO OAKS #5 PH A MOR
476-180-022-000	A	100.00	100.00	1.0	L 22 SILVERADO OAKS #5 PH A
476-180-023-000	A	100.00	100.00	1.0	L 23 SILVERADO OAKS #5 PH A
476-180-024-000	A	100.00	100.00	1.0	L 24 SILVERADO OAKS #5 PH A
476-180-025-000	A	100.00	100.00	1.0	L 25 SILVERADO OAKS #5 PH A
476-180-026-000	A	100.00	100.00	1.0	L 26 SILVERADO OAKS #5 PH A
476-180-027-000	A	100.00	100.00	1.0	L 27 SILVERADO OAKS #5 PH A
476-180-028-000	A	100.00	100.00	1.0	LOT 28 SILVERADO OAKS #5 PH A MOR R-26
476-180-029-000	A	100.00	100.00	1.0	L 29 SILVERADO OAKS #5 PH A
476-180-030-000	A	100.00	100.00	1.0	L 30 SILVERADO OAKS #5 PH A
476-180-031-000	A	100.00	100.00	1.0	L 31 SILVERADO OAKS #5 PH A
476-180-032-000	A	100.00	100.00	1.0	L 32 SILVERADO OAKS #5 PH A
476-180-033-000	A	100.00	100.00	1.0	LOT 33 SILVERADO OAKS #5 PH A MOR R26
476-180-034-000	A	100.00	100.00	1.0	LOT 34 SILVERADO OAKS #5 PH A MOR R-26
476-180-035-000	A	100.00	100.00	1.0	L 35 SILVERADO OAKS #5 PH A
476-180-036-000	A	100.00	100.00	1.0	L 36 SILVERADO OAKS #5 PH A
476-180-037-000	A	100.00	100.00	1.0	L 37 SILVERADO OAKS #5 PH A

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-180-038-000	A	100.00	100.00	1.0	L 38 SILVERADO OAKS #5 PH A
476-180-039-000	A	100.00	100.00	1.0	L 39 SILVERADO OAKS #5 PH A
476-180-040-000	A	100.00	100.00	1.0	L 40 SILVERADO OAKS #5 PH A
476-180-041-000	A	100.00	100.00	1.0	L 41 SILVERADO OAKS #5 PH A
476-180-042-000	A	100.00	100.00	1.0	L 42 SILVERADO OAKS #5 PH A
476-180-043-000	A	100.00	100.00	1.0	L 43 SILVERADO OAKS #5 PH A
476-180-044-000	A	100.00	100.00	1.0	L 44 SILVERADO OAKS #5 PH A
476-180-045-000	A	100.00	100.00	1.0	L 45 SILVERADO OAKS #5 PH A
476-180-046-000	A	100.00	100.00	1.0	L 46 SILVERADO OAKS #5 PH A
476-180-047-000	A	100.00	100.00	1.0	L 47 SILVERADO OAKS #5 PH A
476-180-048-000	A	100.00	100.00	1.0	L 48 SILVERADO OAKS #5 PH A
476-180-049-000	A	100.00	100.00	1.0	L 49 SILVERADO OAKS #5 PH A
476-180-050-000	A	100.00	100.00	1.0	L 50 SILVERADO OAKS #5 PH A
476-180-051-000	A	100.00	100.00	1.0	L 51 SILVERADO OAKS #5 PH A
476-180-052-000	A	100.00	100.00	1.0	L 52 SILVERADO OAKS #5 PH A
476-180-053-000	A	100.00	100.00	1.0	L 53 SILVERADO OAKS #5 PH A
476-180-054-000	A	100.00	100.00	1.0	L 54 SILVERADO OAKS #5 PH A
476-180-055-000	A	100.00	100.00	1.0	L 55 SILVERADO OAKS #5 PH A
476-180-056-000	A	100.00	100.00	1.0	L 56 SILVERADO OAKS #5 PH A
476-180-057-000	A	100.00	100.00	1.0	L 57 SILVERADO OAKS #5 PH A
476-180-058-000	A	100.00	100.00	1.0	L 58 SILVERADO OAKS #5 PH A
476-180-059-000	A	100.00	100.00	1.0	L 59 SILVERADO OAKS #5 PH A
476-180-060-000	A	100.00	100.00	1.0	L 60 SILVERADO OAKS #5 PH A
476-180-061-000	A	100.00	100.00	1.0	LOT 61 SILVERADO OAKS #5 PH A MOR R-26
476-180-062-000	A	100.00	100.00	1.0	L 62 SILVERADO OAKS #5 PH A
476-180-063-000	A	100.00	100.00	1.0	LOT 63 SILVERADO OAKS #5 PH A MOR R-26
476-180-064-000	A	100.00	100.00	1.0	L 64 SILVERADO OAKS #5 PH A
476-180-065-000	A	100.00	100.00	1.0	L 65 SILVERADO OAKS #5 PH A
476-180-066-000	A	100.00	100.00	1.0	L 66 SILVERADO OAKS #5 PH A
476-180-067-000	A	100.00	100.00	1.0	L 67 SILVERADO OAKS #5 PH A
476-180-068-000	A	100.00	100.00	1.0	L 68 SILVERADO OAKS #5 PH A
476-180-069-000	A	100.00	100.00	1.0	L 69 SILVERADO OAKS #5 PH A
476-180-070-000	A	100.00	100.00	1.0	L 70 SILVERADO OAKS #5 PH A
476-180-071-000	A	100.00	100.00	1.0	L 71 SILVERADO OAKS #5 PH A
476-180-072-000	A	100.00	100.00	1.0	L 72 SILVERADO OAKS #5 PH A
476-180-073-000	A	100.00	100.00	1.0	L 73 SILVERADO OAKS #5 PH A
476-180-074-000	A	100.00	100.00	1.0	L 74 SILVERADO OAKS #5 PH A
476-180-075-000	A	100.00	100.00	1.0	L 75 SILVERADO OAKS #5 PH A
476-180-076-000	A	100.00	100.00	1.0	L 76 SILVERADO OAKS #5 PH A
476-180-077-000	A	100.00	100.00	1.0	L 77 SILVERADO OAKS #5 PH A
476-200-001-000	A	100.00	100.00	1.0	LOT 1 KERRY DOWNS UNIT 1 R-69
476-200-002-000	A	100.00	100.00	1.0	LOT 2 KERRY DOWNS UNIT NO 1 R-69
476-200-003-000	A	100.00	100.00	1.0	LOT 3 KERRY DOWNS UNIT NO 1 R-69
476-200-004-000	A	100.00	100.00	1.0	LOT 4 KERRY DOWNS UNIT NO 1 R-69
476-200-005-000	A	100.00	100.00	1.0	LOT 5 KERRY DOWNS UNIT NO 1 R-69
476-200-006-000	A	100.00	100.00	1.0	LOT 6 KERRY DOWNS UNIT NO 1 R-69
476-200-007-000	A	100.00	100.00	1.0	LOT 7 KERRY DOWNS UNIT NO 1 R-69
476-200-008-000	A	100.00	100.00	1.0	LOT 56 KERRY DOWNS UNIT NO 1 R-69
476-200-009-000	A	100.00	100.00	1.0	LOT 57 KERRY DOWNS UNIT NO 1 R-69
476-200-010-000	A	100.00	100.00	1.0	LOT 58 KERRY DOWNS UNIT NO 1 R-69
476-200-011-000	A	100.00	100.00	1.0	LOT 59 KERRY DOWNS UNIT NO 1 R-69
476-200-012-000	A	100.00	100.00	1.0	LOT 60 KERRY DOWNS UNIT NO 1 R-69
476-200-013-000	A	100.00	100.00	1.0	LOT 61 KERRY DOWNS UNIT NO 1 R-69
476-200-014-000	A	100.00	100.00	1.0	LOT 62 KERRY DOWNS UNIT NO 1 R-69
476-200-015-000	A	100.00	100.00	1.0	LOT 63 KERRY DOWNS UNIT NO 1 R-69
476-200-016-000	A	100.00	100.00	1.0	LOT 64 KERRY DOWNS UNIT NO 1 R-69
476-200-017-000	A	100.00	100.00	1.0	LOT 65 KERRY DOWNS UNIT NO 1 R-69
476-200-018-000	A	100.00	100.00	1.0	LOT 66 KERRY DOWNS UNIT NO 1 R-69
476-200-019-000	A	100.00	100.00	1.0	LOT 67 KERRY DOWNS UNIT NO 1 R-69
476-200-020-000	A	100.00	100.00	1.0	LOT 68 KERRY DOWNS UNIT NO 1 R-69
476-200-021-000	A	100.00	100.00	1.0	LOT 69 KERRY DOWNS UNIT NO 1 R-69
476-200-022-000	A	100.00	100.00	1.0	LOT 70 KERRY DOWNS UNIT NO 1 R-69
476-200-027-000	A	100.00	100.00	1.0	LOT 75 KERRY DOWNS UNIT NO 1 R-69
476-200-031-000	A	100.00	100.00	1.0	POR LOT 76 KERRY DOWNS UNIT NO 1 R-69

City of Roseville
Northwest Roseville Landscaping & Lighting District
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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-200-033-000	A	100.00	100.00	1.0	LOT 71 & POR 79 & 80 KERRY DOWNS UNIT 1 R-69
476-200-034-000	A	100.00	100.00	1.0	LOT 72 & POR 78 & 79 KERRY DOWNS UNIT 1 R-69
476-200-035-000	A	100.00	100.00	1.0	LOT 73 & POR 77 & 78 KERRY DOWNS UNIT #1 MOR R-69
476-200-036-000	A	100.00	100.00	1.0	LOT 74 & POR 76 & 77 KERRY DOWNS UNIT 1 R-69
476-210-001-000	A	100.00	100.00	1.0	LOT 8 KERRY DOWNS UNIT NO 1 R-69
476-210-002-000	A	100.00	100.00	1.0	LOT 9 KERRY DOWNS UNIT NO 1 R-69
476-210-003-000	A	100.00	100.00	1.0	LOT 10 KERRY DOWNS UNIT NO 1 R-69
476-210-004-000	A	100.00	100.00	1.0	LOT 11 KERRY DOWNS UNIT NO 1 R-69
476-210-005-000	A	100.00	100.00	1.0	LOT 12 KERRY DOWNS UNIT NO 1 R-69
476-210-006-000	A	100.00	100.00	1.0	LOT 13 KERRY DOWNS UNIT NO 1 R-69
476-210-007-000	A	100.00	100.00	1.0	LOT 14 KERRY DOWNS UNIT NO 1 R-69
476-210-008-000	A	100.00	100.00	1.0	LOT 15 KERRY DOWNS UNIT NO 1 R-69
476-210-009-000	A	100.00	100.00	1.0	LOT 16 KERRY DOWNS UNIT NO 1 R-69
476-210-010-000	A	100.00	100.00	1.0	LOT 17 KERRY DOWNS UNIT NO 1 R-69
476-210-011-000	A	100.00	100.00	1.0	LOT 18 KERRY DOWNS UNIT NO 1 R-69
476-210-012-000	A	100.00	100.00	1.0	LOT 19 KERRY DOWNS UNIT NO 1 R-69
476-210-013-000	A	100.00	100.00	1.0	LOT 20 KERRY DOWNS UNIT NO 1 R-69
476-210-014-000	A	100.00	100.00	1.0	LOT 21 KERRY DOWNS UNIT NO 1 R-69
476-210-015-000	A	100.00	100.00	1.0	LOT 22 KERRY DOWNS UNIT NO 1 R-69
476-210-016-000	A	100.00	100.00	1.0	LOT 23 KERRY DOWNS UNIT NO 1 R-69
476-210-017-000	A	100.00	100.00	1.0	LOT 24 KERRY DOWNS UNIT NO 1 R-69
476-210-018-000	A	100.00	100.00	1.0	LOT 25 KERRY DOWNS UNIT NO 1 R-69
476-210-019-000	A	100.00	100.00	1.0	LOT 26 KERRY DOWNS UNIT NO 1 R-69
476-210-020-000	A	100.00	100.00	1.0	LOT 27 KERRY DOWNS UNIT NO 1 R-69
476-210-021-000	A	100.00	100.00	1.0	LOT 28 KERRY DOWNS UNIT NO 1 R-69
476-210-022-000	A	100.00	100.00	1.0	LOT 29 KERRY DOWNS UNIT NO 1 R-69
476-210-023-000	A	100.00	100.00	1.0	LOT 30 KERRY DOWNS UNIT NO 1 R-69
476-210-024-000	A	100.00	100.00	1.0	LOT 31 KERRY DOWNS UNIT NO 1 R-69
476-210-025-000	A	100.00	100.00	1.0	LOT 32 KERRY DOWNS UNIT NO 1 R-69
476-210-026-000	A	100.00	100.00	1.0	LOT 33 KERRY DOWNS UNIT NO 1 R-69
476-210-027-000	A	100.00	100.00	1.0	LOT 34 KERRY DOWNS UNIT NO 1 R-69
476-210-028-000	A	100.00	100.00	1.0	LOT 35 KERRY DOWNS UNIT NO 1 R-69
476-210-029-000	A	100.00	100.00	1.0	LOT 36 KERRY DOWNS UNIT NO 1 R-69
476-210-030-000	A	100.00	100.00	1.0	LOT 37 KERRY DOWNS UNIT NO 1 R-69
476-210-031-000	A	100.00	100.00	1.0	LOT 38 KERRY DOWNS UNIT NO 1 R-69
476-210-032-000	A	100.00	100.00	1.0	LOT 39 KERRY DOWNS UNIT NO 1 R-69
476-210-033-000	A	100.00	100.00	1.0	LOT 40 KERRY DOWNS UNIT NO 1 R-69
476-210-034-000	A	100.00	100.00	1.0	LOT 41 KERRY DOWNS UNIT NO 1 R-69
476-210-035-000	A	100.00	100.00	1.0	LOT 42 KERRY DOWNS UNIT NO 1 R-69
476-210-036-000	A	100.00	100.00	1.0	LOT 43 KERRY DOWNS UNIT NO 1 R-69
476-210-037-000	A	100.00	100.00	1.0	LOT 44 KERRY DOWNS UNIT NO 1 R-69
476-210-038-000	A	100.00	100.00	1.0	LOT 45 KERRY DOWNS UNIT NO 1 R-69
476-210-039-000	A	100.00	100.00	1.0	LOT 46 KERRY DOWNS UNIT NO 1 R-69
476-210-040-000	A	100.00	100.00	1.0	LOT 47 KERRY DOWNS UNIT NO 1 R-69
476-210-041-000	A	100.00	100.00	1.0	LOT 48 KERRY DOWNS UNIT NO 1 R-69
476-210-042-000	A	100.00	100.00	1.0	LOT 49 KERRY DOWNS UNIT NO 1 R-69
476-210-043-000	A	100.00	100.00	1.0	LOT 50 KERRY DOWNS UNIT NO 1 R-69
476-210-044-000	A	100.00	100.00	1.0	LOT 51 KERRY DOWNS UNIT NO 1 R-69
476-210-045-000	A	100.00	100.00	1.0	LOT 52 KERRY DOWNS UNIT NO 1 R-69
476-210-046-000	A	100.00	100.00	1.0	LOT 53 KERRY DOWNS UNIT NO 1 R-69
476-210-047-000	A	100.00	100.00	1.0	LOT 54 KERRY DOWNS UNIT NO 1 R-69
476-210-048-000	A	100.00	100.00	1.0	LOT 55 KERRY DOWNS NO UNIT NO 1 R-69
476-220-001-000	A	100.00	100.00	1.0	LOT 1 SILVERADO VILLAGE R-71
476-220-002-000	A	100.00	100.00	1.0	LOT 2 SILVERADO VILLAGE R-71
476-220-003-000	A	100.00	100.00	1.0	LOT 3 SILVERADO VILLAGE R-71
476-220-004-000	A	100.00	100.00	1.0	LOT 4 SILVERADO VILLAGE R-71
476-220-005-000	A	100.00	100.00	1.0	LOT 5 SILVERADO VILLAGE R-71
476-220-006-000	A	100.00	100.00	1.0	LOT 6 SILVERADO VILLAGE R-71
476-220-007-000	A	100.00	100.00	1.0	LOT 7 SILVERADO VILLAGE R-71
476-220-008-000	A	100.00	100.00	1.0	LOT 8 SILVERADO VILLAGE R-71
476-220-009-000	A	100.00	100.00	1.0	LOT 9 SILVERADO VILLAGE MOR R-71
476-220-010-000	A	100.00	100.00	1.0	LOT 10 SILVERADO VILLAGE R-71
476-220-011-000	A	100.00	100.00	1.0	LOT 11 SILVERADO VILLAGE R-71
476-220-012-000	A	100.00	100.00	1.0	LOT 12 SILVERADO VILLAGE R-71

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-220-013-000	A	100.00	100.00	1.0	LOT 13 SILVERADO VILLAGE R-71
476-220-014-000	A	100.00	100.00	1.0	LOT 14 SILVERADO VILLAGE R-71
476-220-015-000	A	100.00	100.00	1.0	LOT 15 SILVERADO VILLAGE R-71
476-220-016-000	A	100.00	100.00	1.0	LOT 16 SILVERADO VILLAGE R-71
476-220-017-000	A	100.00	100.00	1.0	LOT 17 SILVERADO VILLAGE R-71
476-220-018-000	A	100.00	100.00	1.0	LOT 18 SILVERADO VILLAGE R-71
476-220-019-000	A	100.00	100.00	1.0	LOT 19 SILVERADO VILLAGE R-71
476-220-020-000	A	100.00	100.00	1.0	LOT 20 SILVERADO VILLAGE R-71
476-220-021-000	A	100.00	100.00	1.0	LOT 21 SILVERADO VILLAGE R-71
476-220-022-000	A	100.00	100.00	1.0	LOT 22 SILVERADO VILLAGE R-71
476-220-023-000	A	100.00	100.00	1.0	LOT 23 SILVERADO VILLAGE R-71
476-220-024-000	A	100.00	100.00	1.0	LOT 24 SILVERADO VILLAGE R-71
476-220-025-000	A	100.00	100.00	1.0	LOT 25 SILVERADO VILLAGE R-71
476-220-026-000	A	100.00	100.00	1.0	LOT 26 SILVERADO VILLAGE R-71
476-220-027-000	A	100.00	100.00	1.0	LOT 27 SILVERADO VILLAGE MOR R-71
476-220-028-000	A	100.00	100.00	1.0	LOT 28 SILVERADO VILLAGE R-71
476-220-029-000	A	100.00	100.00	1.0	LOT 29 SILVERADO VILLAGE R-71
476-220-030-000	A	100.00	100.00	1.0	LOT 30 SILVERADO VILLAGE R-71
476-220-031-000	A	100.00	100.00	1.0	LOT 31 SILVERADO VILLAGE R-71
476-220-032-000	A	100.00	100.00	1.0	LOT 32 SILVERADO VILLAGE R-71
476-220-033-000	A	100.00	100.00	1.0	LOT 33 SILVERADO VILLAGE R-71
476-220-034-000	A	100.00	100.00	1.0	LOT 34 SILVERADO VILLAGE R-71
476-220-035-000	A	100.00	100.00	1.0	LOT 35 SILVERADO VILLAGE R-71
476-220-036-000	A	100.00	100.00	1.0	LOT 36 SILVERADO VILLAGE R-71
476-220-037-000	A	100.00	100.00	1.0	LOT 37 SILVERADO VILLAGE R-71
476-220-038-000	A	100.00	100.00	1.0	LOT 38 SILVERADO VILLAGE R-71
476-220-039-000	A	100.00	100.00	1.0	LOT 39 SILVERADO VILLAGE R-71
476-220-040-000	A	100.00	100.00	1.0	LOT 40 SILVERADO VILLAGE R-71
476-220-041-000	A	100.00	100.00	1.0	LOT 41 SILVERADO VILLAGE MOR R-71
476-220-042-000	A	100.00	100.00	1.0	LOT 42 SILVERADO VILLAGE R-71
476-220-043-000	A	100.00	100.00	1.0	LOT 43 SILVERADO VILLAGE R-71
476-220-044-000	A	100.00	100.00	1.0	LOT 44 SILVERADO VILLAGE R-71
476-220-045-000	A	100.00	100.00	1.0	LOT 45 SILVERADO VILLAGE R-71
476-230-001-000	A	100.00	100.00	1.0	LOT 46 SILVERADO VILLAGE R-71
476-230-002-000	A	100.00	100.00	1.0	LOT 47 SILVERADO VILLAGE R-71
476-230-003-000	A	100.00	100.00	1.0	LOT 48 SILVERADO VILLAGE R-71
476-230-004-000	A	100.00	100.00	1.0	LOT 49 SILVERADO VILLAGE R-71
476-230-005-000	A	100.00	100.00	1.0	LOT 50 SILVERADO VILLAGE R-71
476-230-006-000	A	100.00	100.00	1.0	LOT 51 SILVERADO VILLAGE R-71
476-230-007-000	A	100.00	100.00	1.0	LOT 52 SILVERADO VILLAGE R-71
476-230-008-000	A	100.00	100.00	1.0	LOT 53 SILVERADO VILLAGE R-71
476-230-009-000	A	100.00	100.00	1.0	LOT 54 SILVERADO VILLAGE R-71
476-230-010-000	A	100.00	100.00	1.0	LOT 55 SILVERADO VILLAGE R-71
476-230-011-000	A	100.00	100.00	1.0	LOT 56 SILVERADO VILLAGE R-71
476-230-012-000	A	100.00	100.00	1.0	LOT 57 SILVERADO VILLAGE R-71
476-230-013-000	A	100.00	100.00	1.0	LOT 58 SILVERADO VILLAGE R-71
476-230-014-000	A	100.00	100.00	1.0	LOT 59 SILVERADO VILLAGE R-71
476-230-015-000	A	100.00	100.00	1.0	LOT 60 SILVERADO VILLAGE R-71
476-230-016-000	A	100.00	100.00	1.0	LOT 61 SILVERADO VILLAGE R-71
476-230-017-000	A	100.00	100.00	1.0	LOT 62 SILVERADO VILLAGE R-71
476-230-018-000	A	100.00	100.00	1.0	LOT 63 SILVERADO VILLAGE R-71
476-230-019-000	A	100.00	100.00	1.0	LOT 64 SILVERADO VILLAGE R-71
476-230-020-000	A	100.00	100.00	1.0	LOT 65 SILVERADO VILLAGE R-71
476-230-021-000	A	100.00	100.00	1.0	LOT 66 SILVERADO VILLAGE R-71
476-230-022-000	A	100.00	100.00	1.0	LOT 67 SILVERADO VILLAGE R-71
476-230-023-000	A	100.00	100.00	1.0	LOT 68 SILVERADO VILLAGE R-71
476-230-024-000	A	100.00	100.00	1.0	LOT 69 SILVERADO VILLAGE R-71
476-230-025-000	A	100.00	100.00	1.0	LOT 70 SILVERADO VILLAGE R-71
476-230-026-000	A	100.00	100.00	1.0	LOT 71 SILVERADO VILLAGE R-71
476-230-027-000	A	100.00	100.00	1.0	LOT 72 SILVERADO VILLAGE R-71
476-230-028-000	A	100.00	100.00	1.0	LOT 73 SILVERADO VILLAGE R-71
476-230-029-000	A	100.00	100.00	1.0	LOT 74 SILVERADO VILLAGE R-71
476-230-030-000	A	100.00	100.00	1.0	LOT 75 SILVERADO VILLAGE R-71
476-230-031-000	A	100.00	100.00	1.0	LOT 76 SILVERADO VILLAGE R-71

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-230-032-000	A	100.00	100.00	1.0	LOT 77 SILVERADO VILLAGE R-71
476-230-033-000	A	100.00	100.00	1.0	LOT 78 SILVERADO VILLAGE R-71
476-230-034-000	A	100.00	100.00	1.0	LOT 79 SILVERADO VILLAGE R-71
476-230-035-000	A	100.00	100.00	1.0	LOT 80 SILVERADO VILLAGE R-71
476-230-036-000	A	100.00	100.00	1.0	LOT 81 SILVERADO VILLAGE R-71
476-230-037-000	A	100.00	100.00	1.0	LOT 82 SILVERADO VILLAGE R-71
476-230-038-000	A	100.00	100.00	1.0	LOT 83 SILVERADO VILLAGE R-71
476-230-039-000	A	100.00	100.00	1.0	LOT 84 SILVERADO VILLAGE R-71
476-230-040-000	A	100.00	100.00	1.0	LOT 85 SILVERADO VILLAGE R-71
476-230-041-000	A	100.00	100.00	1.0	LOT 86 SILVERADO VILLAGE R-71
476-240-001-000	A	100.00	100.00	1.0	LOT 87 SILVERADO VILLAGE R-71
476-240-002-000	A	100.00	100.00	1.0	LOT 88 SILVERADO VILLAGE R-71
476-240-003-000	A	100.00	100.00	1.0	LOT 89 SILVERADO VILLAGE R-71
476-240-004-000	A	100.00	100.00	1.0	LOT 90 SILVERADO VILLAGE R-71
476-240-005-000	A	100.00	100.00	1.0	LOT 91 SILVERADO VILLAGE R-71
476-240-006-000	A	100.00	100.00	1.0	LOT 92 SILVERADO VILLAGE R-71
476-240-007-000	A	100.00	100.00	1.0	LOT 93 SILVERADO VILLAGE R-71
476-240-008-000	A	100.00	100.00	1.0	LOT 94 SILVERADO VILLAGE R-71
476-240-009-000	A	100.00	100.00	1.0	LOT 95 SILVERADO VILLAGE R-71
476-240-010-000	A	100.00	100.00	1.0	LOT 96 SILVERADO VILLAGE R-71
476-240-011-000	A	100.00	100.00	1.0	LOT 97 SILVERADO VILLAGE R-71
476-240-012-000	A	100.00	100.00	1.0	LOT 98 SILVERADO VILLAGE R-71
476-240-013-000	A	100.00	100.00	1.0	LOT 99 SILVERADO VILLAGE R-71
476-240-014-000	A	100.00	100.00	1.0	LOT 100 SILVERADO VILLAGE R-71
476-240-015-000	A	100.00	100.00	1.0	LOT 101 SILVERADO VILLAGE R-71
476-240-016-000	A	100.00	100.00	1.0	LOT 102 SILVERADO VILLAGE R-71
476-240-017-000	A	100.00	100.00	1.0	LOT 103 SILVERADO VILLAGE R-71
476-240-018-000	A	100.00	100.00	1.0	LOT 104 SILVERADO VILLAGE R-71
476-240-019-000	A	100.00	100.00	1.0	LOT 105 SILVERADO VILLAGE R-71
476-240-020-000	A	100.00	100.00	1.0	LOT 106 SILVERADO VILLAGE R-71
476-240-021-000	A	100.00	100.00	1.0	LOT 107 SILVERADO VILLAGE R-71
476-240-022-000	A	100.00	100.00	1.0	LOT 108 SILVERADO VILLAGE R-71
476-240-023-000	A	100.00	100.00	1.0	LOT 109 SILVERADO VILLAGE R-71
476-240-024-000	A	100.00	100.00	1.0	LOT 110 SILVERADO VILLAGE R-71
476-240-025-000	A	100.00	100.00	1.0	LOT 111 SILVERADO VILLAGE R-71
476-240-026-000	A	100.00	100.00	1.0	LOT 112 SILVERADO VILLAGE R-71
476-240-027-000	A	100.00	100.00	1.0	LOT 113 SILVERADO VILLAGE R-71
476-240-028-000	A	100.00	100.00	1.0	LOT 114 SILVERADO VILLAGE R-71
476-240-029-000	A	100.00	100.00	1.0	LOT 115 SILVERADO VILLAGE R-71
476-240-030-000	A	100.00	100.00	1.0	LOT 116 SILVERADO VILLAGE R-71
476-240-031-000	A	100.00	100.00	1.0	LOT 117 SILVERADO VILLAGE R-71
476-240-032-000	A	100.00	100.00	1.0	LOT 118 SILVERADO VILLAGE R-71
476-240-033-000	A	100.00	100.00	1.0	LOT 119 SILVERADO VILLAGE R-71
476-240-034-000	A	100.00	100.00	1.0	LOT 120 SILVERADO VILLAGE R-71
476-240-035-000	A	100.00	100.00	1.0	LOT 121 SILVERADO VILLAGE R-71
476-240-036-000	A	100.00	100.00	1.0	LOT 122 SILVERADO VILLAGE R-71
476-240-037-000	A	100.00	100.00	1.0	LOT 123 SILVERADO VILLAGE R-71
476-240-038-000	A	100.00	100.00	1.0	LOT 124 SILVERADO VILLAGE R-71
476-250-001-000	A	100.00	100.00	1.0	LOT 125 SILVERADO VILLAGE R-71
476-250-002-000	A	100.00	100.00	1.0	LOT 126 SILVERADO VILLAGE R-71
476-250-003-000	A	100.00	100.00	1.0	LOT 127 SILVERADO VILLAGE R-71
476-250-004-000	A	100.00	100.00	1.0	LOT 128 SILVERADO VILLAGE MOR R-71
476-250-005-000	A	100.00	100.00	1.0	LOT 129 SILVERADO VILLAGE R-71
476-250-006-000	A	100.00	100.00	1.0	LOT 130 SILVERADO VILLAGE R-71
476-250-007-000	A	100.00	100.00	1.0	LOT 131 SILVERADO VILLAGE R-71
476-250-008-000	A	100.00	100.00	1.0	LOT 132 SILVERADO VILLAGE R-71
476-250-009-000	A	100.00	100.00	1.0	LOT 133 SILVERADO VILLAGE R-71
476-250-010-000	A	100.00	100.00	1.0	LOT 134 SILVERADO VILL R-71
476-250-011-000	A	100.00	100.00	1.0	LOT 135 SILVERADO VILLAGE R-71
476-250-012-000	A	100.00	100.00	1.0	LOT 136 SILVERADO VILLAGE R-71
476-250-013-000	A	100.00	100.00	1.0	LOT 137 SILVERADO VILLAGE R-71
476-250-014-000	A	100.00	100.00	1.0	LOT 138 SILVERADO VILLAGE R-71
476-250-015-000	A	100.00	100.00	1.0	LOT 139 SILVERADO VILLAGE R-71
476-250-016-000	A	100.00	100.00	1.0	LOT 140 SILVERADO VILLAGE R-71

City of Roseville
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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-250-017-000	A	100.00	100.00	1.0	LOT 141 SILVERADO VILLAGE R-71
476-250-018-000	A	100.00	100.00	1.0	LOT 142 SILVERADO VILLAGE R-71
476-250-019-000	A	100.00	100.00	1.0	LOT 143 SILVERADO VILLAGE R-71
476-250-020-000	A	100.00	100.00	1.0	LOT 144 SILVERADO VILLAGE R-71
476-250-021-000	A	100.00	100.00	1.0	LOT 145 SILVERADO VILLAGE R-71
476-250-022-000	A	100.00	100.00	1.0	LOT 146 SILVERADO VILLAGE R-71
476-250-023-000	A	100.00	100.00	1.0	LOT 147 SILVERADO VILLAGE R-71
476-250-024-000	A	100.00	100.00	1.0	LOT 148 SILVERADO VILLAGE R-71
476-250-025-000	A	100.00	100.00	1.0	LOT 149 SILVERADO VILLAGE R-71
476-250-026-000	A	100.00	100.00	1.0	LOT 150 SILVERADO VILLAGE R-71
476-250-027-000	A	100.00	100.00	1.0	LOT 151 SILVERADO VILLAGE R-71
476-250-028-000	A	100.00	100.00	1.0	LOT 152 SILVERADO VILLAGE R-71
476-250-029-000	A	100.00	100.00	1.0	LOT 153 SILVERADO VILLAGE R-71
476-250-030-000	A	100.00	100.00	1.0	LOT 154 SILVERADO VILLAGE R-71
476-250-031-000	A	100.00	100.00	1.0	LOT 155 SILVERADO VILLAGE R-71
476-250-032-000	A	100.00	100.00	1.0	LOT 156 SILVERADO VILLAGE R-71
476-250-033-000	A	100.00	100.00	1.0	LOT 157 SILVERADO VILLAGE R-71
476-250-034-000	A	100.00	100.00	1.0	LOT 158 SILVERADO VILLAGE R-71
476-250-035-000	A	100.00	100.00	1.0	LOT 159 SILVERADO VILLAGE R-71
476-250-036-000	A	100.00	100.00	1.0	LOT 160 SILVERADO VILLAGE R-71
476-250-037-000	A	100.00	100.00	1.0	LOT 161 SILVERADO VILLAGE R-71
476-250-038-000	A	100.00	100.00	1.0	LOT 162 SILVERADO VILLAGE R-71
476-250-039-000	A	100.00	100.00	1.0	LOT 163 SILVERADO VILLAGE R-71
476-250-040-000	A	100.00	100.00	1.0	LOT 164 SILVERADO VILLAGE R-71
476-250-041-000	A	100.00	100.00	1.0	LOT 165 SILVERADO VILLAGE R-71
476-250-042-000	A	100.00	100.00	1.0	LOT 166 SILVERADO VILLAGE R-71
476-250-043-000	A	100.00	100.00	1.0	LOT 167 SILVERADO VILLAGE R-71
476-250-044-000	A	100.00	100.00	1.0	LOT 168 SILVERADO VILLAGE R-71
476-250-045-000	A	100.00	100.00	1.0	LOT 169 SILVERADO VILLAGE R-71
476-250-046-000	A	100.00	100.00	1.0	LOT 170 SILVERADO VILLAGE R-71
476-250-047-000	A	100.00	100.00	1.0	LOT 171 SILVERADO VILLAGE R-71
476-250-048-000	A	100.00	100.00	1.0	LOT 172 SILVERADO VILLAGE R-71
476-250-049-000	A	100.00	100.00	1.0	LOT 173 SILVERADO VILLAGE R-71
476-250-050-000	A	100.00	100.00	1.0	LOT 174 SILVERADO VILLAGE R-71
476-250-051-000	A	100.00	100.00	1.0	LOT 175 SILVERADO VILLAGE R-71
476-260-001-000	A	100.00	100.00	1.0	LOT 1 PROSPECTOR POINT R-72
476-260-002-000	A	100.00	100.00	1.0	LOT 2 PROSPECTOR POINT R-72
476-260-003-000	A	100.00	100.00	1.0	LOT 3 PROSPECTOR POINT R-72
476-260-004-000	A	100.00	100.00	1.0	LOT 4 PROSPECTOR POINT R-72
476-260-005-000	A	100.00	100.00	1.0	LOT 5 PROSPECTOR POINT R-72
476-260-006-000	A	100.00	100.00	1.0	LOT 6 PROSPECTOR POINT R-72
476-260-007-000	A	100.00	100.00	1.0	LOT 7 PROSPECTOR POINT R-72
476-260-008-000	A	100.00	100.00	1.0	LOT 8 PROSPECTOR POINT R-72
476-260-009-000	A	100.00	100.00	1.0	LOT 9 PROSPECTOR POINT R-72
476-260-010-000	A	100.00	100.00	1.0	LOT 10 PROSPECTOR POINT R-72
476-260-011-000	A	100.00	100.00	1.0	LOT 11 PROSPECTOR POINT R-72
476-260-012-000	A	100.00	100.00	1.0	LOT 12 PROSPECTOR POINT R-72
476-260-013-000	A	100.00	100.00	1.0	LOT 13 PROSPECTOR POINT R-72
476-260-014-000	A	100.00	100.00	1.0	LOT 14 PROSPECTOR POINT R-72
476-260-015-000	A	100.00	100.00	1.0	LOT 15 PROSPECTOR POINT R-72
476-260-016-000	A	100.00	100.00	1.0	LOT 16 PROSPECTOR POINT R-72
476-260-017-000	A	100.00	100.00	1.0	LOT 17 PROSPECTOR POINT MOR R-72
476-260-018-000	A	100.00	100.00	1.0	LOT 18 PROSPECTOR POINT R-72
476-260-019-000	A	100.00	100.00	1.0	LOT 19 PROSPECTOR POINT R-72
476-260-020-000	A	100.00	100.00	1.0	LOT 34 PROSPECTOR POINT R-72
476-260-021-000	A	100.00	100.00	1.0	LOT 35 PROSPECTOR POINT R-72
476-260-022-000	A	100.00	100.00	1.0	LOT 36 PROSPECTOR POINT R-72
476-260-023-000	A	100.00	100.00	1.0	LOT 37 PROSPECTOR POINT R-72
476-260-024-000	A	100.00	100.00	1.0	LOT 38 PROSPECTOR POINT R-72
476-260-025-000	A	100.00	100.00	1.0	LOT 39 PROSPECTOR POINT R-72
476-260-026-000	A	100.00	100.00	1.0	LOT 40 PROSPECTOR POINT R-72
476-260-027-000	A	100.00	100.00	1.0	LOT 41 PROSPECTOR POINT MOR R-72
476-260-028-000	A	100.00	100.00	1.0	LOT 42 PROSPECTOR POINT R-72
476-260-029-000	A	100.00	100.00	1.0	LOT 43 PROSPECTOR POINT R-72

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-260-030-000	A	100.00	100.00	1.0	LOT 44 PROSPECTOR POINT R-72
476-260-031-000	A	100.00	100.00	1.0	LOT 45 PROSPECTOR POINT R-72
476-260-032-000	A	100.00	100.00	1.0	LOT 46 PROSPECTOR POINT R-72
476-260-033-000	A	100.00	100.00	1.0	LOT 47 PROSPECTOR POINT R-72
476-260-034-000	A	100.00	100.00	1.0	LOT 48 PROSPECTOR POINT R-72
476-260-035-000	A	100.00	100.00	1.0	LOT 197 PROSPECTOR POINT R-72
476-260-036-000	A	100.00	100.00	1.0	LOT 198 PROSPECTOR POINT R-72
476-260-037-000	A	100.00	100.00	1.0	LOT 199 PROSPECTOR POINT R-72
476-260-038-000	A	100.00	100.00	1.0	LOT 200 PROSPECTOR POINT R-72
476-260-039-000	A	100.00	100.00	1.0	LOT 201 PROSPECTOR POINT R-72
476-260-040-000	A	100.00	100.00	1.0	LOT 202 PROSPECTOR POINT R-72
476-260-041-000	A	100.00	100.00	1.0	LOT 203 PROSPECTOR POINT R-72
476-260-042-000	A	100.00	100.00	1.0	LOT 204 PROSPECTOR POINT R-72
476-260-043-000	A	100.00	100.00	1.0	LOT 205 PROSPECTOR POINT R-72
476-260-044-000	A	100.00	100.00	1.0	LOT 206 PROSPECTOR POINT R-72
476-260-045-000	A	100.00	100.00	1.0	LOT 207 PROSPECTOR POINT R-72
476-260-046-000	A	100.00	100.00	1.0	LOT 208 PROSPECTOR POINT R-72
476-260-047-000	A	100.00	100.00	1.0	LOT 209 PROSPECTOR POINT R-72
476-260-048-000	A	100.00	100.00	1.0	LOT 210 PROSPECTOR POINT R-72
476-260-049-000	A	100.00	100.00	1.0	LOT 211 PROSPECTOR POINT R-72
476-260-050-000	A	100.00	100.00	1.0	LOT 212 PROSPECTOR POINT R-72
476-260-051-000	A	100.00	100.00	1.0	LOT 213 PROSPECTOR POINT R-72
476-260-052-000	A	100.00	100.00	1.0	LOT 214 PROSPECTOR POINT R-72
476-260-053-000	A	100.00	100.00	1.0	LOT 230 PROSPECTOR POINT R-72
476-260-054-000	A	100.00	100.00	1.0	LOT 231 PROSPECTOR POINT R-72
476-260-055-000	A	100.00	100.00	1.0	LOT 232 PROSPECTOR POINT R-72
476-260-056-000	A	100.00	100.00	1.0	LOT 233 PROSPECTOR POINT R-72
476-260-057-000	A	100.00	100.00	1.0	LOT 234 PROSECTOR POINT R-72
476-260-058-000	A	100.00	100.00	1.0	LOT 235 PROSPECTOR POINT R-72
476-260-059-000	A	100.00	100.00	1.0	LOT 236 PROSPECTOR POINT
476-260-060-000	A	100.00	100.00	1.0	LOT 237 PROSPECTOR POINT R-72
476-260-061-000	A	100.00	100.00	1.0	LOT 238 PROSPECTOR POINT R-72
476-260-062-000	A	100.00	100.00	1.0	LOT 239 PROSPECTOR POINT R-72
476-260-063-000	A	100.00	100.00	1.0	LOT 240 PROSPECTOR POINT R-72
476-260-064-000	A	100.00	100.00	1.0	LOT 241 PROSPECTOR POINT R-72
476-260-065-000	A	100.00	100.00	1.0	LOT 242 PROSPECTOR POINT R-72
476-260-066-000	A	100.00	100.00	1.0	LOT 243 PROSPECTOR POINT R-72
476-260-067-000	A	100.00	100.00	1.0	LOT 244 PROSPECTOR POINT R-72
476-260-068-000	A	100.00	100.00	1.0	LOT 245 PROSPECTOR POINT MOR R-72
476-260-069-000	A	100.00	100.00	1.0	LOT 246 PROSPECTOR POINT R-72
476-260-070-000	A	100.00	100.00	1.0	LOT 247 PROSPECTOR POINT R-72
476-260-071-000	A	100.00	100.00	1.0	LOT 248 PROSPECTOR POINT R-72
476-260-072-000	A	100.00	100.00	1.0	LOT 249 PROSPECTOR POINT R-72
476-270-001-000	A	100.00	100.00	1.0	LOT 20 PROSPECTOR POINT R-72
476-270-002-000	A	100.00	100.00	1.0	LOT 21 PROSPECTOR POINT R-72
476-270-003-000	A	100.00	100.00	1.0	LOT 22 PROSPECTOR POINT R-72
476-270-004-000	A	100.00	100.00	1.0	LOT 23 PROSPECTOR POINT R-72
476-270-005-000	A	100.00	100.00	1.0	LOT 24 PROSPECTOR POINT R-72
476-270-006-000	A	100.00	100.00	1.0	LOT 25 PROSPECTOR POINT R-72
476-270-007-000	A	100.00	100.00	1.0	LOT 26 PROSPECTOR POINT R-72
476-270-008-000	A	100.00	100.00	1.0	LOT 27 PROSPECTOR POINT R-72
476-270-009-000	A	100.00	100.00	1.0	LOT 28 PROSPECTOR POINT MOR R-72
476-270-010-000	A	100.00	100.00	1.0	LOT 29 PROSPECTOR POINT R-72
476-270-011-000	A	100.00	100.00	1.0	LOT 30 PROSPECTOR POINT R-72
476-270-012-000	A	100.00	100.00	1.0	LOT 31 PROSPECTOR POINT R-72
476-270-013-000	A	100.00	100.00	1.0	LOT 32 PROSPECTOR POINT R-72
476-270-014-000	A	100.00	100.00	1.0	LOT 33 PROSPECTOR POINT R-72
476-270-015-000	A	100.00	100.00	1.0	LOT 49 PROSPECTOR POINT R-72
476-270-016-000	A	100.00	100.00	1.0	LOT 50 PROSPECTOR POINT R-72
476-270-017-000	A	100.00	100.00	1.0	LOT 51 PROSPECTOR POINT R-72
476-270-018-000	A	100.00	100.00	1.0	LOT 52 PROSPECTOR POINT R-72
476-270-019-000	A	100.00	100.00	1.0	LOT 53 PROSPECTOR POINT R-72
476-270-020-000	A	100.00	100.00	1.0	LOT 54 PROSPECTOR POINT R-72
476-270-021-000	A	100.00	100.00	1.0	LOT 55 PROSPECTOR POINT R-72

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-270-022-000	A	100.00	100.00	1.0	LOT 56 PROSPECTOR POINT R-72
476-270-023-000	A	100.00	100.00	1.0	LOT 57 PROSPECTOR POINT R-72
476-270-024-000	A	100.00	100.00	1.0	LOT 58 PROSPECTOR POINT R-72
476-270-025-000	A	100.00	100.00	1.0	LOT 59 PROSPECTOR POINT R-72
476-270-026-000	A	100.00	100.00	1.0	LOT 60 PROSPECTOR POINT R-72
476-270-027-000	A	100.00	100.00	1.0	LOT 81 PROSPECTOR POINT R-72
476-270-028-000	A	100.00	100.00	1.0	LOT 82 PROSPECTOR POINT R-72
476-270-029-000	A	100.00	100.00	1.0	LOT 83 PROSPECTOR POINT R-72
476-270-030-000	A	100.00	100.00	1.0	LOT 84 PROSPECTOR POINT R-72
476-270-031-000	A	100.00	100.00	1.0	LOT 85 PROSPECTOR POINT R-72
476-270-032-000	A	100.00	100.00	1.0	LOT 86 PROSPECTOR POINT R-72
476-270-033-000	A	100.00	100.00	1.0	LOT 87 PROSPECTOR POINT R-72
476-270-034-000	A	100.00	100.00	1.0	LOT 88 PROSPECTOR POINT R-72
476-270-035-000	A	100.00	100.00	1.0	LOT 89 PROSPECTOR POINT R-72
476-270-036-000	A	100.00	100.00	1.0	LOT 90 PROSPECTOR POINT R-72
476-270-037-000	A	100.00	100.00	1.0	LOT 91 PROSPECTOR POINT R-72
476-270-038-000	A	100.00	100.00	1.0	LOT 92 PROSPECTOR POINT R-72
476-280-001-000	A	100.00	100.00	1.0	LOT 61 PROSPECTOR POINT R-72
476-280-002-000	A	100.00	100.00	1.0	LOT 62 PROSPECTOR POINT R-72
476-280-003-000	A	100.00	100.00	1.0	LOT 63 PROSPECTOR POINT R-72
476-280-004-000	A	100.00	100.00	1.0	LOT 64 PROSPECTOR POINT R-72
476-280-005-000	A	100.00	100.00	1.0	LOT 65 PROSPECTOR POINT R-72
476-280-006-000	A	100.00	100.00	1.0	LOT 66 PROSPECTOR POINT R-72
476-280-007-000	A	100.00	100.00	1.0	LOT 67 PROSPECTOR POINT R-72
476-280-008-000	A	100.00	100.00	1.0	LOT 68 PROSPECTOR POINT R-72
476-280-009-000	A	100.00	100.00	1.0	LOT 69 PROSPECTOR POINT R-72
476-280-010-000	A	100.00	100.00	1.0	LOT 70 PROSPECTOR POINT R-72
476-280-011-000	A	100.00	100.00	1.0	LOT 71 PROSPECTOR POINT R-72
476-280-012-000	A	100.00	100.00	1.0	LOT 72 PROSPECTOR POINT R-72
476-280-013-000	A	100.00	100.00	1.0	LOT 73 POSPECTOR POINT R-72
476-280-014-000	A	100.00	100.00	1.0	LOT 74 PROSPECTOR POINT R-72
476-280-015-000	A	100.00	100.00	1.0	LOT 75 PROSPECTOR POINT R-72
476-280-016-000	A	100.00	100.00	1.0	LOT 76 PROSPECTOR POINT R-72
476-280-017-000	A	100.00	100.00	1.0	LOT 77 PROSPECTOR POINT R-72
476-280-018-000	A	100.00	100.00	1.0	LOT 78 PROSPECTOR POINT R-72
476-280-019-000	A	100.00	100.00	1.0	LOT 79 PROSPECTOR POINT R-72
476-280-020-000	A	100.00	100.00	1.0	LOT 80 PROSPECTOR POINT R-72
476-280-021-000	A	100.00	100.00	1.0	LOT 93 PROSPECTOR POINT R-72
476-280-022-000	A	100.00	100.00	1.0	LOT 94 PROSPECTOR POINT R-72
476-280-023-000	A	100.00	100.00	1.0	LOT 95 PROSPECTOR POINT R-72
476-280-024-000	A	100.00	100.00	1.0	LOT 96 PROSPECTOR POINT R-72
476-280-025-000	A	100.00	100.00	1.0	LOT 97 PROSPECTOR POINT R-72
476-280-026-000	A	100.00	100.00	1.0	LOT 98 PROSPECTOR POINT R-72
476-280-027-000	A	100.00	100.00	1.0	LOT 99 PROSPECTOR POINT R-72
476-280-028-000	A	100.00	100.00	1.0	LOT 100 PROSPECTOR POINT R-72
476-280-029-000	A	100.00	100.00	1.0	LOT 101 PROSPECTOR POINT R-72
476-280-030-000	A	100.00	100.00	1.0	LOT 102 PROSPECTOR POINT R-72
476-280-031-000	A	100.00	100.00	1.0	LOT 103 PROSPECTOR POINT R-72
476-280-032-000	A	100.00	100.00	1.0	LOT 104 PROSPECTOR POINT R-72
476-280-033-000	A	100.00	100.00	1.0	LOT 105 PROSPECTOR POINT R-72
476-280-034-000	A	100.00	100.00	1.0	LOT 106 PROSPECTOR POINT R-72
476-280-035-000	A	100.00	100.00	1.0	LOT 107 PROSPECTOR POINT R-72
476-280-036-000	A	100.00	100.00	1.0	LOT 108 PROSPECTOR POINT R-72
476-280-037-000	A	100.00	100.00	1.0	LOT 109 PROSPECTOR POINT R-72
476-280-038-000	A	100.00	100.00	1.0	LOT 110 PROSPECTOR POINT R-72
476-280-039-000	A	100.00	100.00	1.0	LOT 111 PROSPECTOR POINT R-72
476-280-040-000	A	100.00	100.00	1.0	LOT 112 PROSPECTOR POINT R-72
476-280-041-000	A	100.00	100.00	1.0	LOT 113 PROSPECTOR POINT R-72
476-280-042-000	A	100.00	100.00	1.0	LOT 114 PROSPECTOR POINT MOR R-72
476-280-043-000	A	100.00	100.00	1.0	LOT 115 PROSPECTOR POINT R-72
476-280-044-000	A	100.00	100.00	1.0	LOT 116 PROSPECTOR POINT R-72
476-280-045-000	A	100.00	100.00	1.0	LOT 117 PROSPECTOR POINT R-72
476-280-046-000	A	100.00	100.00	1.0	LOT 118 PROSPECTOR POINT R-72
476-280-047-000	A	100.00	100.00	1.0	LOT 119 PROSPECTOR POINT R-72

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-280-048-000	A	100.00	100.00	1.0	LOT 120 PROSPECTOR POINT R-72
476-280-049-000	A	100.00	100.00	1.0	LOT 121 PROSPECTOR POINT R-72
476-280-050-000	A	100.00	100.00	1.0	LOT 122 PROSPECTOR POINT R-72
476-280-051-000	A	100.00	100.00	1.0	LOT 123 PROSPECTOR POINT R-72
476-280-052-000	A	100.00	100.00	1.0	LOT 124 PROSPECTOR POINT R-72
476-280-053-000	A	100.00	100.00	1.0	LOT 125 PROSPECTOR POINT R-72
476-280-054-000	A	100.00	100.00	1.0	LOT 126 PROSPECTOR POINT R-72
476-280-055-000	A	100.00	100.00	1.0	LOT 127 PROSPECTOR POINT R-72
476-290-001-000	A	100.00	100.00	1.0	LOT 128 PROSPECTOR POINT R-72
476-290-002-000	A	100.00	100.00	1.0	LOT 129 PROSPECTOR POINT R-72
476-290-003-000	A	100.00	100.00	1.0	LOT 130 PROSPECTOR POINT R-72
476-290-004-000	A	100.00	100.00	1.0	LOT 131 PROSPECTOR POINT R-72
476-290-005-000	A	100.00	100.00	1.0	LOT 132 PROSPECTOR POINT R-72
476-290-006-000	A	100.00	100.00	1.0	LOT 133 PROSPECTOR POINT R-72
476-290-007-000	A	100.00	100.00	1.0	LOT 134 PROSPECTOR POINT R-72
476-290-008-000	A	100.00	100.00	1.0	LOT 135 PROSPECTOR POINT R-72
476-290-009-000	A	100.00	100.00	1.0	LOT 136 PROSPECTOR POINT R-72
476-290-010-000	A	100.00	100.00	1.0	LOT 137 PROSPECTOR POINT R-72
476-290-011-000	A	100.00	100.00	1.0	LOT 138 PROSPECTOR POINT R-72
476-290-012-000	A	100.00	100.00	1.0	LOT 139 PROSPECTOR POINT R-72
476-290-013-000	A	100.00	100.00	1.0	LOT 140 PROSPECTOR POINT R-72
476-290-014-000	A	100.00	100.00	1.0	LOT 141 PROSPECTOR POINT R-72
476-290-015-000	A	100.00	100.00	1.0	LOT 142 PROSPECTOR POINT R-72
476-290-016-000	A	100.00	100.00	1.0	LOT 143 PROSPECTOR POINT R-72
476-290-017-000	A	100.00	100.00	1.0	LOT 144 PROSPECTOR POINT R-72
476-290-018-000	A	100.00	100.00	1.0	LOT 145 PROSPECTOR POINT R-72
476-290-019-000	A	100.00	100.00	1.0	LOT 146 PROSPECTOR POINT R-72
476-290-020-000	A	100.00	100.00	1.0	LOT 147 PROSPECTOR POINT R-72
476-290-021-000	A	100.00	100.00	1.0	LOT 148 PROSPECTOR POINT R-72
476-290-022-000	A	100.00	100.00	1.0	LOT 149 PROSPECTOR POINT R-72
476-290-023-000	A	100.00	100.00	1.0	LOT 150 PROSPECTOR POINT R-72
476-290-024-000	A	100.00	100.00	1.0	LOT 151 PROSPECTOR POINT R-72
476-290-025-000	A	100.00	100.00	1.0	LOT 152 PROSPECTOR POINT R-72
476-290-026-000	A	100.00	100.00	1.0	LOT 153 PROSPECTSOR POINT R-72
476-290-027-000	A	100.00	100.00	1.0	LOT 154 PROSPECTOR POINT R-72
476-290-028-000	A	100.00	100.00	1.0	LOT 155 PROSPECTOR POINT R-72
476-290-029-000	A	100.00	100.00	1.0	LOT 156 PROSPECTOR POINT R-72
476-290-030-000	A	100.00	100.00	1.0	LOT 157 PROSPECTOR POINT R-72
476-290-031-000	A	100.00	100.00	1.0	LOT 158 PROSPECSTOR POINT R-72
476-290-032-000	A	100.00	100.00	1.0	LOT 159 PROSPECTOR POINT R-72
476-290-033-000	A	100.00	100.00	1.0	LOT 160 PROSPECTOR POINT R-72
476-290-034-000	A	100.00	100.00	1.0	LOT 161 PROSPECTOR POINT R-72
476-290-035-000	A	100.00	100.00	1.0	LOT 162 PROSPECTOR POINT R-72
476-290-036-000	A	100.00	100.00	1.0	LOT 163 PROSPECTOR POINT R-72
476-290-037-000	A	100.00	100.00	1.0	LOT 164 PROSPECTOR POINT R-72
476-290-038-000	A	100.00	100.00	1.0	LOT 165 PROSPECTOR POINT R-72
476-290-039-000	A	100.00	100.00	1.0	LOT 166 PROSPECTOR POINT R-72
476-290-040-000	A	100.00	100.00	1.0	LOT 167 PROSPECTOR POINT R-72
476-290-041-000	A	100.00	100.00	1.0	LOT 168 PROSPECTOR POINT R-72
476-290-042-000	A	100.00	100.00	1.0	LOT 169 PROSPECTOR POINT R-72
476-290-043-000	A	100.00	100.00	1.0	LOT 170 PROSPECTOR POINT R-72
476-290-044-000	A	100.00	100.00	1.0	LOT 171 PROSPECTOR POINT R-72
476-290-045-000	A	100.00	100.00	1.0	LOT 172 PROSPECTOR POINT R-72
476-290-046-000	A	100.00	100.00	1.0	LOT 173 PROSPECTOR POINT R-72
476-290-047-000	A	100.00	100.00	1.0	LOT 174 PROSPECTOR POINT R-72
476-290-048-000	A	100.00	100.00	1.0	LOT 175 PROSPECTO POINT R-72
476-290-049-000	A	100.00	100.00	1.0	LOT 176 PROSPECTOR POINT R-72
476-290-050-000	A	100.00	100.00	1.0	LOT 177 PROSPECTOR POINT R-72
476-290-051-000	A	100.00	100.00	1.0	LOT 178 PROSPECTOR POINT R-72
476-290-052-000	A	100.00	100.00	1.0	LOT 179 PROSPECTOR POINT R-72
476-290-053-000	A	100.00	100.00	1.0	LOT 180 PROSPECTOR POINT R-72
476-290-054-000	A	100.00	100.00	1.0	LOT 181 PROSPECTOR POINT R-72
476-290-055-000	A	100.00	100.00	1.0	LOT 182 PROSPECTOR POINT R-72
476-290-056-000	A	100.00	100.00	1.0	LOT 183 PROSPECTOR POINT R-72

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476-290-057-000	A	100.00	100.00	1.0	LOT 184 PROSPECTOR POINT R-72
476-290-058-000	A	100.00	100.00	1.0	LOT 185 PROSPECTOR POINT R-72
476-290-059-000	A	100.00	100.00	1.0	LOT 186 PROSPECTOR POINT R-72
476-290-060-000	A	100.00	100.00	1.0	LOT 187 PROSPECTOR POINT R-72
476-290-061-000	A	100.00	100.00	1.0	LOT 188 PROSPECTOR POINT R-72
476-290-062-000	A	100.00	100.00	1.0	LOT 189 PROSPECTOR POINT R-72
476-290-063-000	A	100.00	100.00	1.0	LOT 190 PROSPECTOR POINT R-72
476-290-064-000	A	100.00	100.00	1.0	LOT 191 PROSPECTOR POINT R-72
476-290-065-000	A	100.00	100.00	1.0	LOT 192 PROSPECTOR POINT R-72
476-290-066-000	A	100.00	100.00	1.0	LOT 193 PROSPECTOR POINT R-72
476-290-067-000	A	100.00	100.00	1.0	LOT 194 PROSPECTOR POINT R-72
476-290-068-000	A	100.00	100.00	1.0	LOT 195 PROSPECTOR POINT R-72
476-290-069-000	A	100.00	100.00	1.0	LOT 196 PROSPECTOR POINT R-72
476-290-070-000	A	100.00	100.00	1.0	LOT 215 PROSPECTOR POINT R-72
476-290-071-000	A	100.00	100.00	1.0	LOT 216 PROSPECTOR POINT R-72
476-290-072-000	A	100.00	100.00	1.0	LOT 217 PROSPECTOR POINT R-72
476-290-073-000	A	100.00	100.00	1.0	LOT 218 PROSPECTOR POINT R-72
476-290-074-000	A	100.00	100.00	1.0	LOT 219 PROSPECTOR POINT R-72
476-290-075-000	A	100.00	100.00	1.0	LOT 220 PROSPECTO POINT R-72
476-290-076-000	A	100.00	100.00	1.0	LOT 221 PROSPECTO POINT R-72
476-290-077-000	A	100.00	100.00	1.0	LOT 222 PROSPECTOR POINT R-72
476-290-078-000	A	100.00	100.00	1.0	LOT 223 PROSPECTOR POINT R-72
476-290-079-000	A	100.00	100.00	1.0	LOT 224 PROSPECTOR POINT R-72
476-290-080-000	A	100.00	100.00	1.0	LOT 225 PROSPECTOR POINT R-72
476-290-081-000	A	100.00	100.00	1.0	LOT 226 PROSPECTOR POINT R-72
476-290-082-000	A	100.00	100.00	1.0	LOT 227 PROSPECTOR POINT R-72
476-290-083-000	A	100.00	100.00	1.0	LOT 228 PROSPECTOR POINT R-72
476-290-084-000	A	100.00	100.00	1.0	LOT 229 PROSPECTOR POINT R-72
476-300-001-000	A	100.00	100.00	1.0	LOT 6 CALIFORNIA LEGEND UNIT 1 R-93
476-300-002-000	A	100.00	100.00	1.0	LOT 7 CALIFORNIA LEGEND UNIT 1 R-93
476-300-003-000	A	100.00	100.00	1.0	LOT 8 CALIFORNIA LEGEND UNIT 1 R-93
476-300-004-000	A	100.00	100.00	1.0	LOT 9 CALIFORNIA LEGEND UNIT 1 R-93
476-300-005-000	A	100.00	100.00	1.0	LOT 10 CALIFORNIA LEGEND UNIT 1 R-93
476-300-006-000	A	100.00	100.00	1.0	LOT 11 CALIFORNIA LEGEND UNIT 1 R-93
476-300-007-000	A	100.00	100.00	1.0	LOT 12 CALIFORNIA LEGEND UNIT 1 R-93
476-300-008-000	A	100.00	100.00	1.0	LOT 13 CALIFORNIA LEGEND UNIT 1 R-93
476-300-009-000	A	100.00	100.00	1.0	LOT 14 CALIFORNIA LEGEND UNIT 1 R-93
476-300-010-000	A	100.00	100.00	1.0	LOT 15 CALIFORNIA LEGEND UNIT 1 R-93
476-300-011-000	A	100.00	100.00	1.0	LOT 16 CALIFORNIA LEGEND UNIT 1 R-93
476-300-012-000	A	100.00	100.00	1.0	LOT 17 CALIFORNIA LEGEND UNIT 1 R-93
476-300-013-000	A	100.00	100.00	1.0	LOT 18 CALIFORNIA LEGEND UNIT 1 MOR R-93
476-300-014-000	A	100.00	100.00	1.0	LOT 19 CALIFORNIA LEGEND UNIT 1 R-93
476-300-015-000	A	100.00	100.00	1.0	LOT 20 CALIFORNIA LEGEND UNIT 1 R-93
476-300-016-000	A	100.00	100.00	1.0	LOT 21 CALIFORNIA LEGEND UNIT 1 R-93
476-300-017-000	A	100.00	100.00	1.0	LOT 22 CALIFORNIA LEGEND UNIT 1 R-93
476-300-018-000	A	100.00	100.00	1.0	LOT 23 CALIFORNIA LEGEND UNIT 1 R-93
476-300-019-000	A	100.00	100.00	1.0	LOT 24 CALIFORNIA LEGEND UNIT 1 R-93
476-300-020-000	A	100.00	100.00	1.0	LOT 25 CALIFORNIA LEGEND UNIT 1 R-93
476-300-021-000	A	100.00	100.00	1.0	LOT 26 CALIFORNIA LEGEND UNIT 1 R-93
476-300-022-000	A	100.00	100.00	1.0	LOT 27 CALIFORNIA LEGEND UNIT 1 R-93
476-300-023-000	A	100.00	100.00	1.0	LOT 28 CALIFORNIA LEGEND UNIT 1 R-93
476-300-024-000	A	100.00	100.00	1.0	LOT 29 CALIFORNIA LEGEND UNIT 1 R-93
476-300-025-000	A	100.00	100.00	1.0	LOT 30 CALIFORNIA LEGEND UNIT 1 R-93
476-300-026-000	A	100.00	100.00	1.0	LOT 31 CALIFORNIA LEGEND UNIT 1 R-93
476-300-027-000	A	100.00	100.00	1.0	LOT 32 CALIFORNIA LEGEND UNIT 1 R-93
476-300-028-000	A	100.00	100.00	1.0	LOT 33 CALIFORNIA LEGEND UNIT 1 R-93
476-300-029-000	A	100.00	100.00	1.0	LOT 34 CALIFORNIA LEGEND UNIT 1 R-93
476-300-030-000	A	100.00	100.00	1.0	LOT 35 CALIFORNIA LEGEND UNIT 1 R-93
476-300-031-000	A	100.00	100.00	1.0	LOT 36 CALIFORNIA LEGEND UNIT 1 R-93
476-300-032-000	A	100.00	100.00	1.0	LOT 37 CALIFORNIA LEGEND UNIT 1 R-93
476-300-033-000	A	100.00	100.00	1.0	LOT 38 CALIFORNIA LEGEND UNIT 1 R-93
476-300-034-000	A	100.00	100.00	1.0	LOT 39 CALIFORNIA LEGEND UNIT 1 R-93
476-300-035-000	A	100.00	100.00	1.0	LOT 40 CALIFORNIA LEGEND UNIT 1 R-93
476-300-036-000	A	100.00	100.00	1.0	LOT 41 CALIFORNIA LEGEND UNIT 1 R-93

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476-300-037-000	A	100.00	100.00	1.0	LOT 42 CALIFORNIA LEGEND UNIT 1 R-93
476-300-038-000	A	100.00	100.00	1.0	LOT 43 CALIFORNIA LEGEND UNIT 1 R-93
476-300-039-000	A	100.00	100.00	1.0	LOT 44 CALIFORNIA LEGEND UNIT 1 R-93
476-300-040-000	A	100.00	100.00	1.0	LOT 45 CALIFORNIA LEGEND UNIT 1 R-93
476-300-041-000	A	100.00	100.00	1.0	LOT 46 CALIFORNIA LEGEND UNIT 1 R-93
476-300-042-000	A	100.00	100.00	1.0	LOT 47 CALIFORNIA LEGEND UNIT 1 R-93
476-310-001-000	A	100.00	100.00	1.0	LOT 1 CALIFORNIA LEGEND UNIT #1 MOR R-93
476-310-002-000	A	100.00	100.00	1.0	LOT 2 CALIFORNIA LEGEND UNIT 1 R-93
476-310-003-000	A	100.00	100.00	1.0	LOT 3 CALIFORNIA LEGEND UNIT 1 R-93
476-310-004-000	A	100.00	100.00	1.0	LOT 4 CALIFORNIA LEGEND UNIT 1 R-93
476-310-005-000	A	100.00	100.00	1.0	LOT 5 CALIFORNIA LEGEND UNIT 1 R-93
476-310-006-000	A	100.00	100.00	1.0	LOT 48 CALIFORNIA LEGEND UNIT 1 R-93
476-310-007-000	A	100.00	100.00	1.0	LOT 49 CALIFORNIA LEGEND UNIT 1 R-93
476-310-008-000	A	100.00	100.00	1.0	LOT 50 CALIFORNIA LEGEND UNIT 1 R-93
476-310-009-000	A	100.00	100.00	1.0	LOT 51 CALIFORNIA LEGEND UNIT 1 R-93
476-310-010-000	A	100.00	100.00	1.0	LOT 52 CALIFORNIA LEGEND UNIT 1 R-93
476-310-011-000	A	100.00	100.00	1.0	LOT 53 CALIFORNIA LEGEND UNIT 1 R-93
476-310-012-000	A	100.00	100.00	1.0	LOT 54 CALIFORNIA LEGEND UNIT 1 R-93
476-310-013-000	A	100.00	100.00	1.0	LOT 55 CALIFORNIA LEGEND UNIT 1 R-93
476-310-014-000	A	100.00	100.00	1.0	LOT 56 CALIFORNIA LEGEND UNIT 1 R-93
476-310-015-000	A	100.00	100.00	1.0	LOT 57 CALIFORNIA LEGEND UNIT 1 R-93
476-310-016-000	A	100.00	100.00	1.0	LOT 58 CALIFORNIA LEGEND UNIT 1 R-93
476-310-017-000	A	100.00	100.00	1.0	LOT 59 CALIFORNIA LEGEND UNIT 1 R-93
476-310-018-000	A	100.00	100.00	1.0	LOT 60 CALIFORNIA LEGEND UNIT 1 R-93
476-310-019-000	A	100.00	100.00	1.0	LOT 61 CALIFORNIA LEGEND UNIT 1 R-93
476-310-020-000	A	100.00	100.00	1.0	LOT 62 CALIFORNIA LEGEND UNIT 1 R-93
476-310-021-000	A	100.00	100.00	1.0	LOT 63 CALIFORNIA LEGEND UNIT 1 R-93
476-310-022-000	A	100.00	100.00	1.0	LOT 64 CALIFORNIA LEGEND UNIT 1 R-93
476-320-001-000	A	100.00	100.00	1.0	LOT 117 CALIFORNIA LEGEND UNIT 3R-95
476-320-002-000	A	100.00	100.00	1.0	LOT 118 CALIFORNIA LEGEND UNIT 3 R-95
476-320-003-000	A	100.00	100.00	1.0	LOT 119 CALIFORNIA LEGEND UNIT 3R-95
476-320-004-000	A	100.00	100.00	1.0	LOT 120 CALIFORNIA LEGEND UNIT 3R-95
476-320-005-000	A	100.00	100.00	1.0	LOT 121 CALIFORNIA LEGEND UNIT 3R-95
476-320-006-000	A	100.00	100.00	1.0	LOT 122 CALIFORNIA LEGEND UNIT 3R-95
476-320-007-000	A	100.00	100.00	1.0	LOT 123 CALIFORNIA LEGEND UNIT 3R-95
476-320-008-000	A	100.00	100.00	1.0	LOT 124 CALIFORNIA LEGEND UNIT 3R-95
476-320-009-000	A	100.00	100.00	1.0	LOT 125 CALIFORNIA LEGEND UNIT 3 R-95
476-320-010-000	A	100.00	100.00	1.0	LOT 126 CALIFORNIA LEGEND UNIT 3 R-95
476-320-011-000	A	100.00	100.00	1.0	LOT 127 CALIFORNIA LEGEND UNIT 3R-95
476-320-012-000	A	100.00	100.00	1.0	LOT 128 CALIFORNIA LEGEND UNIT 3 R-95
476-320-013-000	A	100.00	100.00	1.0	LOT 129 CALIFORNIA LEGEND UNIT 3 R-95
476-320-014-000	A	100.00	100.00	1.0	LOT 130 CALIFORNIA LEGEND UNIT 3 R-95
476-320-015-000	A	100.00	100.00	1.0	LOT 131 CALIFORNIA LEGEND UNIT 3 R-95
476-320-016-000	A	100.00	100.00	1.0	LOT 132 CALIFORNIA LEGEND UNIT 3 R-95
476-320-017-000	A	100.00	100.00	1.0	LOT 133 CALIFORNIA LEGEND UNIT 3 R-95
476-320-018-000	A	100.00	100.00	1.0	LOT 134 CALIFORNIA LEGEND UNIT 3 R-95
476-320-019-000	A	100.00	100.00	1.0	LOT 135 CALIFORNIA LEGEND UNIT 3 R-95
476-320-020-000	A	100.00	100.00	1.0	LOT 136 CALIFORNIA LEGEND UNIT 3 R-95
476-320-021-000	A	100.00	100.00	1.0	LOT 137 CALIFORNIA LEGEND UNIT 3 R-95
476-320-022-000	A	100.00	100.00	1.0	LOT 138 CALIFORNIA LEGEND UNIT 3 R-95
476-320-023-000	A	100.00	100.00	1.0	LOT 139 CALIFORNIA LEGEND UNIT 3 R-95
476-320-024-000	A	100.00	100.00	1.0	LOT 140 CALIFORNIA LEGEND UNIT 3 R-95
476-320-025-000	A	100.00	100.00	1.0	LOT 141 CALIFORNIA LEGEND UNIT 3 R-95
476-320-026-000	A	100.00	100.00	1.0	LOT 142 CALIFORNIA LEGEND UNIT 3 R-95
476-320-027-000	A	100.00	100.00	1.0	LOT 143 CALIFORNIA LEGEND UNIT 3 R-95
476-320-028-000	A	100.00	100.00	1.0	LOT 144 CALIFORNIA LEGEND UNIT 3 R-95
476-320-029-000	A	100.00	100.00	1.0	LOT 145 CALIFORNIA LEGEND UNIT 3 R-95
476-320-030-000	A	100.00	100.00	1.0	LOT 146 CALIFORNIA LEGEND UNIT 3R-95
476-320-031-000	A	100.00	100.00	1.0	LOT 147 CALIFORNIA LEGEND UNIT 3 R-95
476-320-032-000	A	100.00	100.00	1.0	LOT 148 CALIFORNIA LEGEND UNIT 3 R-95
476-320-033-000	A	100.00	100.00	1.0	LOT 149 CALIFORNIA LEGEND UNIT 3 R-95
476-320-034-000	A	100.00	100.00	1.0	LOT 150 CALIFORNIA LEGEND UNIT 3 R-95
476-320-035-000	A	100.00	100.00	1.0	LOT 151 CALIFORNIA LEGEND UNIT 3 R-95
476-320-036-000	A	100.00	100.00	1.0	LOT 152 CALIFORNIA LEGEND UNIT 3 R-95

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476-320-037-000	A	100.00	100.00	1.0	LOT 153 CALIFORNIA LEGEND UNIT 3 R-95
476-320-038-000	A	100.00	100.00	1.0	LOT 154 CALIFORNIA LEGEND UNIT 3 R-95
476-320-039-000	A	100.00	100.00	1.0	LOT 155 CALIFORNIA LEGEND UNIT 3 R-95
476-320-040-000	A	100.00	100.00	1.0	LOT 156 CALIFORNIA LEGEND UNIT 3 R-95
476-320-041-000	A	100.00	100.00	1.0	LOT 157 CALIFORNIA LEGEND UNIT 3 R-95
476-320-042-000	A	100.00	100.00	1.0	LOT 158 CALIFORNIA LEGEND UNIT 3R-95
476-320-043-000	A	100.00	100.00	1.0	LOT 159 CALIFORNIA LEGEND UNIT 3 R-95
476-320-044-000	A	100.00	100.00	1.0	LOT 160 CALIFORNIA LEGEND UNIT 3 R-95
476-320-045-000	A	100.00	100.00	1.0	LOT 161 CALIFORNIA LEGEND UNIT 3 R-95
476-320-046-000	A	100.00	100.00	1.0	LOT 162 CALIFORNIA LEGEND UNIT 3 R-95
476-320-047-000	A	100.00	100.00	1.0	LOT 163 CALIFORNIA LEGEND UNIT 3 R-95
476-320-048-000	A	100.00	100.00	1.0	LOT 164 CALIFORNIA LEGEND UNIT 3 R-95
476-320-049-000	A	100.00	100.00	1.0	LOT 165 CALIFORNIA LEGEND UNIT 3 R-95
476-320-050-000	A	100.00	100.00	1.0	LOT 166 CALIFORNIA LEGEND UNIT 3 R-95
476-320-051-000	A	100.00	100.00	1.0	LOT 167 CALIFORNIA LEGEND UNIT 3 R-95
476-320-052-000	A	100.00	100.00	1.0	LOT 168 CALIFORNIA LEGEND UNIT 3 R-95
476-320-053-000	A	100.00	100.00	1.0	LOT 169 CALIFORNIA LEGEND UNIT 3 R-95
476-320-054-000	A	100.00	100.00	1.0	LOT 170 CALIFORNIA LEGEND UNIT 3 R-95
476-320-055-000	A	100.00	100.00	1.0	LOT 171 CALIFORNIA LEGEND UNIT 3 R-95
476-320-056-000	A	100.00	100.00	1.0	LOT 172 CALIFORNIA LEGEND UNIT 3 R-95
476-320-057-000	A	100.00	100.00	1.0	LOT 173 CALIFORNIA LEGEND UNIT 3 R-95
476-320-058-000	A	100.00	100.00	1.0	LOT 174 CALIFORNIA LEGEND UNIT 3 R-95
476-320-059-000	A	100.00	100.00	1.0	LOT 175 CALIFORNIA LEGEND UNIT 3 R-95
476-320-060-000	A	100.00	100.00	1.0	LOT 176 CALIFORNIA LEGEND UNIT 3 R-95
476-320-061-000	A	100.00	100.00	1.0	LOT 177 CALIFORNIA LEGEND UNIT 3 R-95
476-320-062-000	A	100.00	100.00	1.0	LOT 178 CALIFORNIA LEGEND UNIT 3 R-95
476-320-063-000	A	100.00	100.00	1.0	LOT 179 CALIFORNIA LEGEND UNIT 3 R-95
476-320-064-000	A	100.00	100.00	1.0	LOT 180 CALIFORNIA LEGEND UNIT 3 R-95
476-320-065-000	A	100.00	100.00	1.0	LOT 181 CALIFORNIA LEGEND UNIT 3 R-95
476-320-066-000	A	100.00	100.00	1.0	LOT 182 CALIFORNIA LEGEND UNIT 3 R-95
476-320-067-000	A	100.00	100.00	1.0	LOT 183 CALIFORNIA LEGEND UNIT 3 R-95
476-320-068-000	A	100.00	100.00	1.0	LOT 184 CALIFORNIA LEGEND UNIT 3 R-95
476-320-071-000	A	100.00	100.00	1.0	LOT 185 CALIFORNIA LEGEND UNIT 4 R-96
476-320-072-000	A	100.00	100.00	1.0	LOT 186 CALIFORNIA LEGEND UNIT 4 R-96
476-320-073-000	A	100.00	100.00	1.0	LOT 187 CALIFORNIA LEGEND UNIT 4 R-96
476-320-074-000	A	100.00	100.00	1.0	LOT 188 CALIFORNIA LEGEND UNIT 4 R-96
476-320-075-000	A	100.00	100.00	1.0	LOT 189 CALIFORNIA LEGEND UNIT 4 R-96
476-320-076-000	A	100.00	100.00	1.0	LOT 190 CALIFORNIA LEGEND UNIT 4 R-96
476-320-077-000	A	100.00	100.00	1.0	LOT 225 CALIFORNIA LEGEND UNIT 4 R-96
476-320-078-000	A	100.00	100.00	1.0	LOT 226 CALIFORNIA LEGEND UNIT 4 R-96
476-320-079-000	A	100.00	100.00	1.0	LOT 227 CALIFORNIA LEGEND UNIT 4 R-96
476-320-080-000	A	100.00	100.00	1.0	LOT 233 CALIFORNIA LEGEND UNIT 4 R-96
476-320-081-000	A	100.00	100.00	1.0	LOT 234 CALIFORNIA LEGEND UNIT 4 R-96
476-320-082-000	A	100.00	100.00	1.0	LOT 235 CALIFORNIA LEGEND UNIT 4 R-96
476-320-083-000	A	100.00	100.00	1.0	LOT 236 CALIFORNIA LEGEND UNIT 4 R-96
476-330-001-000	A	100.00	100.00	1.0	LOT 191 CALIFORNIA LEGEND UNIT 4 R-96
476-330-002-000	A	100.00	100.00	1.0	LOT 192 CALIFORNIA LEGEND UNIT 4 R-96
476-330-003-000	A	100.00	100.00	1.0	LOT 193 CALIFORNIA LEGEND UNIT 4 R-96
476-330-004-000	A	100.00	100.00	1.0	LOT 194 CALIFORNIA LEGEND UNIT 4 R-96
476-330-005-000	A	100.00	100.00	1.0	LOT 195 CALIFORNIA LEGEND UNIT 4 R-96
476-330-006-000	A	100.00	100.00	1.0	LOT 196 CALIFORNIA LEGEND UNIT 4 R-96
476-330-007-000	A	100.00	100.00	1.0	LOT 197 CALIFORNIA LEGEND UNIT 4 R-96
476-330-008-000	A	100.00	100.00	1.0	LOT 198 CALIFORNIA LEGEND UNIT 4 R-96
476-330-009-000	A	100.00	100.00	1.0	LOT 199 CALIFORNIA LEGEND UNIT 4R-96
476-330-010-000	A	100.00	100.00	1.0	LOT 200 CALIFORNIA LEGEND UNIT 4R-96
476-330-011-000	A	100.00	100.00	1.0	LOT 201 CALIFORNIA LEGEND UNIT 4 R-96
476-330-012-000	A	100.00	100.00	1.0	LOT 202 CALIFORNIA LEGEND UNIT 4R-96
476-330-013-000	A	100.00	100.00	1.0	LOT 203 CALIFORNIA LEGEND UNIT 4R-96
476-330-014-000	A	100.00	100.00	1.0	LOT 204 CALIFORNIA LEGEND UNIT 4 R-96
476-330-015-000	A	100.00	100.00	1.0	LOT 205 CALIFORNIA LEGEND UNIT 4 R-96
476-330-016-000	A	100.00	100.00	1.0	LOT 206 CALIFORNIA LEGEND UNIT 4 R-96
476-330-017-000	A	100.00	100.00	1.0	LOT 207 CALIFORNIA LEGEND UNIT 4 R-96
476-330-018-000	A	100.00	100.00	1.0	LOT 208 CALIFORNIA LEGEND UNIT 4 R-96
476-330-019-000	A	100.00	100.00	1.0	LOT 209 CALIFORNIA LEGEND UNIT 4 R-96

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476-330-020-000	A	100.00	100.00	1.0	LOT 210 CALIFORNIA LEGEND UNIT 4 R-96
476-330-021-000	A	100.00	100.00	1.0	LOT 211 CALIFORNIA LEGEND UNIT 4 R-96
476-330-022-000	A	100.00	100.00	1.0	LOT 212 CALIFORNIA LEGEND UNIT 4 R-96
476-330-023-000	A	100.00	100.00	1.0	LOT 213 CALIFORNIA LEGEND UNIT 4 R-96
476-330-024-000	A	100.00	100.00	1.0	LOT 214 CALIFORNIA LEGEND UNIT 4 R-96
476-330-025-000	A	100.00	100.00	1.0	LOT 215 CALIFORNIA LEGEND UNIT 4 R-96
476-330-026-000	A	100.00	100.00	1.0	LOT 216 CALIFORNIA LEGEND UNIT 4 R-96
476-330-027-000	A	100.00	100.00	1.0	LOT 217 CALIFORNIA LEGEND UNIT 4R-96
476-330-028-000	A	100.00	100.00	1.0	LOT 218 CALIFORNIA LEGEND UNIT 4 R-96
476-330-029-000	A	100.00	100.00	1.0	LOT 219 CALIFORNIA LEGEND UNIT 4 R-96
476-330-030-000	A	100.00	100.00	1.0	LOT 220 CALIFORNIA LEGEND UNIT 4 R-96
476-330-031-000	A	100.00	100.00	1.0	LOT 221 CALIFORNIA LEGEND UNIT 4 R-96
476-330-032-000	A	100.00	100.00	1.0	LOT 222 CALIFORNIA LEGEND UNIT 4 R-96
476-330-033-000	A	100.00	100.00	1.0	LOT 223 CALIFORNIA LEGEND UNIT 4 R-96
476-330-034-000	A	100.00	100.00	1.0	LOT 224 CALIFORNIA LEGEND UNIT 4 R-96
476-330-035-000	A	100.00	100.00	1.0	LOT 228 CALIFORNIA LEGEND UNIT 4 R-96
476-330-036-000	A	100.00	100.00	1.0	LOT 229 CALIFORNIA LEGEND UNIT 4 R-96
476-330-037-000	A	100.00	100.00	1.0	LOT 230 CALIFORNIA LEGEND UNIT 4 R-96
476-330-038-000	A	100.00	100.00	1.0	LOT 231 CALIFORNIA LEGEND UNIT 4 R-96
476-330-039-000	A	100.00	100.00	1.0	LOT 232 CALIFORNIA LEGEND UNIT 4 R-96
476-330-043-000	A	100.00	100.00	1.0	LOT 86 CALIFORNIA LEGEND UNIT 2 R-94
476-330-044-000	A	100.00	100.00	1.0	LOT 101 CALIFORNIA LEGEND UNIT 2R-94
476-330-045-000	A	100.00	100.00	1.0	LOT 102 CALIFORNIA LEGEND UNIT 2 R-94
476-330-046-000	A	100.00	100.00	1.0	LOT 103 CALIFORNIA LEGEND UNIT 2 R-94
476-330-047-000	A	100.00	100.00	1.0	LOT 104 CALIFORNIA LEGEND UNIT 2 R-94
476-330-048-000	A	100.00	100.00	1.0	LOT 105 CALIFORNIA LEGEND UNIT 2R-94
476-340-001-000	A	100.00	100.00	1.0	LOT 65 CALIFORNIA LEGEND UNIT 2 R-94
476-340-002-000	A	100.00	100.00	1.0	LOT 66 CALIFORNIA LEGEND UNIT 2 R-94
476-340-003-000	A	100.00	100.00	1.0	LOT 67 CALIFORNIA LEGEND UNIT 2 R-94
476-340-004-000	A	100.00	100.00	1.0	LOT 68 CALIFORNIA LEGEND UNIT 2 R-94
476-340-005-000	A	100.00	100.00	1.0	LOT 69 CALIFORNIA LEGEND UNIT 2 R-94
476-340-006-000	A	100.00	100.00	1.0	LOT 70 CALIFORNIA LEGEND UNIT 2 R-94
476-340-007-000	A	100.00	100.00	1.0	LOT 71 CALIFORNIA LEGEND UNIT 2 R-94
476-340-008-000	A	100.00	100.00	1.0	LOT 72 CALIFORNIA LEGEND UNIT 2 R-94
476-340-009-000	A	100.00	100.00	1.0	LOT 73 CALIFORNIA LEGEND UNIT 2 R-94
476-340-010-000	A	100.00	100.00	1.0	LOT 74 CALIFORNIA LEGEND UNIT 2 R-94
476-340-011-000	A	100.00	100.00	1.0	LOT 75 CALIFORNIA LEGEND UNIT 2 R-94
476-340-012-000	A	100.00	100.00	1.0	LOT 76 CALIFORNIA LEGEND UNIT 2 R-94
476-340-013-000	A	100.00	100.00	1.0	LOT 77 CALIFORNIA LEGEND UNIT 2 R-94
476-340-014-000	A	100.00	100.00	1.0	LOT 78 CALIFORNIA LEGEND UNIT 2 R-94
476-340-015-000	A	100.00	100.00	1.0	LOT 79 CALIFORNIA LEGEND UNIT 2 R-94
476-340-016-000	A	100.00	100.00	1.0	LOT 80 CALIFORNIA LEGEND UNIT 2 R-94
476-340-017-000	A	100.00	100.00	1.0	LOT 81 CALIFORNIA LEGEND UNIT 2 R-94
476-340-018-000	A	100.00	100.00	1.0	LOT 82 CALIFORNIA LEGEND UNIT 2 R-94
476-340-019-000	A	100.00	100.00	1.0	LOT 83 CALIFORNIA LEGEND UNIT 2 R-94
476-340-020-000	A	100.00	100.00	1.0	LOT 84 CALIFORNIA LEGEND UNIT 2 R-94
476-340-021-000	A	100.00	100.00	1.0	LOT 85 CALIFORNIA LEGEND UNIT 2 R-94
476-340-022-000	A	100.00	100.00	1.0	LOT 87 CALIFORNIA LEGEND UNIT 2 R-94
476-340-023-000	A	100.00	100.00	1.0	LOT 88 CALIFORNIA LEGEND UNIT 2 R-94
476-340-024-000	A	100.00	100.00	1.0	LOT 89 CALIFORNIA LEGEND UNIT 2 R-94
476-340-025-000	A	100.00	100.00	1.0	LOT 90 CALIFORNIA LEGEND UNIT 2 R-94
476-340-026-000	A	100.00	100.00	1.0	LOT 91 CALIFORNIA LEGEND UNIT 2 R-94
476-340-027-000	A	100.00	100.00	1.0	LOT 92 CALIFORNIA LEGEND UNIT 2 R-94
476-340-028-000	A	100.00	100.00	1.0	LOT 93 CALIFORNIA LEGEND UNIT 2 R-94
476-340-029-000	A	100.00	100.00	1.0	LOT 94 CALIFORNIA LEGEND UNIT 2 R-94
476-340-030-000	A	100.00	100.00	1.0	LOT 95 CALIFORNIA LEGEND UNIT 2 R-94
476-340-031-000	A	100.00	100.00	1.0	LOT 96 CALIFORNIA LEGEND UNIT 2 R-94
476-340-032-000	A	100.00	100.00	1.0	LOT 97 CALIFORNIA LEGEND UNIT 2 R-94
476-340-033-000	A	100.00	100.00	1.0	LOT 98 CALIFORNIA LEGEND UNIT 2 R-94
476-340-034-000	A	100.00	100.00	1.0	LOT 99 CALIFORNIA LEGEND UNIT 2 R-94
476-340-035-000	A	100.00	100.00	1.0	LOT 100 CALIFORNIA LEGEND UNIT 2R-94
476-340-036-000	A	100.00	100.00	1.0	LOT 106 CALIFORNIA LEGEND UNIT 2R-94
476-340-037-000	A	100.00	100.00	1.0	LOT 107 CALIFORNIA LEGEND UNIT 2R-94
476-340-038-000	A	100.00	100.00	1.0	LOT 108 CALIFORNIA LEGEND UNIT 2R-94

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-340-039-000	A	100.00	100.00	1.0	LOT 109 CALIFORNIA LEGEND UNIT 2R-94
476-340-040-000	A	100.00	100.00	1.0	LOT 110 CALIFORNIA LEGEND UNIT 2R-94
476-340-041-000	A	100.00	100.00	1.0	LOT 111 CALIFORNIA LEGEND UNIT 2R-94
476-340-042-000	A	100.00	100.00	1.0	LOT 112 CALIFORNIA LEGEND UNIT 2R-94
476-340-043-000	A	100.00	100.00	1.0	LOT 113 CALIFORNIA LEGEND UNIT 2R-94
476-340-044-000	A	100.00	100.00	1.0	LOT 114 CALIFORNIA LEGEND UNIT 2 R-94
476-340-045-000	A	100.00	100.00	1.0	LOT 115 CALIFORNIA LEGEND UNIT 2 R-94
476-340-046-000	A	100.00	100.00	1.0	LOT 116 CALIFORNIA LEGEND UNIT 2 R-94
476-350-001-000	A	100.00	100.00	1.0	LOT 1 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-002-000	A	100.00	100.00	1.0	LOT 2 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-003-000	A	100.00	100.00	1.0	LOT 3 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-004-000	A	100.00	100.00	1.0	LOT 4 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-005-000	A	100.00	100.00	1.0	LOT 5 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-006-000	A	100.00	100.00	1.0	LOT 6 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-007-000	A	100.00	100.00	1.0	LOT 7 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-008-000	A	100.00	100.00	1.0	LOT 8 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-009-000	A	100.00	100.00	1.0	LOT 9 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-010-000	A	100.00	100.00	1.0	LOT 10 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-011-000	A	100.00	100.00	1.0	LOT 11 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-012-000	A	100.00	100.00	1.0	LOT 12 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-013-000	A	100.00	100.00	1.0	LOT 13 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-014-000	A	100.00	100.00	1.0	LOT 14 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-015-000	A	100.00	100.00	1.0	LOT 57 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-016-000	A	100.00	100.00	1.0	LOT 58 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-017-000	A	100.00	100.00	1.0	LOT 59 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-018-000	A	100.00	100.00	1.0	LOT 60 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-019-000	A	100.00	100.00	1.0	LOT 61 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-020-000	A	100.00	100.00	1.0	LOT 62 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-021-000	A	100.00	100.00	1.0	LOT 63 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-022-000	A	100.00	100.00	1.0	LOT 64 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-023-000	A	100.00	100.00	1.0	LOT 65 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-024-000	A	100.00	100.00	1.0	LOT 66 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-025-000	A	100.00	100.00	1.0	LOT 67 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-026-000	A	100.00	100.00	1.0	LOT 68 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-027-000	A	100.00	100.00	1.0	LOT 69 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-028-000	A	100.00	100.00	1.0	LOT 70 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-029-000	A	100.00	100.00	1.0	LOT 71 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-030-000	A	100.00	100.00	1.0	LOT 72 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-031-000	A	100.00	100.00	1.0	LOT 73 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-032-000	A	100.00	100.00	1.0	LOT 74 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-033-000	A	100.00	100.00	1.0	LOT 75 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-034-000	A	100.00	100.00	1.0	LOT 76 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-035-000	A	100.00	100.00	1.0	LOT 77 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-036-000	A	100.00	100.00	1.0	LOT 78 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-037-000	A	100.00	100.00	1.0	LOT 79 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-038-000	A	100.00	100.00	1.0	LOT 80 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-039-000	A	100.00	100.00	1.0	LOT 81 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-040-000	A	100.00	100.00	1.0	LOT 82 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-041-000	A	100.00	100.00	1.0	LOT 83 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-042-000	A	100.00	100.00	1.0	LOT 84 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-043-000	A	100.00	100.00	1.0	LOT 85 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-044-000	A	100.00	100.00	1.0	LOT 86 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-045-000	A	100.00	100.00	1.0	LOT 87 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-046-000	A	100.00	100.00	1.0	LOT 88 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-047-000	A	100.00	100.00	1.0	LOT 89 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-048-000	A	100.00	100.00	1.0	LOT 90 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-049-000	A	100.00	100.00	1.0	LOT 91 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-050-000	A	100.00	100.00	1.0	LOT 92 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-051-000	A	100.00	100.00	1.0	LOT 93 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-052-000	A	100.00	100.00	1.0	LOT 94 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-053-000	A	100.00	100.00	1.0	LOT 95 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-054-000	A	100.00	100.00	1.0	LOT 96 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-055-000	A	100.00	100.00	1.0	LOT 97 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-056-000	A	100.00	100.00	1.0	LOT 98 SILVERADO OAKS UNIT 6 PHASE A S-9

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476-350-057-000	A	100.00	100.00	1.0	LOT 99 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-058-000	A	100.00	100.00	1.0	LOT 100 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-059-000	A	100.00	100.00	1.0	LOT 101 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-060-000	A	100.00	100.00	1.0	LOT 102 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-061-000	A	100.00	100.00	1.0	LOT 103 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-062-000	A	100.00	100.00	1.0	LOT 104 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-063-000	A	100.00	100.00	1.0	LOT 105 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-064-000	A	100.00	100.00	1.0	LOT 106 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-065-000	A	100.00	100.00	1.0	LOT 107 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-066-000	A	100.00	100.00	1.0	LOT 108 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-067-000	A	100.00	100.00	1.0	LOT 109 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-068-000	A	100.00	100.00	1.0	LOT 110 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-069-000	A	100.00	100.00	1.0	LOT 111 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-070-000	A	100.00	100.00	1.0	LOT 112 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-071-000	A	100.00	100.00	1.0	LOT 113 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-001-000	A	100.00	100.00	1.0	LOT 15 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-002-000	A	100.00	100.00	1.0	LOT 16 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-003-000	A	100.00	100.00	1.0	LOT 17 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-004-000	A	100.00	100.00	1.0	LOT 18 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-005-000	A	100.00	100.00	1.0	LOT 19 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-006-000	A	100.00	100.00	1.0	LOT 20 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-007-000	A	100.00	100.00	1.0	LOT 21 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-008-000	A	100.00	100.00	1.0	LOT 22 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-009-000	A	100.00	100.00	1.0	LOT 23 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-010-000	A	100.00	100.00	1.0	LOT 24 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-011-000	A	100.00	100.00	1.0	LOT 25 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-012-000	A	100.00	100.00	1.0	LOT 26 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-013-000	A	100.00	100.00	1.0	LOT 27 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-014-000	A	100.00	100.00	1.0	LOT 28 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-015-000	A	100.00	100.00	1.0	LOT 29 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-016-000	A	100.00	100.00	1.0	LOT 30 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-017-000	A	100.00	100.00	1.0	LOT 31 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-018-000	A	100.00	100.00	1.0	LOT 32 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-019-000	A	100.00	100.00	1.0	LOT 33 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-020-000	A	100.00	100.00	1.0	LOT 34 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-021-000	A	100.00	100.00	1.0	LOT 35 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-022-000	A	100.00	100.00	1.0	LOT 36 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-023-000	A	100.00	100.00	1.0	LOT 37 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-024-000	A	100.00	100.00	1.0	LOT 38 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-025-000	A	100.00	100.00	1.0	LOT 39 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-026-000	A	100.00	100.00	1.0	LOT 40 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-027-000	A	100.00	100.00	1.0	LOT 41 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-028-000	A	100.00	100.00	1.0	LOT 42 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-029-000	A	100.00	100.00	1.0	LOT 43 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-030-000	A	100.00	100.00	1.0	LOT 44 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-031-000	A	100.00	100.00	1.0	LOT 45 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-032-000	A	100.00	100.00	1.0	LOT 46 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-033-000	A	100.00	100.00	1.0	LOT 47 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-034-000	A	100.00	100.00	1.0	LOT 48 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-035-000	A	100.00	100.00	1.0	LOT 49 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-036-000	A	100.00	100.00	1.0	LOT 50 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-037-000	A	100.00	100.00	1.0	LOT 51 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-038-000	A	100.00	100.00	1.0	LOT 52 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-039-000	A	100.00	100.00	1.0	LOT 53 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-040-000	A	100.00	100.00	1.0	LOT 54 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-041-000	A	100.00	100.00	1.0	LOT 55 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-042-000	A	100.00	100.00	1.0	LOT 56 SILVERADO OAKS UNIT 6 PHASE A S-9
476-370-001-000	A	100.00	100.00	1.0	LOT 114 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-002-000	A	100.00	100.00	1.0	LOT 115 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-003-000	A	100.00	100.00	1.0	LOT 116 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-004-000	A	100.00	100.00	1.0	LOT 117 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-005-000	A	100.00	100.00	1.0	LOT 118 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-006-000	A	100.00	100.00	1.0	LOT 119 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-007-000	A	100.00	100.00	1.0	LOT 120 SILVERADO OAKS UNIT 6 PHASE B S-10

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-380-033-000	A	100.00	100.00	1.0	LOT 164 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-034-000	A	100.00	100.00	1.0	LOT 165 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-035-000	A	100.00	100.00	1.0	LOT 166 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-036-000	A	100.00	100.00	1.0	LOT 167 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-037-000	A	100.00	100.00	1.0	LOT 168 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-038-000	A	100.00	100.00	1.0	LOT 169 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-039-000	A	100.00	100.00	1.0	LOT 170 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-040-000	A	100.00	100.00	1.0	LOT 171 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-041-000	A	100.00	100.00	1.0	LOT 172 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-042-000	A	100.00	100.00	1.0	LOT 173 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-043-000	A	100.00	100.00	1.0	LOT 174 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-044-000	A	100.00	100.00	1.0	LOT 175 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-045-000	A	100.00	100.00	1.0	LOT 176 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-046-000	A	100.00	100.00	1.0	LOT 177 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-047-000	A	100.00	100.00	1.0	LOT 178 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-048-000	A	100.00	100.00	1.0	LOT 179 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-049-000	A	100.00	100.00	1.0	LOT 180 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-050-000	A	100.00	100.00	1.0	LOT 181 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-051-000	A	100.00	100.00	1.0	LOT 182 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-052-000	A	100.00	100.00	1.0	LOT 183 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-053-000	A	100.00	100.00	1.0	LOT 184 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-054-000	A	100.00	100.00	1.0	LOT 185 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-055-000	A	100.00	100.00	1.0	LOT 186 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-056-000	A	100.00	100.00	1.0	LOT 187 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-057-000	A	100.00	100.00	1.0	LOT 188 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-058-000	A	100.00	100.00	1.0	LOT 189 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-059-000	A	100.00	100.00	1.0	LOT 190 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-060-000	A	100.00	100.00	1.0	LOT 191 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-061-000	A	100.00	100.00	1.0	LOT 192 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-062-000	A	100.00	100.00	1.0	LOT 193 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-063-000	A	100.00	100.00	1.0	LOT 194 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-064-000	A	100.00	100.00	1.0	LOT 195 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-065-000	A	100.00	100.00	1.0	LOT 196 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-066-000	A	100.00	100.00	1.0	LOT 197 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-067-000	A	100.00	100.00	1.0	LOT 198 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-068-000	A	100.00	100.00	1.0	LOT 199 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-069-000	A	100.00	100.00	1.0	LOT 200 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-070-000	A	100.00	100.00	1.0	LOT 201 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-071-000	A	100.00	100.00	1.0	LOT 202 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-072-000	A	100.00	100.00	1.0	LOT 203 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-073-000	A	100.00	100.00	1.0	LOT 204 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-074-000	A	100.00	100.00	1.0	LOT 205 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-075-000	A	100.00	100.00	1.0	LOT 206 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-076-000	A	100.00	100.00	1.0	LOT 207 SILVERADO OAKS UNIT 6 PHASE B S-10
476-410-005-000	A	100.00	100.00	1.0	LOT 81 KERRY DOWNS UNIT 2 S-69
476-410-006-000	A	100.00	100.00	1.0	LOT 82 KERRY DOWNS UNIT 2 S-69
476-410-007-000	A	100.00	100.00	1.0	LOT 83 KERRY DOWNS UNIT 2 S-69
476-410-008-000	A	100.00	100.00	1.0	LOT 84 KERRY DOWNS UNIT 2 S-69
476-410-009-000	A	100.00	100.00	1.0	LOT 85 KERRY DOWNS UNIT 2 S-69
476-410-010-000	A	100.00	100.00	1.0	LOT 86 KERRY DOWNS UNIT 2 S-69
476-410-011-000	A	100.00	100.00	1.0	LOT 87 KERRY DOWNS UNIT 2 S-69
476-410-012-000	A	100.00	100.00	1.0	LOT 88 KERRY DOWNS UNIT 2 S-69
476-410-013-000	A	100.00	100.00	1.0	LOT 89 KERRY DOWNS UNIT 2 S-69
476-410-014-000	A	100.00	100.00	1.0	LOT 90 KERRY DOWNS UNIT 2 S-69
476-410-015-000	A	100.00	100.00	1.0	LOT 91 KERRY DOWNS UNIT 2 S-69
476-410-016-000	A	100.00	100.00	1.0	LOT 92 KERRY DOWNS UNIT 2 S-69
476-410-017-000	A	100.00	100.00	1.0	LOT 93 KERRY DOWNS UNIT 2 S-69
476-410-018-000	A	100.00	100.00	1.0	LOT 94 KERRY DOWNS UNIT 2 S-69
476-410-019-000	A	100.00	100.00	1.0	LOT 95 KERRY DOWNS UNIT 2 S-69
476-410-020-000	A	100.00	100.00	1.0	LOT 96 KERRY DOWNS UNIT 2 S-69
476-410-021-000	A	100.00	100.00	1.0	LOT 97 KERRY DOWNS UNIT 2 S-69
476-410-022-000	A	100.00	100.00	1.0	LOT 98 KERRY DOWNS UNIT 2 S-69
476-410-023-000	A	100.00	100.00	1.0	LOT 99 KERRY DOWNS UNIT 2 S-69
476-410-024-000	A	100.00	100.00	1.0	LOT 121 KERRY DOWNS UNIT 2 S-69

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476-410-025-000	A	100.00	100.00	1.0	LOT 122 KERRY DOWNS UNIT 2 S-69
476-410-026-000	A	100.00	100.00	1.0	LOT 123 KERRY DOWNS UNIT 2 S-69
476-410-027-000	A	100.00	100.00	1.0	LOT 124 KERRY DOWNS UNIT 2 S-69
476-410-028-000	A	100.00	100.00	1.0	LOT 125 KERRY DOWNS UNIT 2 S-69
476-410-029-000	A	100.00	100.00	1.0	LOT 126 KERRY DOWNS UNIT 2 S-69
476-410-030-000	A	100.00	100.00	1.0	LOT 127 KERRY DOWNS UNIT 2 S-69
476-410-031-000	A	100.00	100.00	1.0	LOT 128 KERRY DOWNS UNIT 2 S-69
476-410-033-000	A	100.00	100.00	1.0	POR LOT 77 KERRY DOWNS UNIT 2 S-69
476-410-036-000	A	100.00	100.00	1.0	POR LOT 78 KERRY DOWNS UNIT 2 S-69
476-410-039-000	A	100.00	100.00	1.0	POR LOT 79 KERRY DOWN UNIT 2 S-69
476-410-042-000	A	100.00	100.00	1.0	POR PCL 2 LOT 80 KERRY DOWNS UNIT #2 MOR S-69
476-420-001-000	A	100.00	100.00	1.0	LOT 100 KERRY DOWNS UNIT 2 S-69
476-420-002-000	A	100.00	100.00	1.0	LOT 101 KERRY DOWNS UNIT 2 S-69
476-420-003-000	A	100.00	100.00	1.0	LOT 102 KERRY DOWNS UNIT 2 S-69
476-420-004-000	A	100.00	100.00	1.0	LOT 103 KERRY DOWNS UNIT 2 S-69
476-420-005-000	A	100.00	100.00	1.0	LOT 104 KERRY DOWNS UNIT 2 S-69
476-420-006-000	A	100.00	100.00	1.0	LOT 105 KERRY DOWNS UNIT 2 S-69
476-420-007-000	A	100.00	100.00	1.0	LOT 106 KERRY DOWNS UNIT 2 S-69
476-420-008-000	A	100.00	100.00	1.0	LOT 107 KERRY DOWNS UNIT 2 S-69
476-420-009-000	A	100.00	100.00	1.0	LOT 108 KERRY DOWNS UNIT 2 S-69
476-420-010-000	A	100.00	100.00	1.0	LOT 109 KERRY DOWNS UNIT 2 S-69
476-420-011-000	A	100.00	100.00	1.0	LOT 110 KERRY DOWNS UNIT 2 S-69
476-420-012-000	A	100.00	100.00	1.0	LOT 111 KERRY DOWNS UNIT 2 S-69
476-420-013-000	A	100.00	100.00	1.0	LOT 112 KERRY DOWNS UNIT 2 S-69
476-420-014-000	A	100.00	100.00	1.0	LOT 113 KERRY DOWNS UNIT 2 S-69
476-420-015-000	A	100.00	100.00	1.0	LOT 114 KERRY DOWNS UNIT 2 S-69
476-420-016-000	A	100.00	100.00	1.0	LOT 115 KERRY DOWNS UNIT 2 S-69
476-420-017-000	A	100.00	100.00	1.0	LOT 116 KERRY DOWNS UNIT 2 S-69
476-420-018-000	A	100.00	100.00	1.0	LOT 117 KERRY DOWNS UNIT 2 S-69
476-420-019-000	A	100.00	100.00	1.0	LOT 118 KERRY DOWNS UNIT 2 S-69
476-420-020-000	A	100.00	100.00	1.0	LOT 119 KERRY DOWNS UNIT 2 S-69
476-420-021-000	A	100.00	100.00	1.0	LOT 120 KERRY DOWNS UNIT 2 S-69
476-430-001-000	A	100.00	100.00	1.0	LOT 1 SILVERADO OAKS UNIT 6C T-43
476-430-002-000	A	100.00	100.00	1.0	LOT 2 SILVERADO OAKS UNIT 6C T-43
476-430-003-000	A	100.00	100.00	1.0	LOT 3 SILVERADO OAKS UNIT 6C T-43
476-430-004-000	A	100.00	100.00	1.0	LOT 4 SILVERADO OAKS UNIT 6C T-43
476-430-005-000	A	100.00	100.00	1.0	LOT 5 SILVERADO OAKS UNIT 6C T-43
476-430-006-000	A	100.00	100.00	1.0	LOT 6 SILVERADO OAKS UNIT 6C T-43
476-430-007-000	A	100.00	100.00	1.0	LOT 7 SILVERADO OAKS UNIT 6C T-43
476-430-008-000	A	100.00	100.00	1.0	LOT 8 SILVERADO OAKS UNIT 6C T-43
476-430-009-000	A	100.00	100.00	1.0	LOT 9 SILVERADO OAKS UNIT 6C T-43
476-430-010-000	A	100.00	100.00	1.0	LOT 10 SILVERADO OAKS UNIT 6C T-43
476-430-011-000	A	100.00	100.00	1.0	LOT 11 SILVERADO OAKS UNIT 6C T-43
476-430-012-000	A	100.00	100.00	1.0	LOT 12 SILVERADO OAKS UNIT 6C T-43
476-430-013-000	A	100.00	100.00	1.0	LOT 13 SILVERADO OAKS UNIT 6C T-43
476-430-014-000	A	100.00	100.00	1.0	LOT 14 SILVERADO OAKS UNIT 6C T-43
476-430-015-000	A	100.00	100.00	1.0	LOT 15 SILVERADO OAKS UNIT 6C T-43
476-430-016-000	A	100.00	100.00	1.0	LOT 16 SILVERADO OAKS UNIT 6C T-43
476-430-017-000	A	100.00	100.00	1.0	LOT 17 SILVERADO OAKS UNIT 6C T-43
476-430-018-000	A	100.00	100.00	1.0	LOT 18 SILVERADO OAKS UNIT 6C T-43
476-430-019-000	A	100.00	100.00	1.0	LOT 19 SILVERADO OAKS UNIT 6C T-43
476-430-020-000	A	100.00	100.00	1.0	LOT 20 SILVERADO OAKS UNIT 6C T-43
476-430-021-000	A	100.00	100.00	1.0	LOT 21 SILVERADO OAKS UNIT 6C T-43
476-440-001-000	A	100.00	100.00	1.0	LOT 1 SILVERADO OAKS UNIT 9 V-1
476-440-002-000	A	100.00	100.00	1.0	LOT 2 SILVERADO OAKS UNIT 9 V-1
476-440-003-000	A	100.00	100.00	1.0	LOT 3 SILVERADO OAKS UNIT 9 V-1
476-440-004-000	A	100.00	100.00	1.0	LOT 4 SILVERADO OAKS UNIT 9 V-1
476-440-005-000	A	100.00	100.00	1.0	LOT 5 SILVERADO OAKS UNIT 9 V-1
476-440-006-000	A	100.00	100.00	1.0	LOT 6 SILVERADO OAKS UNIT 9 V-1
476-440-007-000	A	100.00	100.00	1.0	LOT 7 SILVERADO OAKS UNIT 9 V-1
476-440-008-000	A	100.00	100.00	1.0	LOT 8 SILVERADO OAKS UNIT 9 V-1
476-440-009-000	A	100.00	100.00	1.0	LOT 9 SILVERADO OAKS UNIT 9 V-1
476-440-010-000	A	100.00	100.00	1.0	LOT 10 SILVERADO OAKS UNIT 9 V-1
476-440-011-000	A	100.00	100.00	1.0	LOT 11 SILVERADO OAKS UNIT 9 V-1

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476-440-012-000	A	100.00	100.00	1.0	LOT 12 SILVERADO OAKS UNIT 9 V-1
476-440-013-000	A	100.00	100.00	1.0	LOT 13 SILVERADO OAKS UNIT 9 V-1
476-440-014-000	A	100.00	100.00	1.0	LOT 14 SILVERADO OAKS UNIT 9 V-1
476-440-015-000	A	100.00	100.00	1.0	LOT 15 SILVERADO OAKS UNIT 9 V-1
476-440-016-000	A	100.00	100.00	1.0	LOT 16 SILVERADO OAKS UNIT 9 V-1
476-440-017-000	A	100.00	100.00	1.0	LOT 17 SILVERADO OAKS UNIT 9 V-1
476-440-018-000	A	100.00	100.00	1.0	LOT 18 SILVERADO OAKS UNIT 9 V-1
476-440-019-000	A	100.00	100.00	1.0	LOT 19 SILVERADO OAKS UNIT 9 V-1
476-440-020-000	A	100.00	100.00	1.0	LOT 20 SILVERADO OAKS UNIT 9 V-1
476-440-021-000	A	100.00	100.00	1.0	LOT 21 SILVERADO OAKS UNIT 9 V-1
476-440-022-000	A	100.00	100.00	1.0	LOT 70 SILVERADO OAKS UNIT 9 V-1
476-440-023-000	A	100.00	100.00	1.0	LOT 71 SILVERADO OAKS UNIT 9 V-1
476-440-024-000	A	100.00	100.00	1.0	LOT 72 SILVERADO OAKS UNIT 9 V-1
476-440-025-000	A	100.00	100.00	1.0	LOT 73 SILVERADO OAKS UNIT 9 V-1
476-440-026-000	A	100.00	100.00	1.0	LOT 74 SILVERADO OAKS UNIT 9 V-1
476-440-027-000	A	100.00	100.00	1.0	LOT 75 SILVERADO OAKS UNIT 9 V-1
476-440-028-000	A	100.00	100.00	1.0	LOT 76 SILVERADO OAKS UNIT 9 V-1
476-450-001-000	A	100.00	100.00	1.0	LOT 22 SILVERADO OAKS UNIT 9 V-1
476-450-002-000	A	100.00	100.00	1.0	LOT 23 SILVERADO OAKS UNIT 9 V-1
476-450-003-000	A	100.00	100.00	1.0	LOT 24 SILVERADO OAKS UNIT 9 V-1
476-450-004-000	A	100.00	100.00	1.0	LOT 25 SILVERADO OAKS UNIT 9 V-1
476-450-005-000	A	100.00	100.00	1.0	LOT 26 SILVERADO OAKS UNIT 9 V-1
476-450-006-000	A	100.00	100.00	1.0	LOT 27 SILVERADO OAKS UNIT 9 V-1
476-450-007-000	A	100.00	100.00	1.0	LOT 28 SILVERADO OAKS UNIT 9 V-1
476-450-008-000	A	100.00	100.00	1.0	LOT 29 SILVERADO OAKS UNIT 9 V-1
476-450-009-000	A	100.00	100.00	1.0	LOT 30 SILVERADO OAKS UNIT 9 V-1
476-450-010-000	A	100.00	100.00	1.0	LOT 31 SILVERADO OAKS UNIT 9 V-1
476-450-011-000	A	100.00	100.00	1.0	LOT 32 SILVERADO OAKS UNIT 9 V-1
476-450-012-000	A	100.00	100.00	1.0	LOT 33 SILVERADO OAKS UNIT 9 V-1
476-450-013-000	A	100.00	100.00	1.0	LOT 34 SILVERADO OAKS UNIT 9 V-1
476-450-014-000	A	100.00	100.00	1.0	LOT 35 SILVERADO OAKS UNIT 9 V-1
476-450-015-000	A	100.00	100.00	1.0	LOT 36 SILVERADO OAKS UNIT 9 V-1
476-450-016-000	A	100.00	100.00	1.0	LOT 37 SILVERADO OAKS UNIT 9 V-1
476-450-017-000	A	100.00	100.00	1.0	LOT 38 SILVERADO OAKS UNIT 9 V-1
476-450-018-000	A	100.00	100.00	1.0	LOT 39 SILVERADO OAKS UNIT 9 V-1
476-450-019-000	A	100.00	100.00	1.0	LOT 40 SILVERADO OAKS UNIT 9 V-1
476-450-020-000	A	100.00	100.00	1.0	LOT 41 SILVERADO OAKS UNIT 9 V-1
476-450-021-000	A	100.00	100.00	1.0	LOT 42 SILVERADO OAKS UNIT 9 V-1
476-450-022-000	A	100.00	100.00	1.0	LOT 43 SILVERADO OAKS UNIT 9 V-1
476-450-023-000	A	100.00	100.00	1.0	LOT 44 SILVERADO OAKS UNIT 9 V-1
476-450-024-000	A	100.00	100.00	1.0	LOT 45 SILVERADO OAKS UNIT 9 V-1
476-450-025-000	A	100.00	100.00	1.0	LOT 46 SILVERADO OAKS UNIT 9 V-1
476-450-026-000	A	100.00	100.00	1.0	LOT 47 SILVERADO OAKS UNIT 9 V-1
476-450-027-000	A	100.00	100.00	1.0	LOT 48 SILVERADO OAKS UNIT 9 V-1
476-450-028-000	A	100.00	100.00	1.0	LOT 49 SILVERADO OAKS UNIT 9 V-1
476-450-029-000	A	100.00	100.00	1.0	LOT 50 SILVERADO OAKS UNIT 9 V-1
476-450-030-000	A	100.00	100.00	1.0	LOT 51 SILVERADO OAKS UNIT 9 V-1
476-450-031-000	A	100.00	100.00	1.0	LOT 52 SILVERADO OAKS UNIT 9 V-1
476-450-032-000	A	100.00	100.00	1.0	LOT 53 SILVERADO OAKS UNIT 9 V-1
476-450-033-000	A	100.00	100.00	1.0	LOT 54 SILVERADO OAKS UNIT 9 V-1
476-450-034-000	A	100.00	100.00	1.0	LOT 55 SILVERADO OAKS UNIT 9 V-1
476-450-035-000	A	100.00	100.00	1.0	LOT 56 SILVERADO OAKS UNIT 9 V-1
476-450-036-000	A	100.00	100.00	1.0	LOT 57 SILVERADO OAKS UNIT 9 V-1
476-450-037-000	A	100.00	100.00	1.0	LOT 58 SILVERADO OAKS UNIT 9 V-1
476-450-038-000	A	100.00	100.00	1.0	LOT 59 SILVERADO OAKS UNIT 9 V-1
476-450-039-000	A	100.00	100.00	1.0	LOT 60 SILVERADO OAKS UNIT 9 V-1
476-450-040-000	A	100.00	100.00	1.0	LOT 61 SILVERADO OAKS UNIT 9 V-1
476-450-041-000	A	100.00	100.00	1.0	LOT 62 SILVERADO OAKS UNIT 9 V-1
476-450-042-000	A	100.00	100.00	1.0	LOT 63 SILVERADO OAKS UNIT 9 V-1
476-450-043-000	A	100.00	100.00	1.0	LOT 64 SILVERADO OAKS UNIT 9 V-1
476-450-044-000	A	100.00	100.00	1.0	LOT 65 SILVERADO OAKS UNIT 9 V-1
476-450-045-000	A	100.00	100.00	1.0	LOT 66 SILVERADO OAKS UNIT 9 V-1
476-450-046-000	A	100.00	100.00	1.0	LOT 67 SILVERADO OAKS UNIT 9 V-1
476-450-047-000	A	100.00	100.00	1.0	LOT 68 SILVERADO OAKS UNIT 9 V-1

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476-450-048-000	A	100.00	100.00	1.0	LOT 69 SILVERADO OAKS UNIT 9 V-1
476-460-001-000	A	100.00	100.00	1.0	LOT 1 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-002-000	A	100.00	100.00	1.0	LOT 2 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-003-000	A	100.00	100.00	1.0	LOT 3 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-004-000	A	100.00	100.00	1.0	LOT 4 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-005-000	A	100.00	100.00	1.0	LOT 5 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-006-000	A	100.00	100.00	1.0	LOT 6 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-007-000	A	100.00	100.00	1.0	LOT 7 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-008-000	A	100.00	100.00	1.0	LOT 8 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-009-000	A	100.00	100.00	1.0	LOT 9 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-010-000	A	100.00	100.00	1.0	LOT 10 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-011-000	A	100.00	100.00	1.0	LOT 11 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-012-000	A	100.00	100.00	1.0	LOT 12 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-013-000	A	100.00	100.00	1.0	LOT 13 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-014-000	A	100.00	100.00	1.0	LOT 14 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-015-000	A	100.00	100.00	1.0	LOT 15 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-016-000	A	100.00	100.00	1.0	LOT 16 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-017-000	A	100.00	100.00	1.0	LOT 17 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-018-000	A	100.00	100.00	1.0	LOT 18 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-019-000	A	100.00	100.00	1.0	LOT 19 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-020-000	A	100.00	100.00	1.0	LOT 20 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-021-000	A	100.00	100.00	1.0	LOT 21 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-022-000	A	100.00	100.00	1.0	LOT 22 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-023-000	A	100.00	100.00	1.0	LOT 23 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-024-000	A	100.00	100.00	1.0	LOT 24 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-025-000	A	100.00	100.00	1.0	LOT 25 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-026-000	A	100.00	100.00	1.0	LOT 26 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-027-000	A	100.00	100.00	1.0	LOT 27 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-028-000	A	100.00	100.00	1.0	LOT 28 SILVERADO OAKS UNIT NO 10 MOR V-97
477-010-039-000	A	100.00	100.00	1.0	L 10 PLEASANT GROVE UNIT 3 Q82
477-010-040-000	A	100.00	100.00	1.0	L 11 PLEASANT GROVE UNIT 3 Q82
477-010-041-000	A	100.00	100.00	1.0	L 12 PLEASANT GROVE UNIT 3 Q82
477-010-042-000	A	100.00	100.00	1.0	L 13 PLEASANT GROVE UNIT 3 Q82
477-010-043-000	A	100.00	100.00	1.0	L 14 PLEASANT GROVE UNIT 3 Q82
477-010-044-000	A	100.00	100.00	1.0	L 15 PLEASANT GROVE UNIT 3 Q82
477-010-045-000	A	100.00	100.00	1.0	L 16 PLEASANT GROVE UNIT 3 Q82
477-010-046-000	A	100.00	100.00	1.0	L 17 PLEASANT GROVE UNIT 3 Q82
477-010-047-000	A	100.00	100.00	1.0	L 18 PLEASANT GROVE UNIT 3 Q82
477-010-048-000	A	100.00	100.00	1.0	L 19 PLEASANT GROVE UNIT 3 Q82
477-010-049-000	A	100.00	100.00	1.0	L 20 PLEASANT GROVE UNIT 3 Q82
477-010-050-000	A	100.00	100.00	1.0	L 21 PLEASANT GROVE UNIT 3 Q82
477-010-051-000	A	100.00	100.00	1.0	LOT 22 PLEASANT GROVE UNIT #3 MOR Q-82
477-010-052-000	A	100.00	100.00	1.0	L 23 PLEASANT GROVE UNIT 3 Q82
477-010-053-000	A	100.00	100.00	1.0	L 24 PLEASANT GROVE UNIT 3 Q82
477-010-054-000	A	100.00	100.00	1.0	L 25 PLEASANT GROVE UNIT 3 Q82
477-010-055-000	A	100.00	100.00	1.0	L 26 PLEASANT GROVE UNIT 3 Q82
477-010-056-000	A	100.00	100.00	1.0	L 27 PLEASANT GROVE UNIT 3 Q82
477-010-057-000	A	100.00	100.00	1.0	L 28 PLEASANT GROVE UNIT 3 Q82
477-010-058-000	A	100.00	100.00	1.0	L 29 PLEASANT GROVE UNIT 3 Q82
477-010-059-000	A	100.00	100.00	1.0	L 30 PLEASANT GROVE UNIT 3 Q82
477-010-060-000	A	100.00	100.00	1.0	L 31 PLEASANT GROVE UNIT 3 Q82
477-010-061-000	A	100.00	100.00	1.0	L 32 PLEASANT GROVE UNIT 3 Q82
477-010-062-000	A	100.00	100.00	1.0	L 33 PLEASANT GROVE UNIT 3 Q82
477-030-056-000	A	100.00	100.00	1.0	L 1 PLEASANT GROVE UNIT 3 Q82
477-030-057-000	A	100.00	100.00	1.0	L 2 PLEASANT GROVE UNIT 3 Q82
477-030-058-000	A	100.00	100.00	1.0	L 3 PLEASANT GROVE UNIT 3 Q82
477-030-059-000	A	100.00	100.00	1.0	L 4 PLEASANT GROVE UNIT 3 Q82
477-030-060-000	A	100.00	100.00	1.0	L 5 PLEASANT GROVE UNIT 3 Q82
477-030-061-000	A	100.00	100.00	1.0	L 6 PLEASANT GROVE UNIT 3 Q82
477-030-062-000	A	100.00	100.00	1.0	L 7 PLEASANT GROVE UNIT 3 Q82
477-030-063-000	A	100.00	100.00	1.0	L 8 PLEASANT GROVE UNIT 3 Q82
477-030-064-000	A	100.00	100.00	1.0	L 9 PLEASANT GROVE UNIT 3 Q82
477-060-003-000	A	100.00	100.00	1.0	13.8AC PAR 1 PMOR 34-125
477-120-001-000	A	100.00	100.00	1.0	L 34 PLEASANT GROVE UNIT 3 Q82

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-120-002-000	A	100.00	100.00	1.0	L 35 PLEASANT GROVE UNIT 3 Q82
477-120-003-000	A	100.00	100.00	1.0	LOT 36 PLEASANT GROVE UNIT 3 Q-82
477-120-004-000	A	100.00	100.00	1.0	L 37 PLEASANT GROVE UNIT 3 Q82
477-120-005-000	A	100.00	100.00	1.0	L 38 PLEASANT GROVE UNIT 3 Q82
477-120-006-000	A	100.00	100.00	1.0	L 39 PLEASANT GROVE UNIT 3 Q82
477-120-007-000	A	100.00	100.00	1.0	L 40 PLEASANT GROVE UNIT 3 Q82
477-120-008-000	A	100.00	100.00	1.0	L 41 PLEASANT GROVE UNIT 3 Q82
477-120-009-000	A	100.00	100.00	1.0	L 42 PLEASANT GROVE UNIT 3 Q82
477-120-010-000	A	100.00	100.00	1.0	L 43 PLEASANT GROVE UNIT 3 Q82
477-120-011-000	A	100.00	100.00	1.0	L 44 PLEASANT GROVE UNIT 3 Q82
477-120-012-000	A	100.00	100.00	1.0	L 45 PLEASANT GROVE UNIT 3 Q82
477-120-013-000	A	100.00	100.00	1.0	L 46 PLEASANT GROVE UNIT 3 Q82
477-120-014-000	A	100.00	100.00	1.0	L 47 PLEASANT GROVE UNIT 3 Q82
477-120-015-000	A	100.00	100.00	1.0	L117 PLEASANT GROVE UNIT 3 Q82
477-120-016-000	A	100.00	100.00	1.0	L118 PLEASANT GROVE UNIT 3 Q82
477-120-017-000	A	100.00	100.00	1.0	L119 PLEASANT GROVE UNIT 3 Q82
477-120-018-000	A	100.00	100.00	1.0	L120 PLEASANT GROVE UNIT 3 Q82
477-130-001-000	A	100.00	100.00	1.0	L 48 PLEASANT GROVE UNIT 3 Q82
477-130-002-000	A	100.00	100.00	1.0	L 49 PLEASANT GROVE UNIT 3 Q82
477-130-003-000	A	100.00	100.00	1.0	L 50 PLEASANT GROVE UNIT 3 Q82
477-130-004-000	A	100.00	100.00	1.0	L 51 PLEASANT GROVE UNIT 3 Q82
477-130-005-000	A	100.00	100.00	1.0	L 52 PLEASANT GROVE UNIT 3 Q82
477-130-006-000	A	100.00	100.00	1.0	L 53 PLEASANT GROVE UNIT 3 Q82
477-130-007-000	A	100.00	100.00	1.0	L 54 PLEASANT GROVE UNIT 3 Q82
477-130-008-000	A	100.00	100.00	1.0	L 55 PLEASANT GROVE UNIT 3 Q82
477-130-009-000	A	100.00	100.00	1.0	L 56 PLEASANT GROVE UNIT 3 Q82
477-130-010-000	A	100.00	100.00	1.0	L 57 PLEASANT GROVE UNIT 3 Q82
477-130-011-000	A	100.00	100.00	1.0	L 58 PLEASANT GROVE UNIT 3 Q82
477-130-012-000	A	100.00	100.00	1.0	L 59 PLEASANT GROVE UNIT 3 Q82
477-130-013-000	A	100.00	100.00	1.0	L 60 PLEASANT GROVE UNIT 3 Q82
477-130-014-000	A	100.00	100.00	1.0	L 61 PLEASANT GROVE UNIT 3 Q82
477-130-015-000	A	100.00	100.00	1.0	L 62 PLEASANT GROVE UNIT 3 Q82
477-130-016-000	A	100.00	100.00	1.0	L 63 PLEASANT GROVE UNIT 3 Q82
477-130-017-000	A	100.00	100.00	1.0	L 64 PLEASANT GROVE UNIT 3 Q82
477-130-018-000	A	100.00	100.00	1.0	L 65 PLEASANT GROVE UNIT 3 Q82
477-130-019-000	A	100.00	100.00	1.0	L 66 PLEASANT GROVE UNIT 3 Q82
477-130-020-000	A	100.00	100.00	1.0	L 67 PLEASANT GROVE UNIT 3 Q82
477-130-021-000	A	100.00	100.00	1.0	L 68 PLEASANT GROVE UNIT 3 Q82
477-130-022-000	A	100.00	100.00	1.0	L 69 PLEASANT GROVE UNIT 3 Q82
477-130-023-000	A	100.00	100.00	1.0	L 70 PLEASANT GROVE UNIT 3 Q82
477-130-024-000	A	100.00	100.00	1.0	L 71 PLEASANT GROVE UNIT 3 Q82
477-130-025-000	A	100.00	100.00	1.0	L 72 PLEASANT GROVE UNIT 3 Q82
477-130-026-000	A	100.00	100.00	1.0	L 73 PLEASANT GROVE UNIT 3 Q82
477-130-027-000	A	100.00	100.00	1.0	L 74 PLEASANT GROVE UNIT 3 Q82
477-130-028-000	A	100.00	100.00	1.0	L 75 PLEASANT GROVE UNIT 3 Q82
477-130-029-000	A	100.00	100.00	1.0	L 76 PLEASANT GROVE UNIT 3 Q82
477-130-030-000	A	100.00	100.00	1.0	L 77 PLEASANT GROVE UNIT 3 Q82
477-130-031-000	A	100.00	100.00	1.0	L 78 PLEASANT GROVE UNIT 3 Q82
477-130-032-000	A	100.00	100.00	1.0	L 79 PLEASANT GROVE UNIT 3 Q82
477-130-033-000	A	100.00	100.00	1.0	L 80 PLEASANT GROVE UNIT 3 Q82
477-130-034-000	A	100.00	100.00	1.0	L 81 PLEASANT GROVE UNIT 3 Q82
477-130-035-000	A	100.00	100.00	1.0	L 82 PLEASANT GROVE UNIT 3 Q82
477-130-036-000	A	100.00	100.00	1.0	L 83 PLEASANT GROVE UNIT 3 Q82
477-130-037-000	A	100.00	100.00	1.0	L 84 PLEASANT GROVE UNIT 3 Q82
477-130-038-000	A	100.00	100.00	1.0	L 85 PLEASANT GROVE UNIT 3 Q82
477-130-039-000	A	100.00	100.00	1.0	L 86 PLEASANT GROVE UNIT 3 Q82
477-130-040-000	A	100.00	100.00	1.0	L 87 PLEASANT GROVE UNIT 3 Q82
477-130-041-000	A	100.00	100.00	1.0	L 88 PLEASANT GROVE UNIT 3 Q82
477-130-042-000	A	100.00	100.00	1.0	L 89 PLEASANT GROVE UNIT 3 Q82
477-130-043-000	A	100.00	100.00	1.0	L 90 PLEASANT GROVE UNIT 3 Q82
477-130-044-000	A	100.00	100.00	1.0	L 91 PLEASANT GROVE UNIT 3 Q82
477-130-045-000	A	100.00	100.00	1.0	L 92 PLEASANT GROVE UNIT 3 Q82
477-130-046-000	A	100.00	100.00	1.0	L 93 PLEASANT GROVE UNIT 3 Q82
477-130-047-000	A	100.00	100.00	1.0	LOT 94 PLEASANT GROVE UNIT 3 Q-82

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-130-048-000	A	100.00	100.00	1.0	L 95 PLEASANT GROVE UNIT 3 Q82
477-130-049-000	A	100.00	100.00	1.0	L 96 PLEASANT GROVE UNIT 3 Q82
477-130-050-000	A	100.00	100.00	1.0	L 97 PLEASANT GROVE UNIT 3 Q82
477-130-051-000	A	100.00	100.00	1.0	L 98 PLEASANT GROVE UNIT 3 Q82
477-130-052-000	A	100.00	100.00	1.0	L 99 PLEASANT GROVE UNIT 3 Q82
477-130-053-000	A	100.00	100.00	1.0	L100 PLEASANT GROVE UNIT 3 Q82
477-130-054-000	A	100.00	100.00	1.0	L101 PLEASANT GROVE UNIT 3 Q82
477-130-055-000	A	100.00	100.00	1.0	L102 PLEASANT GROVE UNIT 3 Q82
477-130-056-000	A	100.00	100.00	1.0	L103 PLEASANT GROVE UNIT 3 Q82
477-130-057-000	A	100.00	100.00	1.0	L104 PLEASANT GROVE UNIT 3 Q82
477-130-058-000	A	100.00	100.00	1.0	L105 PLEASANT GROVE UNIT 3 Q82
477-130-059-000	A	100.00	100.00	1.0	L106 PLEASANT GROVE UNIT 3 Q82
477-130-060-000	A	100.00	100.00	1.0	L107 PLEASANT GROVE UNIT 3 Q82
477-130-061-000	A	100.00	100.00	1.0	L108 PLEASANT GROVE UNIT 3 Q82
477-130-062-000	A	100.00	100.00	1.0	L109 PLEASANT GROVE UNIT 3 Q82
477-130-063-000	A	100.00	100.00	1.0	LOT 110 PLEASANT GROVE UNIT 3 MOR Q-82
477-130-064-000	A	100.00	100.00	1.0	L111 PLEASANT GROVE UNIT 3 Q82
477-130-065-000	A	100.00	100.00	1.0	L112 PLEASANT GROVE UNIT 3 Q82
477-130-066-000	A	100.00	100.00	1.0	L113 PLEASANT GROVE UNIT 3 Q82
477-130-067-000	A	100.00	100.00	1.0	L114 PLEASANT GROVE UNIT 3 Q82
477-130-068-000	A	100.00	100.00	1.0	L115 PLEASANT GROVE UNIT 3 Q82
477-130-069-000	A	100.00	100.00	1.0	L116 PLEASANT GROVE UNIT 3 Q82
477-141-001-000	A	100.00	100.00	1.0	LOT 1 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-002-000	A	100.00	100.00	1.0	LOT 2 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-003-000	A	100.00	100.00	1.0	LOT 3 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-004-000	A	100.00	100.00	1.0	LOT 4 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-005-000	A	100.00	100.00	1.0	LOT 5 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-006-000	A	100.00	100.00	1.0	LOT 6 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-007-000	A	100.00	100.00	1.0	LOT 7 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-008-000	A	100.00	100.00	1.0	LOT 8 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-009-000	A	100.00	100.00	1.0	LOT 9 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-010-000	A	100.00	100.00	1.0	LOT 10 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-011-000	A	100.00	100.00	1.0	LOT 11 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-012-000	A	100.00	100.00	1.0	LOT 12 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-013-000	A	100.00	100.00	1.0	LOT 13 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-014-000	A	100.00	100.00	1.0	LOT 14 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-015-000	A	100.00	100.00	1.0	LOT 15 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-016-000	A	100.00	100.00	1.0	LOT 16 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-017-000	A	100.00	100.00	1.0	LOT 17 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-018-000	A	100.00	100.00	1.0	LOT 83 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-019-000	A	100.00	100.00	1.0	LOT 84 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-020-000	A	100.00	100.00	1.0	LOT 85 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-021-000	A	100.00	100.00	1.0	LOT 86 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-022-000	A	100.00	100.00	1.0	LOT 87 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-023-000	A	100.00	100.00	1.0	LOT 88 WOODCREEK OAKS UNIT #6 (AMENDED MAP) T-28
477-141-024-000	A	100.00	100.00	1.0	LOT 89 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-025-000	A	100.00	100.00	1.0	LOT 90 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-026-000	A	100.00	100.00	1.0	LOT 91 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-027-000	A	100.00	100.00	1.0	LOT 92 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-028-000	A	100.00	100.00	1.0	LOT 93 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-029-000	A	100.00	100.00	1.0	LOT 94 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-030-000	A	100.00	100.00	1.0	LOT 95 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-031-000	A	100.00	100.00	1.0	LOT 96 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-032-000	A	100.00	100.00	1.0	LOT 97 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-033-000	A	100.00	100.00	1.0	LOT 98 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-034-000	A	100.00	100.00	1.0	LOT 99 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-035-000	A	100.00	100.00	1.0	LOT 100 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-151-001-000	A	100.00	100.00	1.0	LOT 18 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-002-000	A	100.00	100.00	1.0	LOT 19 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-003-000	A	100.00	100.00	1.0	LOT 20 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-004-000	A	100.00	100.00	1.0	LOT 21 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-005-000	A	100.00	100.00	1.0	LOT 22 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-006-000	A	100.00	100.00	1.0	LOT 23 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-007-000	A	100.00	100.00	1.0	LOT 24 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)

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[illegible]

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-170-001-000	A	100.00	100.00	1.0	LOT 22 WOODCREEK OAKS UNIT #7 PHASE A R-74
477-170-002-000	A	100.00	100.00	1.0	LOT 23 WOODCREEK OAKS UNIT #7 PHASE A R-74
477-170-003-000	A	100.00	100.00	1.0	LOT 24 WOODCREEK OAKS UNIT #7 PHASE A R-74
477-170-004-000	A	100.00	100.00	1.0	LOT 25 WOODCREEK OAKS UNIT #7 PHASE A R-74
477-170-005-000	A	100.00	100.00	1.0	LOT 26 WOODCREEK OAKS UNIT #7 PHASE A R-74
477-170-006-000	A	100.00	100.00	1.0	LOT 27 WOODCREEK OAKS UNIT #7 PHASE A R-74
477-170-007-000	A	100.00	100.00	1.0	LOT 28 WOODCREEK OAKS UNIT #7 PHASE A R-74
477-170-008-000	A	100.00	100.00	1.0	LOT 29 WOODCREEK OAKS UNIT #7 PHASE A R-74
477-170-009-000	A	100.00	100.00	1.0	LOT 30 WOODCREEK OAKS UNIT #7 PHASE A R-74
477-170-010-000	A	100.00	100.00	1.0	LOT 31 WOODCREEK OAKS UNIT #7 PHASE A R-74
477-170-011-000	A	100.00	100.00	1.0	LOT 32 WOODCREEK OAKS UNIT #7 PHASE A R-74
477-170-012-000	A	100.00	100.00	1.0	LOT 33 WOODCREEK OAKS UNIT #7 PHASE A R-74
477-170-013-000	A	100.00	100.00	1.0	LOT 34 WOODCREEK OAKS UNIT #7 PHASE A R-74
477-180-001-000	A	100.00	100.00	1.0	LOT 1 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-002-000	A	100.00	100.00	1.0	LOT 2 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-003-000	A	100.00	100.00	1.0	LOT 3 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-004-000	A	100.00	100.00	1.0	LOT 4 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-005-000	A	100.00	100.00	1.0	LOT 5 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-006-000	A	100.00	100.00	1.0	LOT 6 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-007-000	A	100.00	100.00	1.0	LOT 7 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-008-000	A	100.00	100.00	1.0	LOT 8 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-009-000	A	100.00	100.00	1.0	LOT 9 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-010-000	A	100.00	100.00	1.0	LOT 40 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-011-000	A	100.00	100.00	1.0	LOT 41 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-012-000	A	100.00	100.00	1.0	LOT 42 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-013-000	A	100.00	100.00	1.0	LOT 43 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-014-000	A	100.00	100.00	1.0	LOT 44 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-015-000	A	100.00	100.00	1.0	LOT 45 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-016-000	A	100.00	100.00	1.0	LOT 46 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-017-000	A	100.00	100.00	1.0	LOT 47 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-018-000	A	100.00	100.00	1.0	LOT 48 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-019-000	A	100.00	100.00	1.0	LOT 49 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-020-000	A	100.00	100.00	1.0	LOT 50 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-021-000	A	100.00	100.00	1.0	LOT 51 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-022-000	A	100.00	100.00	1.0	LOT 52 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-023-000	A	100.00	100.00	1.0	LOT 53 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-024-000	A	100.00	100.00	1.0	LOT 54 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-025-000	A	100.00	100.00	1.0	LOT 55 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-026-000	A	100.00	100.00	1.0	LOT 56 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-027-000	A	100.00	100.00	1.0	LOT 57 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-028-000	A	100.00	100.00	1.0	LOT 58 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-029-000	A	100.00	100.00	1.0	LOT 59 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-030-000	A	100.00	100.00	1.0	LOT 60 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-031-000	A	100.00	100.00	1.0	LOT 61 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-032-000	A	100.00	100.00	1.0	LOT 62 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-033-000	A	100.00	100.00	1.0	LOT 63 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-034-000	A	100.00	100.00	1.0	LOT 64 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-035-000	A	100.00	100.00	1.0	LOT 65 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-036-000	A	100.00	100.00	1.0	LOT 66 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-037-000	A	100.00	100.00	1.0	LOT 67 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-038-000	A	100.00	100.00	1.0	LOT 68 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-039-000	A	100.00	100.00	1.0	LOT 69 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-040-000	A	100.00	100.00	1.0	LOT 70 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-041-000	A	100.00	100.00	1.0	LOT 71 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-042-000	A	100.00	100.00	1.0	LOT 72 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-043-000	A	100.00	100.00	1.0	LOT 73 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-044-000	A	100.00	100.00	1.0	LOT 74 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-045-000	A	100.00	100.00	1.0	LOT 75 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-046-000	A	100.00	100.00	1.0	LOT 76 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-047-000	A	100.00	100.00	1.0	LOT 77 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-048-000	A	100.00	100.00	1.0	LOT 78 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-049-000	A	100.00	100.00	1.0	LOT 79 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-050-000	A	100.00	100.00	1.0	LOT 80 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-051-000	A	100.00	100.00	1.0	LOT 81 WOODCREEK OAKS VILLAGE 8 UNIT A S-3

**City of Roseville
Northwest Roseville Landscaping & Lighting District
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City of Roseville
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Fiscal Year 2017/18 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-190-033-000	A	100.00	100.00	1.0	LOT 86 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-034-000	A	100.00	100.00	1.0	LOT 87 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-035-000	A	100.00	100.00	1.0	LOT 88 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-036-000	A	100.00	100.00	1.0	LOT 89 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-037-000	A	100.00	100.00	1.0	LOT 90 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-038-000	A	100.00	100.00	1.0	LOT 94 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-039-000	A	100.00	100.00	1.0	LOT 95 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-040-000	A	100.00	100.00	1.0	LOT 96 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-041-000	A	100.00	100.00	1.0	LOT 97 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-042-000	A	100.00	100.00	1.0	LOT 98 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-043-000	A	100.00	100.00	1.0	LOT 99 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-044-000	A	100.00	100.00	1.0	LOT 100 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-045-000	A	100.00	100.00	1.0	LOT 101 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-046-000	A	100.00	100.00	1.0	LOT 102 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-047-000	A	100.00	100.00	1.0	LOT 128 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-048-000	A	100.00	100.00	1.0	LOT 129 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-049-000	A	100.00	100.00	1.0	LOT 130 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-050-000	A	100.00	100.00	1.0	LOT 131 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-051-000	A	100.00	100.00	1.0	LOT 132 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-052-000	A	100.00	100.00	1.0	LOT 133 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-053-000	A	100.00	100.00	1.0	LOT 134 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-054-000	A	100.00	100.00	1.0	LOT 135 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-055-000	A	100.00	100.00	1.0	LOT 136 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-056-000	A	100.00	100.00	1.0	LOT 137 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-057-000	A	100.00	100.00	1.0	LOT 138 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-058-000	A	100.00	100.00	1.0	LOT 139 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-059-000	A	100.00	100.00	1.0	LOT 140 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-060-000	A	100.00	100.00	1.0	LOT 141 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-061-000	A	100.00	100.00	1.0	LOT 142 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-062-000	A	100.00	100.00	1.0	LOT 143 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-063-000	A	100.00	100.00	1.0	LOT 144 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-064-000	A	100.00	100.00	1.0	LOT 145 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-065-000	A	100.00	100.00	1.0	LOT 146 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-066-000	A	100.00	100.00	1.0	LOT 147 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-067-000	A	100.00	100.00	1.0	LOT 148 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-200-001-000	A	100.00	100.00	1.0	LOT 1 RIDGEWOOD UNIT 1 R-87
477-200-002-000	A	100.00	100.00	1.0	LOT 2 RIDGEWOOD UNIT 1 R-87
477-200-003-000	A	100.00	100.00	1.0	LOT 3 RIDGEWOOD UNIT 1 R-87
477-200-004-000	A	100.00	100.00	1.0	LOT 4 RIDGEWOOD UNIT 1 R-87
477-200-005-000	A	100.00	100.00	1.0	LOT 5 RIDGEWOOD UNIT 1 R-87
477-200-006-000	A	100.00	100.00	1.0	LOT 6 RIDGEWOOD UNIT 1 R-87
477-200-007-000	A	100.00	100.00	1.0	LOT 7 RIDGEWOOD UNIT 1 R-87
477-200-008-000	A	100.00	100.00	1.0	LOT 8 RIDGEWOOD UNIT 1 R-87
477-200-009-000	A	100.00	100.00	1.0	LOT 9 RIDGEWOOD UNIT 1 R-87
477-200-010-000	A	100.00	100.00	1.0	LOT 10 RIDGEWOOD UNIT 1 R-87
477-200-011-000	A	100.00	100.00	1.0	LOT 11 RIDGEWOOD UNIT 1 R-87
477-200-012-000	A	100.00	100.00	1.0	LOT 12 RIDGEWOOD UNIT 1 R-87
477-200-013-000	A	100.00	100.00	1.0	LOT 13 RIDGEWOOD UNIT 1 R-87
477-200-014-000	A	100.00	100.00	1.0	LOT 14 RIDGEWOOD UNIT 1 R-87
477-200-015-000	A	100.00	100.00	1.0	LOT 15 RIDGEWOOD UNIT 1 R-87
477-200-016-000	A	100.00	100.00	1.0	LOT 16 RIDGEWOOD UNIT 1 R-87
477-200-017-000	A	100.00	100.00	1.0	LOT 17 RIDGEWOOD UNIT 1 R-87
477-200-018-000	A	100.00	100.00	1.0	LOT 18 RIDGEWOOD UNIT 1 R-87
477-200-019-000	A	100.00	100.00	1.0	LOT 19 RIDGEWOOD UNIT 1 R-87
477-200-020-000	A	100.00	100.00	1.0	LOT 85 RIDGEWOOD UNIT 1 R-87
477-200-023-000	A	100.00	100.00	1.0	LOT 166 RIDGEWOOD UNIT 3 MOR S-41
477-200-024-000	A	100.00	100.00	1.0	LOT 167 RIDGEWOOD UNIT 3 MOR S-41
477-200-025-000	A	100.00	100.00	1.0	LOT 168 RIDGEWOOD UNIT 3 MOR S-41
477-200-026-000	A	100.00	100.00	1.0	LOT 169 RIDGEWOOD UNIT 3 MOR S-41
477-200-027-000	A	100.00	100.00	1.0	LOT 170 RIDGEWOOD UNIT 3 MOR S-41
477-200-028-000	A	100.00	100.00	1.0	LOT 171 RIDGEWOOD UNIT 3 MOR S-41
477-200-029-000	A	100.00	100.00	1.0	LOT 172 RIDGEWOOD UNIT 3 MOR S-41
477-200-030-000	A	100.00	100.00	1.0	LOT 173 RIDGEWOOD UNIT 3 MOR S-41
477-200-031-000	A	100.00	100.00	1.0	LOT 174 RIDGEWOOD UNIT 3 MOR S-41

City of Roseville
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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-200-032-000	A	100.00	100.00	1.0	LOT 175 RIDGEWOOD UNIT 3 MOR S-41
477-200-033-000	A	100.00	100.00	1.0	LOT 176 RIDGEWOOD UNIT 3 MOR S-41
477-200-034-000	A	100.00	100.00	1.0	LOT 177 RIDGEWOOD UNIT 3 MOR S-41
477-200-035-000	A	100.00	100.00	1.0	LOT 178 RIDGEWOOD UNIT 3 MOR S-41
477-200-036-000	A	100.00	100.00	1.0	LOT 179 RIDGEWOOD UNIT 3 MOR S-41
477-200-037-000	A	100.00	100.00	1.0	LOT 180 RIDGEWOOD UNIT 3 MOR S-41
477-200-038-000	A	100.00	100.00	1.0	LOT 181 RIDGEWOOD UNIT 3 MOR S-41
477-200-039-000	A	100.00	100.00	1.0	LOT 182 RIDGEWOOD UNIT 3 MOR S-41
477-200-040-000	A	100.00	100.00	1.0	LOT 183 RIDGEWOOD UNIT 3 MOR S-41
477-200-041-000	A	100.00	100.00	1.0	LOT 184 RIDGEWOOD UNIT 3 MOR S-41
477-200-042-000	A	100.00	100.00	1.0	LOT 185 RIDGEWOOD UNIT 3 MOR S-41
477-200-043-000	A	100.00	100.00	1.0	LOT 186 RIDGEWOOD UNIT 3 MOR S-41
477-200-044-000	A	100.00	100.00	1.0	LOT 187 RIDGEWOOD UNIT 3 MOR S-41
477-200-045-000	A	100.00	100.00	1.0	LOT 188 RIDGEWOOD UNIT 3 MOR S-41
477-200-046-000	A	100.00	100.00	1.0	LOT 189 RIDGEWOOD UNIT 3 MOR S-41
477-200-047-000	A	100.00	100.00	1.0	LOT 190 RIDGEWOOD UNIT 3 MOR S-41
477-200-048-000	A	100.00	100.00	1.0	LOT 191 RIDGEWOOD UNIT 3 MOR S-41
477-200-049-000	A	100.00	100.00	1.0	LOT 192 RIDGEWOOD UNIT 3 MOR S-41
477-200-050-000	A	100.00	100.00	1.0	LOT 193 RIDGEWOOD UNIT 3 MOR S-41
477-200-051-000	A	100.00	100.00	1.0	LOT 194 RIDGEWOOD UNIT 3 MOR S-41
477-200-052-000	A	100.00	100.00	1.0	LOT 195 RIDGEWOOD UNIT 3 MOR S-41
477-200-053-000	A	100.00	100.00	1.0	LOT 196 RIDGEWOOD UNIT 3 MOR S-41
477-200-054-000	A	100.00	100.00	1.0	LOT 197 RIDGEWOOD UNIT 3 MOR S-41
477-200-055-000	A	100.00	100.00	1.0	LOT 198 RIDGEWOOD UNIT 3 MOR S-41
477-200-056-000	A	100.00	100.00	1.0	LOT 199 RIDGEWOOD UNIT 3 MOR S-41
477-200-057-000	A	100.00	100.00	1.0	LOT 200 RIDGEWOOD UNIT 3 MOR S-41
477-200-058-000	A	100.00	100.00	1.0	LOT 201 RIDGEWOOD UNIT 3 MOR S-41
477-200-059-000	A	100.00	100.00	1.0	LOT 202 RIDGEWOOD UNIT 3 MOR S-41
477-200-060-000	A	100.00	100.00	1.0	LOT 203 RIDGEWOOD UNIT 3 MOR S-41
477-200-061-000	A	100.00	100.00	1.0	LOT 204 RIDGEWOOD UNIT 3 MOR S-41
477-200-062-000	A	100.00	100.00	1.0	LOT 205 RIDGEWOOD UNIT 3 MOR S-41
477-200-063-000	A	100.00	100.00	1.0	LOT 206 RIDGEWOOD UNIT 3 MOR S-41
477-200-064-000	A	100.00	100.00	1.0	LOT 207 RIDGEWOOD UNIT 3 MOR S-41
477-200-065-000	A	100.00	100.00	1.0	LOT 208 RIDGEWOOD UNIT 3 MOR S-41
477-200-066-000	A	100.00	100.00	1.0	LOT 209 RIDGEWOOD UNIT 3 MOR S-41
477-200-067-000	A	100.00	100.00	1.0	LOT 210 RIDGEWOOD UNIT 3 MOR S-41
477-200-068-000	A	100.00	100.00	1.0	LOT 211 RIDGEWOOD UNIT 3 MOR S-41
477-200-069-000	A	100.00	100.00	1.0	LOT 212 RIDGEWOOD UNIT 3 MOR S-41
477-200-070-000	A	100.00	100.00	1.0	LOT 213 RIDGEWOOD UNIT 3 MOR S-41
477-200-071-000	A	100.00	100.00	1.0	LOT 214 RIDGEWOOD UNIT 3 MOR S-41
477-200-072-000	A	100.00	100.00	1.0	LOT 215 RIDGEWOOD UNIT 3 MOR S-41
477-200-073-000	A	100.00	100.00	1.0	LOT 216 RIDGEWOOD UNIT 3 MOR S-41
477-200-074-000	A	100.00	100.00	1.0	LOT 217 RIDGEWOOD UNIT 3 MOR S-41
477-210-001-000	A	100.00	100.00	1.0	LOT 39 RIDGEWOOD UNIT 1 MOR R-87
477-210-002-000	A	100.00	100.00	1.0	LOT 40 RIDGEWOOD UNIT 1 R-87
477-210-003-000	A	100.00	100.00	1.0	LOT 41 RIDGEWOOD UNIT 1 R-87
477-210-004-000	A	100.00	100.00	1.0	LOT 42 RIDGEWOOD UNIT 1 R-87
477-210-005-000	A	100.00	100.00	1.0	LOT 43 RIDGEWOOD UNIT 1 R-87
477-210-006-000	A	100.00	100.00	1.0	LOT 44 RIDGEWOOD UNIT 1 R-87
477-210-007-000	A	100.00	100.00	1.0	LOT 45 RIDGEWOOD UNIT 1 R-87
477-210-008-000	A	100.00	100.00	1.0	LOT 46 RIDGEWOOD UNIT 1 R-87
477-210-009-000	A	100.00	100.00	1.0	LOT 47 RIDGEWOOD UNIT 1 R-87
477-210-010-000	A	100.00	100.00	1.0	LOT 48 RIDGEWOOD UNIT 1 R-87
477-210-011-000	A	100.00	100.00	1.0	LOT 49 RIDGEWOOD UNIT 1 R-87
477-210-012-000	A	100.00	100.00	1.0	LOT 50 RIDGEWOOD UNIT 1 R-87
477-210-013-000	A	100.00	100.00	1.0	LOT 84 RIDGEWOOD UNIT 1 R-87
477-210-014-000	A	100.00	100.00	1.0	LOT 86 RIDGEWOOD UNIT 1 R-87
477-210-015-000	A	100.00	100.00	1.0	LOT 87 RIDGEWOOD UNIT 1 R-87
477-210-016-000	A	100.00	100.00	1.0	LOT 88 RIDGEWOOD UNIT 1 R-87
477-210-017-000	A	100.00	100.00	1.0	LOT 89 RIDGEWOOD UNIT 1 R-87
477-210-018-000	A	100.00	100.00	1.0	LOT 90 RIDGEWOOD UNIT 1 R-87
477-210-019-000	A	100.00	100.00	1.0	LOT 91 RIDGEWOOD UNIT 1 R-87
477-210-020-000	A	100.00	100.00	1.0	LOT 92 RIDGEWOOD UNIT 1 R-87
477-210-027-000	A	100.00	100.00	1.0	LOT 218 RIDGEWOOD UNIT 4 S-100

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-210-028-000	A	100.00	100.00	1.0	LOT 219 RIDGEWOOD UNIT 4 S-100
477-210-029-000	A	100.00	100.00	1.0	LOT 220 RIDGEWOOD UNIT 4 S-100
477-210-030-000	A	100.00	100.00	1.0	LOT 221 RIDGEWOOD UNIT 4 S-100
477-210-031-000	A	100.00	100.00	1.0	LOT 222 RIDGEWOOD UNIT 4 S-100
477-210-032-000	A	100.00	100.00	1.0	LOT 223 RIDGEWOOD UNIT 4 S-100
477-210-033-000	A	100.00	100.00	1.0	LOT 224 RIDGEWOOD UNIT 4 S-100
477-210-034-000	A	100.00	100.00	1.0	LOT 225 RIDGEWOOD UNIT 4 S-100
477-210-035-000	A	100.00	100.00	1.0	LOT 226 RIDGEWOOD UNIT 4 S-100
477-210-036-000	A	100.00	100.00	1.0	LOT 227 RIDGEWOOD UNIT 4 S-100
477-210-037-000	A	100.00	100.00	1.0	LOT 228 RIDGEWOOD UNIT 4 S-100
477-210-038-000	A	100.00	100.00	1.0	LOT 229 RIDGEWOOD UNIT 4 S-100
477-210-039-000	A	100.00	100.00	1.0	LOT 230 RIDGEWOOD UNIT 4 S-100
477-210-040-000	A	100.00	100.00	1.0	LOT 231 RIDGEWOOD UNIT 4 S-100
477-210-041-000	A	100.00	100.00	1.0	LOT 232 RIDGEWOOD UNIT 4 S-100
477-210-042-000	A	100.00	100.00	1.0	LOT 233 RIDGEWOOD UNIT 4 S-100
477-210-043-000	A	100.00	100.00	1.0	LOT 234 RIDGEWOOD UNIT 4 S-100
477-210-044-000	A	100.00	100.00	1.0	LOT 235 RIDGEWOOD UNIT 4 S-100
477-210-045-000	A	100.00	100.00	1.0	LOT 236 RIDGEWOOD UNIT 4 S-100
477-210-046-000	A	100.00	100.00	1.0	LOT 237 RIDGEWOOD UNIT 4 S-100
477-210-047-000	A	100.00	100.00	1.0	LOT 238 RIDGEWOOD UNIT 4 S-100
477-210-048-000	A	100.00	100.00	1.0	LOT 239 RIDGEWOOD UNIT 4 S-100
477-210-049-000	A	100.00	100.00	1.0	LOT 240 RIDGEWOOD UNIT 4 S-100
477-210-050-000	A	100.00	100.00	1.0	LOT 241 RIDGEWOOD UNIT 4 S-100
477-210-051-000	A	100.00	100.00	1.0	LOT 242 RIDGEWOOD UNIT 4 S-100
477-210-052-000	A	100.00	100.00	1.0	LOT 243 RIDGEWOOD UNIT 4 S-100
477-210-053-000	A	100.00	100.00	1.0	LOT 244 RIDGEWOOD UNIT 4 S-100
477-210-054-000	A	100.00	100.00	1.0	LOT 245 RIDGEWOOD UNIT 4 S-100
477-210-055-000	A	100.00	100.00	1.0	LOT 246 RIDGEWOOD UNIT 4 S-100
477-210-056-000	A	100.00	100.00	1.0	LOT 247 RIDGEWOOD UNIT 4 S-100
477-210-057-000	A	100.00	100.00	1.0	LOT 248 RIDGEWOOD UNIT 4 S-100
477-210-058-000	A	100.00	100.00	1.0	LOT 249 RIDGEWOOD UNIT 4 S-100
477-210-059-000	A	100.00	100.00	1.0	LOT 250 RIDGEWOOD UNIT 4 S-100
477-210-060-000	A	100.00	100.00	1.0	LOT 251 RIDGEWOOD UNIT 4 S-100
477-210-061-000	A	100.00	100.00	1.0	LOT 252 RIDGEWOOD UNIT 4 S-100
477-210-062-000	A	100.00	100.00	1.0	LOT 253 RIDGEWOOD UNIT 4 S-100
477-210-063-000	A	100.00	100.00	1.0	LOT 254 RIDGEWOOD UNIT 4 S-100
477-210-064-000	A	100.00	100.00	1.0	LOT 255 RIDGEWOOD UNIT 4 S-100
477-210-065-000	A	100.00	100.00	1.0	LOT 256 RIDGEWOOD UNIT 4 S-100
477-210-066-000	A	100.00	100.00	1.0	LOT 257 RIDGEWOOD UNIT 4 S-100
477-210-067-000	A	100.00	100.00	1.0	LOT 258 RIDGEWOOD UNIT 4 S-100
477-210-068-000	A	100.00	100.00	1.0	LOT 259 RIDGEWOOD UNIT 4 S-100
477-210-069-000	A	100.00	100.00	1.0	LOT 260 RIDGEWOOD UNIT 4 S-100
477-210-070-000	A	100.00	100.00	1.0	LOT 261 RIDGEWOOD UNIT 4 S-100
477-220-001-000	A	100.00	100.00	1.0	LOT 20 RIDGEWOOD UNIT 1 R-87
477-220-002-000	A	100.00	100.00	1.0	LOT 21 RIDGEWOOD UNIT 1 R-87
477-220-003-000	A	100.00	100.00	1.0	LOT 22 RIDGEWOOD UNIT 1 R-87
477-220-004-000	A	100.00	100.00	1.0	LOT 61 RIDGEWOOD UNIT 1 R-87
477-220-005-000	A	100.00	100.00	1.0	LOT 62 RIDGEWOOD UNIT 1 R-87
477-220-006-000	A	100.00	100.00	1.0	LOT 63 RIDGEWOOD UNIT 1 R-87
477-220-007-000	A	100.00	100.00	1.0	LOT 64 RIDGEWOOD UNIT 1 R-87
477-220-008-000	A	100.00	100.00	1.0	LOT 65 RIDGEWOOD UNIT 1 R-87
477-220-009-000	A	100.00	100.00	1.0	LOT 66 RIDGEWOOD UNIT 1 R-87
477-220-010-000	A	100.00	100.00	1.0	LOT 81 RIDGEWOOD UNIT 1 R-87
477-220-011-000	A	100.00	100.00	1.0	LOT 82 RIDGEWOOD UNIT 1 R-87
477-220-012-000	A	100.00	100.00	1.0	LOT 83 RIDGEWOOD UNIT 1 R-87
477-230-001-000	A	100.00	100.00	1.0	LOT 23 RIDGEWOOD UNIT 1 R-87
477-230-002-000	A	100.00	100.00	1.0	LOT 24 RIDGEWOOD UNIT 1 R-87
477-230-003-000	A	100.00	100.00	1.0	LOT 25 RIDGEWOOD UNIT 1 R-87
477-230-004-000	A	100.00	100.00	1.0	LOT 26 RIDGEWOOD UNIT 1 R-87
477-230-005-000	A	100.00	100.00	1.0	LOT 27 RIDGEWOOD UNIT 1 R-87
477-230-006-000	A	100.00	100.00	1.0	LOT 28 RIDGEWOOD UNIT 1 R-87
477-230-007-000	A	100.00	100.00	1.0	LOT 29 RIDGEWOOD UNIT 1 R-87
477-230-008-000	A	100.00	100.00	1.0	LOT 30 RIDGEWOOD UNIT 1 R-87
477-230-009-000	A	100.00	100.00	1.0	LOT 31 RIDGEWOOD UNIT 1 R-87

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-230-010-000	A	100.00	100.00	1.0	LOT 32 RIDGEWOOD UNIT 1 R-87
477-230-011-000	A	100.00	100.00	1.0	LOT 33 RIDGEWOOD UNIT 1 R-87
477-230-012-000	A	100.00	100.00	1.0	LOT 34 RIDGEWOOD UNIT 1 R-87
477-230-013-000	A	100.00	100.00	1.0	LOT 35 RIDGEWOOD UNIT 1 R-87
477-230-014-000	A	100.00	100.00	1.0	LOT 36 RIDGEWOOD UNIT 1 R-87
477-230-015-000	A	100.00	100.00	1.0	LOT 37 RIDGEWOOD UNIT 1 R-87
477-230-016-000	A	100.00	100.00	1.0	LOT 38 RIDGEWOOD UNIT 1 R-87
477-230-017-000	A	100.00	100.00	1.0	LOT 51 RIDGEWOOD UNIT 1 R-87
477-230-018-000	A	100.00	100.00	1.0	LOT 52 RIDGEWOOD UNIT 1 R-87
477-230-019-000	A	100.00	100.00	1.0	LOT 53 RIDGEWOOD UNIT 1 R-87
477-230-020-000	A	100.00	100.00	1.0	LOT 54 RIDGEWOOD UNIT 1 R-87
477-230-021-000	A	100.00	100.00	1.0	LOT 55 RIDGEWOOD UNIT 1 R-87
477-230-022-000	A	100.00	100.00	1.0	LOT 56 RIDGEWOOD UNIT 1 R-87
477-230-023-000	A	100.00	100.00	1.0	LOT 57 RIDGEWOOD UNIT 1 R-87
477-230-024-000	A	100.00	100.00	1.0	LOT 58 RIDGEWOOD UNIT 1 R-87
477-230-025-000	A	100.00	100.00	1.0	LOT 59 RIDGEWOOD UNIT 1 R-87
477-230-026-000	A	100.00	100.00	1.0	LOT 60 RIDGEWOOD UNIT 1 R-87
477-230-027-000	A	100.00	100.00	1.0	LOT 67 RIDGEWOOD UNIT 1 R-87
477-230-028-000	A	100.00	100.00	1.0	LOT 68 RIDGEWOOD UNIT 1 R-87
477-230-029-000	A	100.00	100.00	1.0	LOT 69 RIDGEWOOD UNIT 1 R-87
477-230-030-000	A	100.00	100.00	1.0	LOT 70 RIDGEWOOD UNIT 1 R-87
477-230-031-000	A	100.00	100.00	1.0	LOT 71 RIDGEWOOD UNIT 1 R-87
477-230-032-000	A	100.00	100.00	1.0	LOT 72 RIDGEWOOD UNIT 1 R-87
477-230-033-000	A	100.00	100.00	1.0	LOT 73 RIDGEWOOD UNIT 1 R-87
477-230-040-000	A	100.00	100.00	1.0	LOT 80 RIDGEWOOD UNIT 1 R-87
477-230-042-000	A	100.00	100.00	1.0	LOT 74 & POR 75 RIDGEWOOD UNIT 1 R-87
477-230-043-000	A	100.00	100.00	1.0	POR LOT 75 RIDGEWOOD UNIT 1 R-87
477-230-044-000	A	100.00	100.00	1.0	POR LOT 76 RIDGEWOOD UNIT 1 R-87
477-230-045-000	A	100.00	100.00	1.0	POR 77 & POR LOTS 76 & 78 RIDGEWOOD UNIT 1 R-87
477-230-046-000	A	100.00	100.00	1.0	POR LOTS 78 & 79 RIDGEWOOD UNIT 1 R-87
477-230-047-000	A	100.00	100.00	1.0	POR LOT 79 RIDGEWOOD UNIT 1 R-87
477-240-001-000	A	100.00	100.00	1.0	LOT 19 WOODCREEK OAKS UNIT 9-A S-13
477-240-002-000	A	100.00	100.00	1.0	LOT 20 WOODCREEK OAKS UNIT 9-A S-13
477-240-003-000	A	100.00	100.00	1.0	LOT 31 WOODCREEK OAKS UNIT 9-A S-13
477-240-004-000	A	100.00	100.00	1.0	LOT 32 WOODCREEK OAKS UNIT 9-A S-13
477-240-005-000	A	100.00	100.00	1.0	LOT 33 WOODCREEK OAKS UNIT 9-A S-13
477-240-006-000	A	100.00	100.00	1.0	LOT 34 WOODCREEK OAKS UNIT 9-A S-13
477-240-007-000	A	100.00	100.00	1.0	LOT 35 WOODCREEK OAKS UNIT 9-A S-13
477-240-008-000	A	100.00	100.00	1.0	LOT 36 WOODCREEK OAKS UNIT 9-A S-13
477-240-009-000	A	100.00	100.00	1.0	LOT 37 WOODCREEK OAKS UNIT 9-A S-13
477-240-010-000	A	100.00	100.00	1.0	LOT 160 WOODCREEK OAKS UNIT 9-A S-13
477-240-011-000	A	100.00	100.00	1.0	LOT 161 WOODCREEK OAKS UNIT 9-A S-13
477-240-012-000	A	100.00	100.00	1.0	LOT 162 WOODCREEK OAKS UNIT 9-A S-13
477-240-013-000	A	100.00	100.00	1.0	LOT 163 WOODCREEK OAKS UNIT 9-A S-13
477-240-014-000	A	100.00	100.00	1.0	LOT 164 WOODCREEK OAKS UNIT 9-A S-13
477-240-015-000	A	100.00	100.00	1.0	LOT 165 WOODCREEK OAKS UNIT 9-A S-13
477-240-016-000	A	100.00	100.00	1.0	LOT 166 WOODCREEK OAKS UNIT 9-A S-13
477-240-017-000	A	100.00	100.00	1.0	LOT 167 WOODCREEK OAKS UNIT 9-A S-13
477-240-018-000	A	100.00	100.00	1.0	LOT 168 WOODCREEK OAKS UNIT 9-A S-13
477-240-019-000	A	100.00	100.00	1.0	LOT 169 WOODCREEK OAKS UNIT 9-A S-13
477-240-020-000	A	100.00	100.00	1.0	LOT 170 WOODCREEK OAKS UNIT 9-A S-13
477-240-021-000	A	100.00	100.00	1.0	LOT 171 WOODCREEK OAKS UNIT 9-A S-13
477-240-022-000	A	100.00	100.00	1.0	LOT 172 WOODCREEK OAKS UNIT 9-A S-13
477-240-023-000	A	100.00	100.00	1.0	LOT 173 WOODCREEK OAKS UNIT 9-A S-13
477-240-024-000	A	100.00	100.00	1.0	LOT 174 WOODCREEK OAKS UNIT 9-A S-13
477-240-025-000	A	100.00	100.00	1.0	LOT 175 WOODCREEK OAKS UNIT 9-A S-13
477-240-026-000	A	100.00	100.00	1.0	LOT 176 WOODCREEK OAKS UNIT 9-A S-13
477-240-027-000	A	100.00	100.00	1.0	LOT 177 WOODCREEK OAKS UNIT 9-A S-13
477-240-028-000	A	100.00	100.00	1.0	LOT 178 WOODCREEK OAKS UNIT 9-A S-13
477-240-029-000	A	100.00	100.00	1.0	LOT 179 WOODCREEK OAKS UNIT 9-A S-13
477-240-030-000	A	100.00	100.00	1.0	LOT 180 WOODCREEK OAKS UNIT 9-A S-13
477-240-031-000	A	100.00	100.00	1.0	LOT 181 WOODCREEK OAKS UNIT 9-A S-13
477-240-032-000	A	100.00	100.00	1.0	LOT 182 WOODCREEK OAKS UNIT 9-A S-13
477-240-033-000	A	100.00	100.00	1.0	LOT 183 WOODCREEK OAKS UNIT 9-A S-13

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477-240-034-000	A	100.00	100.00	1.0	LOT 184 WOODCREEK OAKS UNIT 9-A S-13
477-240-035-000	A	100.00	100.00	1.0	LOT 185 WOODCREEK OAKS UNIT 9-4 S-13
477-240-036-000	A	100.00	100.00	1.0	LOT 186 WOODCREEK OAKS UNIT 9-4 S-13
477-240-037-000	A	100.00	100.00	1.0	LOT 187 WOODCREEK OAKS UNIT 9-4 S-13
477-240-038-000	A	100.00	100.00	1.0	LOT 188 WOODCREEK OAKS UNIT 9-4 S-13
477-240-039-000	A	100.00	100.00	1.0	LOT 189 WOODCREEK OAKS UNIT 9-4 S-13
477-250-001-000	A	100.00	100.00	1.0	LOT 1 WOODCREEK OAKS UNIT 9-B S-14
477-250-002-000	A	100.00	100.00	1.0	LOT 2 WOODCREEK OAKS UNIT 9-B S-14
477-250-003-000	A	100.00	100.00	1.0	LOT 3 WOODCREEK OAKS UNIT 9-B S-14
477-250-004-000	A	100.00	100.00	1.0	LOT 4 WOODCREEK OAKS UNIT 9-B S-14
477-250-005-000	A	100.00	100.00	1.0	LOT 5 WOODCREEK OAKS UNIT 9-B S-14
477-250-006-000	A	100.00	100.00	1.0	LOT 6 WOODCREEK OAKS UNIT 9-B S-14
477-250-007-000	A	100.00	100.00	1.0	LOT 7 WOODCREEK OAKS UNIT 9-B S-14
477-250-008-000	A	100.00	100.00	1.0	LOT 8 WOODCREEK OAKS UNIT 9-B S-14
477-250-009-000	A	100.00	100.00	1.0	LOT 9 WOODCREEK OAKS UNIT 9-B S-14
477-250-010-000	A	100.00	100.00	1.0	LOT 10 WOODCREEK OAKS UNIT 9-B S-14
477-250-011-000	A	100.00	100.00	1.0	LOT 11 WOODCREEK OAKS UNIT 9-B S-14
477-250-012-000	A	100.00	100.00	1.0	LOT 12 WOODCREEK OAKS UNIT 9-B S-14
477-250-013-000	A	100.00	100.00	1.0	LOT 13 WOODCREEK OAKS UNIT 9-B S-14
477-250-014-000	A	100.00	100.00	1.0	LOT 14 WOODCREEK OAKS UNIT 9-B S-14
477-250-015-000	A	100.00	100.00	1.0	LOT 15 WOODCREEK OAKS UNIT 9-B S-14
477-250-016-000	A	100.00	100.00	1.0	LOT 16 WOODCREEK OAKS UNIT 9-B S-14
477-250-017-000	A	100.00	100.00	1.0	LOT 17 WOODCREEK OAKS UNIT 9-B S-14
477-250-018-000	A	100.00	100.00	1.0	LOT 18 WOODCREEK OAKS UNIT 9-B S-14
477-250-019-000	A	100.00	100.00	1.0	LOT 21 WOODCREEK OAKS UNIT 9-B S-14
477-250-020-000	A	100.00	100.00	1.0	LOT 22 WOODCREEK OAKS UNIT 9-B S-14
477-250-021-000	A	100.00	100.00	1.0	LOT 23 WOODCREEK OAKS UNIT 9-B S-14
477-250-022-000	A	100.00	100.00	1.0	LOT 24 WOODCREEK OAKS UNIT 9-B S-14
477-250-023-000	A	100.00	100.00	1.0	LOT 25 WOODCREEK OAKS UNIT 9-B S-14
477-250-024-000	A	100.00	100.00	1.0	LOT 26 WOODCREEK OAKS UNIT 9-B S-14
477-250-025-000	A	100.00	100.00	1.0	LOT 27 WOODCREEK OAKS UNIT 9-B S-14
477-250-026-000	A	100.00	100.00	1.0	LOT 28 WOODCREEK OAKS UNIT 9-B S-14
477-250-027-000	A	100.00	100.00	1.0	LOT 29 WOODCREEK OAKS UNIT 9-B S-14
477-250-028-000	A	100.00	100.00	1.0	LOT 30 WOODCREEK OAKS UNIT 9-B S-14
477-260-001-000	A	100.00	100.00	1.0	LOT 38 WOODCREEK OAKS UNIT 9-C S-15
477-260-002-000	A	100.00	100.00	1.0	LOT 39 WOODCREEK OAKS UNIT 9-C S-15
477-260-003-000	A	100.00	100.00	1.0	LOT 71 WOODCREEK OAKS UNIT 9-C S-15
477-260-004-000	A	100.00	100.00	1.0	LOT 72 WOODCREEK OAKS UNIT 9-C S-15
477-260-005-000	A	100.00	100.00	1.0	LOT 73 WOODCREEK OAKS UNIT 9-C S-15
477-260-006-000	A	100.00	100.00	1.0	LOT 74 WOODCREEK OAKS UNIT 9-C S-15
477-260-007-000	A	100.00	100.00	1.0	LOT 75 WOODCREEK OAKS UNIT 9-C S-15
477-260-008-000	A	100.00	100.00	1.0	LOT 76 WOODCREEK OAKS UNIT 9-C S-15
477-260-009-000	A	100.00	100.00	1.0	LOT 77 WOODCREEK OAKS UNIT 9-C S-15
477-260-010-000	A	100.00	100.00	1.0	LOT 78 WOODCREEK OAKS UNIT 9-C S-15
477-260-011-000	A	100.00	100.00	1.0	LOT 79 WOODCREEK OAKS UNIT 9-C S-15
477-260-012-000	A	100.00	100.00	1.0	LOT 80 WOODCREEK OAKS UNIT 9-C S-15
477-260-013-000	A	100.00	100.00	1.0	LOT 81 WOODCREEK OAKS UNIT 9-C S-15
477-260-014-000	A	100.00	100.00	1.0	LOT 82 WOODCREEK OAKS UNIT 9-C S-15
477-260-015-000	A	100.00	100.00	1.0	LOT 83 WOODCREEK OAKS UNIT 9-C S-15
477-260-016-000	A	100.00	100.00	1.0	LOT 84 WOODCREEK OAKS UNIT 9-C S-15
477-260-017-000	A	100.00	100.00	1.0	LOT 85 WOODCREEK OAKS UNIT 9-C S-15
477-260-018-000	A	100.00	100.00	1.0	LOT 86 WOODCREEK OAKS UNIT 9-C S-15
477-260-019-000	A	100.00	100.00	1.0	LOT 87 WOODCREEK OAKS UNIT 9-C S-15
477-260-020-000	A	100.00	100.00	1.0	LOT 88 WOODCREEK OAKS UNIT 9-C S-15
477-260-021-000	A	100.00	100.00	1.0	LOT 89 WOODCREEK OAKS UNIT 9-C S-15
477-260-022-000	A	100.00	100.00	1.0	LOT 90 WOODCREEK OAKS UNIT 9-C S-15
477-260-023-000	A	100.00	100.00	1.0	LOT 91 WOODCREEK OAKS UNIT 9-C S-15
477-260-024-000	A	100.00	100.00	1.0	LOT 92 WOODCREEK OAKS UNIT 9-C S-15
477-260-025-000	A	100.00	100.00	1.0	LOT 93 WOODCREEK OAKS UNIT 9-C S-15
477-260-026-000	A	100.00	100.00	1.0	LOT 94 WOODCREEK OAKS UNIT 9-C S-15
477-260-027-000	A	100.00	100.00	1.0	LOT 95 WOODCREEK OAKS UNIT 9-C S-15
477-260-028-000	A	100.00	100.00	1.0	LOT 157 WOODCREEK OAKS UNIT 9-C S-15
477-260-029-000	A	100.00	100.00	1.0	LOT 158 WOODCREEK OAKS UNIT 9-C S-15
477-260-030-000	A	100.00	100.00	1.0	LOT 159 WOODCREEK OAKS UNIT 9-C S-15

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477-270-002-000	A	100.00	100.00	1.0	LOT 61 WOODCREEK OAKS UNIT 9-C S-15
477-270-003-000	A	100.00	100.00	1.0	LOT 62 WOODCREEK OAKS UNIT 9-C S-15
477-270-004-000	A	100.00	100.00	1.0	LOT 63 WOODCREEK OAKS UNIT 9-C S-15
477-270-005-000	A	100.00	100.00	1.0	LOT 64 WOODCREEK OAKS UNIT 9-C S-15
477-270-006-000	A	100.00	100.00	1.0	LOT 65 WOODCREEK OAKS UNIT 9-C S-15
477-270-007-000	A	100.00	100.00	1.0	LOT 66 WOODCREEK OAKS UNIT 9-C S-15
477-270-008-000	A	100.00	100.00	1.0	LOT 67 WOODCREEK OAKS UNIT 9-C S-15
477-270-009-000	A	100.00	100.00	1.0	LOT 68 WOODCREEK OAKS UNIT 9-C S-15
477-270-010-000	A	100.00	100.00	1.0	LOT 69 WOODCREEK OAKS UNIT 9-C S-15
477-270-011-000	A	100.00	100.00	1.0	LOT 70 WOODCREEK OAKS UNIT 9-C S-15
477-270-012-000	A	100.00	100.00	1.0	LOT 96 WOODCREEK OAKS UNIT 9-C S-15
477-270-013-000	A	100.00	100.00	1.0	LOT 97 WOODCREEK OAKS UNIT 9-C S-15
477-270-014-000	A	100.00	100.00	1.0	LOT 98 WOODCREEK OAKS UNIT 9-C S-15
477-270-015-000	A	100.00	100.00	1.0	LOT 99 WOODCREEK OAKS UNIT 9-C S-15
477-270-016-000	A	100.00	100.00	1.0	LOT 100 WOODCREEK OAKS UNIT 9-C S-15
477-270-017-000	A	100.00	100.00	1.0	LOT 101 WOODCREEK OAKS UNIT 9-C S-15
477-270-018-000	A	100.00	100.00	1.0	LOT 102 WOODCREEK OAKS UNIT 9-C S-15
477-270-019-000	A	100.00	100.00	1.0	LOT 103 WOODCREEK OAKS UNIT 9-C S-15
477-270-020-000	A	100.00	100.00	1.0	LOT 104 WOODCREEK OAKS UNIT 9-C S-15
477-270-021-000	A	100.00	100.00	1.0	LOT 105 WOODCREEK OAKS UNIT 9-C S-15
477-270-022-000	A	100.00	100.00	1.0	LOT 106 WOODCREEK OAKS UNIT 9-C S-15
477-270-023-000	A	100.00	100.00	1.0	LOT 107 WOODCREEK OAKS UNIT 9-C S-15
477-270-024-000	A	100.00	100.00	1.0	LOT 108 WOODCREEK OAKS UNIT 9-C S-15
477-270-025-000	A	100.00	100.00	1.0	LOT 109 WOODCREEK OAKS UNIT 9-C S-15
477-270-026-000	A	100.00	100.00	1.0	LOT 110 WOODCREEK OAKS UNIT 9-C S-15
477-270-027-000	A	100.00	100.00	1.0	LOT 111 WOODCREEK OAKS UNIT 9-C S-15
477-270-028-000	A	100.00	100.00	1.0	LOT 112 WOODCREEK OAKS UNIT 9-C S-15
477-270-029-000	A	100.00	100.00	1.0	LOT 113 WOODCREEK OAKS UNIT 9-C S-15
477-270-030-000	A	100.00	100.00	1.0	LOT 114 WOODCREEK OAKS UNIT 9-C S-15
477-270-031-000	A	100.00	100.00	1.0	LOT 115 WOODCREEK OAKS UNIT 9-C S-15
477-270-032-000	A	100.00	100.00	1.0	LOT 116 WOODCREEK OAKS UNIT 9-C S-15
477-270-033-000	A	100.00	100.00	1.0	LOT 117 WOODCREEK OAKS UNIT 9-C S-15
477-270-034-000	A	100.00	100.00	1.0	LOT 118 WOODCREEK OAKS UNIT 9-C S-15
477-270-035-000	A	100.00	100.00	1.0	LOT 119 WOODCREEK OAKS UNIT 9-C S-15
477-270-036-000	A	100.00	100.00	1.0	POR LOT 60 WOODCREEK OAKS UNIT 9 C S-15
477-280-001-000	A	100.00	100.00	1.0	LOT 40 WOODCREEK OAKS UNIT 9-D S-16
477-280-002-000	A	100.00	100.00	1.0	LOT 41 WOODCREEK OAKS UNIT 9-D S-16
477-280-003-000	A	100.00	100.00	1.0	LOT 42 WOODCREEK OAKS UNIT 9-D S-16
477-280-004-000	A	100.00	100.00	1.0	LOT 43 WOODCREEK OAKS UNIT 9-D S-16
477-280-005-000	A	100.00	100.00	1.0	LOT 44 WOODCREEK OAKS UNIT 9-D S-16
477-280-006-000	A	100.00	100.00	1.0	LOT 45 WOODCREEK OAKS UNIT 9-D S-16
477-280-007-000	A	100.00	100.00	1.0	LOT 46 WOODCREEK OAKS UNIT 9-D S-16
477-280-008-000	A	100.00	100.00	1.0	LOT 47 WOODCREEK OAKS UNIT 9-D S-16
477-280-009-000	A	100.00	100.00	1.0	LOT 48 WOODCREEK OAKS UNIT 9-D S-16
477-280-010-000	A	100.00	100.00	1.0	LOT 49 WOODCREEK OAKS UNIT 9-D S-16
477-280-011-000	A	100.00	100.00	1.0	LOT 50 WOODCREEK OAKS UNIT 9-D S-16
477-280-012-000	A	100.00	100.00	1.0	LOT 51 WOODCREEK OAKS UNIT 9-D S-16
477-280-013-000	A	100.00	100.00	1.0	LOT 52 WOODCREEK OAKS UNIT 9-D S-16
477-280-014-000	A	100.00	100.00	1.0	LOT 137 WOODCREEK OAKS UNIT 9-D S-16
477-280-015-000	A	100.00	100.00	1.0	LOT 138 WOODCREEK OAKS UNIT 9-D S-16
477-280-016-000	A	100.00	100.00	1.0	LOT 139 WOODCREEK OAKS UNIT 9-D S-16
477-280-017-000	A	100.00	100.00	1.0	LOT 140 WOODCREEK OAKS UNIT 9-D S-16
477-280-018-000	A	100.00	100.00	1.0	LOT 141 WOODCREEK OAKS UNIT 9-D S-16
477-280-019-000	A	100.00	100.00	1.0	LOT 142 WOODCREEK OAKS UNIT 9-D S-16
477-280-020-000	A	100.00	100.00	1.0	LOT 143 WOODCREEK OAKS UNIT 9-D S-16
477-280-021-000	A	100.00	100.00	1.0	LOT 144 WOODCREEK OAKS UNIT 9-D S-16
477-280-022-000	A	100.00	100.00	1.0	LOT 145 WOODCREEK OAKS UNIT 9-D S-16
477-280-023-000	A	100.00	100.00	1.0	LOT 146 WOODCREEK OAKS UNIT 9-D S-16
477-280-024-000	A	100.00	100.00	1.0	LOT 147 WOODCREEK OAKS UNIT 9-D S-16
477-280-025-000	A	100.00	100.00	1.0	LOT 148 WOODCREEK OAKS UNIT 9-D S-16
477-280-026-000	A	100.00	100.00	1.0	LOT 149 WOODCREEK OAKS UNIT 9-D S-16
477-280-027-000	A	100.00	100.00	1.0	LOT 150 WOODCREEK OAKS UNIT 9-D S-16
477-280-028-000	A	100.00	100.00	1.0	LOT 151 WOODCREEK OAKS UNIT 9-D S-16
477-280-029-000	A	100.00	100.00	1.0	LOT 152 WOODCREEK OAKS UNIT 9-D S-16

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477-280-030-000	A	100.00	100.00	1.0	LOT 153 WOODCREEK OAKS UNIT 9-D S-16
477-280-031-000	A	100.00	100.00	1.0	LOT 154 WOODCREEK OAKS UNIT 9-D S-16
477-280-032-000	A	100.00	100.00	1.0	LOT 155 WOODCREEK OAKS UNIT 9-D S-16
477-280-033-000	A	100.00	100.00	1.0	LOT 156 WOODCREEK OAKS UNIT 9-D S-16
477-290-001-000	A	100.00	100.00	1.0	LOT 53 WOODCREEK OAKS UNIT 9-D S-16
477-290-002-000	A	100.00	100.00	1.0	LOT 54 WOODCREEK OAKS UNIT 9-D S-16
477-290-003-000	A	100.00	100.00	1.0	LOT 55 WOODCREEK OAKS UNIT 9-D S-16
477-290-004-000	A	100.00	100.00	1.0	LOT 56 WOODCREEK OAKS UNIT 9-D S-16
477-290-005-000	A	100.00	100.00	1.0	LOT 57 WOODCREEK OAKS UNIT 9-D S-16
477-290-008-000	A	100.00	100.00	1.0	LOT 120 WOODCREEK OAKS UNIT 9-D S-16
477-290-009-000	A	100.00	100.00	1.0	LOT 121 WOODCREEK OAKS UNIT 9-D S-16
477-290-010-000	A	100.00	100.00	1.0	LOT 122 WOODCREEK OAKS UNIT 9-D S-16
477-290-011-000	A	100.00	100.00	1.0	LOT 123 WOODCREEK OAKS UNIT 9-D S-16
477-290-012-000	A	100.00	100.00	1.0	LOT 124 WOODCREEK OAKS UNIT 9-D S-16
477-290-013-000	A	100.00	100.00	1.0	LOT 125 WOODCREEK OAKS UNIT 9-D S-16
477-290-014-000	A	100.00	100.00	1.0	LOT 126 WOODCREEK OAKS UNIT 9-D S-16
477-290-015-000	A	100.00	100.00	1.0	LOT 127 WOODCREEK OAKS UNIT 9-D S-16
477-290-016-000	A	100.00	100.00	1.0	LOT 128 WOODCREEK OAKS UNIT 9-D S-16
477-290-017-000	A	100.00	100.00	1.0	LOT 129 WOODCREEK OAKS UNIT 9-D S-16
477-290-018-000	A	100.00	100.00	1.0	LOT 130 WOODCREEK OAKS UNIT 9-D S-16
477-290-019-000	A	100.00	100.00	1.0	LOT 131 WOODCREEK OAKS UNIT 9-D S-16
477-290-020-000	A	100.00	100.00	1.0	LOT 132 WOODCREEK OAKS UNIT 9-D S-16
477-290-021-000	A	100.00	100.00	1.0	LOT 133 WOODCREEK OAKS UNIT 9-D S-16
477-290-022-000	A	100.00	100.00	1.0	LOT 134 WOODCREEK OAKS UNIT 9-D S-16
477-290-023-000	A	100.00	100.00	1.0	LOT 135 WOODCREEK OAKS UNIT 9-D S-16
477-290-024-000	A	100.00	100.00	1.0	LOT 136 WOODCREEK OAKS UNIT 9-D S-16
477-290-027-000	A	100.00	100.00	1.0	LOT 58 & POR 59 WOODCREEK OAKS UNIT 9 D S-16
477-290-028-000	A	100.00	100.00	1.0	POR LOT 59 S-16 & POR LOT 60 S-15
477-300-001-000	A	100.00	100.00	1.0	LOT 261 WOODCREEK OAKS UNIT 10 S-22
477-300-002-000	A	100.00	100.00	1.0	LOT 262 WOODCREEK OAKS UNIT 10 S-22
477-300-003-000	A	100.00	100.00	1.0	LOT 263 WOODCREEK OAKS UNIT 10 S-22
477-300-004-000	A	100.00	100.00	1.0	LOT 264 WOODCREEK OAKS UNIT 10 S-22
477-300-005-000	A	100.00	100.00	1.0	LOT 265 WOODCREEK OAKS UNIT 10 S-22
477-300-006-000	A	100.00	100.00	1.0	LOT 266 WOODCREEK OAKS UNIT 10 S-22
477-300-007-000	A	100.00	100.00	1.0	LOT 267 WOODCREEK OAKS UNIT 10 S-22
477-300-008-000	A	100.00	100.00	1.0	LOT 268 WOODCREEK OAKS UNIT 10 S-22
477-300-009-000	A	100.00	100.00	1.0	LOT 269 WOODCREEK OAKS UNIT 10 S-22
477-300-010-000	A	100.00	100.00	1.0	LOT 270 WOODCREEK OAKS UNIT 10 S-22
477-300-011-000	A	100.00	100.00	1.0	LOT 271 WOODCREEK OAKS UNIT 10 S-22
477-300-012-000	A	100.00	100.00	1.0	LOT 272 WOODCREEK OAKS UNIT 10 S-22
477-300-013-000	A	100.00	100.00	1.0	LOT 273 WOODCREEK OAKS UNIT 10 S-22
477-300-014-000	A	100.00	100.00	1.0	LOT 274 WOODCREEK OAKS UNIT 10 S-22
477-300-015-000	A	100.00	100.00	1.0	LOT 275 WOODCREEK OAKS UNIT 10 S-22
477-300-016-000	A	100.00	100.00	1.0	LOT 276 WOODCREEK OAKS UNIT 10 S-22
477-300-017-000	A	100.00	100.00	1.0	LOT 277 WOODCREEK OAKS UNIT 10 S-22
477-300-018-000	A	100.00	100.00	1.0	LOT 278 WOODCREEK OAKS UNIT 10 S-22
477-300-019-000	A	100.00	100.00	1.0	LOT 279 WOODCREEK OAKS UNIT 10 S-22
477-300-020-000	A	100.00	100.00	1.0	LOT 280 WOODCREEK OAKS UNIT 10 S-22
477-300-021-000	A	100.00	100.00	1.0	LOT 281 WOODCREEK OAKS UNIT 10 S-22
477-300-022-000	A	100.00	100.00	1.0	LOT 282 WOODCREEK OAKS UNIT 10 S-22
477-300-023-000	A	100.00	100.00	1.0	LOT 283 WOODCREEK OAKS UNIT 10 S-22
477-300-024-000	A	100.00	100.00	1.0	LOT 284 WOODCREEK OAKS UNIT 10 S-22
477-300-025-000	A	100.00	100.00	1.0	LOT 285 WOODCREEK OAKS UNIT 10 S-22
477-300-026-000	A	100.00	100.00	1.0	LOT 286 WOODCREEK OAKS UNIT 10 S-22
477-300-027-000	A	100.00	100.00	1.0	LOT 287 WOODCREEK OAKS UNIT 10 S-22
477-300-028-000	A	100.00	100.00	1.0	LOT 288 WOODCREEK OAKS UNIT 10 S-22
477-300-029-000	A	100.00	100.00	1.0	LOT 289 WOODCREEK OAKS UNIT 10 S-22
477-300-030-000	A	100.00	100.00	1.0	LOT 298 WOODCREEK OAKS UNIT 10 S-22
477-300-031-000	A	100.00	100.00	1.0	LOT 299 WOODCREEK OAKS UNIT 10 S-22
477-300-032-000	A	100.00	100.00	1.0	LOT 300 WOODCREEK OAKS UNIT 10 S-22
477-300-033-000	A	100.00	100.00	1.0	LOT 301 WOODCREEK OAKS UNIT 10 S-22
477-300-034-000	A	100.00	100.00	1.0	LOT 302 WOODCREEK OAKS UNIT 10 S-22
477-300-035-000	A	100.00	100.00	1.0	LOT 303 WOODCREEK OAKS UNIT 10 S-22
477-300-036-000	A	100.00	100.00	1.0	LOT 304 WOODCREEK OAKS UNIT 10 S-22

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477-300-037-000	A	100.00	100.00	1.0	LOT 305 WOODCREEK OAKS UNIT 10 S-22
477-300-038-000	A	100.00	100.00	1.0	LOT 306 WOODCREEK OAKS UNIT 10 S-22
477-300-039-000	A	100.00	100.00	1.0	LOT 307 WOODCREEK OAKS UNIT 10 S-22
477-300-040-000	A	100.00	100.00	1.0	LOT 308 WOODCREEK OAKS UNIT 10 S-22
477-300-041-000	A	100.00	100.00	1.0	LOT 309 WOODCREEK OAKS UNIT 10 S-22
477-300-042-000	A	100.00	100.00	1.0	LOT 310 WOODCREEK OAKS UNIT 10 S-22
477-300-043-000	A	100.00	100.00	1.0	LOT 311 WOODCREEK OAKS UNIT 10 S-22
477-300-044-000	A	100.00	100.00	1.0	LOT 312 WOODCREEK OAKS UNIT 10 S-22
477-300-045-000	A	100.00	100.00	1.0	LOT 313 WOODCREEK OAKS UNIT 10 S-22
477-300-046-000	A	100.00	100.00	1.0	LOT 314 WOODCREEK OAKS UNIT 10 S-22
477-300-047-000	A	100.00	100.00	1.0	LOT 315 WOODCREEK OAKS UNIT 10 S-22
477-300-048-000	A	100.00	100.00	1.0	LOT 316 WOODCREEK OAKS UNIT 10 S-22
477-300-049-000	A	100.00	100.00	1.0	LOT 317 WOODCREEK OAKS UNIT 10 S-22
477-300-050-000	A	100.00	100.00	1.0	LOT 318 WOODCREEK OAKS UNIT 10 S-22
477-300-051-000	A	100.00	100.00	1.0	LOT 319 WOODCREEK OAKS UNIT 10 S-22
477-300-052-000	A	100.00	100.00	1.0	LOT 320 WOODCREEK OAKS UNIT 10 S-22
477-300-053-000	A	100.00	100.00	1.0	LOT 321 WOODCREEK OAKS UNIT 10 S-22
477-310-001-000	A	100.00	100.00	1.0	LOT 190 WOODCREEK OAKS UNIT 10 S-22
477-310-002-000	A	100.00	100.00	1.0	LOT 191 WOODCREEK OAKS UNIT 10 S-22
477-310-003-000	A	100.00	100.00	1.0	LOT 192 WOODCREEK OAKS UNIT 10 S-22
477-310-004-000	A	100.00	100.00	1.0	LOT 193 WOODCREEK OAKS UNIT 10 S-22
477-310-005-000	A	100.00	100.00	1.0	LOT 194 WOODCREEK OAKS UNIT 10 S-22
477-310-006-000	A	100.00	100.00	1.0	LOT 195 WOODCREEK OAKS UNIT 10 S-22
477-310-007-000	A	100.00	100.00	1.0	LOT 196 WOODCREEK OAKS UNIT 10 S-22
477-310-008-000	A	100.00	100.00	1.0	LOT 197 WOODCREEK OAKS UNIT 10 S-22
477-310-009-000	A	100.00	100.00	1.0	LOT 198 WOODCREEK OAKS UNIT 10 S-22
477-310-010-000	A	100.00	100.00	1.0	LOT 199 WOODCREEK OAKS UNIT 10 S-22
477-310-011-000	A	100.00	100.00	1.0	LOT 200 WOODCREEK OAKS UNIT 10 S-22
477-310-012-000	A	100.00	100.00	1.0	LOT 201 WOODCREEK OAKS UNIT 10 S-22
477-310-013-000	A	100.00	100.00	1.0	LOT 202 WOODCREEK OAKS UNIT 10 S-22
477-310-014-000	A	100.00	100.00	1.0	LOT 203 WOODCREEK OAKS UNIT 10 S-22
477-310-015-000	A	100.00	100.00	1.0	LOT 204 WOODCREEK OAKS UNIT 10 S-22
477-310-016-000	A	100.00	100.00	1.0	LOT 205 WOODCREEK OAKS UNIT 10 S-22
477-310-017-000	A	100.00	100.00	1.0	LOT 206 WOODCREEK OAKS UNIT 10 S-22
477-310-018-000	A	100.00	100.00	1.0	LOT 207 WOODCREEK OAKS UNIT 10 S-22
477-310-019-000	A	100.00	100.00	1.0	LOT 208 WOODCREEK OAKS UNIT 10 S-22
477-310-020-000	A	100.00	100.00	1.0	LOT 209 WOODCREEK OAKS UNIT 10 S-22
477-310-021-000	A	100.00	100.00	1.0	LOT 210 WOODCREEK OAKS UNIT 10 S-22
477-310-022-000	A	100.00	100.00	1.0	LOT 211 WOODCREEK OAKS UNIT 10 S-22
477-310-023-000	A	100.00	100.00	1.0	LOT 212 WOODCREEK OAKS UNIT 10 S-22
477-310-024-000	A	100.00	100.00	1.0	LOT 213 WOODCREEK OAKS UNIT 10 S-22
477-310-025-000	A	100.00	100.00	1.0	LOT 214 WOODCREEK OAKS UNIT 10 S-22
477-310-026-000	A	100.00	100.00	1.0	LOT 215 WOODCREEK OAKS UNIT 10 S-22
477-310-027-000	A	100.00	100.00	1.0	LOT 216 WOODCREEK OAKS UNIT 10 S-22
477-310-028-000	A	100.00	100.00	1.0	LOT 217 WOODCREEK OAKS UNIT 10 S-22
477-310-029-000	A	100.00	100.00	1.0	LOT 218 WOODCREEK OAKS UNIT 10 S-22
477-310-030-000	A	100.00	100.00	1.0	LOT 219 WOODCREEK OAKS UNIT 10 S-22
477-310-031-000	A	100.00	100.00	1.0	LOT 220 WOODCREEK OAKS UNIT 10 S-22
477-310-032-000	A	100.00	100.00	1.0	LOT 221 WOODCREEK OAKS UNIT 10 S-22
477-310-033-000	A	100.00	100.00	1.0	LOT 222 WOODCREEK OAKS UNIT 10 S-22
477-310-034-000	A	100.00	100.00	1.0	LOT 223 WOODCREEK OAKS UNIT 10 S-22
477-310-035-000	A	100.00	100.00	1.0	LOT 224 WOODCREEK OAKS UNIT 10 S-22
477-310-036-000	A	100.00	100.00	1.0	LOT 225 WOODCREEK OAKS UNIT 10 S-22
477-310-037-000	A	100.00	100.00	1.0	LOT 226 WOODCREEK OAKS UNIT 10 S-22
477-310-038-000	A	100.00	100.00	1.0	LOT 227 WOODCREEK OAKS UNIT 10 S-22
477-310-039-000	A	100.00	100.00	1.0	LOT 228 WOODCREEK OAKS UNIT 10 S-22
477-310-040-000	A	100.00	100.00	1.0	LOT 229 WOODCREEK OAKS UNIT 10 S-22
477-310-041-000	A	100.00	100.00	1.0	LOT 230 WOODCREEK OAKS UNIT 10 S-22
477-310-042-000	A	100.00	100.00	1.0	LOT 231 WOODCREEK OAKS UNIT 10 S-22
477-310-043-000	A	100.00	100.00	1.0	LOT 232 WOODCREEK OAKS UNIT 10 S-22
477-310-044-000	A	100.00	100.00	1.0	LOT 233 WOODCREEK OAKS UNIT 10 S-22
477-310-045-000	A	100.00	100.00	1.0	LOT 234 WOODCREEK OAKS UNIT 10 S-22
477-310-046-000	A	100.00	100.00	1.0	LOT 235 WOODCREEK OAKS UNIT 10 S-22
477-310-047-000	A	100.00	100.00	1.0	LOT 236 WOODCREEK OAKS UNIT 10 S-22

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477-310-048-000	A	100.00	100.00	1.0	LOT 237 WOODCREEK OAKS UNIT 10 S-22
477-310-049-000	A	100.00	100.00	1.0	LOT 238 WOODCREEK OAKS UNIT 10 S-22
477-310-050-000	A	100.00	100.00	1.0	LOT 239 WOODCREEK OAKS UNIT 10 S-22
477-310-051-000	A	100.00	100.00	1.0	LOT 240 WOODCREEK OAKS UNIT 10 S-22
477-310-052-000	A	100.00	100.00	1.0	LOT 241 WOODCREEK OAKS UNIT 10 S-22
477-310-053-000	A	100.00	100.00	1.0	LOT 242 WOODCREEK OAKS UNIT 10 S-22
477-310-054-000	A	100.00	100.00	1.0	LOT 243 WOODCREEK OAKS UNIT 10 S-22
477-310-055-000	A	100.00	100.00	1.0	LOT 244 WOODCREEK OAKS UNIT 10 S-22
477-310-056-000	A	100.00	100.00	1.0	LOT 245 WOODCREEK OAKS UNIT 10 S-22
477-310-057-000	A	100.00	100.00	1.0	LOT 246 WOODCREEK OAKS UNIT 10 S-22
477-310-058-000	A	100.00	100.00	1.0	LOT 247 WOODCREEK OAKS UNIT 10 S-22
477-310-059-000	A	100.00	100.00	1.0	LOT 248 WOODCREEK OAKS UNIT 10 S-22
477-310-060-000	A	100.00	100.00	1.0	LOT 249 WOODCREEK OAKS UNIT 10 S-22
477-310-061-000	A	100.00	100.00	1.0	LOT 250 WOODCREEK OAKS UNIT 10 S-22
477-310-062-000	A	100.00	100.00	1.0	LOT 251 WOODCREEK OAKS UNIT 10 S-22
477-310-063-000	A	100.00	100.00	1.0	LOT 252 WOODCREEK OAKS UNIT 10 S-22
477-310-064-000	A	100.00	100.00	1.0	LOT 253 WOODCREEK OAKS UNIT 10 S-22
477-310-065-000	A	100.00	100.00	1.0	LOT 254 WOODCREEK OAKS UNIT 10 S-22
477-310-066-000	A	100.00	100.00	1.0	LOT 255 WOODCREEK OAKS UNIT 10 S-22
477-310-067-000	A	100.00	100.00	1.0	LOT 256 WOODCREEK OAKS UNIT 10 S-22
477-310-068-000	A	100.00	100.00	1.0	LOT 257 WOODCREEK OAKS UNIT 10 S-22
477-310-069-000	A	100.00	100.00	1.0	LOT 258 WOODCREEK OAKS UNIT 10 S-22
477-310-070-000	A	100.00	100.00	1.0	LOT 259 WOODCREEK OAKS UNIT 10 S-22
477-310-071-000	A	100.00	100.00	1.0	LOT 260 WOODCREEK OAKS UNIT 10 S-22
477-310-072-000	A	100.00	100.00	1.0	LOT 290 WOODCREEK OAKS UNIT 10 S-22
477-310-073-000	A	100.00	100.00	1.0	LOT 291 WOODCREEK OAKS UNIT 10 S-22
477-310-074-000	A	100.00	100.00	1.0	LOT 292 WOODCREEK OAKS UNIT 10 S-22
477-310-075-000	A	100.00	100.00	1.0	LOT 293 WOODCREEK OAKS UNIT 10 S-22
477-310-076-000	A	100.00	100.00	1.0	LOT 294 WOODCREEK OAKS UNIT 10 S-22
477-310-077-000	A	100.00	100.00	1.0	LOT 295 WOODCREEK OAKS UNIT 10 S-22
477-310-078-000	A	100.00	100.00	1.0	LOT 296 WOODCREEK OAKS UNIT 10 S-22
477-310-079-000	A	100.00	100.00	1.0	LOT 297 WOODCREEK OAKS UNIT 10 S-22
477-320-001-000	A	100.00	100.00	1.0	LOT 11 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-002-000	A	100.00	100.00	1.0	LOT 12 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-003-000	A	100.00	100.00	1.0	LOT 13 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-004-000	A	100.00	100.00	1.0	LOT 14 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-005-000	A	100.00	100.00	1.0	LOT 15 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-006-000	A	100.00	100.00	1.0	LOT 16 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-007-000	A	100.00	100.00	1.0	LOT 17 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-008-000	A	100.00	100.00	1.0	LOT 18 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-009-000	A	100.00	100.00	1.0	LOT 19 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-010-000	A	100.00	100.00	1.0	LOT 20 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-011-000	A	100.00	100.00	1.0	LOT 21 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-014-000	A	100.00	100.00	1.0	LOT 24 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-016-000	A	100.00	100.00	1.0	LOT 26 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-017-000	A	100.00	100.00	1.0	LOT 27 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-018-000	A	100.00	100.00	1.0	LOT 28 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-019-000	A	100.00	100.00	1.0	LOT 29 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-020-000	A	100.00	100.00	1.0	LOT 30 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-021-000	A	100.00	100.00	1.0	LOT 31 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-022-000	A	100.00	100.00	1.0	LOT 32 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-023-000	A	100.00	100.00	1.0	LOT 33 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-024-000	A	100.00	100.00	1.0	LOT 34 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-025-000	A	100.00	100.00	1.0	LOT 35 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-026-000	A	100.00	100.00	1.0	LOT 36 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-027-000	A	100.00	100.00	1.0	LOT 37 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-028-000	A	100.00	100.00	1.0	LOT 38 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-029-000	A	100.00	100.00	1.0	LOT 39 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-030-000	A	100.00	100.00	1.0	LOT 40 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-031-000	A	100.00	100.00	1.0	LOT 41 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-032-000	A	100.00	100.00	1.0	LOT 42 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-033-000	A	100.00	100.00	1.0	LOT 43 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-034-000	A	100.00	100.00	1.0	LOT 44 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-035-000	A	100.00	100.00	1.0	LOT 45 WOODCREEK OAKS VILLAGE #12 PH A S-27

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477-320-036-000	A	100.00	100.00	1.0	LOT 46 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-037-000	A	100.00	100.00	1.0	LOT 47 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-038-000	A	100.00	100.00	1.0	LOT 48 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-039-000	A	100.00	100.00	1.0	LOT 49 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-040-000	A	100.00	100.00	1.0	LOT 50 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-041-000	A	100.00	100.00	1.0	LOT 51 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-042-000	A	100.00	100.00	1.0	LOT 52 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-043-000	A	100.00	100.00	1.0	LOT 53 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-044-000	A	100.00	100.00	1.0	LOT 54 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-045-000	A	100.00	100.00	1.0	LOT 55 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-046-000	A	100.00	100.00	1.0	LOT 56 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-047-000	A	100.00	100.00	1.0	LOT 57 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-051-000	A	100.00	100.00	1.0	POR LOT 23 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-052-000	A	100.00	100.00	1.0	L22&PORLOTS23,25WOODCREEK OAKS VILLAGE#12 PHA S-27
477-320-053-000	A	100.00	100.00	1.0	POR LOT 25 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-001-000	A	100.00	100.00	1.0	LOT 1 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-002-000	A	100.00	100.00	1.0	LOT 2 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-003-000	A	100.00	100.00	1.0	LOT 3 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-004-000	A	100.00	100.00	1.0	LOT 4 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-005-000	A	100.00	100.00	1.0	LOT 5 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-006-000	A	100.00	100.00	1.0	LOT 6 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-007-000	A	100.00	100.00	1.0	LOT 7 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-008-000	A	100.00	100.00	1.0	LOT 8 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-009-000	A	100.00	100.00	1.0	LOT 9 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-010-000	A	100.00	100.00	1.0	LOT 10 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-014-000	A	100.00	100.00	1.0	LOT 61 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-015-000	A	100.00	100.00	1.0	LOT 62 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-016-000	A	100.00	100.00	1.0	LOT 63 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-017-000	A	100.00	100.00	1.0	LOT 64 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-018-000	A	100.00	100.00	1.0	LOT 65 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-019-000	A	100.00	100.00	1.0	LOT 66 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-020-000	A	100.00	100.00	1.0	LOT 67 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-021-000	A	100.00	100.00	1.0	LOT 68 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-022-000	A	100.00	100.00	1.0	LOT 69 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-023-000	A	100.00	100.00	1.0	LOT 70 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-024-000	A	100.00	100.00	1.0	LOT 71 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-025-000	A	100.00	100.00	1.0	LOT 72 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-026-000	A	100.00	100.00	1.0	LOT 73 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-027-000	A	100.00	100.00	1.0	LOT 74 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-028-000	A	100.00	100.00	1.0	LOT 75 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-029-000	A	100.00	100.00	1.0	LOT 76 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-032-000	A	100.00	100.00	1.0	POR LOTS 59&60 WOODCREEK OAKS VILLAGE #12 PHA S-27
477-330-033-000	A	100.00	100.00	1.0	PORLOTS58 59 60 121&122WOODCREEK OAKS VILL#12PHA&B
477-330-034-000	A	100.00	100.00	1.0	POR LOTS 58 59 & 121 WOODCREEK OAKS VILL#12 PH A&B
477-340-001-000	A	100.00	100.00	1.0	LOT 84 WOODCREEK OAKS VILLAGE 7B S-32
477-340-002-000	A	100.00	100.00	1.0	LOT 85 WOODCREEK OAKS VILLAGE 7B S-32
477-340-003-000	A	100.00	100.00	1.0	LOT 86 WOODCREEK OAKS VILLAGE 7B S-32
477-340-004-000	A	100.00	100.00	1.0	LOT 87 WOODCREEK OAKS VILLAGE 7B S-32
477-340-005-000	A	100.00	100.00	1.0	LOT 88 WOODCREEK OAKS VILLAGE 7B S-32
477-340-006-000	A	100.00	100.00	1.0	LOT 89 WOODCREEK OAKS VILLAGE 7B S-32
477-340-007-000	A	100.00	100.00	1.0	LOT 90 WOODCREEK OAKS VILLAGE 7B S-32
477-340-008-000	A	100.00	100.00	1.0	LOT 91 WOODCREEK OAKS VILLAGE 7B S-32
477-340-009-000	A	100.00	100.00	1.0	LOT 92 WOODCREEK OAKS VILLAGE 7B S-32
477-340-010-000	A	100.00	100.00	1.0	LOT 93 WOODCREEK OAKS VILLAGE 7B S-32
477-340-011-000	A	100.00	100.00	1.0	LOT 94 WOODCREEK OAKS VILLAGE 7B S-32
477-340-012-000	A	100.00	100.00	1.0	LOT 95 WOODCREEK OAKS VILLAGE 7B S-32
477-340-013-000	A	100.00	100.00	1.0	LOT 96 WOODCREEK OAKS VILLAGE 7B S-32
477-340-014-000	A	100.00	100.00	1.0	LOT 97 WOODCREEK OAKS VILLAGE 7B S-32
477-340-015-000	A	100.00	100.00	1.0	LOT 98 WOODCREEK OAKS VILLAGE 7B S-32
477-340-016-000	A	100.00	100.00	1.0	LOT 99 WOODCREEK OAKS VILLAGE 7B S-32
477-340-017-000	A	100.00	100.00	1.0	LOT 100 WOODCREEK OAKS VILLAGE 7B S-32
477-340-018-000	A	100.00	100.00	1.0	LOT 101 WOODCREEK OAKS VILLAGE 7B S-32
477-340-019-000	A	100.00	100.00	1.0	LOT 102 WOODCREEK OAKS VILLAGE 7B S-32
477-340-020-000	A	100.00	100.00	1.0	LOT 103 WOODCREEK OAKS VILLAGE 7B S-32

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477-340-021-000	A	100.00	100.00	1.0	LOT 104 WOODCREEK OAKS VILLAGE 7B S-32
477-340-022-000	A	100.00	100.00	1.0	LOT 105 WOODCREEK OAKS VILLAGE 7B S-32
477-340-023-000	A	100.00	100.00	1.0	LOT 106 WOODCREEK OAKS VILLAGE 7B S-32
477-340-024-000	A	100.00	100.00	1.0	LOT 107 WOODCREEK OAKS VILLAGE 7B S-32
477-340-025-000	A	100.00	100.00	1.0	LOT 108 WOODCREEK OAKS VILLAGE 7B S-32
477-340-026-000	A	100.00	100.00	1.0	LOT 109 WOODCREEK OAKS VILLAGE 7B S-32
477-340-027-000	A	100.00	100.00	1.0	LOT 110 WOODCREEK OAKS VILLAGE 7B S-32
477-340-028-000	A	100.00	100.00	1.0	LOT 111 WOODCREEK OAKS VILLAGE 7B S-32
477-340-029-000	A	100.00	100.00	1.0	LOT 112 WOODCREEK OAKS VILLAGE 7B S-32
477-340-030-000	A	100.00	100.00	1.0	LOT 113 WOODCREEK OAKS VILLAGE 7B S-32
477-340-031-000	A	100.00	100.00	1.0	LOT 114 WOODCREEK OAKS VILLAGE 7B S-32
477-340-032-000	A	100.00	100.00	1.0	LOT 115 WOODCREEK OAKS VILLAGE 7B S-32
477-340-033-000	A	100.00	100.00	1.0	LOT 116 WOODCREEK OAKS VILLAGE 7B S-32
477-340-034-000	A	100.00	100.00	1.0	LOT 117 WOODCREEK OAKS VILLAGE 7B S-32
477-340-035-000	A	100.00	100.00	1.0	LOT 118 WOODCREEK OAKS VILLAGE 7B S-32
477-350-001-000	A	100.00	100.00	1.0	LOT 119 WOODCREEK OAKS VILLAGE 7C S-33
477-350-002-000	A	100.00	100.00	1.0	LOT 120 WOODCREEK OAKS VILLAGE 7C S-33
477-350-003-000	A	100.00	100.00	1.0	LOT 121 WOODCREEK OAKS VILLAGE 7C S-33
477-350-004-000	A	100.00	100.00	1.0	LOT 122 WOODCREEK OAKS VILLAGE 7C S-33
477-350-005-000	A	100.00	100.00	1.0	LOT 123 WOODCREEK OAKS VILLAGE 7C S-33
477-350-006-000	A	100.00	100.00	1.0	LOT 124 WOODCREEK OAKS VILLAGE 7C S-33
477-350-007-000	A	100.00	100.00	1.0	LOT 125 WOODCREEK OAKS VILLAGE 7C S-33
477-350-008-000	A	100.00	100.00	1.0	LOT 126 WOODCREEK OAKS VILLAGE 7C S-33
477-350-009-000	A	100.00	100.00	1.0	LOT 127 WOODCREEK OAKS VILLAGE 7C S-33
477-350-010-000	A	100.00	100.00	1.0	LOT 128 WOODCREEK OAKS VILLAGE 7C S-33
477-350-011-000	A	100.00	100.00	1.0	LOT 129 WOODCREEK OAKS VILLAGE 7C S-33
477-350-012-000	A	100.00	100.00	1.0	LOT 130 WOODCREEK OAKS VILLAGE 7C S-33
477-350-013-000	A	100.00	100.00	1.0	LOT 131 WOODCREEK OAKS VILLAGE 7C S-33
477-350-014-000	A	100.00	100.00	1.0	LOT 132 WOODCREEK OAKS VILLAGE 7C S-33
477-350-015-000	A	100.00	100.00	1.0	LOT 133 WOODCREEK OAKS VILLAGE 7C S-33
477-350-016-000	A	100.00	100.00	1.0	LOT 134 WOODCREEK OAKS VILLAGE 7C S-33
477-350-017-000	A	100.00	100.00	1.0	LOT 135 WOODCREEK OAKS VILLAGE 7C S-33
477-350-018-000	A	100.00	100.00	1.0	LOT 136 WOODCREEK OAKS VILLAGE 7C S-33
477-350-019-000	A	100.00	100.00	1.0	LOT 137 WOODCREEK OAKS VILLAGE 7C S-33
477-350-020-000	A	100.00	100.00	1.0	LOT 138 WOODCREEK OAKS VILLAGE 7C S-33
477-350-021-000	A	100.00	100.00	1.0	LOT 139 WOODCREEK OAKS VILLAGE 7C S-33
477-350-022-000	A	100.00	100.00	1.0	LOT 140 WOODCREEK OAKS VILLAGE 7C S-33
477-350-023-000	A	100.00	100.00	1.0	LOT 141 WOODCREEK OAKS VILLAGE 7C S-33
477-350-024-000	A	100.00	100.00	1.0	LOT 142 WOODCREEK OAKS VILLAGE 7C S-33
477-350-025-000	A	100.00	100.00	1.0	LOT 143 WOODCREEK OAKS VILLAGE 7C S-33
477-350-026-000	A	100.00	100.00	1.0	LOT 144 WOODCREEK OAKS VILLAGE 7C S-33
477-350-027-000	A	100.00	100.00	1.0	LOT 145 WOODCREEK OAKS VILLAGE 7C S-33
477-350-028-000	A	100.00	100.00	1.0	LOT 146 WOODCREEK OAKS VILLAGE 7C S-33
477-350-029-000	A	100.00	100.00	1.0	LOT 147 WOODCREEK OAKS VILLAGE 7C S-33
477-350-030-000	A	100.00	100.00	1.0	LOT 148 WOODCREEK OAKS VILLAGE 7C S-33
477-350-031-000	A	100.00	100.00	1.0	LOT 149 WOODCREEK OAKS VILLAGE 7C S-33
477-350-032-000	A	100.00	100.00	1.0	LOT 150 WOODCREEK OAKS VILLAGE 7C S-33
477-350-033-000	A	100.00	100.00	1.0	LOT 151 WOODCREEK OAKS VILLAGE 7C S-33
477-350-034-000	A	100.00	100.00	1.0	LOT 152 WOODCREEK OAKS VILLAGE 7C S-33
477-350-035-000	A	100.00	100.00	1.0	LOT 153 WOODCREEK OAKS VILLAGE 7C S-33
477-350-036-000	A	100.00	100.00	1.0	LOT 154 WOODCREEK OAKS VILLAGE 7C S-33
477-350-037-000	A	100.00	100.00	1.0	LOT 155 WOODCREEK OAKS VILLAGE 7C S-33
477-350-038-000	A	100.00	100.00	1.0	LOT 156 WOODCREEK OAKS VILLAGE 7C S-33
477-350-039-000	A	100.00	100.00	1.0	LOT 157 WOODCREEK OAKS VILLAGE 7C S-33
477-350-040-000	A	100.00	100.00	1.0	LOT 158 WOODCREEK OAKS VILLAGE 7C S-33
477-350-041-000	A	100.00	100.00	1.0	LOT 159 WOODCREEK OAKS VILLAGE 7C S-33
477-350-042-000	A	100.00	100.00	1.0	LOT 160 WOODCREEK OAKS VILLAGE 7C S-33
477-350-043-000	A	100.00	100.00	1.0	LOT 161 WOODCREEK OAKS VILLAGE 7C S-33
477-350-044-000	A	100.00	100.00	1.0	LOT 162 WOODCREEK OAKS VILLAGE 7C S-33
477-350-045-000	A	100.00	100.00	1.0	LOT 163 WOODCREEK OAKS VILLAGE 7C S-33
477-350-046-000	A	100.00	100.00	1.0	LOT 164 WOODCREEK OAKS VILLAGE 7C S-33
477-350-047-000	A	100.00	100.00	1.0	LOT 165 WOODCREEK OAKS VILLAGE 7C S-33
477-360-001-000	A	100.00	100.00	1.0	LOT 93 RIDGEWOOD UNIT 2 S-40
477-360-002-000	A	100.00	100.00	1.0	LOT 94 RIDGEWOOD UNIT 2 S-40

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477-360-003-000	A	100.00	100.00	1.0	LOT 95 RIDGEWOOD UNIT 2 S-40
477-360-004-000	A	100.00	100.00	1.0	LOT 96 RIDGEWOOD UNIT 2 S-40
477-360-005-000	A	100.00	100.00	1.0	LOT 97 RIDGEWOOD UNIT 2 S-40
477-360-006-000	A	100.00	100.00	1.0	LOT 98 RIDGEWOOD UNIT 2 S-40
477-360-007-000	A	100.00	100.00	1.0	LOT 99 RIDGEWOOD UNIT 2 S-40
477-360-008-000	A	100.00	100.00	1.0	LOT 100 RIDGEWOOD UNIT 2 S-40
477-360-009-000	A	100.00	100.00	1.0	LOT 101 RIDGEWOOD UNIT 2 S-40
477-360-010-000	A	100.00	100.00	1.0	LOT 102 RIDGEWOOD UNIT 2 S-40
477-360-011-000	A	100.00	100.00	1.0	LOT 103 RIDGEWOOD UNIT 2 S-40
477-360-012-000	A	100.00	100.00	1.0	LOT 104 RIDGEWOOD UNIT 2 S-40
477-360-013-000	A	100.00	100.00	1.0	LOT 105 RIDGEWOOD UNIT 2 S-40
477-360-014-000	A	100.00	100.00	1.0	LOT 106 RIDGEWOOD UNIT 2 S-40
477-360-015-000	A	100.00	100.00	1.0	LOT 107 RIDGEWOOD UNIT 2 S-40
477-360-016-000	A	100.00	100.00	1.0	LOT 108 RIDGEWOOD UNIT 2 S-40
477-360-017-000	A	100.00	100.00	1.0	LOT 109 RIDGEWOOD UNIT 2 S-40
477-360-018-000	A	100.00	100.00	1.0	LOT 110 RIDGEWOOD UNIT 2 S-40
477-360-019-000	A	100.00	100.00	1.0	LOT 111 RIDGEWOOD UNIT 2 S-40
477-360-020-000	A	100.00	100.00	1.0	LOT 112 RIDGEWOOD UNIT 2 S-40
477-360-021-000	A	100.00	100.00	1.0	LOT 113 RIDGEWOOD UNIT 2 S-40
477-360-022-000	A	100.00	100.00	1.0	LOT 114 RIDGEWOOD UNIT 2 S-40
477-360-023-000	A	100.00	100.00	1.0	LOT 115 RIDGEWOOD UNIT 2 S-40
477-360-024-000	A	100.00	100.00	1.0	LOT 116 RIDGEWOOD UNIT 2 S-40
477-360-025-000	A	100.00	100.00	1.0	LOT 117 RIDGEWOOD UNIT 2 S-40
477-360-026-000	A	100.00	100.00	1.0	LOT 118 RIDGEWOOD UNIT 2 S-40
477-360-027-000	A	100.00	100.00	1.0	LOT 119 RIDGEWOOD UNIT 2 S-40
477-360-028-000	A	100.00	100.00	1.0	LOT 120 RIDGEWOOD UNIT 2 S-40
477-360-029-000	A	100.00	100.00	1.0	LOT 121 RIDGEWOOD UNIT 2 S-40
477-360-030-000	A	100.00	100.00	1.0	LOT 122 RIDGEWOOD UNIT 2 S-40
477-360-031-000	A	100.00	100.00	1.0	LOT 123 RIDGEWOOD UNIT 2 S-40
477-360-032-000	A	100.00	100.00	1.0	LOT 124 RIDGEWOOD UNIT 2 S-40
477-360-033-000	A	100.00	100.00	1.0	LOT 125 RIDGEWOOD UNIT 2 S-40
477-360-034-000	A	100.00	100.00	1.0	LOT 126 RIDGEWOOD UNIT 2 S-40
477-360-035-000	A	100.00	100.00	1.0	LOT 127 RIDGEWOOD UNIT 2 S-40
477-360-036-000	A	100.00	100.00	1.0	LOT 128 RIDGEWOOD UNIT 2 S-40
477-360-037-000	A	100.00	100.00	1.0	LOT 129 RIDGEWOOD UNIT 2 S-40
477-360-038-000	A	100.00	100.00	1.0	LOT 130 RIDGEWOOD UNIT 2 S-40
477-360-039-000	A	100.00	100.00	1.0	LOT 131 RIDGEWOOD UNIT 2 S-40
477-360-040-000	A	100.00	100.00	1.0	LOT 132 RIDGEWOOD UNIT 2 S-40
477-360-041-000	A	100.00	100.00	1.0	LOT 133 RIDGEWOOD UNIT 2 S-40
477-360-042-000	A	100.00	100.00	1.0	LOT 134 RIDGEWOOD UNIT 2 S-40
477-360-043-000	A	100.00	100.00	1.0	LOT 135 RIDGEWOOD UNIT 2 S-40
477-360-044-000	A	100.00	100.00	1.0	LOT 136 RIDGEWOOD UNIT 2 S-40
477-360-045-000	A	100.00	100.00	1.0	LOT 137 RIDGEWOOD UNIT 2 S-40
477-360-046-000	A	100.00	100.00	1.0	LOT 138 RIDGEWOOD UNIT 2 S-40
477-360-047-000	A	100.00	100.00	1.0	LOT 139 RIDGEWOOD UNIT 2 S-40
477-360-048-000	A	100.00	100.00	1.0	LOT 140 RIDGEWOOD UNIT 2 S-40
477-360-049-000	A	100.00	100.00	1.0	LOT 141 RIDGEWOOD UNIT 2 S-40
477-360-050-000	A	100.00	100.00	1.0	LOT 142 RIDGEWOOD UNIT 2 S-40
477-360-051-000	A	100.00	100.00	1.0	LOT 143 RIDGEWOOD UNIT 2 S-40
477-360-052-000	A	100.00	100.00	1.0	LOT 144 RIDGEWOOD UNIT 2 S-40
477-360-053-000	A	100.00	100.00	1.0	LOT 145 RIDGEWOOD UNIT 2 S-40
477-360-054-000	A	100.00	100.00	1.0	LOT 146 RIDGEWOOD UNIT 2 S-40
477-360-055-000	A	100.00	100.00	1.0	LOT 147 RIDGEWOOD UNIT 2 S-40
477-360-056-000	A	100.00	100.00	1.0	LOT 148 RIDGEWOOD UNIT 2 S-40
477-360-057-000	A	100.00	100.00	1.0	LOT 149 RIDGEWOOD UNIT 2 S-40
477-360-058-000	A	100.00	100.00	1.0	LOT 150 RIDGEWOOD UNIT 2 S-40
477-360-059-000	A	100.00	100.00	1.0	LOT 151 RIDGEWOOD UNIT 2 S-40
477-360-060-000	A	100.00	100.00	1.0	LOT 152 RIDGEWOOD UNIT 2 S-40
477-360-061-000	A	100.00	100.00	1.0	LOT 153 RIDGEWOOD UNIT 2 S-40
477-360-062-000	A	100.00	100.00	1.0	LOT 154 RIDGEWOOD UNIT 2 S-40
477-360-063-000	A	100.00	100.00	1.0	LOT 155 RIDGEWOOD UNIT 2 S-40
477-360-064-000	A	100.00	100.00	1.0	LOT 156 RIDGEWOOD UNIT 2 S-40
477-360-065-000	A	100.00	100.00	1.0	LOT 157 RIDGEWOOD UNIT 2 S-40
477-360-066-000	A	100.00	100.00	1.0	LOT 158 RIDGEWOOD UNIT 2 S-40

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477-360-067-000	A	100.00	100.00	1.0	LOT 159 RIDGEWOOD UNIT 2 S-40
477-360-068-000	A	100.00	100.00	1.0	LOT 160 RIDGEWOOD UNIT 2 S-40
477-360-069-000	A	100.00	100.00	1.0	LOT 161 RIDGEWOOD UNIT 2 S-40
477-360-070-000	A	100.00	100.00	1.0	LOT 162 RIDGEWOOD UNIT 2 S-40
477-360-071-000	A	100.00	100.00	1.0	LOT 163 RIDGEWOOD UNIT 2 S-40
477-360-072-000	A	100.00	100.00	1.0	LOT 164 RIDGEWOOD UNIT 2 S-40
477-360-073-000	A	100.00	100.00	1.0	LOT 165 RIDGEWOOD UNIT 2 S-40
477-370-001-000	A	100.00	100.00	1.0	LOT 77 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-002-000	A	100.00	100.00	1.0	LOT 78 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-003-000	A	100.00	100.00	1.0	LOT 79 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-004-000	A	100.00	100.00	1.0	LOT 80 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-005-000	A	100.00	100.00	1.0	LOT 81 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-006-000	A	100.00	100.00	1.0	LOT 82 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-007-000	A	100.00	100.00	1.0	LOT 83 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-008-000	A	100.00	100.00	1.0	LOT 84 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-009-000	A	100.00	100.00	1.0	LOT 85 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-010-000	A	100.00	100.00	1.0	LOT 86 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-011-000	A	100.00	100.00	1.0	LOT 87 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-012-000	A	100.00	100.00	1.0	LOT 88 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-013-000	A	100.00	100.00	1.0	LOT 89 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-014-000	A	100.00	100.00	1.0	LOT 90 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-015-000	A	100.00	100.00	1.0	LOT 91 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-016-000	A	100.00	100.00	1.0	LOT 92 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-017-000	A	100.00	100.00	1.0	LOT 93 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-018-000	A	100.00	100.00	1.0	LOT 94 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-019-000	A	100.00	100.00	1.0	LOT 95 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-020-000	A	100.00	100.00	1.0	LOT 96 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-021-000	A	100.00	100.00	1.0	LOT 97 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-022-000	A	100.00	100.00	1.0	LOT 98 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-023-000	A	100.00	100.00	1.0	LOT 99 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-024-000	A	100.00	100.00	1.0	LOT 100 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-025-000	A	100.00	100.00	1.0	LOT 101 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-026-000	A	100.00	100.00	1.0	LOT 102 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-027-000	A	100.00	100.00	1.0	LOT 103 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-028-000	A	100.00	100.00	1.0	LOT 104 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-029-000	A	100.00	100.00	1.0	LOT 105 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-030-000	A	100.00	100.00	1.0	LOT 106 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-031-000	A	100.00	100.00	1.0	LOT 107 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-032-000	A	100.00	100.00	1.0	LOT 108 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-033-000	A	100.00	100.00	1.0	LOT 109 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-034-000	A	100.00	100.00	1.0	LOT 110 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-038-000	A	100.00	100.00	1.0	LOT 114 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-039-000	A	100.00	100.00	1.0	LOT 115 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-040-000	A	100.00	100.00	1.0	LOT 116 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-041-000	A	100.00	100.00	1.0	LOT 126 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-042-000	A	100.00	100.00	1.0	LOT 127 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-043-000	A	100.00	100.00	1.0	LOT 128 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-044-000	A	100.00	100.00	1.0	LOT 129 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-045-000	A	100.00	100.00	1.0	LOT 130 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-046-000	A	100.00	100.00	1.0	LOT 131 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-047-000	A	100.00	100.00	1.0	LOT 132 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-048-000	A	100.00	100.00	1.0	LOT 133 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-052-000	A	100.00	100.00	1.0	POR LOT 111 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-053-000	A	100.00	100.00	1.0	POR LOTS111&112 WOODCREEK OAKS VILLAGE#12 PHB S-51
477-370-054-000	A	100.00	100.00	1.0	LOT 113&POR112 WOODCREEK OAKS VILLAGE#12 PH B S-51
477-380-001-000	A	100.00	100.00	1.0	LOT 134 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-002-000	A	100.00	100.00	1.0	LOT 135 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-003-000	A	100.00	100.00	1.0	LOT 136 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-004-000	A	100.00	100.00	1.0	LOT 137 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-005-000	A	100.00	100.00	1.0	LOT 138 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-006-000	A	100.00	100.00	1.0	LOT 139 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-007-000	A	100.00	100.00	1.0	LOT 140 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-008-000	A	100.00	100.00	1.0	LOT 141 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-009-000	A	100.00	100.00	1.0	LOT 142 WOODCREEK OAKS VILLAGE #12 PH C S-52

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477-380-010-000	A	100.00	100.00	1.0	LOT 143 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-011-000	A	100.00	100.00	1.0	LOT 144 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-012-000	A	100.00	100.00	1.0	LOT 145 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-013-000	A	100.00	100.00	1.0	LOT 146 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-014-000	A	100.00	100.00	1.0	LOT 147 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-015-000	A	100.00	100.00	1.0	LOT 148 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-016-000	A	100.00	100.00	1.0	LOT 149 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-017-000	A	100.00	100.00	1.0	LOT 150 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-018-000	A	100.00	100.00	1.0	LOT 151 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-019-000	A	100.00	100.00	1.0	LOT 152 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-020-000	A	100.00	100.00	1.0	LOT 153 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-021-000	A	100.00	100.00	1.0	LOT 154 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-022-000	A	100.00	100.00	1.0	LOT 155 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-023-000	A	100.00	100.00	1.0	LOT 156 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-024-000	A	100.00	100.00	1.0	LOT 157 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-025-000	A	100.00	100.00	1.0	LOT 158 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-026-000	A	100.00	100.00	1.0	LOT 159 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-027-000	A	100.00	100.00	1.0	LOT 160 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-028-000	A	100.00	100.00	1.0	LOT 161 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-029-000	A	100.00	100.00	1.0	LOT 162 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-030-000	A	100.00	100.00	1.0	LOT 163 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-031-000	A	100.00	100.00	1.0	LOT 164 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-032-000	A	100.00	100.00	1.0	LOT 165 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-033-000	A	100.00	100.00	1.0	LOT 166 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-034-000	A	100.00	100.00	1.0	LOT 167 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-035-000	A	100.00	100.00	1.0	LOT 168 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-036-000	A	100.00	100.00	1.0	LOT 169 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-037-000	A	100.00	100.00	1.0	LOT 170 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-038-000	A	100.00	100.00	1.0	LOT 171 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-039-000	A	100.00	100.00	1.0	LOT 172 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-040-000	A	100.00	100.00	1.0	LOT 173 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-041-000	A	100.00	100.00	1.0	LOT 174 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-042-000	A	100.00	100.00	1.0	LOT 175 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-043-000	A	100.00	100.00	1.0	LOT 176 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-044-000	A	100.00	100.00	1.0	LOT 177 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-045-000	A	100.00	100.00	1.0	LOT 178 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-046-000	A	100.00	100.00	1.0	LOT 179 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-047-000	A	100.00	100.00	1.0	LOT 180 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-048-000	A	100.00	100.00	1.0	LOT 181 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-049-000	A	100.00	100.00	1.0	LOT 182 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-050-000	A	100.00	100.00	1.0	LOT 183 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-051-000	A	100.00	100.00	1.0	LOT 184 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-052-000	A	100.00	100.00	1.0	LOT 185 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-053-000	A	100.00	100.00	1.0	LOT 186 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-054-000	A	100.00	100.00	1.0	LOT 117 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-380-055-000	A	100.00	100.00	1.0	LOT 118 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-380-056-000	A	100.00	100.00	1.0	LOT 119 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-380-057-000	A	100.00	100.00	1.0	LOT 120 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-380-060-000	A	100.00	100.00	1.0	LOT 123 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-380-061-000	A	100.00	100.00	1.0	LOT 124 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-380-062-000	A	100.00	100.00	1.0	LOT 125 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-380-063-000	A	100.00	100.00	1.0	POR LOT 122 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-380-064-000	A	100.00	100.00	1.0	POR LOT 121 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-390-001-000	A	100.00	100.00	1.0	LOT 1 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-002-000	A	100.00	100.00	1.0	LOT 2 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-003-000	A	100.00	100.00	1.0	LOT 3 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-004-000	A	100.00	100.00	1.0	LOT 4 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-005-000	A	100.00	100.00	1.0	LOT 5 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-006-000	A	100.00	100.00	1.0	LOT 6 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-007-000	A	100.00	100.00	1.0	LOT 7 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-008-000	A	100.00	100.00	1.0	LOT 8 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-009-000	A	100.00	100.00	1.0	LOT 9 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-010-000	A	100.00	100.00	1.0	LOT 10 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-011-000	A	100.00	100.00	1.0	LOT 11 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74

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477-410-013-000	A	100.00	100.00	1.0	LOT 57 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-014-000	A	100.00	100.00	1.0	LOT 58 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-015-000	A	100.00	100.00	1.0	LOT 59 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-016-000	A	100.00	100.00	1.0	LOT 60 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-017-000	A	100.00	100.00	1.0	LOT 66 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-018-000	A	100.00	100.00	1.0	LOT 67 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-019-000	A	100.00	100.00	1.0	LOT 68 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-020-000	A	100.00	100.00	1.0	LOT 69 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-021-000	A	100.00	100.00	1.0	LOT 70 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-022-000	A	100.00	100.00	1.0	LOT 71 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-023-000	A	100.00	100.00	1.0	LOT 72 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-024-000	A	100.00	100.00	1.0	LOT 73 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-025-000	A	100.00	100.00	1.0	LOT 74 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-026-000	A	100.00	100.00	1.0	LOT 75 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-027-000	A	100.00	100.00	1.0	LOT 76 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-028-000	A	100.00	100.00	1.0	LOT 77 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-029-000	A	100.00	100.00	1.0	LOT 78 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-030-000	A	100.00	100.00	1.0	LOT 79 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-031-000	A	100.00	100.00	1.0	LOT 80 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-032-000	A	100.00	100.00	1.0	LOT 81 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-033-000	A	100.00	100.00	1.0	LOT 82 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-034-000	A	100.00	100.00	1.0	LOT 83 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-035-000	A	100.00	100.00	1.0	LOT 84 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-036-000	A	100.00	100.00	1.0	POR LOT 50 WOODCREEK OAKS VILLAGE 8 UNT B MOR S-74
477-410-038-000	A	100.00	100.00	1.0	LOT 49 & POR LOT 50 WOODCREEK OAKS VILLAGE8UN B MO
477-420-001-000	A	100.00	100.00	1.0	LOT 350 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-002-000	A	100.00	100.00	1.0	LOT 351 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-003-000	A	100.00	100.00	1.0	LOT 352 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-004-000	A	100.00	100.00	1.0	LOT 353 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-005-000	A	100.00	100.00	1.0	LOT 354 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-006-000	A	100.00	100.00	1.0	LOT 355 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-007-000	A	100.00	100.00	1.0	LOT 356 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-008-000	A	100.00	100.00	1.0	LOT 357 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-009-000	A	100.00	100.00	1.0	LOT 358 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-010-000	A	100.00	100.00	1.0	LOT 359 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-011-000	A	100.00	100.00	1.0	LOT 360 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-012-000	A	100.00	100.00	1.0	LOT 361 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-013-000	A	100.00	100.00	1.0	LOT 362 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-014-000	A	100.00	100.00	1.0	LOT 363 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-015-000	A	100.00	100.00	1.0	LOT 364 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-016-000	A	100.00	100.00	1.0	LOT 365 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-017-000	A	100.00	100.00	1.0	LOT 366 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-018-000	A	100.00	100.00	1.0	LOT 367 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-019-000	A	100.00	100.00	1.0	LOT 368 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-020-000	A	100.00	100.00	1.0	LOT 369 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-021-000	A	100.00	100.00	1.0	LOT 370 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-022-000	A	100.00	100.00	1.0	LOT 371 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-023-000	A	100.00	100.00	1.0	LOT 372 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-024-000	A	100.00	100.00	1.0	LOT 373 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-025-000	A	100.00	100.00	1.0	LOT 374 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-026-000	A	100.00	100.00	1.0	LOT 375 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-027-000	A	100.00	100.00	1.0	LOT 376 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-028-000	A	100.00	100.00	1.0	LOT 377 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-029-000	A	100.00	100.00	1.0	LOT 378 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-030-000	A	100.00	100.00	1.0	LOT 379 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-031-000	A	100.00	100.00	1.0	LOT 380 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-032-000	A	100.00	100.00	1.0	LOT 381 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-033-000	A	100.00	100.00	1.0	LOT 382 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-034-000	A	100.00	100.00	1.0	LOT 383 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-035-000	A	100.00	100.00	1.0	LOT 384 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-036-000	A	100.00	100.00	1.0	LOT 385 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-037-000	A	100.00	100.00	1.0	LOT 386 WOODCREEK OAKS VILLAGE 11 UNIT A T-7
477-420-038-000	A	100.00	100.00	1.0	LOT 387 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-039-000	A	100.00	100.00	1.0	LOT 388 WOODCREEK OAKS VILLAGE II UNIT A T-7

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-420-040-000	A	100.00	100.00	1.0	LOT 389 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-041-000	A	100.00	100.00	1.0	LOT 390 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-042-000	A	100.00	100.00	1.0	LOT 391 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-043-000	A	100.00	100.00	1.0	LOT 392 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-044-000	A	100.00	100.00	1.0	LOT 393 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-045-000	A	100.00	100.00	1.0	LOT 394 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-046-000	A	100.00	100.00	1.0	LOT 395 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-047-000	A	100.00	100.00	1.0	LOT 396 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-048-000	A	100.00	100.00	1.0	LOT 397 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-049-000	A	100.00	100.00	1.0	LOT 398 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-050-000	A	100.00	100.00	1.0	LOT 399 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-051-000	A	100.00	100.00	1.0	LOT 400 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-052-000	A	100.00	100.00	1.0	LOT 401 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-053-000	A	100.00	100.00	1.0	LOT 402 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-054-000	A	100.00	100.00	1.0	LOT 403 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-055-000	A	100.00	100.00	1.0	LOT 419 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-056-000	A	100.00	100.00	1.0	LOT 420 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-057-000	A	100.00	100.00	1.0	LOT 421 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-058-000	A	100.00	100.00	1.0	LOT 422 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-059-000	A	100.00	100.00	1.0	LOT 423 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-060-000	A	100.00	100.00	1.0	LOT 424 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-061-000	A	100.00	100.00	1.0	LOT 425 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-062-000	A	100.00	100.00	1.0	LOT 426 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-063-000	A	100.00	100.00	1.0	LOT 427 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-064-000	A	100.00	100.00	1.0	LOT 428 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-065-000	A	100.00	100.00	1.0	LOT 429 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-066-000	A	100.00	100.00	1.0	LOT 430 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-067-000	A	100.00	100.00	1.0	LOT 431 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-068-000	A	100.00	100.00	1.0	LOT 432 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-430-001-000	A	100.00	100.00	1.0	LOT 346 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-002-000	A	100.00	100.00	1.0	LOT 347 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-003-000	A	100.00	100.00	1.0	LOT 348 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-004-000	A	100.00	100.00	1.0	LOT 349 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-005-000	A	100.00	100.00	1.0	LOT 404 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-006-000	A	100.00	100.00	1.0	LOT 405 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-007-000	A	100.00	100.00	1.0	LOT 406 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-008-000	A	100.00	100.00	1.0	LOT 407 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-009-000	A	100.00	100.00	1.0	LOT 408 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-010-000	A	100.00	100.00	1.0	LOT 409 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-011-000	A	100.00	100.00	1.0	LOT 410 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-012-000	A	100.00	100.00	1.0	LOT 411 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-013-000	A	100.00	100.00	1.0	LOT 412 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-014-000	A	100.00	100.00	1.0	LOT 413 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-015-000	A	100.00	100.00	1.0	LOT 414 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-016-000	A	100.00	100.00	1.0	LOT 415 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-017-000	A	100.00	100.00	1.0	LOT 416 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-018-000	A	100.00	100.00	1.0	LOT 417 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-019-000	A	100.00	100.00	1.0	LOT 418 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-020-000	A	100.00	100.00	1.0	LOT 433 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-021-000	A	100.00	100.00	1.0	LOT 451 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-022-000	A	100.00	100.00	1.0	LOT 452 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-023-000	A	100.00	100.00	1.0	LOT 453 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-024-000	A	100.00	100.00	1.0	LOT 454 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-025-000	A	100.00	100.00	1.0	LOT 455 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-026-000	A	100.00	100.00	1.0	LOT 456 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-027-000	A	100.00	100.00	1.0	LOT 457 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-028-000	A	100.00	100.00	1.0	LOT 458 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-029-000	A	100.00	100.00	1.0	LOT 459 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-030-000	A	100.00	100.00	1.0	LOT 460 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-440-001-000	A	100.00	100.00	1.0	LOT 1 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-002-000	A	100.00	100.00	1.0	LOT 2 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-003-000	A	100.00	100.00	1.0	LOT 3 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-004-000	A	100.00	100.00	1.0	LOT 4 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-005-000	A	100.00	100.00	1.0	LOT 5 RIDGEWOOD OAKS UNIT NO 5 T-59

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-440-006-000	A	100.00	100.00	1.0	LOT 6 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-007-000	A	100.00	100.00	1.0	LOT 7 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-008-000	A	100.00	100.00	1.0	LOT 8 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-009-000	A	100.00	100.00	1.0	LOT 9 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-010-000	A	100.00	100.00	1.0	LOT 10 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-011-000	A	100.00	100.00	1.0	LOT 11 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-012-000	A	100.00	100.00	1.0	LOT 12 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-013-000	A	100.00	100.00	1.0	LOT 13 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-014-000	A	100.00	100.00	1.0	LOT 14 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-015-000	A	100.00	100.00	1.0	LOT 15 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-016-000	A	100.00	100.00	1.0	LOT 16 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-017-000	A	100.00	100.00	1.0	LOT 17 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-018-000	A	100.00	100.00	1.0	LOT 18 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-019-000	A	100.00	100.00	1.0	LOT 19 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-020-000	A	100.00	100.00	1.0	LOT 20 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-021-000	A	100.00	100.00	1.0	LOT 21 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-022-000	A	100.00	100.00	1.0	LOT 22 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-023-000	A	100.00	100.00	1.0	LOT 23 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-024-000	A	100.00	100.00	1.0	LOT 24 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-025-000	A	100.00	100.00	1.0	LOT 25 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-026-000	A	100.00	100.00	1.0	LOT 26 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-027-000	A	100.00	100.00	1.0	LOT 27 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-028-000	A	100.00	100.00	1.0	LOT 28 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-029-000	A	100.00	100.00	1.0	LOT 29 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-030-000	A	100.00	100.00	1.0	LOT 30 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-031-000	A	100.00	100.00	1.0	LOT 31 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-032-000	A	100.00	100.00	1.0	LOT 32 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-033-000	A	100.00	100.00	1.0	LOT 33 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-034-000	A	100.00	100.00	1.0	LOT 34 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-035-000	A	100.00	100.00	1.0	LOT 35 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-036-000	A	100.00	100.00	1.0	LOT 36 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-037-000	A	100.00	100.00	1.0	LOT 37 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-038-000	A	100.00	100.00	1.0	LOT 38 RIDGEWOOD OAKS UNIT NO 5 T-59
477-450-001-000	A	100.00	100.00	1.0	LOT 1 WOODCREEK OAKS VILL 4-PH A T-65
477-450-002-000	A	100.00	100.00	1.0	LOT 2 WOODCREEK OAKS VILL 4-PH A T-65
477-450-003-000	A	100.00	100.00	1.0	LOT 3 WOODCREEK OAKS VILL 4-PH A T-65
477-450-004-000	A	100.00	100.00	1.0	LOT 4 WOODCREEK OAKS VILL 4-PH A T-65
477-450-005-000	A	100.00	100.00	1.0	LOT 5 WOODCREEK OAKS VILL 4-PH A T-65
477-450-006-000	A	100.00	100.00	1.0	LOT 6 WOODCREEK OAKS VILL 4-PH A T-65
477-450-007-000	A	100.00	100.00	1.0	LOT 7 WOODCREEK OAKS VILL 4-PH A T-65
477-450-008-000	A	100.00	100.00	1.0	LOT 8 WOODCREEK OAKS VILL 4-PH A T-65
477-450-009-000	A	100.00	100.00	1.0	LOT 9 WOODCREEK OAKS VILL 4-PH A T-65
477-450-010-000	A	100.00	100.00	1.0	LOT 42 WOODCREEK OAKS VILL 4-PH A T-65
477-450-011-000	A	100.00	100.00	1.0	LOT 43 WOODCREEK OAKS VILL 4-PH A T-65
477-450-012-000	A	100.00	100.00	1.0	LOT 44 WOODCREEK OAKS VILL 4-PH A T-65
477-460-001-000	A	100.00	100.00	1.0	LOT 10 WOODCREEK OAKS VILL 4-PH A T-65
477-460-002-000	A	100.00	100.00	1.0	LOT 11 WOODCREEK OAKS VILL 4-PH A T-65
477-460-003-000	A	100.00	100.00	1.0	LOT 12 WOODCREEK OAKS VILL 4-PH A T-65
477-460-004-000	A	100.00	100.00	1.0	LOT 13 WOODCREEK OAKS VILL 4-PH A T-65
477-460-005-000	A	100.00	100.00	1.0	LOT 14 WOODCREEK OAKS VILL 4-PH A T-65
477-460-006-000	A	100.00	100.00	1.0	LOT 18 WOODCREEK OAKS VILL 4-PH A T-65
477-460-007-000	A	100.00	100.00	1.0	LOT 19 WOODCREEK OAKS VILL 4-PH A T-65
477-460-008-000	A	100.00	100.00	1.0	LOT 20 WOODCREEK OAKS VILL 4-PH A T-65
477-460-009-000	A	100.00	100.00	1.0	LOT 21 WOODCREEK OAKS VILL 4-PH A T-65
477-460-010-000	A	100.00	100.00	1.0	LOT 22 WOODCREEK OAKS VILL 4-PH A T-65
477-460-011-000	A	100.00	100.00	1.0	LOT 23 WOODCREEK OAKS VILL 4-PH A T-65
477-460-012-000	A	100.00	100.00	1.0	LOT 24 WOODCREEK OAKS VILL 4-PH A T-65
477-460-013-000	A	100.00	100.00	1.0	LOT 25 WOODCREEK OAKS VILL 4-PH A T-65
477-460-014-000	A	100.00	100.00	1.0	LOT 26 WOODCREEK OAKS VILL 4-PH A T-65
477-460-015-000	A	100.00	100.00	1.0	LOT 37 WOODCREEK OAKS VILL 4-PH A T-65
477-460-016-000	A	100.00	100.00	1.0	LOT 38 WOODCREEK OAKS VILL 4-PH A T-65
477-460-017-000	A	100.00	100.00	1.0	LOT 39 WOODCREEK OAKS VILL 4-PH A T-65
477-460-018-000	A	100.00	100.00	1.0	LOT 40 WOODCREEK OAKS VILL 4-PH A T-65
477-460-019-000	A	100.00	100.00	1.0	LOT 41 WOODCREEK OAKS VILL 4-PH A T-65

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-470-001-000	A	100.00	100.00	1.0	LOT 16 WOODCREEK OAKS VILL 4-PH A T-65
477-470-002-000	A	100.00	100.00	1.0	LOT 15 WOODCREEK OAKS VILL 4-PH A T-65
477-470-003-000	A	100.00	100.00	1.0	LOT 17 WOODCREEK OAKS VILL 4-PH A T-65
477-470-004-000	A	100.00	100.00	1.0	LOT 27 WOODCREEK OAKS VILL 4-PH A T-65
477-470-005-000	A	100.00	100.00	1.0	LOT 28 WOODCREEK OAKS VILL 4-PH A T-65
477-470-006-000	A	100.00	100.00	1.0	LOT 29 WOODCREEK OAKS VILL 4-PH A T-65
477-470-007-000	A	100.00	100.00	1.0	LOT 30 WOODCREEK OAKS VILL 4-PH A T-65
477-470-008-000	A	100.00	100.00	1.0	LOT 31 WOODCREEK OAKS VILL 4-PH A T-65
477-470-009-000	A	100.00	100.00	1.0	LOT 32 WOODCREEK OAKS VILL 4-PH A T-65
477-470-010-000	A	100.00	100.00	1.0	LOT 33 WOODCREEK OAKS VILL 4-PH A T-65
477-470-011-000	A	100.00	100.00	1.0	LOT 34 WOODCREEK OAKS VILL 4-PH A T-65
477-470-012-000	A	100.00	100.00	1.0	LOT 35 WOODCREEK OAKS VILL 4-PH A T-65
477-470-013-000	A	100.00	100.00	1.0	LOT 36 WOODCREEK OAKS VILL 4-PH A T-65
477-480-001-000	A	100.00	100.00	1.0	LOT 45 WOODCREEK OAKS VILL 4 PHASE B T-66
477-480-002-000	A	100.00	100.00	1.0	LOT 46 WOODCREEK OAKS VILL 4 PHASE B T-66
477-480-003-000	A	100.00	100.00	1.0	LOT 47 WOODCREEK OAKS VILL 4 PHASE B T-66
477-480-004-000	A	100.00	100.00	1.0	LOT 48 WOODCREEK OAKS VILL 4 PHASE B T-66
477-480-005-000	A	100.00	100.00	1.0	LOT 49 WOODCREEK OAKS VILL 4 PHASE B T-66
477-480-006-000	A	100.00	100.00	1.0	LOT 50 WOODCREEK OAKS VILL 4 PHASE B T-66
477-480-007-000	A	100.00	100.00	1.0	LOT 51 WOODCREEK OAKS VILL 4 PHASE B T-66
477-480-008-000	A	100.00	100.00	1.0	LOT 52 WOODCREEK OAKS VILL 4 PHASE B T-66
477-480-009-000	A	100.00	100.00	1.0	LOT 53 WOODCREEK OAKS VILL 4 PHASE B T-66
477-480-010-000	A	100.00	100.00	1.0	LOT 54 WOODCREEK OAKS VILL 4 PHASE B T-66
477-480-011-000	A	100.00	100.00	1.0	LOT 87 WOODCREEK OAKS VILL 4 PHASE B T-66
477-480-012-000	A	100.00	100.00	1.0	LOT 88 WOODCREEK OAKS VILL 4 PHASE B T-66
477-480-013-000	A	100.00	100.00	1.0	LOT 89 WOODCREEK OAKS VILL 4 PHASE B T-66
477-480-014-000	A	100.00	100.00	1.0	LOT 90 WOODCREEK OAKS VILL 4 PHASE B T-66
477-480-015-000	A	100.00	100.00	1.0	LOT 98 WOODCREEK OAKS VILL 4 PHASE B T-66
477-480-016-000	A	100.00	100.00	1.0	LOT 99 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-001-000	A	100.00	100.00	1.0	LOT 55 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-002-000	A	100.00	100.00	1.0	LOT 56 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-003-000	A	100.00	100.00	1.0	LOT 57 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-004-000	A	100.00	100.00	1.0	LOT 58 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-005-000	A	100.00	100.00	1.0	LOT 59 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-006-000	A	100.00	100.00	1.0	LOT 60 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-007-000	A	100.00	100.00	1.0	LOT 77 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-008-000	A	100.00	100.00	1.0	LOT 78 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-009-000	A	100.00	100.00	1.0	LOT 79 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-010-000	A	100.00	100.00	1.0	LOT 80 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-011-000	A	100.00	100.00	1.0	LOT 81 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-012-000	A	100.00	100.00	1.0	LOT 82 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-013-000	A	100.00	100.00	1.0	LOT 83 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-014-000	A	100.00	100.00	1.0	LOT 84 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-015-000	A	100.00	100.00	1.0	LOT 85 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-016-000	A	100.00	100.00	1.0	LOT 86 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-017-000	A	100.00	100.00	1.0	LOT 91 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-018-000	A	100.00	100.00	1.0	LOT 92 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-019-000	A	100.00	100.00	1.0	LOT 93 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-020-000	A	100.00	100.00	1.0	LOT 94 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-021-000	A	100.00	100.00	1.0	LOT 95 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-022-000	A	100.00	100.00	1.0	LOT 96 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-023-000	A	100.00	100.00	1.0	LOT 97 WOODCREEK OAKS VILL 4 PHASE B T-66
477-500-001-000	A	100.00	100.00	1.0	LOT 61 WOODCREEK OAKS VILL 4-PH B T-66
477-500-002-000	A	100.00	100.00	1.0	LOT 62 WOODCREEK OAKS VILL 4-PH B T-66
477-500-003-000	A	100.00	100.00	1.0	LOT 63 WOODCREEK OAKS VILL 4-PH B T-66
477-500-004-000	A	100.00	100.00	1.0	LOT 64 WOODCREEK OAKS VILL 4-PH B T-66
477-500-005-000	A	100.00	100.00	1.0	LOT 65 WOODCREEK OAKS VILL 4-PH B T-66
477-500-006-000	A	100.00	100.00	1.0	LOT 66 WOODCREEK OAKS VILL 4-PH B T-66
477-500-007-000	A	100.00	100.00	1.0	LOT 67 WOODCREEK OAKS VILL 4-PH B T-66
477-500-008-000	A	100.00	100.00	1.0	LOT 68 WOODCREEK OAKS VILL 4-PH B T-66
477-500-009-000	A	100.00	100.00	1.0	LOT 69 WOODCREEK OAKS VILL 4-PH B T-66
477-500-010-000	A	100.00	100.00	1.0	LOT 70 WOODCREEK OAKS VILL 4-PH B T-66
477-500-011-000	A	100.00	100.00	1.0	LOT 71 WOODCREEK OAKS VILL 4-PH B T-66
477-500-012-000	A	100.00	100.00	1.0	LOT 72 WOODCREEK OAKS VILL 4-PH B T-66

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477-500-013-000	A	100.00	100.00	1.0	LOT 73 WOODCREEK OAKS VILL 4-PH B T-66
477-500-014-000	A	100.00	100.00	1.0	LOT 74 WOODCREEK OAKS VILL 4-PH B T-66
477-500-015-000	A	100.00	100.00	1.0	LOT 75 WOODCREEK OAKS VILL 4-PH B T-66
477-500-016-000	A	100.00	100.00	1.0	LOT 76 WOODCREEK OAKS VILL 4-PH B T-66
477-510-001-000	A	100.00	100.00	1.0	LOT 302 WOODCREEK OAKS VILL 3 T-67
477-510-002-000	A	100.00	100.00	1.0	LOT 303 WOODCREEK OAKS VILL 3 T-67
477-510-003-000	A	100.00	100.00	1.0	LOT 304 WOODCREEK OAKS VILL 3 T-67
477-510-004-000	A	100.00	100.00	1.0	LOT 305 WOODCREEK OAKS VILL 3 T-67
477-510-005-000	A	100.00	100.00	1.0	LOT 306 WOODCREEK OAKS VILL 3 T-67
477-510-006-000	A	100.00	100.00	1.0	LOT 307 WOODCREEK OAKS VILL 3 T-67
477-510-007-000	A	100.00	100.00	1.0	LOT 308 WOODCREEK OAKS VILL 3 T-67
477-510-008-000	A	100.00	100.00	1.0	LOT 309 WOODCREEK OAKS VILL 3 T-67
477-510-009-000	A	100.00	100.00	1.0	LOT 310 WOODCREEK OAKS VILL 3 MOR T-67
477-510-010-000	A	100.00	100.00	1.0	LOT 311 WOODCREEK OAKS VILL 3 T-67
477-510-011-000	A	100.00	100.00	1.0	LOT 312 WOODCREEK OAKS VILL 3 T-67
477-510-012-000	A	100.00	100.00	1.0	LOT 313 WOODCREEK OAKS VILL 3 T-67
477-510-013-000	A	100.00	100.00	1.0	LOT 314 WOODCREEK OAKS VILL 3 T-67
477-510-014-000	A	100.00	100.00	1.0	LOT 315 WOODCREEK OAKS VILL 3 T-67
477-510-015-000	A	100.00	100.00	1.0	LOT 316 WOODCREEK OAKS VILL 3 T-67
477-520-001-000	A	100.00	100.00	1.0	LOT 274 WOODCREEK OAKS VILL 3 T-67
477-520-002-000	A	100.00	100.00	1.0	LOT 275 WOODCREEK OAKS VILL 3 T-67
477-520-003-000	A	100.00	100.00	1.0	LOT 276 WOODCREEK OAKS VILL 3 T-67
477-520-004-000	A	100.00	100.00	1.0	LOT 277 WOODCREEK OAKS VILL 3 T-67
477-520-005-000	A	100.00	100.00	1.0	LOT 278 WOODCREEK OAKS VILL 3 T-67
477-520-006-000	A	100.00	100.00	1.0	LOT 279 WOODCREEK OAKS VILL 3 T-67
477-520-007-000	A	100.00	100.00	1.0	LOT 292 WOODCREEK OAKS VILL 3 T-67
477-520-008-000	A	100.00	100.00	1.0	LOT 293 WOODCREEK OAKS VILL 3 T-67
477-520-009-000	A	100.00	100.00	1.0	LOT 294 WOODCREEK OAKS VILL 3 T-67
477-520-010-000	A	100.00	100.00	1.0	LOT 295 WOODCREEK OAKS VILL 3 T-67
477-520-011-000	A	100.00	100.00	1.0	LOT 296 WOODCREEK OAKS VILL 3 T-67
477-520-012-000	A	100.00	100.00	1.0	LOT 297 WOODCREEK OAKS VILL 3 T-67
477-520-013-000	A	100.00	100.00	1.0	LOT 298 WOODCREEK OAKS VILL 3 T-67
477-520-014-000	A	100.00	100.00	1.0	LOT 299 WOODCREEK OAKS VILL 3 T-67
477-520-015-000	A	100.00	100.00	1.0	LOT 300 WOODCREEK OAKS VILL 3 T-67
477-520-016-000	A	100.00	100.00	1.0	LOT 301 WOODCREEK OAKS VILL 3 T-67
477-530-001-000	A	100.00	100.00	1.0	LOT 234 WOODCREEK OAKS VILL 3 T-67
477-530-002-000	A	100.00	100.00	1.0	LOT 235 WOODCREEK OAKS VILL 3 T-67
477-530-003-000	A	100.00	100.00	1.0	LOT 236 WOODCREEK OAKS VILL 3 T-67
477-530-004-000	A	100.00	100.00	1.0	LOT 237 WOODCREEK OAKS VILL 3 T-67
477-530-005-000	A	100.00	100.00	1.0	LOT 250 WOODCREEK OAKS VILL 3 T-67
477-530-006-000	A	100.00	100.00	1.0	LOT 251 WOODCREEK OAKS VILL 3 T-67
477-530-007-000	A	100.00	100.00	1.0	LOT 252 WOODCREEK OAKS VILL 3 T-67
477-530-008-000	A	100.00	100.00	1.0	LOT 253 WOODCREEK OAKS VILL 3 T-67
477-530-009-000	A	100.00	100.00	1.0	LOT 261 WOODCREEK OAKS VILL 3 T-67
477-530-010-000	A	100.00	100.00	1.0	LOT 262 WOODCREEK OAKS VILL 3 T-67
477-530-011-000	A	100.00	100.00	1.0	LOT 263 WOODCREEK OAKS VILL 3 T-67
477-530-012-000	A	100.00	100.00	1.0	LOT 264 WOODCREEK OAKS VILL 3 T-67
477-530-013-000	A	100.00	100.00	1.0	LOT 265 WOODCREEK OAKS VILL 3 T-67
477-530-014-000	A	100.00	100.00	1.0	LOT 266 WOODCREEK OAKS VILL 3 T-67
477-530-015-000	A	100.00	100.00	1.0	LOT 267 WOODCREEK OAKS VILL 3 T-67
477-530-016-000	A	100.00	100.00	1.0	LOT 268 WOODCREEK OAKS VILL 3 T-67
477-530-017-000	A	100.00	100.00	1.0	LOT 269 WOODCREEK OAKS VILL 3 T-67
477-530-018-000	A	100.00	100.00	1.0	LOT 270 WOODCREEK OAKS VILL 3 T-67
477-530-019-000	A	100.00	100.00	1.0	LOT 271 WOODCREEK OAKS VILL 3 T-67
477-530-020-000	A	100.00	100.00	1.0	LOT 272 WOODCREEK OAKS VILL 3 T-67
477-530-021-000	A	100.00	100.00	1.0	LOT 273 WOODCREEK OAKS VILL 3 T-67
477-530-022-000	A	100.00	100.00	1.0	LOT 280 WOODCREEK OAKS VILL 3 T-67
477-530-023-000	A	100.00	100.00	1.0	LOT 281 WOODCREEK OAKS VILL 3 T-67
477-530-024-000	A	100.00	100.00	1.0	LOT 282 WOODCREEK OAKS VILL 3 T-67
477-530-025-000	A	100.00	100.00	1.0	LOT 283 WOODCREEK OAKS VILL 3 T-67
477-530-026-000	A	100.00	100.00	1.0	LOT 284 WOODCREEK OAKS VILL 3 T-67
477-530-027-000	A	100.00	100.00	1.0	LOT 285 WOODCREEK OAKS VILL 3 T-67
477-530-028-000	A	100.00	100.00	1.0	LOT 286 WOODCREEK OAKS VILL 3 T-67
477-530-029-000	A	100.00	100.00	1.0	LOT 287 WOODCREEK OAKS VILL 3 T-67

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-530-030-000	A	100.00	100.00	1.0	LOT 288 WOODCREEK OAKS VILL 3 T-67
477-530-031-000	A	100.00	100.00	1.0	LOT 289 WOODCREEK OAKS VILL 3 T-67
477-530-032-000	A	100.00	100.00	1.0	LOT 290 WOODCREEK OAKS VILL 3 T-67
477-530-033-000	A	100.00	100.00	1.0	LOT 291 WOODCREEK OAKS VILL 3 T-67
477-540-001-000	A	100.00	100.00	1.0	LOT 238 WOODCREEK OAKS VILL 3 T-67
477-540-002-000	A	100.00	100.00	1.0	LOT 239 WOODCREEK OAKS VILL 3 T-67
477-540-003-000	A	100.00	100.00	1.0	LOT 240 WOODCREEK OAKS VILL 3 T-67
477-540-004-000	A	100.00	100.00	1.0	LOT 241 WOODCREEK OAKS VILL 3 T-67
477-540-005-000	A	100.00	100.00	1.0	LOT 242 WOODCREEK OAKS VILL 3 T-67
477-540-006-000	A	100.00	100.00	1.0	LOT 243 WOODCREEK OAKS VILL 3 T-67
477-540-007-000	A	100.00	100.00	1.0	LOT 244 WOODCREEK OAKS VILL 3 T-67
477-540-008-000	A	100.00	100.00	1.0	LOT 245 WOODCREEK OAKS VILL 3 T-67
477-540-009-000	A	100.00	100.00	1.0	LOT 246 WOODCREEK OAKS VILL 3 T-67
477-540-010-000	A	100.00	100.00	1.0	LOT 247 WOODCREEK OAKS VILL 3 T-67
477-540-011-000	A	100.00	100.00	1.0	LOT 248 WOODCREEK OAKS VILL 3 T-67
477-540-012-000	A	100.00	100.00	1.0	LOT 249 WOODCREEK OAKS VILL 3 T-67
477-540-013-000	A	100.00	100.00	1.0	LOT 254 WOODCREEK OAKS VILL 3 T-67
477-540-014-000	A	100.00	100.00	1.0	LOT 255 WOODCREEK OAKS VILL 3 T-67
477-540-015-000	A	100.00	100.00	1.0	LOT 256 WOODCREEK OAKS VILL 3 T-67
477-540-016-000	A	100.00	100.00	1.0	LOT 257 WOODCREEK OAKS VILL 3 T-67
477-540-017-000	A	100.00	100.00	1.0	LOT 258 WOODCREEK OAKS VILL 3 T-67
477-540-018-000	A	100.00	100.00	1.0	LOT 259 WOODCREEK OAKS VILL 3 T-67
477-540-019-000	A	100.00	100.00	1.0	LOT 260 WOODCREEK OAKS VILL 3 T-67
477-550-001-000	A	100.00	100.00	1.0	LOT 34 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-002-000	A	100.00	100.00	1.0	LOT 35 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-003-000	A	100.00	100.00	1.0	LOT 36 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-004-000	A	100.00	100.00	1.0	LOT 37 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-005-000	A	100.00	100.00	1.0	LOT 38 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-006-000	A	100.00	100.00	1.0	LOT 39 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-007-000	A	100.00	100.00	1.0	LOT 40 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-008-000	A	100.00	100.00	1.0	LOT 41 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-009-000	A	100.00	100.00	1.0	LOT 42 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-010-000	A	100.00	100.00	1.0	LOT 43 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-011-000	A	100.00	100.00	1.0	LOT 46 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-012-000	A	100.00	100.00	1.0	LOT 47 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-013-000	A	100.00	100.00	1.0	LOT 48 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-014-000	A	100.00	100.00	1.0	LOT 49 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-015-000	A	100.00	100.00	1.0	LOT 50 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-016-000	A	100.00	100.00	1.0	LOT 51 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-017-000	A	100.00	100.00	1.0	LOT 52 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-018-000	A	100.00	100.00	1.0	LOT 53 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-019-000	A	100.00	100.00	1.0	LOT 54 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-020-000	A	100.00	100.00	1.0	LOT 55 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-021-000	A	100.00	100.00	1.0	LOT 56 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-022-000	A	100.00	100.00	1.0	LOT 57 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-023-000	A	100.00	100.00	1.0	LOT 58 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-024-000	A	100.00	100.00	1.0	LOT 59 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-025-000	A	100.00	100.00	1.0	LOT 60 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-026-000	A	100.00	100.00	1.0	LOT 61 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-027-000	A	100.00	100.00	1.0	LOT 62 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-028-000	A	100.00	100.00	1.0	LOT 63 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-029-000	A	100.00	100.00	1.0	LOT 64 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-030-000	A	100.00	100.00	1.0	LOT 65 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-031-000	A	100.00	100.00	1.0	LOT 66 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-032-000	A	100.00	100.00	1.0	LOT 67 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-001-000	A	100.00	100.00	1.0	LOT 1 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-002-000	A	100.00	100.00	1.0	LOT 2 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-003-000	A	100.00	100.00	1.0	LOT 3 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-004-000	A	100.00	100.00	1.0	LOT 4 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-005-000	A	100.00	100.00	1.0	LOT 5 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-006-000	A	100.00	100.00	1.0	LOT 6 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-007-000	A	100.00	100.00	1.0	LOT 7 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-008-000	A	100.00	100.00	1.0	LOT 8 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-009-000	A	100.00	100.00	1.0	LOT 9 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68

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Northwest Roseville Landscaping & Lighting District
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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-570-039-000	A	100.00	100.00	1.0	LOT 448 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-040-000	A	100.00	100.00	1.0	LOT 449 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-041-000	A	100.00	100.00	1.0	LOT 450 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-042-000	A	100.00	100.00	1.0	LOT 461 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-580-001-000	A	100.00	100.00	1.0	LOT 81 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-002-000	A	100.00	100.00	1.0	LOT 82 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-003-000	A	100.00	100.00	1.0	LOT 83 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-004-000	A	100.00	100.00	1.0	LOT 84 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-005-000	A	100.00	100.00	1.0	LOT 85 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-006-000	A	100.00	100.00	1.0	LOT 86 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-007-000	A	100.00	100.00	1.0	LOT 87 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-008-000	A	100.00	100.00	1.0	LOT 88 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-009-000	A	100.00	100.00	1.0	LOT 89 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-010-000	A	100.00	100.00	1.0	LOT 90 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-011-000	A	100.00	100.00	1.0	LOT 91 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-012-000	A	100.00	100.00	1.0	LOT 92 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-013-000	A	100.00	100.00	1.0	LOT 93 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-014-000	A	100.00	100.00	1.0	LOT 94 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-015-000	A	100.00	100.00	1.0	LOT 95 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-016-000	A	100.00	100.00	1.0	LOT 96 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-017-000	A	100.00	100.00	1.0	LOT 97 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-018-000	A	100.00	100.00	1.0	LOT 98 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-019-000	A	100.00	100.00	1.0	LOT 99 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-020-000	A	100.00	100.00	1.0	LOT 100 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-021-000	A	100.00	100.00	1.0	LOT 101 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-022-000	A	100.00	100.00	1.0	LOT 102 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-023-000	A	100.00	100.00	1.0	LOT 103 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-024-000	A	100.00	100.00	1.0	LOT 104 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-025-000	A	100.00	100.00	1.0	LOT 105 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-026-000	A	100.00	100.00	1.0	LOT 106 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-027-000	A	100.00	100.00	1.0	LOT 107 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-028-000	A	100.00	100.00	1.0	LOT 108 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-590-001-000	A	100.00	100.00	1.0	LOT 68 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-590-002-000	A	100.00	100.00	1.0	LOT 69 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-590-003-000	A	100.00	100.00	1.0	LOT 70 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-590-004-000	A	100.00	100.00	1.0	LOT 71 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-590-005-000	A	100.00	100.00	1.0	LOT 72 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-590-006-000	A	100.00	100.00	1.0	LOT 73 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-590-007-000	A	100.00	100.00	1.0	LOT 74 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-590-008-000	A	100.00	100.00	1.0	LOT 75 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-590-009-000	A	100.00	100.00	1.0	LOT 76 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-590-010-000	A	100.00	100.00	1.0	LOT 77 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-590-011-000	A	100.00	100.00	1.0	LOT 78 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-590-012-000	A	100.00	100.00	1.0	LOT 79 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-590-013-000	A	100.00	100.00	1.0	LOT 80 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-590-014-000	A	100.00	100.00	1.0	LOT 109 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-590-015-000	A	100.00	100.00	1.0	LOT 110 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-590-016-000	A	100.00	100.00	1.0	LOT 111 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-600-001-000	A	100.00	100.00	1.0	LOT 157 WOODCREEK OAKS VILL 2 U-20
477-600-002-000	A	100.00	100.00	1.0	LOT 158 WOODCREEK OAKS VILL 2 U-20
477-600-003-000	A	100.00	100.00	1.0	LOT 159 WOODCREEK OAKS VILL 2 U-20
477-600-004-000	A	100.00	100.00	1.0	LOT 160 WOODCREEK OAKS VILL 2 U-20
477-600-005-000	A	100.00	100.00	1.0	LOT 161 WOODCREEK OAKS VILL 2 U-20
477-600-006-000	A	100.00	100.00	1.0	LOT 162 WOODCREEK OAKS VILL 2 U-20
477-600-007-000	A	100.00	100.00	1.0	LOT 188 WOODCREEK OAKS VILL 2 U-20
477-600-008-000	A	100.00	100.00	1.0	LOT 189 WOODCREEK OAKS VILL 2 U-20
477-600-009-000	A	100.00	100.00	1.0	LOT 190 WOODCREEK OAKS VILL 2 U-20
477-600-010-000	A	100.00	100.00	1.0	LOT 191 WOODCREEK OAKS VILL 2 U-20
477-600-011-000	A	100.00	100.00	1.0	LOT 192 WOODCREEK OAKS VILL 2 U-20
477-600-012-000	A	100.00	100.00	1.0	LOT 193 WOODCREEK OAKS VILL 2 U-20
477-600-013-000	A	100.00	100.00	1.0	LOT 194 WOODCREEK OAKS VILL 2 U-20
477-600-014-000	A	100.00	100.00	1.0	LOT 195 WOODCREEK OAKS VILL 2 U-20
477-600-015-000	A	100.00	100.00	1.0	LOT 196 WOODCREEK OAKS VILL 2 U-20
477-600-016-000	A	100.00	100.00	1.0	LOT 197 WOODCREEK OAKS VILL 2 U-20

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477-600-017-000	A	100.00	100.00	1.0	LOT 198 WOODCREEK OAKS VILL 2 U-20
477-600-018-000	A	100.00	100.00	1.0	LOT 199 WOODCREEK OAKS VILL 2 U-20
477-600-019-000	A	100.00	100.00	1.0	LOT 200 WOODCREEK OAKS VILL 2 U-20
477-600-020-000	A	100.00	100.00	1.0	LOT 201 WOODCREEK OAKS VILL 2 U-20
477-610-001-000	A	100.00	100.00	1.0	LOT 163 WOODCREEK OAKS VILL 2 U-20
477-610-002-000	A	100.00	100.00	1.0	LOT 164 WOODCREEK OAKS VILL 2 U-20
477-610-003-000	A	100.00	100.00	1.0	LOT 165 WOODCREEK OAKS VILL 2 U-20
477-610-004-000	A	100.00	100.00	1.0	LOT 166 WOODCREEK OAKS VILL 2 U-20
477-610-005-000	A	100.00	100.00	1.0	LOT 167 WOODCREEK OAKS VILL 2 U-20
477-610-006-000	A	100.00	100.00	1.0	LOT 168 WOODCREEK OAKS VILL 2 U-20
477-610-007-000	A	100.00	100.00	1.0	LOT 169 WOODCREEK OAKS VILL 2 U-20
477-610-008-000	A	100.00	100.00	1.0	LOT 170 WOODCREEK OAKS VILL 2 U-20
477-610-009-000	A	100.00	100.00	1.0	LOT 171 WOODCREEK OAKS VILL 2 U-20
477-610-010-000	A	100.00	100.00	1.0	LOT 172 WOODCREEK OAKS VILL 2 U-20
477-610-011-000	A	100.00	100.00	1.0	LOT 173 WOODCREEK OAKS VILL 2 U-20
477-610-012-000	A	100.00	100.00	1.0	LOT 174 WOODCREEK OAKS VILL 2 U-20
477-610-013-000	A	100.00	100.00	1.0	LOT 175 WOODCREEK OAKS VILL 2 U-20
477-610-014-000	A	100.00	100.00	1.0	LOT 176 WOODCREEK OAKS VILL 2 U-20
477-610-015-000	A	100.00	100.00	1.0	LOT 177 WOODCREEK OAKS VILL 2 U-20
477-610-016-000	A	100.00	100.00	1.0	LOT 178 WOODCREEK OAKS VILL 2 U-20
477-610-017-000	A	100.00	100.00	1.0	LOT 179 WOODCREEK OAKS VILL 2 U-20
477-610-018-000	A	100.00	100.00	1.0	LOT 180 WOODCREEK OAKS VILL 2 U-20
477-610-019-000	A	100.00	100.00	1.0	LOT 181 WOODCREEK OAKS VILL 2 U-20
477-610-020-000	A	100.00	100.00	1.0	LOT 182 WOODCREEK OAKS VILL 2 U-20
477-610-021-000	A	100.00	100.00	1.0	LOT 183 WOODCREEK OAKS VILL 2 U-20
477-610-022-000	A	100.00	100.00	1.0	LOT 184 WOODCREEK OAKS VILL 2 U-20
477-610-023-000	A	100.00	100.00	1.0	LOT 226 WOODCREEK OAKS VILL 2 U-20
477-610-024-000	A	100.00	100.00	1.0	LOT 227 WOODCREEK OAKS VILL 2 U-20
477-610-025-000	A	100.00	100.00	1.0	LOT 228 WOODCREEK OAKS VILL 2 U-20
477-610-026-000	A	100.00	100.00	1.0	LOT 229 WOODCREEK OAKS VILL 2 U-20
477-610-027-000	A	100.00	100.00	1.0	LOT 230 WOODCREEK OAKS VILL 2 U-20
477-610-028-000	A	100.00	100.00	1.0	LOT 231 WOODCREEK OAKS VILL 2 U-20
477-610-029-000	A	100.00	100.00	1.0	LOT 232 WOODCREEK OAKS VILL 2 U-20
477-610-030-000	A	100.00	100.00	1.0	LOT 233 WOODCREEK OAKS VILL 2 U-20
477-620-001-000	A	100.00	100.00	1.0	LOT 185 WOODCREEK OAKS VILL 2 U-20
477-620-002-000	A	100.00	100.00	1.0	LOT 186 WOODCREEK OAKS VILL 2 U-20
477-620-003-000	A	100.00	100.00	1.0	LOT 187 WOODCREEK OAKS VILL 2 U-20
477-620-004-000	A	100.00	100.00	1.0	LOT 202 WOODCREEK OAKS VILL 2 U-20
477-620-005-000	A	100.00	100.00	1.0	LOT 203 WOODCREEK OAKS VILL 2 U-20
477-620-006-000	A	100.00	100.00	1.0	LOT 204 WOODCREEK OAKS VILL 2 U-20
477-620-007-000	A	100.00	100.00	1.0	LOT 205 WOODCREEK OAKS VILL 2 U-20
477-620-008-000	A	100.00	100.00	1.0	LOT 206 WOODCREEK OAKS VILL 2 U-20
477-620-009-000	A	100.00	100.00	1.0	LOT 207 WOODCREEK OAKS VILL 2 U-20
477-620-010-000	A	100.00	100.00	1.0	LOT 208 WOODCREEK OAKS VILL 2 U-20
477-620-011-000	A	100.00	100.00	1.0	LOT 209 WOODCREEK OAKS VILL 2 U-20
477-620-012-000	A	100.00	100.00	1.0	LOT 210 WOODCREEK OAKS VILL 2 U-20
477-620-013-000	A	100.00	100.00	1.0	LOT 211 WOODCREEK OAKS VILL 2 U-20
477-620-014-000	A	100.00	100.00	1.0	LOT 212 WOODCREEK OAKS VILL 2 U-20
477-620-015-000	A	100.00	100.00	1.0	LOT 213 WOODCREEK OAKS VILL 2 U-20
477-620-016-000	A	100.00	100.00	1.0	LOT 214 WOODCREEK OAKS VILL 2 U-20
477-620-017-000	A	100.00	100.00	1.0	LOT 215 WOODCREEK OAKS VILL 2 U-20
477-620-018-000	A	100.00	100.00	1.0	LOT 216 WOODCREEK OAKS VILL 2 U-20
477-620-019-000	A	100.00	100.00	1.0	LOT 217 WOODCREEK OAKS VILL 2 U-20
477-620-020-000	A	100.00	100.00	1.0	LOT 218 WOODCREEK OAKS VILL 2 U-20
477-620-021-000	A	100.00	100.00	1.0	LOT 219 WOODCREEK OAKS VILL 2 U-20
477-620-022-000	A	100.00	100.00	1.0	LOT 220 WOODCREEK OAKS VILL 2 U-20
477-620-023-000	A	100.00	100.00	1.0	LOT 221 WOODCREEK OAKS VILL 2 U-20
477-620-024-000	A	100.00	100.00	1.0	LOT 222 WOODCREEK OAKS VILL 2 U-20
477-620-025-000	A	100.00	100.00	1.0	LOT 223 WOODCREEK OAKS VILL 2 U-20
477-620-026-000	A	100.00	100.00	1.0	LOT 224 WOODCREEK OAKS VILL 2 U-20
477-620-027-000	A	100.00	100.00	1.0	LOT 225 WOODCREEK OAKS VILL 2 U-20
477-630-001-000	A	100.00	100.00	1.0	LOT 139 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-002-000	A	100.00	100.00	1.0	LOT 140 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-003-000	A	100.00	100.00	1.0	LOT 141 WOODCREEK OAKS VILLAGE 5A MOR U-56

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-630-004-000	A	100.00	100.00	1.0	LOT 142 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-005-000	A	100.00	100.00	1.0	LOT 143 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-006-000	A	100.00	100.00	1.0	LOT 144 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-007-000	A	100.00	100.00	1.0	LOT 145 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-008-000	A	100.00	100.00	1.0	LOT 146 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-009-000	A	100.00	100.00	1.0	LOT 147 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-010-000	A	100.00	100.00	1.0	LOT 148 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-011-000	A	100.00	100.00	1.0	LOT 149 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-012-000	A	100.00	100.00	1.0	LOT 150 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-013-000	A	100.00	100.00	1.0	LOT 151 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-014-000	A	100.00	100.00	1.0	LOT 152 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-015-000	A	100.00	100.00	1.0	LOT 153 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-016-000	A	100.00	100.00	1.0	LOT 154 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-017-000	A	100.00	100.00	1.0	LOT 155 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-018-000	A	100.00	100.00	1.0	LOT 156 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-019-000	A	100.00	100.00	1.0	LOT 157 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-020-000	A	100.00	100.00	1.0	LOT 158 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-021-000	A	100.00	100.00	1.0	LOT 159 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-001-000	A	100.00	100.00	1.0	LOT 100 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-002-000	A	100.00	100.00	1.0	LOT 101 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-003-000	A	100.00	100.00	1.0	LOT 102 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-004-000	A	100.00	100.00	1.0	LOT 103 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-005-000	A	100.00	100.00	1.0	LOT 132 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-006-000	A	100.00	100.00	1.0	LOT 133 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-007-000	A	100.00	100.00	1.0	LOT 134 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-008-000	A	100.00	100.00	1.0	LOT 135 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-009-000	A	100.00	100.00	1.0	LOT 136 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-010-000	A	100.00	100.00	1.0	LOT 137 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-011-000	A	100.00	100.00	1.0	LOT 138 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-012-000	A	100.00	100.00	1.0	LOT 160 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-013-000	A	100.00	100.00	1.0	LOT 161 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-014-000	A	100.00	100.00	1.0	LOT 162 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-015-000	A	100.00	100.00	1.0	LOT 163 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-016-000	A	100.00	100.00	1.0	LOT 164 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-017-000	A	100.00	100.00	1.0	LOT 189 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-018-000	A	100.00	100.00	1.0	LOT 190 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-019-000	A	100.00	100.00	1.0	LOT 191 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-020-000	A	100.00	100.00	1.0	LOT 192 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-021-000	A	100.00	100.00	1.0	LOT 193 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-022-000	A	100.00	100.00	1.0	LOT 194 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-023-000	A	100.00	100.00	1.0	LOT 195 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-650-001-000	A	100.00	100.00	1.0	LOT 112 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-002-000	A	100.00	100.00	1.0	LOT 113 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-003-000	A	100.00	100.00	1.0	LOT 114 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-004-000	A	100.00	100.00	1.0	LOT 115 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-005-000	A	100.00	100.00	1.0	LOT 116 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-006-000	A	100.00	100.00	1.0	LOT 117 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-007-000	A	100.00	100.00	1.0	LOT 118 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-008-000	A	100.00	100.00	1.0	LOT 119 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-009-000	A	100.00	100.00	1.0	LOT 120 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-010-000	A	100.00	100.00	1.0	LOT 121 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-011-000	A	100.00	100.00	1.0	LOT 122 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-012-000	A	100.00	100.00	1.0	LOT 123 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-013-000	A	100.00	100.00	1.0	LOT 124 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-014-000	A	100.00	100.00	1.0	LOT 125 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-015-000	A	100.00	100.00	1.0	LOT 126 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-016-000	A	100.00	100.00	1.0	LOT 127 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-017-000	A	100.00	100.00	1.0	LOT 128 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-018-000	A	100.00	100.00	1.0	LOT 129 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-019-000	A	100.00	100.00	1.0	LOT 130 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-020-000	A	100.00	100.00	1.0	LOT 131 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-021-000	A	100.00	100.00	1.0	LOT 132 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-022-000	A	100.00	100.00	1.0	LOT 133 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-023-000	A	100.00	100.00	1.0	LOT 134 WOODCREEK OAKS UNIT #1 PH C MOR U-75

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477-650-024-000	A	100.00	100.00	1.0	LOT 135 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-025-000	A	100.00	100.00	1.0	LOT 136 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-026-000	A	100.00	100.00	1.0	LOT 137 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-027-000	A	100.00	100.00	1.0	LOT 138 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-028-000	A	100.00	100.00	1.0	LOT 139 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-029-000	A	100.00	100.00	1.0	LOT 140 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-030-000	A	100.00	100.00	1.0	LOT 141 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-031-000	A	100.00	100.00	1.0	LOT 142 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-032-000	A	100.00	100.00	1.0	LOT 143 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-033-000	A	100.00	100.00	1.0	LOT 144 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-034-000	A	100.00	100.00	1.0	LOT 145 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-035-000	A	100.00	100.00	1.0	LOT 146 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-036-000	A	100.00	100.00	1.0	LOT 147 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-037-000	A	100.00	100.00	1.0	LOT 148 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-038-000	A	100.00	100.00	1.0	LOT 149 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-039-000	A	100.00	100.00	1.0	LOT 150 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-040-000	A	100.00	100.00	1.0	LOT 151 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-041-000	A	100.00	100.00	1.0	LOT 152 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-042-000	A	100.00	100.00	1.0	LOT 153 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-043-000	A	100.00	100.00	1.0	LOT 154 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-044-000	A	100.00	100.00	1.0	LOT 155 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-045-000	A	100.00	100.00	1.0	LOT 156 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-660-001-000	A	100.00	100.00	1.0	LOT 104 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-002-000	A	100.00	100.00	1.0	LOT 105 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-003-000	A	100.00	100.00	1.0	LOT 106 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-004-000	A	100.00	100.00	1.0	LOT 107 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-005-000	A	100.00	100.00	1.0	LOT 108 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-006-000	A	100.00	100.00	1.0	LOT 109 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-007-000	A	100.00	100.00	1.0	LOT 110 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-008-000	A	100.00	100.00	1.0	LOT 111 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-009-000	A	100.00	100.00	1.0	LOT 112 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-010-000	A	100.00	100.00	1.0	LOT 113 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-011-000	A	100.00	100.00	1.0	LOT 114 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-012-000	A	100.00	100.00	1.0	LOT 115 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-013-000	A	100.00	100.00	1.0	LOT 116 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-014-000	A	100.00	100.00	1.0	LOT 117 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-015-000	A	100.00	100.00	1.0	LOT 118 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-016-000	A	100.00	100.00	1.0	LOT 119 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-017-000	A	100.00	100.00	1.0	LOT 120 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-018-000	A	100.00	100.00	1.0	LOT 121 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-019-000	A	100.00	100.00	1.0	LOT 122 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-020-000	A	100.00	100.00	1.0	LOT 123 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-021-000	A	100.00	100.00	1.0	LOT 124 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-022-000	A	100.00	100.00	1.0	LOT 125 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-023-000	A	100.00	100.00	1.0	LOT 126 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-024-000	A	100.00	100.00	1.0	LOT 127 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-025-000	A	100.00	100.00	1.0	LOT 128 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-026-000	A	100.00	100.00	1.0	LOT 129 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-027-000	A	100.00	100.00	1.0	LOT 130 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-028-000	A	100.00	100.00	1.0	LOT 131 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-029-000	A	100.00	100.00	1.0	LOT 165 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-030-000	A	100.00	100.00	1.0	LOT 166 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-031-000	A	100.00	100.00	1.0	LOT 167 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-032-000	A	100.00	100.00	1.0	LOT 168 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-033-000	A	100.00	100.00	1.0	LOT 169 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-034-000	A	100.00	100.00	1.0	LOT 170 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-035-000	A	100.00	100.00	1.0	LOT 171 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-036-000	A	100.00	100.00	1.0	LOT 172 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-037-000	A	100.00	100.00	1.0	LOT 173 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-038-000	A	100.00	100.00	1.0	LOT 174 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-039-000	A	100.00	100.00	1.0	LOT 175 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-040-000	A	100.00	100.00	1.0	LOT 176 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-041-000	A	100.00	100.00	1.0	LOT 177 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-042-000	A	100.00	100.00	1.0	LOT 178 WOODCREEK OAKS VILLAGE 5B MOR V-28

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477-660-043-000	A	100.00	100.00	1.0	LOT 179 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-044-000	A	100.00	100.00	1.0	LOT 180 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-045-000	A	100.00	100.00	1.0	LOT 181 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-046-000	A	100.00	100.00	1.0	LOT 182 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-047-000	A	100.00	100.00	1.0	LOT 183 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-048-000	A	100.00	100.00	1.0	LOT 184 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-049-000	A	100.00	100.00	1.0	LOT 185 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-050-000	A	100.00	100.00	1.0	LOT 186 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-051-000	A	100.00	100.00	1.0	LOT 187 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-052-000	A	100.00	100.00	1.0	LOT 188 WOODCREEK OAKS VILLAGE 5B MOR V-28
480-010-001-000	A	100.00	100.00	1.0	LOT 1 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-002-000	A	100.00	100.00	1.0	LOT 2 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-003-000	A	100.00	100.00	1.0	LOT 3 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-004-000	A	100.00	100.00	1.0	LOT 4 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-005-000	A	100.00	100.00	1.0	LOT 5 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-006-000	A	100.00	100.00	1.0	LOT 6 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-007-000	A	100.00	100.00	1.0	LOT 7 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-008-000	A	100.00	100.00	1.0	LOT 8 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-009-000	A	100.00	100.00	1.0	LOT 9 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-010-000	A	100.00	100.00	1.0	LOT 10 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-011-000	A	100.00	100.00	1.0	LOT 11 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-012-000	A	100.00	100.00	1.0	LOT 12 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-013-000	A	100.00	100.00	1.0	LOT 13 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-014-000	A	100.00	100.00	1.0	LOT 14 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-015-000	A	100.00	100.00	1.0	LOT 15 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-016-000	A	100.00	100.00	1.0	LOT 16 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-017-000	A	100.00	100.00	1.0	LOT 17 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-018-000	A	100.00	100.00	1.0	LOT 18 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-019-000	A	100.00	100.00	1.0	LOT 19 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-020-000	A	100.00	100.00	1.0	LOT 20 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-021-000	A	100.00	100.00	1.0	LOT 21 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-022-000	A	100.00	100.00	1.0	LOT 22 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-023-000	A	100.00	100.00	1.0	LOT 23 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-024-000	A	100.00	100.00	1.0	LOT 24 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-025-000	A	100.00	100.00	1.0	LOT 25 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-026-000	A	100.00	100.00	1.0	LOT 26 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-027-000	A	100.00	100.00	1.0	LOT 27 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-028-000	A	100.00	100.00	1.0	LOT 28 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-029-000	A	100.00	100.00	1.0	LOT 29 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-030-000	A	100.00	100.00	1.0	LOT 30 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-031-000	A	100.00	100.00	1.0	LOT 31 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-032-000	A	100.00	100.00	1.0	LOT 32 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-033-000	A	100.00	100.00	1.0	LOT 33 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-034-000	A	100.00	100.00	1.0	LOT 34 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-035-000	A	100.00	100.00	1.0	LOT 35 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-036-000	A	100.00	100.00	1.0	LOT 36 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-037-000	A	100.00	100.00	1.0	LOT 37 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-038-000	A	100.00	100.00	1.0	LOT 38 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-039-000	A	100.00	100.00	1.0	LOT 39 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-040-000	A	100.00	100.00	1.0	LOT 40 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-041-000	A	100.00	100.00	1.0	LOT 41 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-042-000	A	100.00	100.00	1.0	LOT 42 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-043-000	A	100.00	100.00	1.0	LOT 43 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-044-000	A	100.00	100.00	1.0	LOT 44 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-045-000	A	100.00	100.00	1.0	LOT 45 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-046-000	A	100.00	100.00	1.0	LOT 46 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-047-000	A	100.00	100.00	1.0	LOT 47 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-048-000	A	100.00	100.00	1.0	LOT 48 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-049-000	A	100.00	100.00	1.0	LOT 49 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-050-000	A	100.00	100.00	1.0	LOT 50 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-051-000	A	100.00	100.00	1.0	LOT 51 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-052-000	A	100.00	100.00	1.0	LOT 52 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-053-000	A	100.00	100.00	1.0	LOT 53 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-054-000	A	100.00	100.00	1.0	LOT 54 SILVERADO VILLAGE UNIT 2 PHASE A S-38

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480-010-055-000	A	100.00	100.00	1.0	LOT 55 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-056-000	A	100.00	100.00	1.0	LOT 56 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-057-000	A	100.00	100.00	1.0	LOT 57 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-058-000	A	100.00	100.00	1.0	LOT 58 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-059-000	A	100.00	100.00	1.0	LOT 59 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-060-000	A	100.00	100.00	1.0	LOT 60 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-061-000	A	100.00	100.00	1.0	LOT 61 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-062-000	A	100.00	100.00	1.0	LOT 62 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-063-000	A	100.00	100.00	1.0	LOT 63 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-064-000	A	100.00	100.00	1.0	LOT 64 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-065-000	A	100.00	100.00	1.0	LOT 65 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-066-000	A	100.00	100.00	1.0	LOT 66 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-067-000	A	100.00	100.00	1.0	LOT 67 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-068-000	A	100.00	100.00	1.0	LOT 68 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-069-000	A	100.00	100.00	1.0	LOT 69 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-070-000	A	100.00	100.00	1.0	LOT 70 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-071-000	A	100.00	100.00	1.0	LOT 71 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-072-000	A	100.00	100.00	1.0	LOT 72 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-073-000	A	100.00	100.00	1.0	LOT 73 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-074-000	A	100.00	100.00	1.0	LOT 74 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-075-000	A	100.00	100.00	1.0	LOT 75 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-076-000	A	100.00	100.00	1.0	LOT 76 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-077-000	A	100.00	100.00	1.0	LOT 77 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-078-000	A	100.00	100.00	1.0	LOT 78 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-079-000	A	100.00	100.00	1.0	LOT 79 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-080-000	A	100.00	100.00	1.0	LOT 80 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-020-001-000	A	100.00	100.00	1.0	LOT 81 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-002-000	A	100.00	100.00	1.0	LOT 82 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-003-000	A	100.00	100.00	1.0	LOT 83 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-004-000	A	100.00	100.00	1.0	LOT 84 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-005-000	A	100.00	100.00	1.0	LOT 85 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-006-000	A	100.00	100.00	1.0	LOT 86 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-007-000	A	100.00	100.00	1.0	LOT 87 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-008-000	A	100.00	100.00	1.0	LOT 88 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-009-000	A	100.00	100.00	1.0	LOT 89 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-010-000	A	100.00	100.00	1.0	LOT 90 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-011-000	A	100.00	100.00	1.0	LOT 91 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-012-000	A	100.00	100.00	1.0	LOT 92 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-013-000	A	100.00	100.00	1.0	LOT 93 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-014-000	A	100.00	100.00	1.0	LOT 94 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-015-000	A	100.00	100.00	1.0	LOT 95 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-016-000	A	100.00	100.00	1.0	LOT 96 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-017-000	A	100.00	100.00	1.0	LOT 97 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-018-000	A	100.00	100.00	1.0	LOT 98 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-019-000	A	100.00	100.00	1.0	LOT 99 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-020-000	A	100.00	100.00	1.0	LOT 100 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-021-000	A	100.00	100.00	1.0	LOT 101 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-022-000	A	100.00	100.00	1.0	LOT 102 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-023-000	A	100.00	100.00	1.0	LOT 103 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-024-000	A	100.00	100.00	1.0	LOT 104 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-025-000	A	100.00	100.00	1.0	LOT 105 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-026-000	A	100.00	100.00	1.0	LOT 106 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-027-000	A	100.00	100.00	1.0	LOT 107 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-028-000	A	100.00	100.00	1.0	LOT 108 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-029-000	A	100.00	100.00	1.0	LOT 109 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-030-000	A	100.00	100.00	1.0	LOT 110 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-031-000	A	100.00	100.00	1.0	LOT 111 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-032-000	A	100.00	100.00	1.0	LOT 112 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-033-000	A	100.00	100.00	1.0	LOT 113 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-034-000	A	100.00	100.00	1.0	LOT 114 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-035-000	A	100.00	100.00	1.0	LOT 115 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-036-000	A	100.00	100.00	1.0	LOT 116 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-037-000	A	100.00	100.00	1.0	LOT 117 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-038-000	A	100.00	100.00	1.0	LOT 118 SILVERADO VILLAGE UNIT 2 PH B S-39

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
480-020-039-000	A	100.00	100.00	1.0	LOT 119 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-040-000	A	100.00	100.00	1.0	LOT 120 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-041-000	A	100.00	100.00	1.0	LOT 121 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-042-000	A	100.00	100.00	1.0	LOT 122 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-043-000	A	100.00	100.00	1.0	LOT 123 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-044-000	A	100.00	100.00	1.0	LOT 124 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-045-000	A	100.00	100.00	1.0	LOT 125 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-046-000	A	100.00	100.00	1.0	LOT 126 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-047-000	A	100.00	100.00	1.0	LOT 127 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-048-000	A	100.00	100.00	1.0	LOT 128 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-049-000	A	100.00	100.00	1.0	LOT 129 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-050-000	A	100.00	100.00	1.0	LOT 130 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-051-000	A	100.00	100.00	1.0	LOT 131 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-052-000	A	100.00	100.00	1.0	LOT 132 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-053-000	A	100.00	100.00	1.0	LOT 133 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-054-000	A	100.00	100.00	1.0	LOT 134 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-055-000	A	100.00	100.00	1.0	LOT 135 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-056-000	A	100.00	100.00	1.0	LOT 136 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-057-000	A	100.00	100.00	1.0	LOT 137 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-058-000	A	100.00	100.00	1.0	LOT 138 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-059-000	A	100.00	100.00	1.0	LOT 139 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-060-000	A	100.00	100.00	1.0	LOT 140 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-061-000	A	100.00	100.00	1.0	LOT 141 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-062-000	A	100.00	100.00	1.0	LOT 142 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-063-000	A	100.00	100.00	1.0	LOT 143 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-064-000	A	100.00	100.00	1.0	LOT 144 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-065-000	A	100.00	100.00	1.0	LOT 145 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-066-000	A	100.00	100.00	1.0	LOT 146 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-067-000	A	100.00	100.00	1.0	LOT 147 SILVERADO VILLAGE UNIT 2 PH B S-39
480-030-001-000	A	100.00	100.00	1.0	LOT 48 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-002-000	A	100.00	100.00	1.0	LOT 49 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-003-000	A	100.00	100.00	1.0	LOT 50 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-005-000	A	100.00	100.00	1.0	LOT 52 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-006-000	A	100.00	100.00	1.0	LOT 53 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-007-000	A	100.00	100.00	1.0	LOT 54 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-008-000	A	100.00	100.00	1.0	LOT 55 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-009-000	A	100.00	100.00	1.0	LOT 56 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-010-000	A	100.00	100.00	1.0	LOT 57 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-011-000	A	100.00	100.00	1.0	LOT 58 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-012-000	A	100.00	100.00	1.0	LOT 59 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-013-000	A	100.00	100.00	1.0	LOT 94 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-014-000	A	100.00	100.00	1.0	LOT 95 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-015-000	A	100.00	100.00	1.0	LOT 96 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-016-000	A	100.00	100.00	1.0	LOT 97 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-017-000	A	100.00	100.00	1.0	LOT 98 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-018-000	A	100.00	100.00	1.0	LOT 99 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-019-000	A	100.00	100.00	1.0	LOT 100 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-020-000	A	100.00	100.00	1.0	LOT 101 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-021-000	A	100.00	100.00	1.0	LOT 102 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-022-000	A	100.00	100.00	1.0	LOT 103 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-023-000	A	100.00	100.00	1.0	LOT 104 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-024-000	A	100.00	100.00	1.0	LOT 105 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-025-000	A	100.00	100.00	1.0	LOT 106 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-026-000	A	100.00	100.00	1.0	LOT 113 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-027-000	A	100.00	100.00	1.0	LOT 114 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-028-000	A	100.00	100.00	1.0	LOT 115 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-029-000	A	100.00	100.00	1.0	LOT 116 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-030-000	A	100.00	100.00	1.0	LOT 117 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-033-000	A	100.00	100.00	1.0	LOT 51 & X SILVERADO OAKS UT #7 PH A T-77
480-040-001-000	A	100.00	100.00	1.0	LOT 36 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-002-000	A	100.00	100.00	1.0	LOT 37 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-003-000	A	100.00	100.00	1.0	LOT 38 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-004-000	A	100.00	100.00	1.0	LOT 39 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-005-000	A	100.00	100.00	1.0	LOT 40 SILVERADO OAKS UNIT NO 7 PH A T-77

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
480-040-006-000	A	100.00	100.00	1.0	LOT 41 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-007-000	A	100.00	100.00	1.0	LOT 42 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-008-000	A	100.00	100.00	1.0	LOT 43 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-009-000	A	100.00	100.00	1.0	LOT 44 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-010-000	A	100.00	100.00	1.0	LOT 45 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-011-000	A	100.00	100.00	1.0	LOT 46 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-012-000	A	100.00	100.00	1.0	LOT 47 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-013-000	A	100.00	100.00	1.0	LOT 107 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-014-000	A	100.00	100.00	1.0	LOT 108 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-015-000	A	100.00	100.00	1.0	LOT 109 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-016-000	A	100.00	100.00	1.0	LOT 110 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-017-000	A	100.00	100.00	1.0	LOT 111 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-018-000	A	100.00	100.00	1.0	LOT 112 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-019-000	A	100.00	100.00	1.0	LOT 118 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-020-000	A	100.00	100.00	1.0	LOT 119 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-021-000	A	100.00	100.00	1.0	LOT 120 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-022-000	A	100.00	100.00	1.0	LOT 121 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-023-000	A	100.00	100.00	1.0	LOT 122 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-024-000	A	100.00	100.00	1.0	LOT 91 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-025-000	A	100.00	100.00	1.0	LOT 92 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-026-000	A	100.00	100.00	1.0	LOT 93 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-001-000	A	100.00	100.00	1.0	LOT 1 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-002-000	A	100.00	100.00	1.0	LOT 2 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-003-000	A	100.00	100.00	1.0	LOT 3 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-004-000	A	100.00	100.00	1.0	LOT 4 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-005-000	A	100.00	100.00	1.0	LOT 5 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-006-000	A	100.00	100.00	1.0	LOT 6 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-007-000	A	100.00	100.00	1.0	LOT 7 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-008-000	A	100.00	100.00	1.0	LOT 8 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-009-000	A	100.00	100.00	1.0	LOT 9 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-010-000	A	100.00	100.00	1.0	LOT 10 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-011-000	A	100.00	100.00	1.0	LOT 11 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-012-000	A	100.00	100.00	1.0	LOT 12 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-017-000	A	100.00	100.00	1.0	LOT 17 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-018-000	A	100.00	100.00	1.0	LOT 18 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-019-000	A	100.00	100.00	1.0	LOT 19 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-020-000	A	100.00	100.00	1.0	LOT 20 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-022-000	A	100.00	100.00	1.0	POR LOT 13 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-023-000	A	100.00	100.00	1.0	POR LTS 13 & 14 SILVERADO OAKSU NIT NO 7 PH A T-77
480-050-024-000	A	100.00	100.00	1.0	LT15&PORLTS14&16SILVERADO OAKS UNIT NO 7 A T-77
480-050-025-000	A	100.00	100.00	1.0	POR LOT 16 SILVERADO OAKS UNIT NO 7 PH A T-77
480-060-001-000	A	100.00	100.00	1.0	LOT 21 SILVERADO OAKS UNIT NO 7 PH A T-77
480-060-002-000	A	100.00	100.00	1.0	LOT 22 SILVERADO OAKS UNIT NO 7 PH A T-77
480-060-003-000	A	100.00	100.00	1.0	LOT 23 SILVERADO OAKS UNIT NO 7 PH A T-77
480-060-004-000	A	100.00	100.00	1.0	LOT 24 SILVERADO OAKS UNIT NO 7 PH A T-77
480-060-005-000	A	100.00	100.00	1.0	LOT 25 SILVERADO OAKS UNIT NO 7 PH A T-77
480-060-006-000	A	100.00	100.00	1.0	LOT 26 SILVERADO OAKS UNIT NO 7 PH A T-77
480-060-007-000	A	100.00	100.00	1.0	LOT 27 SILVERADO OAKS UNIT NO 7 PH A T-77
480-060-008-000	A	100.00	100.00	1.0	LOT 28 SILVERADO OAKS UNIT NO 7 PH A T-77
480-060-009-000	A	100.00	100.00	1.0	LOT 29 SILVERADO OAKS UNIT NO 7 PH A T-77
480-060-010-000	A	100.00	100.00	1.0	LOT 30 SILVERADO OAKS UNIT NO 7 PH A T-77
480-060-011-000	A	100.00	100.00	1.0	LOT 31 SILVERADO OAKS UNIT NO 7 PH A T-77
480-060-012-000	A	100.00	100.00	1.0	LOT 32 SILVERADO OAKS UNIT NO 7 PH A T-77
480-060-013-000	A	100.00	100.00	1.0	LOT 33 SILVERADO OAKS UNIT NO 7 PH A T-77
480-060-014-000	A	100.00	100.00	1.0	LOT 34 SILVERADO OAKS UNIT NO 7 PH A T-77
480-060-015-000	A	100.00	100.00	1.0	LOT 35 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-001-000	A	100.00	100.00	1.0	LOT 60 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-002-000	A	100.00	100.00	1.0	LOT 61 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-003-000	A	100.00	100.00	1.0	LOT 62 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-004-000	A	100.00	100.00	1.0	LOT 63 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-005-000	A	100.00	100.00	1.0	LOT 64 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-006-000	A	100.00	100.00	1.0	LOT 65 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-007-000	A	100.00	100.00	1.0	LOT 66 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-008-000	A	100.00	100.00	1.0	LOT 67 SILVERADO OAKS UNIT NO 7 PH A T-77

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
480-070-009-000	A	100.00	100.00	1.0	LOT 68 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-010-000	A	100.00	100.00	1.0	LOT 69 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-011-000	A	100.00	100.00	1.0	LOT 70 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-012-000	A	100.00	100.00	1.0	LOT 71 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-013-000	A	100.00	100.00	1.0	LOT 72 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-014-000	A	100.00	100.00	1.0	LOT 73 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-015-000	A	100.00	100.00	1.0	LOT 74 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-016-000	A	100.00	100.00	1.0	LOT 75 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-017-000	A	100.00	100.00	1.0	LOT 76 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-018-000	A	100.00	100.00	1.0	LOT 77 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-019-000	A	100.00	100.00	1.0	LOT 78 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-020-000	A	100.00	100.00	1.0	LOT 79 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-021-000	A	100.00	100.00	1.0	LOT 80 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-022-000	A	100.00	100.00	1.0	LOT 81 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-023-000	A	100.00	100.00	1.0	LOT 82 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-024-000	A	100.00	100.00	1.0	LOT 83 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-025-000	A	100.00	100.00	1.0	LOT 84 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-026-000	A	100.00	100.00	1.0	LOT 85 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-027-000	A	100.00	100.00	1.0	LOT 86 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-028-000	A	100.00	100.00	1.0	LOT 87 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-029-000	A	100.00	100.00	1.0	LOT 88 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-030-000	A	100.00	100.00	1.0	LOT 89 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-031-000	A	100.00	100.00	1.0	LOT 90 SILVERADO OAKS UNIT NO 7 PH A T-77
480-080-001-000	A	100.00	100.00	1.0	LOT 353A SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-002-000	A	100.00	100.00	1.0	LOT 353B SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-003-000	A	100.00	100.00	1.0	LOT 386A SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-006-000	A	100.00	100.00	1.0	LOT 388 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-010-000	A	100.00	100.00	1.0	LOT 404 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-011-000	A	100.00	100.00	1.0	LOT 405 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-012-000	A	100.00	100.00	1.0	LOT 406 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-013-000	A	100.00	100.00	1.0	LOT 407 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-014-000	A	100.00	100.00	1.0	LOT 408 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-015-000	A	100.00	100.00	1.0	LOT 409 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-016-000	A	100.00	100.00	1.0	LOT 410A SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-017-000	A	100.00	100.00	1.0	LOT 410B SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-020-000	A	100.00	100.00	1.0	LOT 412 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-021-000	A	100.00	100.00	1.0	LOT 413 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-022-000	A	100.00	100.00	1.0	LOT 414 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-023-000	A	100.00	100.00	1.0	LOT 415 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-024-000	A	100.00	100.00	1.0	LOT 416 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-025-000	A	100.00	100.00	1.0	LOT 417 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-026-000	A	100.00	100.00	1.0	LOT 418 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-027-000	A	100.00	100.00	1.0	LOT 419 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-028-000	A	100.00	100.00	1.0	LOT 420 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-029-000	A	100.00	100.00	1.0	LOT 421 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-030-000	A	100.00	100.00	1.0	LOT 422 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-031-000	A	100.00	100.00	1.0	LOT 423 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-032-000	A	100.00	100.00	1.0	LOT 424 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-035-000	A	100.00	100.00	1.0	LOT 426A SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-037-000	A	100.00	100.00	1.0	LOT 427 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-042-000	A	100.00	100.00	1.0	LOT 430 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-047-000	A	100.00	100.00	1.0	POR LOT 387 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-051-000	A	100.00	100.00	1.0	POR LT 390 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-053-000	A	100.00	100.00	1.0	POR LT 411B SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-055-000	A	100.00	100.00	1.0	POR LT 425B SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-057-000	A	100.00	100.00	1.0	POR LT 431B SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-060-000	A	100.00	100.00	1.0	POR LT 428B SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-062-000	A	100.00	100.00	1.0	POR LT 429A SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-064-000	A	100.00	100.00	1.0	LOT 386 B & POR 387 SILVERADO OAKS U7 PH F T-82
480-080-065-000	A	100.00	100.00	1.0	POR LTS 389B & 390 SILVERADO OAKS U7 PH F T-82
480-080-066-000	A	100.00	100.00	1.0	LOT 389 A & POR 389 B SILVERADO OAKS U7 PH F T-82
480-080-067-000	A	100.00	100.00	1.0	LOT 411 A & POR 411 B SILVERADO OAKS U7 PH F T-82
480-080-068-000	A	100.00	100.00	1.0	LOT 425 A & POR 425 B SILVERADO OAKS U7 PH F T-82
480-080-069-000	A	100.00	100.00	1.0	LOT 426 B & POR 431 B SILVERADO OAKS U7 PH F T-82

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480-080-070-000	A	100.00	100.00	1.0	LOT 431 A & POR 431 B SILVERADO OAKS U7 PH F T-82
480-080-071-000	A	100.00	100.00	1.0	LOT 428 A & POR 428 B SILVERADO OAKS U7 PH F T-82
480-080-072-000	A	100.00	100.00	1.0	LOT 429 B & POR 429 A SILVERADO OAKS U7 PH F T-82
480-090-001-000	A	100.00	100.00	1.0	LOT 354 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-002-000	A	100.00	100.00	1.0	LOT 355 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-003-000	A	100.00	100.00	1.0	LOT 356 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-004-000	A	100.00	100.00	1.0	LOT 357 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-005-000	A	100.00	100.00	1.0	LOT 358 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-006-000	A	100.00	100.00	1.0	LOT 359 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-007-000	A	100.00	100.00	1.0	LOT 360 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-008-000	A	100.00	100.00	1.0	LOT 361 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-009-000	A	100.00	100.00	1.0	LOT 362 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-010-000	A	100.00	100.00	1.0	LOT 363 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-011-000	A	100.00	100.00	1.0	LOT 364 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-012-000	A	100.00	100.00	1.0	LOT 365 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-013-000	A	100.00	100.00	1.0	LOT 366 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-014-000	A	100.00	100.00	1.0	LOT 367 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-015-000	A	100.00	100.00	1.0	LOT 368 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-016-000	A	100.00	100.00	1.0	LOT 369 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-017-000	A	100.00	100.00	1.0	LOT 370 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-018-000	A	100.00	100.00	1.0	LOT 371 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-019-000	A	100.00	100.00	1.0	LOT 372A SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-020-000	A	100.00	100.00	1.0	LOT 372B SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-021-000	A	100.00	100.00	1.0	LOT 373 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-022-000	A	100.00	100.00	1.0	LOT 374 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-023-000	A	100.00	100.00	1.0	LOT 375 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-024-000	A	100.00	100.00	1.0	LOT 376 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-025-000	A	100.00	100.00	1.0	LOT 377 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-030-000	A	100.00	100.00	1.0	LOT 380 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-031-000	A	100.00	100.00	1.0	LOT 381 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-032-000	A	100.00	100.00	1.0	LOT 382 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-033-000	A	100.00	100.00	1.0	LOT 383 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-034-000	A	100.00	100.00	1.0	LOT 384 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-037-000	A	100.00	100.00	1.0	LOT 391 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-038-000	A	100.00	100.00	1.0	LOT 392 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-039-000	A	100.00	100.00	1.0	LOT 393 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-040-000	A	100.00	100.00	1.0	LOT 394 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-041-000	A	100.00	100.00	1.0	LOT 395 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-042-000	A	100.00	100.00	1.0	LOT 396 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-043-000	A	100.00	100.00	1.0	LOT 397A SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-044-000	A	100.00	100.00	1.0	LOT 397B SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-045-000	A	100.00	100.00	1.0	LOT 398 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-046-000	A	100.00	100.00	1.0	LOT 399 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-047-000	A	100.00	100.00	1.0	LOT 400 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-048-000	A	100.00	100.00	1.0	LOT 401 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-049-000	A	100.00	100.00	1.0	LOT 402 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-050-000	A	100.00	100.00	1.0	LOT 403 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-051-000	A	100.00	100.00	1.0	POR LT 378B SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-053-000	A	100.00	100.00	1.0	POR LT 379A SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-055-000	A	100.00	100.00	1.0	POR LT 385B SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-057-000	A	100.00	100.00	1.0	LOT 378 A & POR 378 B SILVERADO OAKS U7 PH F T-82
480-090-058-000	A	100.00	100.00	1.0	LOT 379 B & POR 379 A SILVERADO OAKS U7 PH F T-82
480-090-059-000	A	100.00	100.00	1.0	LOT 385 A & POR 385 B SILVERADO OAKS U7 PH F T-82
480-100-001-000	A	100.00	100.00	1.0	LOT 123A SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-002-000	A	100.00	100.00	1.0	LOT 123B SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-003-000	A	100.00	100.00	1.0	LOT 124 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-004-000	A	100.00	100.00	1.0	LOT 125 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-005-000	A	100.00	100.00	1.0	LOT 126 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-006-000	A	100.00	100.00	1.0	LOT 127 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-007-000	A	100.00	100.00	1.0	LOT 128 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-008-000	A	100.00	100.00	1.0	LOT 129 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-009-000	A	100.00	100.00	1.0	LOT 130 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-010-000	A	100.00	100.00	1.0	LOT 131A SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-011-000	A	100.00	100.00	1.0	LOT 131B SILVERADO OAKS UNIT NO 7 PH B U-16

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480-100-076-000	A	100.00	100.00	1.0	LOT 187 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-077-000	A	100.00	100.00	1.0	LOT 188 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-078-000	A	100.00	100.00	1.0	LOT 189A SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-079-000	A	100.00	100.00	1.0	LOT 189B SILVERADO OAKS UNIT NO 7 PH B U-16
480-110-001-000	A	100.00	100.00	1.0	LOT 190 SILVERADO OAKS #7 PH C MOR U-52
480-110-002-000	A	100.00	100.00	1.0	LOT 191 SILVERADO OAKS #7 PH C MOR U-52
480-110-003-000	A	100.00	100.00	1.0	LOT 192 SILVERADO OAKS #7 PH C MOR U-52
480-110-004-000	A	100.00	100.00	1.0	LOT 193 SILVERADO OAKS #7 PH C MOR U-52
480-110-005-000	A	100.00	100.00	1.0	LOT 194 SILVERADO OAKS #7 PH C MOR U-52
480-110-006-000	A	100.00	100.00	1.0	LOT 195 SILVERADO OAKS #7 PH C MOR U-52
480-110-007-000	A	100.00	100.00	1.0	LOT 196 SILVERADO OAKS #7 PH C MOR U-52
480-110-008-000	A	100.00	100.00	1.0	LOT 197 SILVERADO OAKS #7 PH C MOR U-52
480-110-009-000	A	100.00	100.00	1.0	LOT 198 SILVERADO OAKS #7 PH C MOR U-52
480-110-010-000	A	100.00	100.00	1.0	LOT 199 SILVERADO OAKS #7 PH C MOR U-52
480-110-011-000	A	100.00	100.00	1.0	LOT 200 SILVERADO OAKS #7 PH C MOR U-52
480-110-012-000	A	100.00	100.00	1.0	LOT 201 SILVERADO OAKS #7 PH C MOR U-52
480-110-013-000	A	100.00	100.00	1.0	LOT 202 SILVERADO OAKS #7 PH C MOR U-52
480-110-014-000	A	100.00	100.00	1.0	LOT 203 SILVERADO OAKS #7 PH C MOR U-52
480-110-015-000	A	100.00	100.00	1.0	LOT 204 SILVERADO OAKS #7 PH C MOR U-52
480-110-016-000	A	100.00	100.00	1.0	LOT 205 SILVERADO OAKS #7 PH C MOR U-52
480-110-017-000	A	100.00	100.00	1.0	LOT 206 SILVERADO OAKS #7 PH C MOR U-52
480-110-018-000	A	100.00	100.00	1.0	LOT 207 SILVERADO OAKS #7 PH C MOR U-52
480-110-019-000	A	100.00	100.00	1.0	LOT 208 SILVERADO OAKS #7 PH C MOR U-52
480-110-020-000	A	100.00	100.00	1.0	LOT 209 SILVERADO OAKS #7 PH C MOR U-52
480-110-021-000	A	100.00	100.00	1.0	LOT 210 SILVERADO OAKS #7 PH C MOR U-52
480-110-022-000	A	100.00	100.00	1.0	LOT 211 SILVERADO OAKS #7 PH C MOR U-52
480-110-023-000	A	100.00	100.00	1.0	LOT 212 SILVERADO OAKS #7 PH C MOR U-52
480-110-024-000	A	100.00	100.00	1.0	LOT 213 SILVERADO OAKS #7 PH C MOR U-52
480-110-025-000	A	100.00	100.00	1.0	LOT 214 SILVERADO OAKS #7 PH C MOR U-52
480-110-026-000	A	100.00	100.00	1.0	LOT 215 SILVERADO OAKS #7 PH C MOR U-52
480-110-027-000	A	100.00	100.00	1.0	LOT 216 SILVERADO OAKS #7 PH C MOR U-52
480-110-028-000	A	100.00	100.00	1.0	LOT 217 SILVERADO OAKS #7 PH C MOR U-52
480-110-029-000	A	100.00	100.00	1.0	LOT 218 SILVERADO OAKS #7 PH C MOR U-52
480-110-030-000	A	100.00	100.00	1.0	LOT 219 SILVERADO OAKS #7 PH C MOR U-52
480-110-031-000	A	100.00	100.00	1.0	LOT 220 SILVERADO OAKS #7 PH C MOR U-52
480-110-032-000	A	100.00	100.00	1.0	LOT 221 SILVERADO OAKS #7 PH C MOR U-52
480-110-033-000	A	100.00	100.00	1.0	LOT 222 SILVERADO OAKS #7 PH C MOR U-52
480-110-034-000	A	100.00	100.00	1.0	LOT 223 SILVERADO OAKS #7 PH C MOR U-52
480-110-035-000	A	100.00	100.00	1.0	LOT 224 SILVERADO OAKS #7 PH C MOR U-52
480-110-036-000	A	100.00	100.00	1.0	LOT 225 SILVERADO OAKS #7 PH C MOR U-52
480-110-037-000	A	100.00	100.00	1.0	LOT 226 SILVERADO OAKS #7 PH C MOR U-52
480-110-038-000	A	100.00	100.00	1.0	LOT 227 SILVERADO OAKS #7 PH C MOR U-52
480-110-039-000	A	100.00	100.00	1.0	LOT 235 SILVERADO OAKS #7 PH C MOR U-52
480-110-040-000	A	100.00	100.00	1.0	LOT 236 SILVERADO OAKS #7 PH C MOR U-52
480-110-041-000	A	100.00	100.00	1.0	LOT 237 SILVERADO OAKS #7 PH C MOR U-52
480-110-042-000	A	100.00	100.00	1.0	LOT 238 SILVERADO OAKS #7 PH C MOR U-52
480-110-043-000	A	100.00	100.00	1.0	LOT 239 SILVERADO OAKS #7 PH C MOR U-52
480-110-044-000	A	100.00	100.00	1.0	LOT 240 SILVERADO OAKS #7 PH C MOR U-52
480-110-045-000	A	100.00	100.00	1.0	LOT 241 SILVERADO OAKS #7 PH C MOR U-52
480-110-046-000	A	100.00	100.00	1.0	LOT 242 SILVERADO OAKS #7 PH C MOR U-52
480-110-047-000	A	100.00	100.00	1.0	LOT 243 SILVERADO OAKS #7 PH C MOR U-52
480-110-048-000	A	100.00	100.00	1.0	LOT 244 SILVERADO OAKS #7 PH C MOR U-52
480-110-049-000	A	100.00	100.00	1.0	LOT 245 SILVERADO OAKS #7 PH C MOR U-52
480-110-050-000	A	100.00	100.00	1.0	LOT 246 SILVERADO OAKS #7 PH C MOR U-52
480-110-051-000	A	100.00	100.00	1.0	LOT 247 SILVERADO OAKS #7 PH C MOR U-52
480-110-052-000	A	100.00	100.00	1.0	LOT 248 SILVERADO OAKS #7 PH C MOR U-52
480-110-053-000	A	100.00	100.00	1.0	LOT 249 SILVERADO OAKS #7 PH C MOR U-52
480-110-054-000	A	100.00	100.00	1.0	LOT 250 SILVERADO OAKS #7 PH C MOR U-52
480-110-055-000	A	100.00	100.00	1.0	LOT 251 SILVERADO OAKS #7 PH C MOR U-52
480-110-056-000	A	100.00	100.00	1.0	LOT 252 SILVERADO OAKS #7 PH C MOR U-52
480-110-057-000	A	100.00	100.00	1.0	LOT 253 SILVERADO OAKS #7 PH C MOR U-52
480-110-058-000	A	100.00	100.00	1.0	LOT 254 SILVERADO OAKS #7 PH C MOR U-52
480-110-059-000	A	100.00	100.00	1.0	LOT 255 SILVERADO OAKS #7 PH C MOR U-52
480-110-060-000	A	100.00	100.00	1.0	LOT 256 SILVERADO OAKS #7 PH C MOR U-52

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480-130-027-000	A	100.00	100.00	1.0	LOT 320 SILVERADO OAKS #7 PH C MOR U-52
480-130-028-000	A	100.00	100.00	1.0	LOT 321 SILVERADO OAKS #7 PH C MOR U-52
480-130-029-000	A	100.00	100.00	1.0	LOT 322 SILVERADO OAKS #7 PH C MOR U-52
480-130-030-000	A	100.00	100.00	1.0	LOT 323 SILVERADO OAKS #7 PH C MOR U-52
480-130-031-000	A	100.00	100.00	1.0	LOT 324 SILVERADO OAKS #7 PH C MOR U-52
480-130-032-000	A	100.00	100.00	1.0	LOT 325 SILVERADO OAKS #7 PH C MOR U-52
480-130-033-000	A	100.00	100.00	1.0	LOT 326 SILVERADO OAKS #7 PH C MOR U-52
480-140-001-000	A	100.00	100.00	1.0	LOT 303 SILVERADO OAKS #7 PH C MOR U-52
480-140-002-000	A	100.00	100.00	1.0	LOT 304 SILVERADO OAKS #7 PH C MOR U-52
480-140-003-000	A	100.00	100.00	1.0	LOT 305 SILVERADO OAKS #7 PH C MOR U-52
480-140-004-000	A	100.00	100.00	1.0	LOT 306 SILVERADO OAKS #7 PH C MOR U-52
480-140-005-000	A	100.00	100.00	1.0	LOT 307 SILVERADO OAKS #7 PH C MOR U-52
480-140-006-000	A	100.00	100.00	1.0	LOT 308 SILVERADO OAKS #7 PH C MOR U-52
480-140-007-000	A	100.00	100.00	1.0	LOT 327 SILVERADO OAKS #7 PH C MOR U-52
480-140-008-000	A	100.00	100.00	1.0	LOT 328 SILVERADO OAKS #7 PH C MOR U-52
480-140-009-000	A	100.00	100.00	1.0	LOT 329 SILVERADO OAKS #7 PH C MOR U-52
480-140-010-000	A	100.00	100.00	1.0	LOT 330 SILVERADO OAKS #7 PH C MOR U-52
480-140-011-000	A	100.00	100.00	1.0	LOT 331 SILVERADO OAKS #7 PH C MOR U-52
480-140-012-000	A	100.00	100.00	1.0	LOT 332 SILVERADO OAKS #7 PH C MOR U-52
480-140-013-000	A	100.00	100.00	1.0	LOT 333 SILVERADO OAKS #7 PH C MOR U-52
480-140-014-000	A	100.00	100.00	1.0	LOT 334 SILVERADO OAKS #7 PH C MOR U-52
480-140-015-000	A	100.00	100.00	1.0	LOT 335 SILVERADO OAKS #7 PH C MOR U-52
480-140-016-000	A	100.00	100.00	1.0	LOT 336 SILVERADO OAKS #7 PH C MOR U-52
480-140-017-000	A	100.00	100.00	1.0	LOT 337 SILVERADO OAKS #7 PH C MOR U-52
480-140-018-000	A	100.00	100.00	1.0	LOT 338 SILVERADO OAKS #7 PH C MOR U-52
480-140-019-000	A	100.00	100.00	1.0	LOT 339 SILVERADO OAKS #7 PH C MOR U-52
480-140-020-000	A	100.00	100.00	1.0	LOT 340 SILVERADO OAKS #7 PH C MOR U-52
480-140-021-000	A	100.00	100.00	1.0	LOT 341 SILVERADO OAKS #7 PH C MOR U-52
480-140-022-000	A	100.00	100.00	1.0	LOT 342 SILVERADO OAKS #7 PH C MOR U-52
480-140-023-000	A	100.00	100.00	1.0	LOT 343 SILVERADO OAKS #7 PH C MOR U-52
480-140-024-000	A	100.00	100.00	1.0	LOT 344 SILVERADO OAKS #7 PH C MOR U-52
480-140-025-000	A	100.00	100.00	1.0	LOT 345 SILVERADO OAKS #7 PH C MOR U-52
480-140-026-000	A	100.00	100.00	1.0	LOT 346 SILVERADO OAKS #7 PH C MOR U-52
480-140-027-000	A	100.00	100.00	1.0	LOT 347 SILVERADO OAKS #7 PH C MOR U-52
480-140-028-000	A	100.00	100.00	1.0	LOT 348 SILVERADO OAKS #7 PH C MOR U-52
480-140-029-000	A	100.00	100.00	1.0	LOT 349 SILVERADO OAKS #7 PH C MOR U-52
480-140-030-000	A	100.00	100.00	1.0	LOT 350 SILVERADO OAKS #7 PH C MOR U-52
480-150-001-000	A	100.00	100.00	1.0	LOT 450 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-002-000	A	100.00	100.00	1.0	LOT 451 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-003-000	A	100.00	100.00	1.0	LOT 452 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-004-000	A	100.00	100.00	1.0	LOT 453 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-005-000	A	100.00	100.00	1.0	LOT 454 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-006-000	A	100.00	100.00	1.0	LOT 455 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-007-000	A	100.00	100.00	1.0	LOT 456 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-008-000	A	100.00	100.00	1.0	LOT 457 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-009-000	A	100.00	100.00	1.0	LOT 458 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-010-000	A	100.00	100.00	1.0	LOT 459 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-011-000	A	100.00	100.00	1.0	LOT 460 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-012-000	A	100.00	100.00	1.0	LOT 461 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-013-000	A	100.00	100.00	1.0	LOT 462 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-014-000	A	100.00	100.00	1.0	LOT 463 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-015-000	A	100.00	100.00	1.0	LOT 464 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-016-000	A	100.00	100.00	1.0	LOT 465 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-017-000	A	100.00	100.00	1.0	LOT 466 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-018-000	A	100.00	100.00	1.0	LOT 467 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-019-000	A	100.00	100.00	1.0	LOT 468 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-020-000	A	100.00	100.00	1.0	LOT 469 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-021-000	A	100.00	100.00	1.0	LOT 470 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-022-000	A	100.00	100.00	1.0	LOT 471 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-023-000	A	100.00	100.00	1.0	LOT 472 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-024-000	A	100.00	100.00	1.0	LOT 473 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-025-000	A	100.00	100.00	1.0	LOT 474 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-026-000	A	100.00	100.00	1.0	LOT 475 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-027-000	A	100.00	100.00	1.0	LOT 476 SILVERADO OAKS UNIT NO 7 PHASE G V-74

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
480-150-028-000	A	100.00	100.00	1.0	LOT 477 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-029-000	A	100.00	100.00	1.0	LOT 478 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-030-000	A	100.00	100.00	1.0	LOT 479 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-031-000	A	100.00	100.00	1.0	LOT 480 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-032-000	A	100.00	100.00	1.0	LOT 481 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-033-000	A	100.00	100.00	1.0	LOT 482 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-034-000	A	100.00	100.00	1.0	LOT 483 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-035-000	A	100.00	100.00	1.0	LOT 484 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-036-000	A	100.00	100.00	1.0	LOT 485 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-001-000	A	100.00	100.00	1.0	LOT 432 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-002-000	A	100.00	100.00	1.0	LOT 433 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-003-000	A	100.00	100.00	1.0	LOT 434 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-004-000	A	100.00	100.00	1.0	LOT 435 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-005-000	A	100.00	100.00	1.0	LOT 436 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-006-000	A	100.00	100.00	1.0	LOT 437 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-007-000	A	100.00	100.00	1.0	LOT 438 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-008-000	A	100.00	100.00	1.0	LOT 439 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-009-000	A	100.00	100.00	1.0	LOT 440 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-010-000	A	100.00	100.00	1.0	LOT 441 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-011-000	A	100.00	100.00	1.0	LOT 442 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-012-000	A	100.00	100.00	1.0	LOT 443 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-013-000	A	100.00	100.00	1.0	LOT 444 SILVERADO OAKS UNIT #7 PHASE G MOR V-74
480-160-014-000	A	100.00	100.00	1.0	LOT 445 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-015-000	A	100.00	100.00	1.0	LOT 446 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-016-000	A	100.00	100.00	1.0	LOT 447 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-017-000	A	100.00	100.00	1.0	LOT 448 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-018-000	A	100.00	100.00	1.0	LOT 449 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-019-000	A	100.00	100.00	1.0	LOT 486 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-020-000	A	100.00	100.00	1.0	LOT 487 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-021-000	A	100.00	100.00	1.0	LOT 488 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-022-000	A	100.00	100.00	1.0	LOT 489 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-023-000	A	100.00	100.00	1.0	LOT 490 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-024-000	A	100.00	100.00	1.0	LOT 491 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-025-000	A	100.00	100.00	1.0	LOT 492 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-026-000	A	100.00	100.00	1.0	LOT 493 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-027-000	A	100.00	100.00	1.0	LOT 494 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-028-000	A	100.00	100.00	1.0	LOT 495 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-029-000	A	100.00	100.00	1.0	LOT 496 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-030-000	A	100.00	100.00	1.0	LOT 497 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-031-000	A	100.00	100.00	1.0	LOT 498 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-032-000	A	100.00	100.00	1.0	LOT 499 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-033-000	A	100.00	100.00	1.0	LOT 500 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-034-000	A	100.00	100.00	1.0	LOT 501 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-035-000	A	100.00	100.00	1.0	LOT 502 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-036-000	A	100.00	100.00	1.0	LOT 503 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-037-000	A	100.00	100.00	1.0	LOT 504 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-170-001-000	A	100.00	100.00	1.0	LOT 21 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-002-000	A	100.00	100.00	1.0	LOT 22 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-003-000	A	100.00	100.00	1.0	LOT 23 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-004-000	A	100.00	100.00	1.0	LOT 24 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-005-000	A	100.00	100.00	1.0	LOT 25 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-006-000	A	100.00	100.00	1.0	LOT 26 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-007-000	A	100.00	100.00	1.0	LOT 27 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-008-000	A	100.00	100.00	1.0	LOT 28 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-009-000	A	100.00	100.00	1.0	LOT 29 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-010-000	A	100.00	100.00	1.0	LOT 30 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-011-000	A	100.00	100.00	1.0	LOT 31 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-012-000	A	100.00	100.00	1.0	LOT 32 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-013-000	A	100.00	100.00	1.0	LOT 33 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-014-000	A	100.00	100.00	1.0	LOT 34 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-015-000	A	100.00	100.00	1.0	LOT 35 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-016-000	A	100.00	100.00	1.0	LOT 36 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-017-000	A	100.00	100.00	1.0	LOT 37 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-018-000	A	100.00	100.00	1.0	LOT 38 SILVERADO OAKS UNIT NO 8 MOR V-75

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
480-170-019-000	A	100.00	100.00	1.0	LOT 39 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-020-000	A	100.00	100.00	1.0	LOT 40 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-021-000	A	100.00	100.00	1.0	LOT 41 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-022-000	A	100.00	100.00	1.0	LOT 42 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-025-000	A	100.00	100.00	1.0	LOT 45 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-026-000	A	100.00	100.00	1.0	LOT 46 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-027-000	A	100.00	100.00	1.0	LOT 47 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-028-000	A	100.00	100.00	1.0	LOT 48 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-029-000	A	100.00	100.00	1.0	LOT 49 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-030-000	A	100.00	100.00	1.0	LOT 50 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-031-000	A	100.00	100.00	1.0	LOT 51 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-032-000	A	100.00	100.00	1.0	LOT 52 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-033-000	A	100.00	100.00	1.0	LOT 53 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-034-000	A	100.00	100.00	1.0	LOT 54 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-035-000	A	100.00	100.00	1.0	LOT 55 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-036-000	A	100.00	100.00	1.0	LOT 56 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-037-000	A	100.00	100.00	1.0	LOT 57 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-038-000	A	100.00	100.00	1.0	LOT 58 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-039-000	A	100.00	100.00	1.0	LOT 59 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-040-000	A	100.00	100.00	1.0	LOT 60 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-041-000	A	100.00	100.00	1.0	LOT 61 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-042-000	A	100.00	100.00	1.0	LOT 62 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-043-000	A	100.00	100.00	1.0	LOT 63 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-044-000	A	100.00	100.00	1.0	LOT 64 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-045-000	A	100.00	100.00	1.0	LOT 65 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-046-000	A	100.00	100.00	1.0	LOT 66 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-047-000	A	100.00	100.00	1.0	LOT 67 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-048-000	A	100.00	100.00	1.0	LOT 68 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-052-000	A	100.00	100.00	1.0	POR LOT 43 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-053-000	A	100.00	100.00	1.0	LOT 44 & POR 43 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-001-000	A	100.00	100.00	1.0	LOT 69 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-002-000	A	100.00	100.00	1.0	LOT 70 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-003-000	A	100.00	100.00	1.0	LOT 71 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-004-000	A	100.00	100.00	1.0	LOT 72 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-005-000	A	100.00	100.00	1.0	LOT 73 SILVERADO OAKS UNIT #8 MOR V-75
480-180-006-000	A	100.00	100.00	1.0	LOT 74 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-007-000	A	100.00	100.00	1.0	LOT 75 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-008-000	A	100.00	100.00	1.0	LOT 76 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-009-000	A	100.00	100.00	1.0	LOT 77 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-010-000	A	100.00	100.00	1.0	LOT 78 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-011-000	A	100.00	100.00	1.0	LOT 79 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-012-000	A	100.00	100.00	1.0	LOT 80 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-013-000	A	100.00	100.00	1.0	LOT 81 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-014-000	A	100.00	100.00	1.0	LOT 82 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-015-000	A	100.00	100.00	1.0	LOT 90 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-016-000	A	100.00	100.00	1.0	LOT 91 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-017-000	A	100.00	100.00	1.0	LOT 92 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-018-000	A	100.00	100.00	1.0	LOT 93 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-019-000	A	100.00	100.00	1.0	LOT 94 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-020-000	A	100.00	100.00	1.0	LOT 95 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-021-000	A	100.00	100.00	1.0	LOT 96 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-022-000	A	100.00	100.00	1.0	LOT 97 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-023-000	A	100.00	100.00	1.0	LOT 98 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-024-000	A	100.00	100.00	1.0	LOT 99 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-025-000	A	100.00	100.00	1.0	LOT 100 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-026-000	A	100.00	100.00	1.0	LOT 101 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-027-000	A	100.00	100.00	1.0	LOT 102 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-028-000	A	100.00	100.00	1.0	LOT 103 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-029-000	A	100.00	100.00	1.0	LOT 104 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-030-000	A	100.00	100.00	1.0	LOT 105 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-001-000	A	100.00	100.00	1.0	LOT 1 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-002-000	A	100.00	100.00	1.0	LOT 2 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-003-000	A	100.00	100.00	1.0	LOT 3 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-004-000	A	100.00	100.00	1.0	LOT 4 SILVERADO OAKS UNIT NO 8 MOR V-75

City of Roseville
Northwest Roseville Landscaping & Lighting District
Fiscal Year 2017/18 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
480-190-005-000	A	100.00	100.00	1.0	LOT 5 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-006-000	A	100.00	100.00	1.0	LOT 6 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-007-000	A	100.00	100.00	1.0	LOT 7 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-008-000	A	100.00	100.00	1.0	LOT 8 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-009-000	A	100.00	100.00	1.0	LOT 9 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-010-000	A	100.00	100.00	1.0	LOT 10 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-011-000	A	100.00	100.00	1.0	LOT 11 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-012-000	A	100.00	100.00	1.0	LOT 12 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-013-000	A	100.00	100.00	1.0	LOT 13 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-014-000	A	100.00	100.00	1.0	LOT 14 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-015-000	A	100.00	100.00	1.0	LOT 15 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-016-000	A	100.00	100.00	1.0	LOT 16 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-019-000	A	100.00	100.00	1.0	LOT 19 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-020-000	A	100.00	100.00	1.0	LOT 20 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-021-000	A	100.00	100.00	1.0	LOT 83 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-022-000	A	100.00	100.00	1.0	LOT 84 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-023-000	A	100.00	100.00	1.0	LOT 85 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-024-000	A	100.00	100.00	1.0	LOT 86 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-025-000	A	100.00	100.00	1.0	LOT 87 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-026-000	A	100.00	100.00	1.0	LOT 88 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-027-000	A	100.00	100.00	1.0	LOT 89 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-030-000	A	100.00	100.00	1.0	POR LOTS 17 & 18 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-031-000	A	100.00	100.00	1.0	POR LOTS 17 & 18 SILVERADO OAKS UNIT NO 8 MOR V-75

Summary Fields	Value
ACTIVE PARCELS	4,759.00
LEVIED PARCELS	4,752.00
CHARGE	481,336.00
MAXIMUM ASMT	481,336.00

RESOLUTION NO. 17-264

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2017/2018

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Levy Report (hereafter referred to as the "Report") for said district known and designated as: Olympus Pointe Landscaping and Lighting District (hereinafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, being Part 2 Division 15, of the Streets and Highways Code of the State of California, beginning with Section 22500* (hereinafter referred to as the "Act"); and,

WHEREAS, there has now been presented to this City Council the Report as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented (or amended), and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 That the Report as presented, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 3 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and final approval of the Report.

RESOLUTION NO. 17-264

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2017.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, Sonia Orozco, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. 17-264 was regularly adopted by the City Council of said City of Roseville at a regular meeting of said council held on the 21st day of June, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. 17-265

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2017/2018

The City Council of the City of Roseville, California (hereafter referred to as the “City Council”) does resolve as follows:

WHEREAS, the City Council of City of Roseville, California, has, by previous Resolutions, initiated proceedings, and declared its intention to levy assessments, and approved the Engineer’s Levy Report (hereinafter referred to as the “Report”) that describes the assessments against parcels of land within the Olympus Pointe Landscaping and Lighting District (hereinafter referred to as the “District”) for the Fiscal Year commencing July 1, 2017, and ending June 30, 2018, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereinafter referred to as the “Act”) to pay for the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council, a Report in connection with the proposed levy and collection of assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; and,

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2017, and ending June 30, 2018, to pay for the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, this City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Articles XIIC and XIID of the California State Constitution.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

- i) the land within the District will be benefited by the operation, maintenance and servicing of the improvements located within the boundaries of the District;

- ii) the District includes all of the lands receiving such special benefit; and,
- iii) the net amount to be assessed upon the lands within the District in accordance with the assessment for the Fiscal Year commencing July 1, 2017 and ending June 30, 2018 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefits to be received by each parcel from the improvements and services.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 4 The maintenance, operation and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the improvements to be made, which improvements are briefly described as follows: project identification signs and surrounding landscape and hardscape, special street materials, sculpture and sculpture park, special lighting for the project identification signs, sculpture and sculpture park, landscape street medians, special street signs, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer's Annual Levy Report, as ordered by previous Resolution, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District.

Section 5 The County Auditor of the County of Placer shall enter on the County Assessment Roll, opposite each eligible parcel of land, the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the Olympus Pointe Landscaping and Lighting District and such money shall be expended only for the maintenance, operation and servicing of the improvements, together with any other expenses described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2017, and ending June 30, 2018.

Section 8 The City Clerk's designee, Willdan Financial Services, is hereby authorized and directed to file the levy with the County Auditor subsequent to the adoption of this Resolution, pursuant to Chapter 4, Article 1, Section 22641 of the Act. The City Clerk is directed to deliver a certified copy of this adopted Resolution to Willdan Financial Services within two weeks of adoption via either e-mail to mashley@willdan.com or US Mail to: Willdan Financial Services, 27368 Via Industria, Suite 200, Temecula, CA 92590 Attn: Mickey Ashley.

RESOLUTION NO. 17-265

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2017.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, Sonia Orozco, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. 17-265 was regularly adopted by the City Council of said City of Roseville at a regular meeting of said council held on the 21st day of June, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

City of Roseville

_____,
City Clerk



City of Roseville

Olympus Pointe Landscaping and Lighting District

2017/18 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 17, 2017
Public Hearing: June 21, 2017

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com/financial



ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

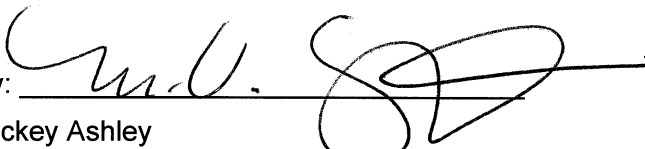
Olympus Pointe Landscaping and Lighting District

City of Roseville
Placer County, State of California

This Report describes the District and any relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2017/18 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 20 day of APRIL, 2017

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Roseville

By: 
Mickey Ashley
Senior Project Analyst
District Administration Services

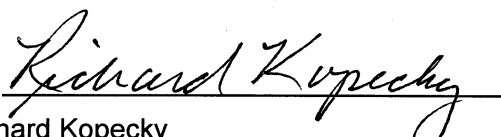
By: 
Richard Kopecky
R. C. E. # 16742



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I. OVERVIEW

A. INTRODUCTION

The City of Roseville (“City”) annually levies and collects special assessments in order to maintain the certain public improvements within the Olympus Pointe Landscaping and Lighting District (“District”) within the City. The District, which was formed in 1989, is levied annual assessments pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the “Act”).

The Engineer’s Report (“Report”) describes the District boundaries, any new annexations, improvements maintained by the District and the proposed assessments for the period of July 1, 2017 through June 30, 2018.

The District consists of two (2) benefit Zones (“Zones”). The improvements that benefit properties within each Zone and the costs associated with those improvements are identified and budgeted separately. Each parcel within a Zone is assessed proportionately for only those improvements and services that are a direct and special benefit to the properties within the respective Zone. The assessments are based on the historical and estimated cost to maintain the improvements that provide a direct and special benefit to properties within the District.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (“APN”) by the Placer County Assessor’s Office.

Following approval of the Report, the City Council will by resolution, order the improvements to be made, if any, and confirm the levy and collection of assessments herein pursuant to the Act. The assessment rates and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District and respective Zones for Fiscal Year (“FY”) 2017/18. The assessments as approved will be submitted to the Placer County Auditor/Controller to be included on the property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

All assessments described in this Report and approved by the City Council are prepared in accordance with the Act and are in compliance with the substantive and procedural requirements of the California State Constitution Articles XIIC and XIID (“Article XIIC” and “Article XIID”) and the provisions of the Proposition 218 Omnibus Implementation Act [Government Code Section 53750 and following] (the “Implementation Act”). Articles XIIC and XIID and the Implementation Act collectively are hereinafter referred to as “Proposition 218”.

The District’s Maximum Assessment Rates for all Zones and the Inflationary Adjustment Factor were previously approved and confirmed through property owner ballot proceedings and as such, comply with the provisions of Proposition 218.

Pursuant to the Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer’s Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls.

C. CLARIFICATION OF ZONE DESIGNATIONS

In order to increase consistency with the City’s other districts and to facilitate presentation within the Engineer’s Report, the names of both Zones were redesignated, commencing with FY 2007/2008, as follows:

- The “Non-Residential/Multi-Family Residential Zone” was redesignated to “Zone A”. ⁽¹⁾
- The “Residential Zone” was redesignated to “Zone D”. ⁽²⁾

(1) Prior to FY 2005/2006, this territory was known as “Zone A”. In FY 2005/2006, Zone A was redesignated to the “Non-Residential/Multi-Family Residential Zone”.

(2) Prior to FY 2005/2006, this territory was known as “Zones B & C”. In FY 2005/2006, Zones B & C were combined and redesignated to the “Residential Zone”.

D. GENERAL DESCRIPTION OF DISTRICT

The Olympus Pointe Landscaping and Lighting District is located in the City of Roseville at the southerly edge of Placer County, northeast of the intersection of Interstate 80 and Douglas Boulevard. The site is generally bounded by Interstate 80 on the west, East Roseville Parkway and Olympus Drive to the north, Douglas Boulevard to the south and Sierra College Boulevard to the east. See Appendix A for a rendering of the District boundary map.

The District consists of two zones as described below. These zones were established by the City through a District reengineering commencing with the FY 2005/2006 levy. Additional information regarding the reengineering is provided in Section III of the Report.

Zone A

Zone A includes land zoned for non-residential and multi-family residential uses. The Zone comprises the majority of the District and is primarily west and south of East Roseville Parkway, east of Interstate 80 north of Douglas Boulevard. This Zone contains 581.78 acres of assessable land that was originally designated as “Zone A”. The area was then redesignated as the “Non-Residential/Multi-Family Zone” commencing with the FY 2005/06 and then redesignated back to “Zone A” commencing with the FY 2007/08 levy.

Zone D

Zone D includes two single-family residential developments on the eastern side of the District. The Zone is bisected by Olympus Drive and Sierra College Boulevard on the District’s eastern boundary and includes 468 developed single-family residences. Originally, each residential development was designated as separate zone (Zones B and C). The area was redesignated as the “Residential Zone” commencing with the FY 2005/2006 levy and then redesignated to the “Zone D” commencing with the FY 2007/2008 levy.

E. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.

- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.
- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.
- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

F. DESCRIPTION AND LOCATION OF IMPROVEMENTS

This District, through the levy special assessments, provides funding for the maintenance and operation of the following improvements located within the public rights-of-way and dedicated easements: project identification signs, including surrounding landscape and hardscape; special street materials; sculptures and sculpture park; special street signs; special lighting for the project identification signs and special illuminated street signs; and landscaped street medians (the “Improvements”). The specific locations of the improvements within the district are described as follows:

1. Zone A

a. Landscaped Median Islands:

- Eureka Road from Douglas Boulevard to Taylor Road Connector
- Sunrise Avenue from southern boundary of NERSP to East Roseville Parkway
- East Roseville Parkway from Douglas Boulevard to Rocky Ridge Drive
- Douglas Boulevard from eastern boundary of NERSP to Rocky Ridge Drive

b. Project identification signs (granite entryways) and special paving materials:

- Eureka Road at Douglas Boulevard
- East Roseville Parkway at Douglas Boulevard
- Eureka Road at Taylor Road

c. Sculpture and Sculpture Park:

- Aris Demetrio's original sculpture located on Parcel 14
- Sculpture park (0.85 acres located on Parcel 14)

d. Special street signs:

- Eureka Road at Sunrise Avenue, Rocky Ridge Drive, Lead Hill Drive and Douglas Boulevard
- Lead Hill Drive at Rocky Ridge Drive
- Sunrise Avenue at Auto Mall entrance
- East Roseville Parkway at Taylor Road, Lead Hill Drive, Olympus Drive and Douglas Boulevard
- Olympus Drive at Sierra College Boulevard

2. Zone D

a. Landscaped Frontage:

- Southern side of Olympus Drive from East Roseville Parkway to Sierra College Boulevard, excluding any landscaping not within or adjacent to the Zone
- Northern side of Olympus Drive from the Zone boundary (the former Zone C boundary), which is 175 feet southwest of Corniche Lane, to Sierra College Boulevard, western side of Sierra College Boulevard from Olympus Drive to the Zone boundary (the former Zone C boundary), which is approximately 600 feet.

b. Project identification signs and special paving materials:

- Sierra College Boulevard at Olympus Drive

G. DESCRIPTION OF MAINTENANCE AND SERVICES

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of the Improvements and appurtenant facilities, including repair, removal or replacement of all or part of any of Improvements or appurtenant facilities; providing for the life, growth, health and beauty of the Improvements including cultivation, irrigation, trimming, mowing, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste.

Servicing means the furnishing of water and electricity for the Improvements including any decorative lighting and the furnishing of electric current or energy, gas or other illuminating agent for the special street signs.

II. METHOD OF APPORTIONMENT

A. GENERAL

The Act permits the establishment of assessment districts by public agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of street lights, traffic signals and landscaping facilities. Streets and Highways Code Section 22573 requires that maintenance assessments be levied according to benefit rather than the assessed value.

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

In addition, Article XIID and the Implementation Act require that a parcel’s assessment may not exceed the reasonable cost for the proportional special benefit conferred to that parcel. Article XIID and the Implementation Act further provide that only special benefits are assessable and the City must separate the general benefits from the special benefits. They also require that publicly owned properties, which specifically benefit from the improvements, be assessed.

B. BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIID addresses several key criteria for the levy of assessments, notably:

Article XIID Section 2d defines District as follows:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;

Article XIID Section 2i defines Special Benefit as follows:

“Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”

Article XIID Section 4a defines proportional special benefit assessments as follows:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

The City initiated and conducted a property owner protest ballot proceedings in accordance with Article XIID and the Implementation Act for both the Non-Residential/Multi-Family Zone (Zone A) and the Residential Zone (Zone D). Each Zone's Improvements, the associated costs and assessments had been reviewed, identified and allocated based on special benefit pursuant to the provisions of the Constitution and Act.

All Improvements associated with these Zones have been identified as necessary, required and/or desired for the orderly development of the properties to their full potential. As such, these Improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of these Improvements would be the financial obligation of those properties. Therefore, the Improvements and the annual costs of ensuring the maintenance and operation of the Improvements are of direct and special benefit to the properties.

The method of apportionment (method of assessment) is based on the premise that each of the assessed parcels within these Zones receives special benefit from the Improvements maintained and financed by the assessments. Specifically, the assessments associated with the Zones are for the maintenance of the Improvements installed as part of the original development of the parcels within the Zones. The desirability and security of properties within each Zone is enhanced by the close proximity of these amenities to those properties.

The annual assessments outlined in this Report are proposed to cover the estimated costs to provide all necessary service, operation, administration, and maintenance required to keep the Zone Improvements in a healthy, vigorous, and satisfactory condition.

The special benefits associated with these improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.

- Environmental enhancement through improved erosion resistance, and dust and debris control.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

All of the preceding special benefits allowed the property to be developed for the enjoyment of the property owners and contribute to an ongoing specific enhancement and desirability of each of the assessed parcels within the Zones.

The improvements are for the special benefit, enhancement and use of properties within the Zones. Although the improvements include public easements, rights-of-way, streets and other amenities available or visible to the public at large, the construction and installation of these Improvements were only necessary for the development of properties within the Zones and were not required nor necessarily desired by any properties or developments outside the Zone's boundaries. Therefore, any public access or use of the Improvements by others is incidental and there is no measurable general benefit to properties outside the Zones or to the public at large. In making this determination, it should be noted that all parkway and perimeter landscaping within the City is both funded and maintained by a special district, individual property owners or through some type of association.

C. ASSESSMENT METHODOLOGY

To establish the special benefit to the individual lots and parcels within the District an Equivalent Benefit Unit ("EBU") system is used. The EBU method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for districts formed under the Act, as the benefit to each parcel from the Improvements are apportioned as a function of land use type, size and development. Acreage of common area parcels shall be apportioned to the remaining assessable parcels of a subdivision and/or parcel split(s) related to the creation of the common area parcel(s).

EBU Application Table

Land Use	EBU per Unit/Acre
Single Family Residential	1.00 per Unit
Multi-Family Residential	1.00 per Acre
Non-Residential	1.00 per Acre
Exempt	0.00 per Acre

1. Definitions and Formulas Related to the Product Type EBU Method

Single-Family Residential — This land use is defined as a fully subdivided residential parcel that is part of a final tract map.

Multi-Family Residential — This land use is defined as a residential parcel anticipated to have or has more than one residential unit.

Non-Residential — Parcels that are not considered Single Family Residential, Multi-Family Residential or Exempt.

Exempt Parcels — This land use identifies properties that are not assessed and are assigned 0.0 EBU per acre. This land use classification may include, but is not limited, to lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas, greenbelts, parkways, park properties and other publicly owned properties that are part of the District Improvements. These types of parcels are considered to receive little or no benefit from the Improvements and are therefore exempted from assessment.

2. Zone Benefit Formula

The benefit formula applied to parcels within each Zone is based on the preceding Equivalent Benefit Unit (EBU) Application Table. Each parcel's EBU correlates the parcel's special benefit received as compared to all other parcels benefiting from the Improvements.

The following formula is used to calculate the EBU for each parcel (proportional benefit).

$$\text{Parcel Type EBU} \times \text{Units/Acres} = \text{Parcel EBU}$$

The total number of Equivalent Benefit Units (EBUs) is the sum of all individual EBUs applied to parcels within each Zone that receive a special benefit from the Improvements. An assessment amount per EBU (Assessment Rate) for each Zone is established by taking the total costs associated with the Zone's Improvements and dividing that amount by the total number of EBUs within each Zone of all parcels benefiting from those Improvements. This Rate is then applied back to each individual parcel based on their assigned EBUs to determine the parcel's proportionate special benefit and assessment obligation from those Improvements.

$$\text{Zone Budget} / \text{Total EBU} = \text{Assessment per EBU}$$

$$\text{Assessment per EBU} \times \text{Parcel EBU} = \text{Maximum Parcel Assessment Amount}$$

D. ASSESSMENT RANGE FORMULA

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments rather than initiating protest ballot proceedings to approve small increases in annual costs. This District provides for an annual adjustment to the Maximum Assessment Rate in an amount equal to three percent (3%).

The Maximum Assessment Rate is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment rate (less than or equal to this Maximum Assessment Rate) is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

Although the Maximum Assessment Rate will increase each year, the actual assessment rate may go up and down as compared to the previous year(s). The Maximum Assessment Rate adjustment is designed to allow for the adjustment of the annual assessment for inflation in order to maintain the original purchasing power of the District budget. The Maximum Assessment Rate calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjusted maximum amount. If the budget and assessment for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment Rate, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment Rate, then the assessment is considered an increased assessment and would be subject to Proposition 218 balloting requirements.

E. BASE MAXIMUM ASSESSMENT RATES

The base assessment rates and the annual inflationary adjustment to each Zone are listed in the table below:

Zone	Base Year	Base Year Maximum Assessment Rate per EBU	Annual Inflationary Adjustment Commencing with FY 2006/07
Zone A	FY 2005/06	\$296.65	3.00%
Zone D	FY 2005/06	99.76	3.00%

III. DISTRICT BUDGET

A. 2017/18 BUDGET

DESCRIPTION	ZONE A	ZONE D	TOTAL
<u>DIRECT COSTS</u>			
Contract Maintenance - Landscaping	\$54,920.00	\$27,590.00	\$82,510.00
Contract Maintenance - Parks	2,670.00	n/a	2,670.00
Repair & Maintenance - Landscaping/Parks	30,000.00	11,000.00	41,000.00
Utilities	30,910.00	13,000.00	43,910.00
Maintenance - Parks City Staff	6,600.00	0.00	6,600.00
Rehab Reserve Project Expenditures - Walls & Medians	<u>130,000.00</u>	<u>5,000.00</u>	<u>135,000.00</u>
Total Direct Costs	\$255,100.00	\$56,590.00	\$311,690.00
<u>ADMINISTRATION COSTS</u>	88.42%	11.58%	
City Administration	\$7,261.76	\$951.24	\$8,213.00
Contract Administration - Park's Dept	13,000.00	3,000.00	16,000.00
County Auditor Fees	1,541.00	666.56	2,207.56
Consulting & Professional Services	2,984.00	363.00	3,347.00
Consultant Incidental Expenses	67.00	23.00	90.00
Public Hearing Publishing Costs	782.00	58.00	840.00
ERP Project Costs	<u>2,062.00</u>	<u>842.00</u>	<u>2,904.00</u>
Total Administrative Costs	\$27,697.76	\$5,903.80	\$33,601.56
Total Direct and Administration Costs	\$282,797.76	\$62,493.80	\$345,291.56
<u>BUDGET ADJUSTMENTS</u>			
Replenishment/(Use) of Operating Reserve		\$9,071.67	
Contribution for /(Use of) Rehab Reserve	(130,000.00)	(5,000.00)	(135,000.00)
Rounding Adjustment		(4.68)	(4.68)
Total Adjustments	(\$128,000.00)	\$4,066.99	(\$123,933.01)
BALANCE TO LEVY	\$154,797.76	\$66,560.79	\$221,358.55

B. 2017/18 ASSESSMENT RATES

DESCRIPTION	ZONE A	ZONE D	TOTAL
<u>FY 2017/18 APPLIED ASSESSMENT RATES</u>			
Total Assessable Acreage	539.1302	0.00	
Total Assessable Units	<u>186</u>	<u>468</u>	
Total Equivalent Benefit Units (EBUs)	725.1302	468	1,193.1302
Assessment Rates per Equivalent Benefit Unit (EBU)			
Applied Assessment Rates per EBU	\$213.4758	\$142.2200	
Maximum Assessment Rates per EBU	\$422.9520	\$142.2339	
Potential Maximum Assessment Per Zone	\$306,695	\$66,565	\$373,261

C. 2017/18 FUND BALANCE INFORMATION

DESCRIPTION	ZONE A	ZONE D	TOTAL
<u>OPERATING RESERVE</u>			
Beginning Operating Reserve Balance 7-1-2017 (est.)	\$64,350.25	\$31,604.01	\$95,954.26
add: Replenish from FY 17/18 Levy	2,000.00	9,071.67	11,071.67
less: Use for FY 17/18 Expenses			0.00
Transfer from/(to) the Rehab Reserve	75,048.63	(9,428.78)	65,619.85
Ending Operating Reserve Balance 6-30-2018 (est.)	\$141,398.88	\$31,246.90	\$172,645.78
<u>REHABILITATION RESERVE</u>			
Beginning Rehab Reserve Balance 7-1-2017 (est.)	\$237,531.38	\$37,775.23	\$275,306.61
add: Collect from FY 17/18 Levy			0.00
less: Use for FY 17/18 Rehab Projects	(130,000.00)	(5,000.00)	(135,000.00)
Transfer from/(to) the Operating Reserve	(75,048.63)	9,428.78	(65,619.85)
Ending Rehab Reserve Balance 6-30-2018 (est.)	\$32,482.75	\$42,204.01	\$74,686.76

D. DESCRIPTION OF BUDGET ITEMS

Description of the terms used in the preceding Budget, Assessment Rates and Fund Balance tables are listed below:

BUDGET:

DIRECT COSTS

Contract Maintenance - Landscaping – Includes all regularly scheduled contract labor, materials, supplies and equipment required to properly maintain and ensure the satisfactory condition or maintenance of all landscaping improvements, irrigation and related drainage systems, as well as maintenance of appurtenant facilities (the “improvements”). Cost to maintain improvements within the District’s entryway areas are not included in this amount.

Contract Maintenance – Entryways – Includes all regularly scheduled contract labor, materials, supplies and equipment required to properly maintain and ensure the satisfactory condition or maintenance of entryway improvements, as well as maintenance of appurtenant facilities (the “improvements”).

Utilities - The furnishing of water and electricity required for the operation and maintenance of the improvements.

Rehab Reserve Project Expenditures – Expected costs for installation, replacement or planned upgrades of District improvements for the current year that were previously funded or accumulated in the Rehabilitation Reserve. The

Rehabilitation Reserve is used to accumulate funds for costs associated with the future rehabilitation or replacement of District improvements that cannot be conveniently raised from a single year's assessment. If zero, this line item may not be shown in the budget.

ADMINISTRATION COSTS

City Administration – Estimated costs incurred by the City Finance Department and other Departments in preparing the annual budget for the Engineer's Report, together with other financial information required to determine the annual assessment. These costs would also include the preparation, posting and publishing of public notices required for City Council action relating to the District, as well as costs to perform legal review of documents.

Contract Administration – Park's Dept – Estimated Costs of Park and Recreation Department staff to coordinate and oversee the maintenance contracts and overall repair and maintenance of the District. This amount also includes the cost of the Department's estimates and analysis of certain budget items, estimated costs and useful lives of certain District Improvements.

County Auditor Fees - A fee of 1% of the total levy amount that is charged to the District by the County for placing assessments on property tax bills.

Consulting and Professional Services – Includes the costs and expenses of contracting with various professionals to provide legal, engineering and district administration services directly related to the District, including the calculation of the annual assessment amounts and the preparation of the Engineer's' Report.

Public Hearing Publishing Costs –Includes the out of pocket costs to publish public notices required for City Council action relating to the District.

Total Direct and Administration Costs – The total expected costs of the District.

BUDGET ADJUSTMENTS

Replenishment/(Use) of Operating Reserve – A "Replenishment" increases the levy in order to replenish the Operating Reserve. On the other hand, a "Use" of the Operating Reserve decreases the levy by drawing funds from the Operating Reserve for current year expenditures. If zero, this line item may not be shown in the budget. Further information regarding the function of the Operating Reserve is provided under "FUND BALANCE INFORMATION" in the following pages of this Section.

Contribution for / (Use of) Rehab Reserve — A "Contribution" increases the levy in order to generate funding for the Rehabilitation Reserve. This reserve

allows for the accumulation of funds for the possible rehabilitation projects or replacements in future years. On the other hand, a “Use of” of the Rehabilitation Reserve provides current year funding of rehabilitation projects or replacements from available funds within the Rehabilitation Reserve. If zero, this line item may not be shown in the budget. Further information regarding the function of the Rehabilitation Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Rounding Adjustment – The necessary rounding adjustment(s) due to limitations of the County property tax system that requires even penny levy amounts to be placed on the secured tax roll.

BALANCE TO LEVY - This is the total amount to be levied and collected through assessments for the current fiscal year for each zone. The Balance to Levy represents the sum of the total District costs together with any applicable adjustments to the budget as described above.

ASSESSMENT RATES:

APPLIED ASSESSMENT RATES

Total Assessable Acreage - The total acreage within each zone expected to be assessed in the current fiscal year.

Total Assessable Units - The total number of assessable single family units within each zone expected to be assessed in the current fiscal year.

Total Equivalent Benefit Units (“EBUs”) - Total assessable EBUs within the District for the current fiscal year. Each assessable parcel is assigned EBUs as follows:

Land Use	EBU per Unit/Acre
Single Family Residential	1.00 per Unit
Multi-Family Residential	1.00 per Acre
Non-Residential	1.00 per Acre
Exempt	0.00 per Acre

Applied Assessment Rate per Equivalent Benefit Unit (EBU) - The assessment rate per EBU to be applied to the applicable Zone for the current fiscal year.

Maximum Assessment Rate per Equivalent Benefit Unit (EBU) - The maximum assessment rate per EBU that can be applied to the applicable Zone for the current fiscal year.

Potential Maximum Assessment Per Zone – The total amount that can be assessed to all parcels within each Zone for the current fiscal year based upon the expected number of assessable units and acres.

FUND BALANCE INFORMATION:

OPERATING RESERVE

Beginning Operating Reserve Balance 7-1-2017 (est.) - The anticipated beginning balance of cash and receivables net of any unpaid prior year obligations for each Zone. These beginning balances shall be used to fund each Zone's expenditures from July 1, 2017 to December 31, 2017, as the Operating Reserve is required to compensate for the approximate six-month delay between the start of the District's fiscal year and the receipt of the collections from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

Replenish from FY 17/18 Levy – This amount is added to the levy in order to replenish the Operating Reserve. Due to the six-month delay from the District's receipt of assessment collections, the Operating Reserve balance shall be sufficiently funded to provide for expenditures from the period of July 1, 2017 (the beginning of the Fiscal Year) through December 31, 2017. If zero, this line item may not be shown in the budget.

Use for FY 17/18 Expenses – The amount of the Operating Reserve to be used to fund FY 17/18 expenses. Portions of the Operating Reserve may be slated for current year expenditures in order to reduce the Ending Operating Reserve Balance to an amount no greater than the expected District costs for the period of July 1, 2017 (the beginning of the Fiscal Year) through December 31, 2017. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Rehab Reserve — The amount of Operating Reserve monies to be transferred to or from the Rehabilitation Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Operating Reserve Balance 6-30-2018 (est.) - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2018. The size of each Zone's Operating Reserve is limited by Streets and Highways Code 22569 which states that an Operating Reserve shall not exceed the estimated costs of maintenance, service and incidental expenses from the first day of the fiscal year (July 1) to the date that the Agency expects to receive the first apportionment of collections from the County, which is estimated to be December 31. Therefore, each Zone may retain an Operating Reserve amounting to the District's first six-months of expenses in order to meet ongoing obligations until the first collections are received from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

REHABILITATION RESERVE

Beginning Rehab Reserve Balance 7-1-2017 (est.) — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2017. Streets and Highways Code 22660 allows the District generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

Collect from FY 17/18 Levy — This amount is added to the levy to accumulate funding of future year rehabilitation projects, replacements, restorations or upgrades of District improvements. If zero, this line item may not be shown in the budget.

Use for FY 17/18 Rehab Projects – The amount of Rehabilitation Reserve monies expected to be transferred out of the Rehabilitation Reserve to fund the costs of installation, replacement or planned upgrades of District improvements for the current year. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Operating Reserve — The amount of Rehabilitation Reserve monies to be transferred to or from the Operating Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Rehab Reserve Balance 6-30-2018 (est.) - The projected balance of funds in the Rehabilitation Reserve as of June 30, 2018. These funds shall be use to provide for future year rehabilitation projects, replacements, restorations or upgrades of District improvements which cannot be conveniently raised from a single year's assessment.

Should the District have no Rehabilitation Reserve or related activity, the Rehabilitation Reserve information may not be presented in the Report.

E. REHABILITATION RESERVE – CAPITAL IMPROVEMENT PLAN

Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment. A five-year Capital Improvement Plan for the rehabilitation, restoration and /or replacement of District improvements and other allowable costs is shown below for each Zone with a projected ending Rehabilitation Reserve balance.

Zone A - Rehabilitation, renovation and/or replacement costs of median improvements are projected to be \$35,000 in FY 2017/18; rehabilitation, renovation and/or replacement costs of project entryway improvements are projected to be \$35,000 in FY 2017/18; replacement, renovation, repair and/or refurbishment of plants, landscape & related materials are projected to be \$5,000 in FY 2017/18, \$12,000 in FY 2018/19 and \$7,000 in each of FYs 2019/20, 2020/21 and 2021/22 and replacement of irrigation controller \$30,000 in FY 2017/18.

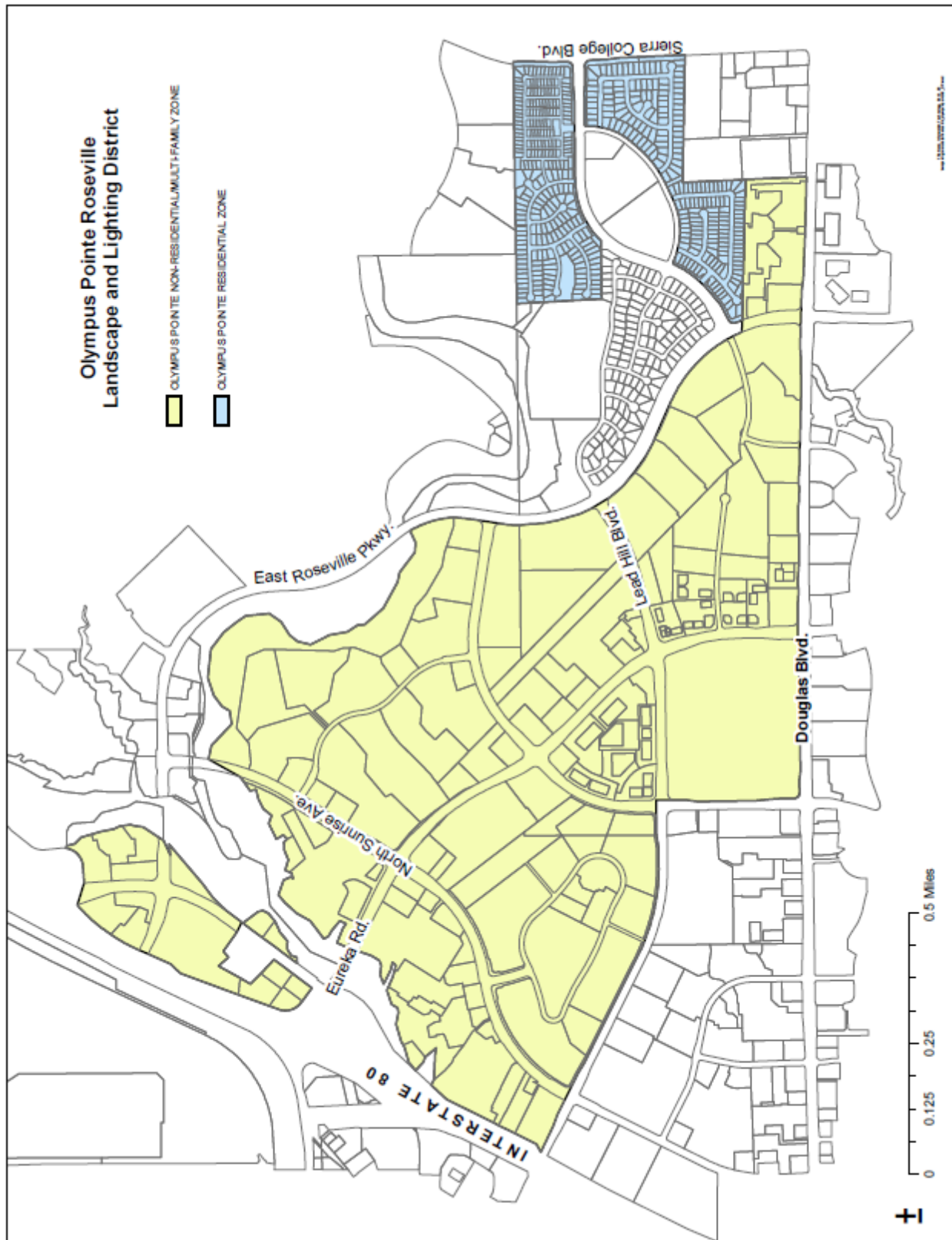
Zone D - Rehabilitation, renovation and/or replacement costs of project entryway improvements are projected to be \$10,000 in each FYs 2018/19 and 2020/21. Replacement, repair, renovation and/or refurbishment of plants, landscape & related materials are projected to be \$5,000, \$3,500, \$10,000, \$3,500 and \$5,500 in FYs 2017/18, 2018/19, 2019/20, 2020/21 and 2021/22, respectively.

Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements.

APPENDIX A – DISTRICT BOUNDARY MAP

The boundary map for the District has previously been submitted to the Clerk of the City in the format required under the Act and is, by reference, hereby made part of this Report. These District Boundary Maps are available for inspection at the office of the City Clerk during normal business hours.

For general reference purposes, a rendering of the District's Boundaries is presented herein.



APPENDIX B — 2017/18 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Placer County Assessor's map for the year in which this Report is prepared.

A listing of parcels to be assessed within this District, along with the proposed assessment amounts, may be submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways, including public greenbelts and parkways; utility rights-of-ways; small parcels vacated by the County, bifurcated lots, and other property that cannot be developed, excepting common area parcels. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

At the conclusion of the public hearing for the District and the proposed assessments, approval of the Report (as submitted or as modified) confirms the method of apportionment and the assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for FY 2017/18. The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the FY 2017/18 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

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ASSESSOR PARCEL NUMBER	ASSMT CATEGORY	ASSESSMENT CLASS	ZONE	CHARGE	MAXIMUM ASMT	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
015-450-014-000	Assessable	Non Residential	A	232.46	460.59	1.0890	0.0	1.1 AC PAR 1 PMOR 27-1
015-450-015-000	Assessable	Non Residential	A	195.32	387.00	0.9150	0.0	PAR 2 PMOR 27-1
015-450-024-000	Assessable	Non Residential	A	230.12	455.94	1.0780	0.0	POR LOT 9 NORTHEAST PLAN #2P-97
015-450-027-000	Assessable	Non Residential	A	454.48	900.46	2.1290	0.0	2.1 AC LOT 13 NORTHEAST PLAN#2P-97& FR SEC 36 11 6
015-450-030-000	Assessable	Non Residential	A	218.16	432.26	1.0220	0.0	1 AC PAR 1 PMOR 27-131
015-450-031-000	Assessable	Non Residential	A	402.40	797.26	1.8850	0.0	1.9AC PAR 2 PMOR 27-131
015-450-042-000	Assessable	Non Residential	A	1,333.52	2,642.05	6.2467	0.0	1.9 AC PAR 1 PMOR 28 89
015-450-044-000	Assessable	Non Residential	A	259.30	513.76	1.2147	0.0	PAR 3 PMOR 28 89
015-450-057-000	Assessable	Non Residential	A	340.80	675.24	1.5965	0.0	TAYLOR RD 1905 ROS 1.6 AC POR PAR 4 PMOR 29-11
015-450-058-000	Assessable	Non Residential	A	426.00	844.04	1.9956	0.0	2.0 AC POR PARS 1 2 & 4 PMOR 29-11
015-450-059-000	Assessable	Non Residential	A	617.72	1,223.90	2.8937	0.0	2.9 AC PAR 3 & POR PARS 1 2 & 4 PMOR 29-11
015-450-063-000	Assessable	Non Residential	A	389.50	771.72	1.8246	0.0	1.9 AC PAR 1 PMOR 29-106
015-450-064-000	Assessable	Non Residential	A	512.50	1,015.42	2.4008	0.0	2.5 AC PAR 2 PMOR 29-106
015-450-065-000	Assessable	Non Residential	A	410.00	812.32	1.9206	0.0	2.0 AC PAR 3 PMOR 29-106
015-450-066-000	Assessable	Non Residential	A	574.00	1,137.28	2.6889	0.0	2.8 AC PAR 4 PMOR 29-106
015-450-079-000	Assessable	Non Residential	A	2,105.72	4,172.00	9.8640	0.0	11.5 AC PAR 3 & 4 PMOR 27-131 & SEC 36 11 6
015-450-080-000	Assessable	Non Residential	A	356.88	707.09	1.6718	0.0	PAR A PMOR 32-133
015-450-082-000	Assessable	Non Residential	A	356.88	707.09	1.6718	0.0	PAR D PMOR 32-133
015-450-083-000	Assessable	Non Residential	A	285.52	565.70	1.3375	0.0	PAR E PMOR 32-133
015-450-085-000	Assessable	Non Residential	A	927.92	1,838.49	4.3468	0.0	1.3AC PAR F PMOR 33-135
015-450-086-000	Exempt	Common Area	A	-	-	-	0.0	16.1 AC POR PAR 2 PMOR 28 89
046-070-006-000	Assessable	MF Residential	A	2,156.10	4,271.82	10.1000	0.0	9.6 AC POR PAR 2 PMOR 32-28
048-012-001-000	Assessable	Non Residential	A	10,565.98	20,934.01	49.4950	0.0	53.2 AC PAR 4 PMOR 22-158 SBE# 2737-31-3
048-013-001-000	Assessable	Non Residential	A	429.14	850.26	2.0103	0.0	2.1 AC PAR 1 PMOR 29-12
048-013-002-000	Assessable	Non Residential	A	326.94	647.79	1.5316	0.0	1.6 AC PAR 5 PMOR 29-12
048-013-003-000	Assessable	Non Residential	A	837.86	1,660.04	3.9249	0.0	4.1 AC PAR 2 PMOR 29-12
048-013-004-000	Assessable	Non Residential	A	587.60	1,164.22	2.7526	0.0	2.6 AC PAR 3 PMOR 29-12
048-013-005-000	Assessable	Non Residential	A	293.80	582.11	1.3763	0.0	1.3 AC PAR 4 PMOR 29-12
048-013-006-000	Assessable	Non Residential	A	2,134.76	4,229.52	10.0000	0.0	10.0AC POR PAR 2 & 3 PMOR 26-145
048-013-007-000	Assessable	Non Residential	A	213.46	422.95	1.0000	0.0	1 AC PAR 2 PMOR 29-20
048-013-008-000	Assessable	Non Residential	A	277.50	549.84	1.3000	0.0	1.3 AC PAR 3 PMOR 29-20
048-013-009-000	Assessable	Non Residential	A	83.46	165.37	0.3910	0.0	PAR 4 PMOR 29-20
048-013-010-000	Assessable	Non Residential	A	213.46	422.95	1.0000	0.0	1 AC PAR 1 PMOR 29-20
048-013-011-000	Assessable	Non Residential	A	1,181.46	2,340.79	5.5344	0.0	6.2 AC POR PAR 1 PMOR 32-28
048-013-012-000	Assessable	MF Residential	A	1,410.12	2,793.85	6.6056	0.0	7.4 AC POR PAR 2 PMOR 32-28
048-021-016-000	Assessable	Non Residential	A	178.02	352.74	0.8340	0.0	PAR A PMOR 27-157
048-021-017-000	Assessable	Non Residential	A	532.40	1,054.84	2.4940	0.0	2.5 AC PAR B PMOR 27-157
048-021-018-000	Assessable	Non Residential	A	662.62	1,312.84	3.1040	0.0	3.1 AC PAR C PMOR 27-157
048-021-019-000	Assessable	Non Residential	A	592.38	1,173.69	2.7750	0.0	2.8 AC PAR D PMOR 27-157
048-021-020-000	Assessable	Non Residential	A	786.00	1,557.31	3.6820	0.0	3.7 AC PAR E PMOR 27-157
048-021-021-000	Assessable	Non Residential	A	843.64	1,671.51	3.9520	0.0	4.0 AC PAR F PMOR 27-157
048-021-022-000	Assessable	Non Residential	A	457.46	906.39	2.1430	0.0	2.1 AC PAR G PMOR 27-157
048-021-052-000	Assessable	MF Residential	A	2,693.18	5,335.92	12.6159	0.0	11.9 AC POR PAR 2 PMOR 32-28

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ASSESSOR PARCEL NUMBER	ASSMT CATEGORY	ASSESSMENT CLASS	ZONE	CHARGE	MAXIMUM ASMT	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
048-021-053-000	Assessable	Non Residential	A	90.52	179.37	0.4241	0.0	POR PAR 1 PMOR 32-28
048-451-003-000	Assessable	Non Residential	A	438.26	868.32	2.0530	0.0	2.1 AC PAR 2 PMOR 27-36 SBE# 2748-31-31
048-451-004-000	Assessable	Non Residential	A	73.42	145.50	0.3440	0.0	PAR 1 PMOR 27-36
048-451-005-000	Assessable	Non Residential	A	428.86	849.71	2.0090	0.0	2 AC PAR 3 PMOR 27-36
048-451-006-000	Assessable	Non Residential	A	2,075.40	4,111.94	9.7220	0.0	9.7AC PAR 4 PMOR 27-36
048-451-007-000	Assessable	Non Residential	A	129.14	255.89	0.6050	0.0	PAR 18 PMOR 27-36
048-451-009-000	Exempt	Park	A	-	-	-	0.0	PAR 5 PARK PMOR 27-36
048-451-010-000	Exempt	Open Space	A	-	-	-	0.0	5.2AC PAR 6 COMMON AREA PMOR 27-36
048-451-011-000	Assessable	Non Residential	A	208.12	412.38	0.9750	0.0	POR PAR 8 & 9 PMOR 27-36
048-451-012-000	Assessable	Non Residential	A	687.80	1,362.75	3.2220	0.0	3.2 AC PAR 7 PMOR 27-36
048-451-013-000	Assessable	Non Residential	A	141.96	281.26	0.6650	0.0	PAR 17 PMOR 27-36
048-451-014-000	Assessable	Non Residential	A	208.56	413.22	0.9770	0.0	1AC PAR 16 PMOR 27-36
048-451-015-000	Assessable	Non Residential	A	341.12	675.88	1.5980	0.0	1.6 AC POR PAR 14 & 15 PMOR 27-36
048-451-016-000	Assessable	Non Residential	A	917.94	1,818.69	4.3000	0.0	4.3 AC POR PAR 8 & 9 PMOR 27-36
048-451-018-000	Assessable	Non Residential	A	287.36	569.34	1.3461	0.0	1.4 AC PAR 1 PMOR 29-23
048-451-019-000	Assessable	Non Residential	A	246.30	488.00	1.1538	0.0	1.2 AC PAR 2 PMOR 29-23
048-451-020-000	Assessable	Non Residential	A	144.94	287.18	0.6790	0.0	POR PAR 12 PMOR 27-36
048-451-022-000	Assessable	Non Residential	A	2,456.04	4,866.06	11.5050	0.0	11.5 AC POR PAR 10 PMOR 27-36
048-451-024-000	Assessable	Non Residential	A	266.40	527.84	1.2480	0.0	1.1 AC POR PAR 13 PMOR 27-36
048-451-026-000	Assessable	Non Residential	A	191.88	380.19	0.8989	0.0	POR PARS 14 & 15 PMOR 27-36
048-452-004-000	Assessable	Non Residential	A	2,312.36	4,581.42	10.8320	0.0	10.8 AC L 6 AUTOMALL Q-74
048-452-005-000	Assessable	Non Residential	A	1,324.60	2,624.42	6.2050	0.0	5.6 AC POR L9 AUTOMALL Q-74
048-452-006-000	Assessable	Non Residential	A	162.44	321.87	0.7610	0.0	POR PAR 2 & 3 PMOR 28-73
048-452-007-000	Assessable	Non Residential	A	409.86	812.07	1.9200	0.0	1.9 AC PAR 1 PMOR 28-73
048-452-009-000	Assessable	Non Residential	A	2,796.52	5,540.67	13.1000	0.0	13.1 AC POR PAR 4 PMOR 28-73
048-452-010-000	Assessable	Non Residential	A	896.58	1,776.40	4.2000	0.0	4.2 AC POR PAR 4 PMOR 28-73
048-452-011-000	Assessable	Non Residential	A	495.46	981.67	2.3210	0.0	1.7ACPOR L 9 AUTOMALL Q-74
048-452-012-000	Assessable	Non Residential	A	581.28	1,151.70	2.7230	0.0	2.3 AC POR L 4 AUTOMALL Q-74
048-452-013-000	Assessable	Non Residential	A	387.66	768.08	1.8160	0.0	2.2 AC P L 4 AUTOMALL Q-74
048-452-014-000	Assessable	Non Residential	A	747.16	1,480.33	3.5000	0.0	3.5 AC L 5 AUTOMALL Q-74
048-452-015-000	Assessable	Non Residential	A	512.54	1,015.51	2.4010	0.0	2.4 AC POR PAR 2 PMOR 28-96
048-452-016-000	Assessable	Non Residential	A	1,076.76	2,133.37	5.0440	0.0	5 AC POR PAR 2 PMOR 28-96
048-452-017-000	Assessable	Non Residential	A	738.20	1,462.57	3.4580	0.0	3.5 AC PAR 1 PMOR 28-96
048-452-019-000	Assessable	Non Residential	A	1,638.84	3,247.00	7.6770	0.0	7.7 AC PAR 2 & 3 PMOR 27-100
048-452-020-000	Assessable	Non Residential	A	568.26	1,125.90	2.6620	0.0	2.7 AC PAR 1 PMOR 27-100
048-452-021-000	Assessable	Non Residential	A	2,395.62	4,746.37	11.2220	0.0	11.2 AC L 7 AUTOMALL Q-74
048-452-022-000	Assessable	Non Residential	A	414.78	821.80	1.9430	0.0	1.9 AC PAR 4 PMOR 28-74
048-452-023-000	Assessable	Non Residential	A	569.76	1,128.86	2.6690	0.0	2.7 AC PAR 1 PMOR 28-74
048-452-024-000	Assessable	Non Residential	A	247.20	489.78	1.1580	0.0	1.2 AC PAR 2 PMOR 28-74
048-452-025-000	Assessable	Non Residential	A	275.38	545.61	1.2900	0.0	1.3 PAR 3 PMOR 28-74
048-452-026-000	Assessable	Non Residential	A	1,302.20	2,580.01	6.1000	0.0	6.1 AC PAR 1 PMOR 35-36
048-452-027-000	Assessable	Non Residential	A	533.68	1,057.38	2.5000	0.0	2.5 AC PAR 2 PMOR 35-36
048-452-028-000	Assessable	Non Residential	A	341.56	676.72	1.6000	0.0	1.6 AC PAR 3 PMOR 35-36

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ASSESSOR PARCEL NUMBER	ASSMT CATEGORY	ASSESSMENT CLASS	ZONE	CHARGE	MAXIMUM ASMT	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
048-460-023-000	Exempt	Park	A	-	-	-	0.0	1.9 AC LOT 15 STONE POINT SUBD NO 00-07 MOR Y-64
048-460-024-000	Assessable	Non Residential	A	2,059.08	4,079.58	9.6455	0.0	7.3 AC LOT 16 STONE POINT SUBD NO 00-07 MOR Y-64
048-460-025-000	Assessable	Non Residential	A	1,639.94	3,249.16	7.6821	0.0	5.8 AC LOT 17 STONE POINT SUBD NO 00-07 MOR Y-64
048-460-026-000	Assessable	Non Residential	A	596.34	1,181.52	2.7935	0.0	2.1 AC LOT 18 STONE POINT SUBD NO 00-07 MOR Y-64
048-460-027-000	Exempt	Open Space	A	-	-	-	0.0	25.9 AC L19 OPN SP FLD PLAIN ACCESS BIKE PATH Y-64
048-460-030-000	Assessable	Non Residential	A	1,293.66	2,563.09	6.0600	0.0	4.6 AC P LOTS 2&3 STONE POINT SUBD 00-007 MOR Y-64
048-460-031-000	Assessable	Non Residential	A	1,321.40	2,618.07	6.1900	0.0	4.7 AC LOT5& P LOTS3&4 STONE POINT SUBD00-007 Y-64
048-460-032-000	Assessable	Non Residential	A	422.04	836.18	1.9770	0.0	1.5 AC POR LOT 1 & 2 STONE POINT SUBD Y-64
048-460-034-000	Assessable	MF Residential	A	631.34	1,250.88	2.9575	0.0	3.3 AC POR PAR 2 PMOR 32-28
048-460-035-000	Assessable	Non Residential	A	382.64	758.14	1.7925	0.0	2.0 AC POR PAR 1 PMOR 32-28
048-460-036-000	Assessable	Non Residential	A	1,675.32	3,319.29	7.8479	0.0	5.9 AC PAR 1 PMOR 32-70
048-460-037-000	Assessable	Non Residential	A	252.70	500.69	1.1838	0.0	PAR 2 PMOR 32-70
048-460-038-000	Assessable	Non Residential	A	252.70	500.69	1.1838	0.0	PAR 3 PMOR 32-70
048-460-039-000	Assessable	Non Residential	A	1,590.14	3,150.48	7.4488	0.0	5.6 AC PAR 4 PMOR 32-70
048-460-041-000	Assessable	Non Residential	A	2,193.16	4,345.24	10.2736	0.0	7.8 AC LOT 7 STONE POINT II SUB.#04-22 MOR AA077
048-460-042-000	Assessable	MF Residential	A	1,865.60	3,696.26	8.7392	0.0	6.6 AC LOT 8 STONE POINT II SUB.#04-22 MOR AA077
048-460-043-000	Assessable	MF Residential	A	1,453.94	2,880.64	6.8108	0.0	5.2 AC LOT 9 STONE POINT II SUB.#04-22 MOR AA077
048-460-052-000	Assessable	Non Residential	A	1,995.06	3,952.74	9.3456	0.0	7.1 AC POR L 6 STONE POINT II SUB.#04-22 MOR AA077
456-290-001-000	Assessable	Non Residential	A	96.44	191.09	0.4518	0.0	UNT110-1ST FLR BLD E-N.SNRSE PROF CTR CND-#0108884
456-290-002-000	Assessable	Non Residential	A	32.12	63.65	0.1505	0.0	UNT115-1ST FLR BLD E-N.SNRSE PROF CTR CND-#0108884
456-290-003-000	Assessable	Non Residential	A	65.00	128.79	0.3045	0.0	UNT120-1ST FLR BLD E-N.SNRSE PROF CTR CND-#0108884
456-290-004-000	Assessable	Non Residential	A	73.94	146.51	0.3464	0.0	UNT130-1ST FLR BLD E-N.SNRSE PROF CTR CND-#0108884
456-290-005-000	Assessable	Non Residential	A	81.14	160.76	0.3801	0.0	UNT140-1ST FLR BLD E-N.SNRSE PROF CTR CND-#0108884
456-290-006-000	Assessable	Non Residential	A	85.10	168.63	0.3987	0.0	UNT210-2ND FLR BLD E-N.SNRSE PROF CTR CND-#0108884
456-290-007-000	Assessable	Non Residential	A	102.18	202.47	0.4787	0.0	UNT220-2ND FLR BLD E-N.SNRSE PROF CTR CND-#0108884
456-290-009-000	Exempt	Common Area	A	-	-	-	0.0	CMN ARA FLR 1 BLD E-N.SNRSE PROF CTR CND-#0108884
456-290-010-000	Exempt	Common Area	A	-	-	-	0.0	CMN ARA FLR 2 BLD E-N.SNRSE PROF CTR CND-#0108884
456-290-011-000	Exempt	Common Area	A	-	-	-	0.0	1.0A PAR C - CMN ARA N.SNRSE PROF CTR CND-#0122733
456-290-012-000	Assessable	Non Residential	A	71.06	140.80	0.3329	0.0	UNT230-2ND FLR BLD E-N.SNRSE PROF CTR CND-#0122733
456-290-013-000	Assessable	Non Residential	A	67.52	133.78	0.3163	0.0	UNT240-2ND FLR BLD E-N.SNRSE PROF CTR CND-#0122733
456-290-014-000	Assessable	Non Residential	A	40.42	80.11	0.1894	0.0	UNT250-2ND FLR BLD E-N.SNRSE PROF CTR CND-#0122733
456-300-007-000	Exempt	Common Area	A	-	-	-	0.0	PAR B COMMON AREA N SUNRISE PROF CEN CONDO
456-300-015-000	Assessable	Non Residential	A	48.86	96.81	0.2289	0.0	UNIT 390 1ST AMNDED BLG B N SUNRISE PROF CEN CONDO
456-300-019-000	Assessable	Non Residential	A	56.46	111.87	0.2645	0.0	UNIT 330 1ST AMNDED BLG B N SUNRISE PROF CEN CONDO
456-300-020-000	Assessable	Non Residential	A	57.78	114.49	0.2707	0.0	UNIT 300 1ST AMNDED BLG B N SUNRISE PROF CEN CONDO
456-300-021-000	Exempt	Common Area	A	-	-	-	0.0	LOBBY COMMON AREA N SUNRISE PROF CEN CONDO
456-300-022-000	Assessable	Non Residential	A	145.88	289.05	0.6834	0.0	UNIT 110 1ST AMNDED BLG B N SUNRISE PROF CEN CONDO
456-300-023-000	Assessable	Non Residential	A	52.92	104.85	0.2479	0.0	UNIT 180 1ST AMNDED BLG B N SUNRISE PROF CEN CONDO
456-300-026-000	Assessable	Non Residential	A	37.64	74.61	0.1764	0.0	UNIT 200 1ST AMNDED BLG B N SUNRISE PROF CEN CONDO
456-300-027-000	Assessable	Non Residential	A	166.12	329.14	0.7782	0.0	UNIT 270 BLG B 1ST AMNDED N SUNRISE PROF CEN CONDO
456-300-028-000	Assessable	Non Residential	A	55.18	109.33	0.2585	0.0	UNIT 290 BLG B 1ST AMNDED N SUNRISE PROF CEN CONDO
456-300-029-000	Exempt	Common Area	A	-	-	-	0.0	LOBBY COMMON AREA N SUNRISE PROF CEN CONDO
456-300-030-000	Exempt	Common Area	A	-	-	-	0.0	LOBBY COMMON AREA 1ST AMDED SUNRISE PROF CEN CONDO

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456-300-031-000	Exempt	Common Area	A	-	-	-	0.0	UNIT 190 STORAGE AMNDED CONDO SUNRISE PROF CEN
456-300-032-000	Assessable	Non Residential	A	92.90	184.07	0.4352	0.0	UNIT350 AMENDED BLG B N SUNRISE PROF CEN CONDO
459-010-001-000	Assessable	Non Residential	A	1,609.82	3,189.48	7.5410	0.0	7.5 AC PAR A PMOR 25-64
459-010-002-000	Assessable	Non Residential	A	1,590.38	3,150.99	7.4500	0.0	7.5 AC PAR B PMOR 25-64
459-010-003-000	Assessable	Non Residential	A	1,003.32	1,987.87	4.7000	0.0	4.7 AC PAR 1 PMOR 28-43
459-010-007-000	Assessable	Non Residential	A	555.24	1,100.10	2.6010	0.0	2.6 AC PAR 2 PMOR 25-70
459-010-012-000	Assessable	Non Residential	A	527.28	1,044.69	2.4700	0.0	2.5 AC PAR 14 DOUGLAS CENTER PH 1 S-98
459-010-019-000	Assessable	Non Residential	A	809.06	1,602.99	3.7900	0.0	3.8 AC PAR 1 DOUGLAS CENTER PHASE 2 T-32
459-010-026-000	Assessable	Non Residential	A	398.06	788.68	1.8647	0.0	1.9 AC POR PAR 4 & 5 DOUGLAS CENTER PHASE 2 T-32
459-010-028-000	Assessable	Non Residential	A	565.66	1,120.74	2.6498	0.0	2.7 AC LT 9 T-32&POR LT 5 DOUGLAS CENTER PH 1 S-98
459-010-030-000	Assessable	Non Residential	A	161.60	320.17	0.7570	0.0	PAR 1 PMOR T-94
459-010-031-000	Assessable	Non Residential	A	171.38	339.59	0.8029	0.0	PAR 2 PMOR T-94
459-010-040-000	Assessable	Non Residential	A	1,190.96	2,359.61	5.5789	0.0	5.5 AC PAR 13 DOUGLAS CENTER PH 3 U-89
459-010-041-000	Exempt	Common Area	A	-	-	-	0.0	1.3 AC POR PAR A PMOR T-64 & PAR 8 DGLS CEN PHS-98
459-010-044-000	Assessable	Non Residential	A	2,035.46	4,032.81	9.5349	0.0	9.3AC PAR10 - 12 DOUGLAS CEN P 3 & POR P2 - 4 PH 2
459-010-047-000	Assessable	Non Residential	A	344.96	683.49	1.6160	0.0	1.6 AC PAR A PMOR 30-17
459-010-048-000	Assessable	Non Residential	A	603.70	1,196.11	2.8280	0.0	2.8 AC PAR B PMOR 30-17
459-010-049-000	Assessable	Non Residential	A	1,649.60	3,268.32	7.7274	0.0	7.7 AC PAR 1 PMOR 31-95
459-010-050-000	Assessable	Non Residential	A	1,328.24	2,631.61	6.2220	0.0	6.2 AC PAR 2 PMOR 31-95
459-010-051-000	Assessable	Non Residential	A	1,499.64	2,971.20	7.0249	0.0	7.0AC PAR3 PM 31-95 SBE# 2745-31-11,SBE 135-31-122
459-010-052-000	Assessable	Non Residential	A	1,542.48	3,056.08	7.2256	0.0	7.2 AC PAR 4 PMOR 31-95
459-010-053-000	Assessable	Non Residential	A	366.92	726.97	1.7188	0.0	1.8 AC PAR 1 PMOR 35-17
459-010-054-000	Assessable	Non Residential	A	387.30	767.36	1.8143	0.0	1.9 AC PAR 2 PMOR 35-17
459-020-001-000	Assessable	Non Residential	A	164.48	325.88	0.7705	0.0	PAR 1 BLDG 1 LAVA RIDGE PROF CEN S-102
459-020-003-000	Assessable	Non Residential	A	130.46	258.51	0.6112	0.0	PAR 3 BLDG 3 LAVA RIDGE PROF CEN S-102
459-020-006-000	Assessable	Non Residential	A	57.80	114.54	0.2708	0.0	UNIT 1 LAVA RIDGE PROF CENTER CONDO BLD 2
459-020-007-000	Assessable	Non Residential	A	68.14	135.01	0.3192	0.0	UNIT 2 LAVA RIDGE PROF CENTER CONDO BLD 2
459-020-008-000	Assessable	Non Residential	A	30.88	61.20	0.1447	0.0	UNIT 3 LAVA RIDGE PROF CENTER CONDO BLD 2
459-020-009-000	Assessable	Non Residential	A	24.22	48.01	0.1135	0.0	UNIT 4 LAVA RIDGE PROF CENTER CONDO BLD 2
459-020-010-000	Exempt	Common Area	A	-	-	-	0.0	BUILDING COMMON AREA
459-030-001-000	Assessable	Non Residential	A	133.84	265.19	0.6270	0.0	PAR 4 LAVA RIDGE PROF CENTER PH 2 T-70
459-030-002-000	Assessable	Non Residential	A	133.84	265.19	0.6270	0.0	PAR 5 LAVA RIDGE PROF CENTER PH 2 T-70
459-030-003-000	Assessable	Non Residential	A	213.04	422.11	0.9980	0.0	PAR 6 LAVA RIDGE PROF CENTER PH 2 T-70
459-030-004-000	Assessable	Non Residential	A	140.46	278.30	0.6580	0.0	PAR 7 LAVA RIDGE PROF CENTER PH 2 T-70
459-030-006-000	Assessable	Non Residential	A	182.52	361.62	0.8550	0.0	PAR 1 PMOR 29-147
459-030-007-000	Assessable	Non Residential	A	198.52	393.35	0.9300	0.0	PAR 2 PMOR 29-147
459-030-008-000	Assessable	Non Residential	A	182.52	361.62	0.8550	0.0	PAR 3 PMOR 29-147
459-040-001-000	Assessable	Non Residential	A	172.18	341.15	0.8066	0.0	PAR 1 PMOR 29-054
459-040-002-000	Assessable	Non Residential	A	144.90	287.10	0.6788	0.0	PAR 2 PMOR 29-054
459-040-003-000	Assessable	Non Residential	A	195.20	386.75	0.9144	0.0	PAR 3 PMOR 29-054
459-040-004-000	Exempt	Common Area	A	-	-	-	0.0	1.8 AC PAR A COMMON AREA PMOR 29-054
459-040-005-000	Assessable	Non Residential	A	157.96	312.98	0.7400	0.0	PAR 1 POR 29-77
459-040-006-000	Assessable	Non Residential	A	157.96	312.98	0.7400	0.0	PAR 2 POR 29-77

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459-040-007-000	Exempt	Common Area	A	-	-	-	0.0	1.1 AC PAR 3 PMOR 29-77 COMMON AREA
459-040-008-000	Assessable	Non Residential	A	108.00	214.01	0.5060	0.0	PAR 1 PMOR 29-146
459-040-009-000	Assessable	Non Residential	A	117.82	233.47	0.5520	0.0	PAR 2 PMOR 29-146
459-040-010-000	Assessable	Non Residential	A	130.22	258.00	0.6100	0.0	PAR 3 PMOR 29-146
459-040-011-000	Exempt	Common Area	A	-	-	-	0.0	1.0 AC PARCEL A COMMON AREA PMOR 29-146
459-050-001-000	Assessable	Non Residential	A	258.74	512.66	1.2121	0.0	1.2 AC PAR 2 PMOR 29-87
459-050-002-000	Assessable	Non Residential	A	280.30	555.38	1.3131	0.0	1.3 AC PAR 4 PMOR 29-87
459-050-003-000	Assessable	Non Residential	A	271.86	538.63	1.2735	0.0	PAR A1 PMOR 29-122
459-050-004-000	Assessable	Non Residential	A	113.50	224.88	0.5317	0.0	PAR A2 PMOR 29-122
459-050-005-000	Assessable	Non Residential	A	271.86	538.63	1.2735	0.0	PAR A3 PMOR 29-122
459-050-007-000	Assessable	Non Residential	A	174.48	345.72	0.8174	0.0	PAR B1 PMOR 29-122
459-050-008-000	Assessable	Non Residential	A	86.52	171.42	0.4053	0.0	PAR B2 PMOR 29-122
459-050-009-000	Assessable	Non Residential	A	110.20	218.37	0.5163	0.0	PAR B3 PMOR 29-122
459-050-011-000	Assessable	Non Residential	A	259.52	514.18	1.2157	0.0	PAR C1 PMOR 29-122
459-050-012-000	Assessable	Non Residential	A	259.50	514.14	1.2156	0.0	PAR C2 PMOR 29-122
459-050-014-000	Assessable	Non Residential	A	565.68	1,120.78	2.6499	0.0	EUREKA RD 1544 STE 140 ROS PAR D1 PMOR 29-122
459-050-016-000	Assessable	Non Residential	A	648.70	1,285.27	3.0388	0.0	PAR 'A1' PMOR 29-142
459-050-018-000	Assessable	Non Residential	A	648.70	1,285.27	3.0388	0.0	PAR 'B1' PMOR 29-142
459-050-020-000	Assessable	Non Residential	A	751.10	1,488.16	3.5185	0.0	PAR 'C1' PMOR 29-142
459-070-001-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 1 STONE POINT VIL 11 12 MOR DD-3
459-070-002-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 2 STONE POINT VIL 11 12 MOR DD-3
459-070-003-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 3 STONE POINT VIL 11 12 MOR DD-3
459-070-004-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 4 STONE POINT VIL 11 12 MOR DD-3
459-070-005-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 5 STONE POINT VIL 11 12 MOR DD-3
459-070-006-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 6 STONE POINT VIL 11 12 MOR DD-3
459-070-007-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 7 STONE POINT VIL 11 12 MOR DD-3
459-070-008-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 8 STONE POINT VIL 11 12 MOR DD-3
459-070-009-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 9 STONE POINT VIL 11 12 MOR DD-3
459-070-010-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 10 STONE POINT VIL 11 12 MOR DD-3
459-070-011-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 11 STONE POINT VIL 11 12 MOR DD-3
459-070-012-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 12 STONE POINT VIL 11 12 MOR DD-3
459-070-013-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 13 STONE POINT VIL 11 12 MOR DD-3
459-070-014-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 14 STONE POINT VIL 11 12 MOR DD-3
459-070-015-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 15 STONE POINT VIL 11 12 MOR DD-3
459-070-016-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 16 STONE POINT VIL 11 12 MOR DD-3
459-070-017-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 17 STONE POINT VIL 11 12 MOR DD-3
459-070-018-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 18 STONE POINT VIL 11 12 MOR DD-3
459-070-019-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 19 STONE POINT VIL 11 12 MOR DD-3
459-070-020-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 20 STONE POINT VIL 11 12 MOR DD-3
459-070-021-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 21 STONE POINT VIL 11 12 MOR DD-3
459-070-022-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 22 STONE POINT VIL 11 12 MOR DD-3
459-070-023-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 23 STONE POINT VIL 11 12 MOR DD-3
459-070-024-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 24 STONE POINT VIL 11 12 MOR DD-3

City of Roseville
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ASSESSOR PARCEL NUMBER	ASSMT CATEGORY	ASSESSMENT CLASS	ZONE	CHARGE	MAXIMUM ASMT	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
459-070-025-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 25 STONE POINT VIL 11 12 MOR DD-3
459-070-026-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 26 STONE POINT VIL 11 12 MOR DD-3
459-070-027-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 27 STONE POINT VIL 11 12 MOR DD-3
459-070-028-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 28 STONE POINT VIL 11 12 MOR DD-3
459-070-029-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 29 STONE POINT VIL 11 12 MOR DD-3
459-070-030-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 30 STONE POINT VIL 11 12 MOR DD-3
459-070-031-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 31 STONE POINT VIL 11 12 MOR DD-3
459-070-032-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 32 STONE POINT VIL 11 12 MOR DD-3
459-070-033-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 33 STONE POINT VIL 11 12 MOR DD-3
459-070-034-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 34 STONE POINT VIL 11 12 MOR DD-3
459-070-035-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 35 STONE POINT VIL 11 12 MOR DD-3
459-070-036-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 36 STONE POINT VIL 11 12 MOR DD-3
459-070-037-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 37 STONE POINT VIL 11 12 MOR DD-3
459-070-038-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 38 STONE POINT VIL 11 12 MOR DD-3
459-070-039-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 39 STONE POINT VIL 11 12 MOR DD-3
459-070-040-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 40 STONE POINT VIL 11 12 MOR DD-3
459-070-041-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 41 STONE POINT VIL 11 12 MOR DD-3
459-070-042-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 42 STONE POINT VIL 11 12 MOR DD-3
459-070-043-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 43 STONE POINT VIL 11 12 MOR DD-3
459-070-044-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 44 STONE POINT VIL 11 12 MOR DD-3
459-070-045-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 45 STONE POINT VIL 11 12 MOR DD-3
459-070-046-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 46 STONE POINT VIL 11 12 MOR DD-3
459-070-047-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 47 STONE POINT VIL 11 12 MOR DD-3
459-070-048-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 48 STONE POINT VIL 11 12 MOR DD-3
459-070-049-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 49 STONE POINT VIL 11 12 MOR DD-3
459-070-050-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 50 STONE POINT VIL 11 12 MOR DD-3
459-070-051-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 51 STONE POINT VIL 11 12 MOR DD-3
459-070-052-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 52 STONE POINT VIL 11 12 MOR DD-3
459-070-053-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 53 STONE POINT VIL 11 12 MOR DD-3
459-070-054-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 54 STONE POINT VIL 11 12 MOR DD-3
459-070-055-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 55 STONE POINT VIL 11 12 MOR DD-3
459-070-056-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 56 STONE POINT VIL 11 12 MOR DD-3
459-070-057-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 57 STONE POINT VIL 11 12 MOR DD-3
459-070-058-000	Exempt	Exempt	A	-	-	-	0.0	LOT C COMMON AREA STONE POINT VIL 11 12 MOR DD-3
459-070-059-000	Exempt	Exempt	A	-	-	-	0.0	LOT D COMMON AREA STONE POINT VIL 11 12 MOR DD-3
459-070-060-000	Exempt	Exempt	A	-	-	-	0.0	LOT E COMMON AREA STONE POINT VIL 11 12 MOR DD-3
459-070-061-000	Exempt	Exempt	A	-	-	-	0.0	LOT F COMMON AREA STONE POINT VIL 11 12 MOR DD-3
459-070-062-000	Exempt	Exempt	A	-	-	-	0.0	LOT G COMMON AREA STONE POINT VIL 11 12 MOR DD-3
459-070-063-000	Exempt	Exempt	A	-	-	-	0.0	LOT H COMMON AREA STONE POINT VIL 11 12 MOR DD-3
459-070-064-000	Exempt	Exempt	A	-	-	-	0.0	LOT M COMMON AREA STONE POINT VIL 11 12 MOR DD-3
459-070-065-000	Exempt	Exempt	A	-	-	-	0.0	LOT O COMMON AREA STONE POINT VIL 11 12 MOR DD-3
459-070-066-000	Exempt	Exempt	A	-	-	-	0.0	LOT P COMMON AREA STONE POINT VIL 11 12 MOR DD-3
459-080-001-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 58 STONE POINT VIL 11 12 MOR DD-3

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ASSESSOR PARCEL NUMBER	ASSMT CATEGORY	ASSESSMENT CLASS	ZONE	CHARGE	MAXIMUM ASMT	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
459-080-002-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 59 STONE POINT VIL 11 12 MOR DD-3
459-080-003-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 60 STONE POINT VIL 11 12 MOR DD-3
459-080-004-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 61 STONE POINT VIL 11 12 MOR DD-3
459-080-005-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 62 STONE POINT VIL 11 12 MOR DD-3
459-080-006-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 63 STONE POINT VIL 11 12 MOR DD-3
459-080-007-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 64 STONE POINT VIL 11 12 MOR DD-3
459-080-008-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 65 STONE POINT VIL 11 12 MOR DD-3
459-080-009-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 66 STONE POINT VIL 11 12 MOR DD-3
459-080-010-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 67 STONE POINT VIL 11 12 MOR DD-3
459-080-011-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 68 STONE POINT VIL 11 12 MOR DD-3
459-080-012-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 69 STONE POINT VIL 11 12 MOR DD-3
459-080-013-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 70 STONE POINT VIL 11 12 MOR DD-3
459-080-014-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 71 STONE POINT VIL 11 12 MOR DD-3
459-080-015-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 72 STONE POINT VIL 11 12 MOR DD-3
459-080-016-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 73 STONE POINT VIL 11 12 MOR DD-3
459-080-017-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 74 STONE POINT VIL 11 12 MOR DD-3
459-080-018-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 75 STONE POINT VIL 11 12 MOR DD-3
459-080-019-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 76 STONE POINT VIL 11 12 MOR DD-3
459-080-020-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 77 STONE POINT VIL 11 12 MOR DD-3
459-080-021-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 78 STONE POINT VIL 11 12 MOR DD-3
459-080-022-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 79 STONE POINT VIL 11 12 MOR DD-3
459-080-023-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 80 STONE POINT VIL 11 12 MOR DD-3
459-080-024-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 81 STONE POINT VIL 11 12 MOR DD-3
459-080-025-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 82 STONE POINT VIL 11 12 MOR DD-3
459-080-026-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 83 STONE POINT VIL 11 12 MOR DD-3
459-080-027-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 84 STONE POINT VIL 11 12 MOR DD-3
459-080-028-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 85 STONE POINT VIL 11 12 MOR DD-3
459-080-029-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 86 STONE POINT VIL 11 12 MOR DD-3
459-080-030-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 89 STONE POINT VIL 11 12 MOR DD-3
459-080-031-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 90 STONE POINT VIL 11 12 MOR DD-3
459-080-032-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 91 STONE POINT VIL 11 12 MOR DD-3
459-080-033-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 92 STONE POINT VIL 11 12 MOR DD-3
459-080-034-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 93 STONE POINT VIL 11 12 MOR DD-3
459-080-035-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 94 STONE POINT VIL 11 12 MOR DD-3
459-080-036-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 95 STONE POINT VIL 11 12 MOR DD-3
459-080-037-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 96 STONE POINT VIL 11 12 MOR DD-3
459-080-038-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 97 STONE POINT VIL 11 12 MOR DD-3
459-080-039-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 98 STONE POINT VIL 11 12 MOR DD-3
459-080-040-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 99 STONE POINT VIL 11 12 MOR DD-3
459-080-041-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 100 STONE POINT VIL 11 12 MOR DD-3
459-080-042-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 101 STONE POINT VIL 11 12 MOR DD-3
459-080-043-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 102 STONE POINT VIL 11 12 MOR DD-3
459-080-044-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 103 STONE POINT VIL 11 12 MOR DD-3

City of Roseville
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ASSESSOR PARCEL NUMBER	ASSMT CATEGORY	ASSESSMENT CLASS	ZONE	CHARGE	MAXIMUM ASMT	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
459-080-045-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 104 STONE POINT VIL 11 12 MOR DD-3
459-080-046-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 105 STONE POINT VIL 11 12 MOR DD-3
459-080-047-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 106 STONE POINT VIL 11 12 MOR DD-3
459-080-048-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 107 STONE POINT VIL 11 12 MOR DD-3
459-080-049-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 108 STONE POINT VIL 11 12 MOR DD-3
459-080-050-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 109 STONE POINT VIL 11 12 MOR DD-3
459-080-051-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 110 STONE POINT VIL 11 12 MOR DD-3
459-080-052-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 111 STONE POINT VIL 11 12 MOR DD-3
459-080-053-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 112 STONE POINT VIL 11 12 MOR DD-3
459-080-054-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 113 STONE POINT VIL 11 12 MOR DD-3
459-080-055-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 114 STONE POINT VIL 11 12 MOR DD-3
459-080-056-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 115 STONE POINT VIL 11 12 MOR DD-3
459-080-057-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 116 STONE POINT VIL 11 12 MOR DD-3
459-080-058-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 117 STONE POINT VIL 11 12 MOR DD-3
459-080-059-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 118 STONE POINT VIL 11 12 MOR DD-3
459-080-060-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 119 STONE POINT VIL 11 12 MOR DD-3
459-080-061-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 120 STONE POINT VIL 11 12 MOR DD-3
459-080-062-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 121 STONE POINT VIL 11 12 MOR DD-3
459-080-063-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 122 STONE POINT VIL 11 12 MOR DD-3
459-080-064-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 123 STONE POINT VIL 11 12 MOR DD-3
459-080-065-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 124 STONE POINT VIL 11 12 MOR DD-3
459-080-066-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 125 STONE POINT VIL 11 12 MOR DD-3
459-080-067-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 126 STONE POINT VIL 11 12 MOR DD-3
459-080-068-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 127 STONE POINT VIL 11 12 MOR DD-3
459-080-069-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 128 STONE POINT VIL 11 12 MOR DD-3
459-080-070-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 129 STONE POINT VIL 11 12 MOR DD-3
459-080-071-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 130 STONE POINT VIL 11 12 MOR DD-3
459-080-072-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 131 STONE POINT VIL 11 12 MOR DD-3
459-080-073-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 132 STONE POINT VIL 11 12 MOR DD-3
459-080-074-000	Exempt	Exempt	A	-	-	-	0.0	LOT I COMMON AREA STONE POINT VIL 11 12 MOR DD-3
459-080-075-000	Exempt	Exempt	A	-	-	-	0.0	LOT J COMMON AREA STONE POINT VIL 11 12 MOR DD-3
459-080-076-000	Exempt	Exempt	A	-	-	-	0.0	LOT K COMMON AREA STONE POINT VIL 11 12 MOR DD-3
459-080-077-000	Exempt	Exempt	A	-	-	-	0.0	LOT L COMMON AREA STONE POINT VIL 11 12 MOR DD-3
459-080-078-000	Exempt	Exempt	A	-	-	-	0.0	POR LOT N COM AREA STONE POINT VIL 11 12 MOR DD-3
459-090-001-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 1 STONE POINT VIL 14 MOR DD-4
459-090-002-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 2 STONE POINT VIL 14 MOR DD-4
459-090-003-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 3 STONE POINT VIL 14 MOR DD-4
459-090-004-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 4 STONE POINT VIL 14 MOR DD-4
459-090-005-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 5 STONE POINT VIL 14 MOR DD-4
459-090-006-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 6 STONE POINT VIL 14 MOR DD-4
459-090-007-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 7 STONE POINT VIL 14 MOR DD-4
459-090-008-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 8 STONE POINT VIL 14 MOR DD-4
459-090-009-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 9 STONE POINT VIL 14 MOR DD-4

City of Roseville
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ASSESSOR PARCEL NUMBER	ASSMT CATEGORY	ASSESSMENT CLASS	ZONE	CHARGE	MAXIMUM ASMT	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
459-090-010-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 10 STONE POINT VIL 14 MOR DD-4
459-090-011-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 11 STONE POINT VIL 14 MOR DD-4
459-090-012-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 12 STONE POINT VIL 14 MOR DD-4
459-090-013-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 13 STONE POINT VIL 14 MOR DD-4
459-090-014-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 14 STONE POINT VIL 14 MOR DD-4
459-090-015-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 15 STONE POINT VIL 14 MOR DD-4
459-090-016-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 16 STONE POINT VIL 14 MOR DD-4
459-090-017-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 17 STONE POINT VIL 14 MOR DD-4
459-090-018-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 18 STONE POINT VIL 14 MOR DD-4
459-090-019-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 19 STONE POINT VIL 14 MOR DD-4
459-090-020-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 20 STONE POINT VIL 14 MOR DD-4
459-090-021-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 21 STONE POINT VIL 14 MOR DD-4
459-090-022-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 22 STONE POINT VIL 14 MOR DD-4
459-090-023-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 23 STONE POINT VIL 14 MOR DD-4
459-090-024-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 24 STONE POINT VIL 14 MOR DD-4
459-090-025-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 25 STONE POINT VIL 14 MOR DD-4
459-090-026-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 26 STONE POINT VIL 14 MOR DD-4
459-090-027-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 27 STONE POINT VIL 14 MOR DD-4
459-090-028-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 28 STONE POINT VIL 14 MOR DD-4
459-090-029-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 29 STONE POINT VIL 14 MOR DD-4
459-090-030-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 30 STONE POINT VIL 14 MOR DD-4
459-090-031-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 31 STONE POINT VIL 14 MOR DD-4
459-090-032-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 32 STONE POINT VIL 14 MOR DD-4
459-090-033-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 33 STONE POINT VIL 14 MOR DD-4
459-090-034-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 34 STONE POINT VIL 14 MOR DD-4
459-090-035-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 35 STONE POINT VIL 14 MOR DD-4
459-090-036-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 36 STONE POINT VIL 14 MOR DD-4
459-090-037-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 37 STONE POINT VIL 14 MOR DD-4
459-090-038-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 38 STONE POINT VIL 14 MOR DD-4
459-090-039-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 39 STONE POINT VIL 14 MOR DD-4
459-090-040-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 40 STONE POINT VIL 14 MOR DD-4
459-090-041-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 41 STONE POINT VIL 14 MOR DD-4
459-090-042-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 42 STONE POINT VIL 14 MOR DD-4
459-090-043-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 43 STONE POINT VIL 14 MOR DD-4
459-090-044-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 44 STONE POINT VIL 14 MOR DD-4
459-090-045-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 45 STONE POINT VIL 14 MOR DD-4
459-090-046-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 46 STONE POINT VIL 14 MOR DD-4
459-090-047-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 47 STONE POINT VIL 14 MOR DD-4
459-090-048-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 48 STONE POINT VIL 14 MOR DD-4
459-090-049-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 49 STONE POINT VIL 14 MOR DD-4
459-090-050-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 50 STONE POINT VIL 14 MOR DD-4
459-090-051-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 51 STONE POINT VIL 14 MOR DD-4
459-090-052-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 52 STONE POINT VIL 14 MOR DD-4

City of Roseville
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ASSESSOR PARCEL NUMBER	ASSMT CATEGORY	ASSESSMENT CLASS	ZONE	CHARGE	MAXIMUM ASMT	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
459-090-053-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 53 STONE POINT VIL 14 MOR DD-4
459-090-054-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 54 STONE POINT VIL 14 MOR DD-4
459-090-055-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 87 STONE POINT VIL 11 12 MOR DD-3
459-090-056-000	Assessable	SF	A	213.46	422.95	-	1.0	LOT 88 STONE POINT VIL 11 12 MOR DD-3
459-090-057-000	Exempt	Exempt	A	-	-	-	0.0	LOT B COMMON AREA STONE POINT VIL 14 MOR DD-4
459-090-058-000	Exempt	Exempt	A	-	-	-	0.0	LOT C COMMON AREA STONE POINT VIL 14 MOR DD-4
459-090-059-000	Exempt	Exempt	A	-	-	-	0.0	LOT D COMMON AREA STONE POINT VIL 14 MOR DD-4
459-090-060-000	Exempt	Exempt	A	-	-	-	0.0	LOT E COMMON AREA STONE POINT VIL 14 MOR DD-4
459-090-061-000	Exempt	Exempt	A	-	-	-	0.0	POR LOT N COM AREA STONE POINT VIL 11 12 MOR DD-3
459-090-062-000	Exempt	Exempt	A	-	-	-	0.0	LOT 10A PARK STONE POINT LARGE LOT SUBD MOR CC-94
459-090-063-000	Exempt	Exempt	A	-	-	-	0.0	LOT 10B PARK STONE POINT LARGE LOT SUBD MOR CC-94
460-160-001-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 7 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-002-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 8 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-003-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 9 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-004-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 10 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-005-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 11 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-006-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 12 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-007-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 13 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-008-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 14 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-009-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 15 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-010-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 16 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-011-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 17 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-012-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 18 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-013-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 19 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-014-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 20 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-015-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 21 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-016-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 22 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-017-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 23 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-018-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 24 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-019-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 25 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-020-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 26 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-021-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 27 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-022-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 28 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-023-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 29 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-024-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 30 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-025-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 31 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-026-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 32 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-027-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 33 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-028-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 34 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-029-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 35 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-030-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 44 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-031-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 45 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-032-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 46 OLYMPUS HEIGHTS UNIT 1 S-11

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ASSESSOR PARCEL NUMBER	ASSMT CATEGORY	ASSESSMENT CLASS	ZONE	CHARGE	MAXIMUM ASMT	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
460-160-033-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 47 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-034-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 48 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-035-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 49 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-036-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 50 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-037-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 51 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-038-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 52 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-039-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 53 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-040-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 54 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-041-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 55 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-042-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 56 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-043-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 57 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-044-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 58 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-045-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 59 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-046-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 60 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-047-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 61 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-048-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 62 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-049-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 63 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-050-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 64 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-051-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 65 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-052-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 66 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-053-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 67 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-054-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 68 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-055-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 69 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-056-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 70 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-057-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 71 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-058-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 72 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-059-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 73 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-001-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 1 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-002-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 2 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-003-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 3 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-004-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 4 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-005-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 5 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-006-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 6 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-007-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 36 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-008-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 37 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-009-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 38 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-010-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 39 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-011-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 40 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-012-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 41 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-013-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 42 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-014-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 43 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-015-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 74 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-016-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 75 OLYMPUS HEIGHTS UNIT 1 S-11

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ASSESSOR PARCEL NUMBER	ASSMT CATEGORY	ASSESSMENT CLASS	ZONE	CHARGE	MAXIMUM ASMT	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
460-170-017-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 76 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-018-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 77 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-019-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 78 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-020-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 79 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-021-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 80 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-022-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 81 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-023-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 82 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-024-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 83 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-025-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 84 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-026-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 85 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-027-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 86 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-028-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 87 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-029-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 88 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-030-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 89 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-031-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 90 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-032-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 91 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-033-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 92 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-034-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 93 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-035-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 94 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-036-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 95 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-037-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 96 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-038-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 97 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-039-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 98 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-040-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 99 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-041-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 100 OLYMPUS HEIGHTS UNIT 1 S-11
460-180-001-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 1 OLYMPUS HEIGHTS PHASE 2A
460-180-002-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 2 OLYMPUS HEIGHTS PHASE 2A
460-180-003-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 3 OLYMPUS HEIGHTS PHASE 2A
460-180-004-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 4 OLYMPUS HEIGHTS PHASE 2A
460-180-005-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 5 OLYMPUS HEIGHTS PHASE 2A
460-180-006-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 6 OLYMPUS HEIGHTS PHASE 2A
460-180-007-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 7 OLYMPUS HEIGHTS PHASE 2A
460-180-008-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 8 OLYMPUS HEIGHTS PHASE 2A
460-180-009-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 9 OLYMPUS HEIGHTS PHASE 2A
460-180-010-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 10 OLYMPUS HEIGHTS PHASE 2A
460-180-011-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 11 OLYMPUS HEIGHTS PHASE 2A
460-180-012-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 12 OLYMPUS HEIGHTS PHASE 2A
460-180-013-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 13 OLYMPUS HEIGHTS PHASE 2A
460-180-014-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 14 OLYMPUS HEIGHTS PHASE 2A
460-180-015-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 15 OLYMPUS HEIGHTS PHASE 2A
460-180-016-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 16 OLYMPUS HEIGHTS PHASE 2A
460-180-017-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 17 OLYMPUS HEIGHTS PHASE 2A
460-180-018-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 18 OLYMPUS HEIGHTS PHASE 2A

City of Roseville
Olympus Pointe Landscaping & Lighting District
Fiscal Year 2017/18 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASSMT CATEGORY	ASSESSMENT CLASS	ZONE	CHARGE	MAXIMUM ASMT	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
460-180-019-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 19 OLYMPUS HEIGHTS PHASE 2A
460-180-020-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 20 OLYMPUS HEIGHTS PHASE 2A
460-180-021-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 21 OLYMPUS HEIGHTS PHASE 2A
460-180-022-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 22 OLYMPUS HEIGHTS PHASE 2A
460-180-023-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 23 OLYMPUS HEIGHTS PHASE 2A
460-180-024-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 24 OLYMPUS HEIGHTS PHASE 2A
460-180-025-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 25 OLYMPUS HEIGHTS PHASE 2A
460-180-026-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 26 OLYMPUS HEIGHTS PHASE 2A
460-180-027-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 27 OLYMPUS HEIGHTS PHASE 2A
460-180-028-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 28 OLYMPUS HEIGHTS PHASE 2A
460-180-029-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 29 OLYMPUS HEIGHTS PHASE 2A
460-180-030-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 30 OLYMPUS HEIGHTS PHASE 2A
460-180-031-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 31 OLYMPUS HEIGHTS PHASE 2A
460-180-032-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 32 OLYMPUS HEIGHTS PHASE 2A
460-180-033-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 33 OLYMPUS HEIGHTS PHASE 2A
460-180-034-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 34 OLYMPUS HEIGHTS PHASE 2A
460-180-035-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 35 OLYMPUS HEIGHTS PHASE 2A
460-180-036-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 36 OLYMPUS HEIGHTS PHASE 2A
460-180-037-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 37 OLYMPUS HEIGHTS PHASE 2A
460-180-038-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 38 OLYMPUS HEIGHTS PHASE 2A
460-180-039-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 39 OLYMPUS HEIGHTS PHASE 2A
460-180-040-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 40 OLYMPUS HEIGHTS PHASE 2A
460-180-041-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 41 OLYMPUS HEIGHTS PHASE 2A
460-180-042-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 42 OLYMPUS HEIGHTS PHASE 2A
460-180-043-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 43 OLYMPUS HEIGHTS PHASE 2A
460-180-044-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 44 OLYMPUS HEIGHTS PHASE 2A
460-180-045-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 45 OLYMPUS HEIGHTS PHASE 2A
460-180-046-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 46 OLYMPUS HEIGHTS PHASE 2A
460-180-047-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 47 OLYMPUS HEIGHTS PHASE 2A
460-180-048-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 48 OLYMPUS HEIGHTS PHASE 2A
460-180-049-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 49 OLYMPUS HEIGHTS PHASE 2A
460-180-050-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 50 OLYMPUS HEIGHTS PHASE 2A
460-180-051-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 51 OLYMPUS HEIGHTS PHASE 2A
460-180-052-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 52 OLYMPUS HEIGHTS PHASE 2A
460-180-053-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 53 OLYMPUS HEIGHTS PHASE 2A
460-180-054-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 54 OLYMPUS HEIGHTS PHASE 2A
460-180-055-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 55 OLYMPUS HEIGHTS PHASE 2A
460-180-056-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 56 OLYMPUS HEIGHTS PHASE 2A
460-190-001-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 57 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-002-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 58 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-003-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 59 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-004-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 60 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-005-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 61 OLYMPUS HEIGHTS PHASE 2B S-54

City of Roseville
Olympus Pointe Landscaping & Lighting District
Fiscal Year 2017/18 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASSMT CATEGORY	ASSESSMENT CLASS	ZONE	CHARGE	MAXIMUM ASMT	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
460-190-006-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 62 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-007-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 63 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-008-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 64 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-009-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 65 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-010-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 66 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-011-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 67 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-012-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 68 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-013-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 69 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-014-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 70 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-015-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 71 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-016-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 72 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-017-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 73 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-018-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 74 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-019-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 75 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-020-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 76 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-021-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 77 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-022-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 78 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-023-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 79 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-024-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 80 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-025-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 81 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-026-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 82 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-027-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 83 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-028-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 84 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-029-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 85 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-030-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 86 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-031-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 87 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-032-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 88 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-033-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 89 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-034-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 90 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-035-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 91 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-036-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 92 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-037-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 93 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-038-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 94 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-039-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 95 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-040-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 96 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-041-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 97 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-042-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 98 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-043-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 99 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-044-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 100 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-045-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 101 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-046-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 102 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-047-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 103 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-048-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 104 OLYMPUS HEIGHTS PHASE 2B S-54

City of Roseville
Olympus Pointe Landscaping & Lighting District
Fiscal Year 2017/18 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASSMT CATEGORY	ASSESSMENT CLASS	ZONE	CHARGE	MAXIMUM ASMT	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
460-190-049-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 105 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-050-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 106 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-051-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 107 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-052-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 108 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-053-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 109 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-054-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 110 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-055-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 111 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-056-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 112 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-057-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 113 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-058-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 114 OLYMPUS HEIGHTS PHASE 2B S-54
461-011-001-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 1 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-011-002-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 2 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-011-003-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 3 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-011-004-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 4 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-011-005-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 5 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-001-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 6 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-002-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 7 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-003-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 8 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-004-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 9 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-007-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 12 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-008-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 13 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-009-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 14 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-010-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 15 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-011-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 16 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-012-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 17 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-013-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 18 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-014-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 19 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-016-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 21 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-017-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 22 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-018-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 23 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-019-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 24 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-020-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 25 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-021-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 26 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-022-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 27 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-023-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 28 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-024-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 29 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-025-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 30 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-026-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 31 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-027-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 32 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-028-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 33 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-029-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 34 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-030-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 35 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-031-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 36 OLYMPUS HEIGHTS #4 PH 2 MOR T-39

City of Roseville
Olympus Pointe Landscaping & Lighting District
Fiscal Year 2017/18 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASSMT CATEGORY	ASSESSMENT CLASS	ZONE	CHARGE	MAXIMUM ASMT	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
461-012-032-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 37 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-033-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 38 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-034-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 39 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-035-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 40 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-036-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 41 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-037-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 42 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-038-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 43 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-039-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 44 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-040-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 45 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-041-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 46 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-042-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 47 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-043-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 48 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-044-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 49 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-045-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 50 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-046-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 51 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-047-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 52 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-048-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 53 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-049-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 54 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-050-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 55 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-051-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 56 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-052-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 57 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-053-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 58 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-054-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 59 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-055-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 60 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-056-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 61 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-057-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 62 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-058-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 63 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-059-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 64 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-060-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 65 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-061-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 66 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-062-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 67 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-063-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 68 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-064-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 69 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-065-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 70 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-066-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 71 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-067-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 72 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-068-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 73 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-069-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 74 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-070-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 75 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-071-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 76 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-072-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 77 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-073-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 78 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-074-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 79 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38

City of Roseville
Olympus Pointe Landscaping & Lighting District
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ASSESSOR PARCEL NUMBER	ASSMT CATEGORY	ASSESSMENT CLASS	ZONE	CHARGE	MAXIMUM ASMT	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
461-012-075-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 80 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-076-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 81 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-077-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 82 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-078-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 83 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-081-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOTS 10 & 11 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-082-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	POR LOT 20 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-001-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 84 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-013-002-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 85 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-013-003-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 86 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-013-004-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 87 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-013-005-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 88 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-013-006-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 89 OLYMPUS HEIGHTS # 4 PH 1 (AMENDED) T-38
461-013-007-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 90 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-013-008-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 91 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-013-009-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 92 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-013-010-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 93 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-011-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 94 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-012-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 95 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-013-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 96 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-014-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 97 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-015-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 98 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-016-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 99 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-017-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 100 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-018-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 101 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-019-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 102 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-020-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 103 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-021-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 104 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-022-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 105 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-023-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 106 OLYMPUS HEIGHTS #4 PH 3 MOR T-39
461-013-024-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 107 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-025-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 108 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-026-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 109 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-027-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 110 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-028-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 111 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-029-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 112 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-030-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 113 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-031-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 114 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-032-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 115 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-033-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 116 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-034-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 117 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-035-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 118 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-036-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 119 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-037-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 120 OLYMPUS HEIGHTS UNIT 4 T-12

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ASSESSOR PARCEL NUMBER	ASSMT CATEGORY	ASSESSMENT CLASS	ZONE	CHARGE	MAXIMUM ASMT	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
461-013-038-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 121 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-021-001-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 64 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-002-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 65 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-003-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 66 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-004-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 67 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-005-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 68 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-006-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 69 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-007-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 70 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-008-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 71 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-009-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 72 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-010-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 73 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-011-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 74 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-012-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 75 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-013-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 76 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-014-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 77 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-015-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 78 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-016-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 79 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-017-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 80 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-018-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 81 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-001-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 82 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-002-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 83 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-003-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 84 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-004-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 85 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-005-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 86 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-006-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 87 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-007-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 88 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-008-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 89 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-009-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 90 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-010-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 91 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-011-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 92 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-012-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 93 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-013-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 94 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-014-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 95 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-015-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 96 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-001-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 97 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-002-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 98 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-003-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 99 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-004-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 100 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-005-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 101 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-006-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 102 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-007-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 103 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-008-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 104 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-009-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 105 OLYMPUS HEIGHTS UNIT #3 T-25

City of Roseville
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ASSESSOR PARCEL NUMBER	ASSMT CATEGORY	ASSESSMENT CLASS	ZONE	CHARGE	MAXIMUM ASMT	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
461-023-010-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 106 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-011-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 107 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-012-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 108 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-013-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 109 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-014-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 110 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-015-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 111 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-016-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 112 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-017-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 113 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-018-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 114 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-019-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 115 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-020-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 116 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-001-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 117 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-002-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 118 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-003-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 119 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-004-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 120 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-005-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 121 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-006-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 122 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-007-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 123 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-008-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 124 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-009-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 125 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-010-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 126 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-011-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 127 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-012-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 128 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-013-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 129 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-014-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 130 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-015-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 131 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-016-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 132 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-017-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 133 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-018-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 134 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-001-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 1 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-002-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 2 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-003-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 3 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-004-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 4 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-005-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 5 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-006-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 6 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-007-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 7 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-008-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 8 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-009-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 9 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-010-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 10 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-011-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 11 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-012-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 12 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-013-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 13 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-014-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 14 OLYMPUS HEIGHTS UNIT #3 T-25

City of Roseville
Olympus Pointe Landscaping & Lighting District
Fiscal Year 2017/18 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASSMT CATEGORY	ASSESSMENT CLASS	ZONE	CHARGE	MAXIMUM ASMT	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
461-025-015-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 15 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-016-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 16 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-017-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 17 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-018-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 18 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-019-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 19 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-020-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 20 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-021-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 21 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-022-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 22 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-023-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 23 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-024-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 24 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-025-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 25 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-026-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 26 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-027-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 27 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-028-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 28 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-029-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 29 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-030-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 30 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-031-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 31 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-032-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 32 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-033-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 33 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-034-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 34 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-035-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 35 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-036-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 36 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-037-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 37 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-038-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 38 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-039-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 39 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-040-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 40 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-041-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 41 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-042-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 42 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-043-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 43 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-044-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 44 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-045-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 45 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-046-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 46 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-047-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 47 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-048-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 48 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-049-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 49 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-050-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 50 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-051-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 51 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-052-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 52 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-053-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 53 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-054-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 54 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-055-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 55 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-056-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 56 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-057-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 57 OLYMPUS HEIGHTS UNIT #3 T-25

**City of Roseville
Olympus Pointe Landscaping & Lighting District
Fiscal Year 2017/18 Preliminary Assessment Roll**

ASSESSOR PARCEL NUMBER	ASSMT CATEGORY	ASSESSMENT CLASS	ZONE	CHARGE	MAXIMUM ASMT	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
461-025-058-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 58 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-059-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 59 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-060-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 60 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-061-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 61 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-062-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 62 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-063-000	Assessable	SF Residential	D	142.22	142.23	-	1.0	LOT 63 OLYMPUS HEIGHTS UNIT #3 T-25

Summary Fields	Value
ACTIVE PARCELS	866
LEVIED PARCELS	827
CHARGE	221,352.18
MAXIMUM ASMT	373,260.73
ASSESSABLE ACRES	539.13
SINGLE FAMILY UNITS	654

RESOLUTION NO. 17-266

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2017/2018

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: Riverside Avenue Landscaping and Lighting District (hereinafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, being Part 2 Division 15, of the Streets and Highways Code of the State of California, beginning with Section 22500* (hereinafter referred to as the "Act"), and,

WHEREAS, there has now been presented to this City Council the Report as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented (or amended), and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 That the Report as presented, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 3 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and final approval of the Report.

RESOLUTION NO. 17-266

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2017.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, Sonia Orozco, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. 17-266 was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the 21st day of June, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. 17-267

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2017/2018

The City Council of the City of Roseville, California (hereafter referred to as the “City Council”) does resolve as follows:

WHEREAS, the City Council of City of Roseville, California, has, by previous Resolutions, initiated proceedings, and declared its intention to levy assessments, and approved the Engineer’s Annual Levy Report (hereinafter referred to as the “Report”) that describes the assessments against parcels of land within the Riverside Avenue Landscaping and Lighting District (hereinafter referred to as the “District”) for the Fiscal Year commencing July 1, 2017, and ending June 30, 2018, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereinafter referred to as the “Act”) to pay for the maintenance and services of all improvements and facilities related thereto; and

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council, a Report in connection with the proposed levy and collection of assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2017 and ending June 30, 2018, to pay for the maintenance and services of all improvements and facilities related thereto.

WHEREAS, this City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Articles XIIC and XIID of the California State Constitution; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

- i) the land within the District will be benefited by the operation, maintenance and servicing of the improvements located within the boundaries of the District;
- ii) the District includes all of the lands receiving such special benefit; and,
- iii) the net amount to be assessed upon the lands within the District in accordance with the assessment for the Fiscal Year commencing July 1, 2017, and ending June 30, 2018, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 4 The maintenance, operation and servicing of the improvements shall be performed pursuant to the Act. The City Council hereby orders the improvements to be made, which improvements are briefly described as follows: the improvements within the District include: maintenance, servicing, administration and operation of landscape, lighting and streetscape improvements, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer's Annual Levy Report describes all new improvements or substantial changes in existing improvements.

Section 5 The County Auditor of the County of Placer shall enter on the County Assessment Roll, opposite each eligible parcel of land, the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the Riverside Avenue Landscaping and Lighting District and such money shall be expended only for the maintenance, operation and servicing of the improvements, together with other expenses as described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2017, and ending June 30, 2018.

Section 8 The City Clerk's designee, Willdan Financial Services, is hereby authorized and directed to file the levy with the County Auditor subsequent to the adoption of this Resolution, pursuant to Chapter 4, Article 1, Section 22641 of the Act. The City Clerk is directed to deliver a certified copy of this adopted Resolution to Willdan Financial Services within two weeks of adoption via either e-mail to mashley@willdan.com or US Mail to: Willdan Financial Services, 27368 Via Industria, Suite 200, Temecula, CA 92590 Attn: Mickey Ashley.

RESOLUTION NO. 17-267

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2017.

Mayor
City of Roseville

City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, Sonia Orozco, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. 17-267 was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the 21st day of June, 2017, by the following vote:

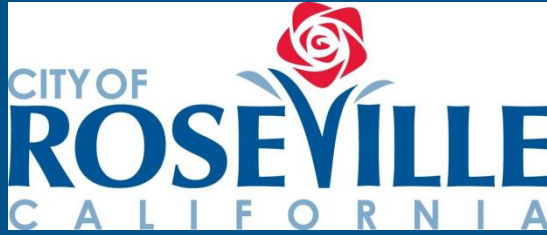
AYES:

NOES:

ABSENT:

ABSTAINED:

City Clerk
City of Roseville



City of Roseville

Riverside Avenue Landscaping and Lighting District

2017/18 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 17, 2017
Public Hearing: June 21, 2017

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com/financial



ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

Riverside Avenue
Landscaping and Lighting District

City of Roseville
Placer County, State of California

This Report describes the District and any relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2017/18 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 28 day of APRIL, 2017

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Roseville

By: [Signature]
Mickey Ashley
Senior Project Analyst
District Administration Services

By: [Signature]
Richard Kopecky
R. C. E. # 16742



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I. OVERVIEW

A. INTRODUCTION

The City of Roseville (“City”) annually levies and collects special assessments in order to maintain the improvements within the Riverside Avenue Landscaping and Lighting District (“District”). The District was formed in January of 2007 and is levied annual assessments pursuant to *the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (“1972 Act”).

The Engineer’s Report (“Report”) describes the District, any new annexations, changes to the District, and the proposed assessments for the period of July 1, 2017 through June 30, 2018. The special benefit assessments are based on historical and estimated costs to maintain the District improvements. These assessments, which provide a direct and special benefit to properties within the District, will provide funding for the operation and maintenance of District improvements.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (“APN”) by the Placer County Assessor’s Office. The Placer County Auditor/Controller uses Assessor’s Parcel Numbers and specific Tax Code Accounts, to identify on the County’s tax roll, properties assessed for special district benefit assessments.

Following approval of the Report, the City Council will by resolution, order the improvements to be made and confirm the levy and collection of assessments herein pursuant to the Act. The assessment rates and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year (“FY”) 2017/18. The assessments as approved will be submitted to the Placer County Auditor/Controller to be included on the property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the Current Fiscal Year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

The City Council, pursuant to the provisions of the “Landscaping and Lighting Act of 1972”, being Division 15, Part 2 of the Streets and Highways Code of the State of California, beginning with Section 22500 (the “1972 Act”); Article XIID of the Constitution of the State of California (“Article XIID”); and the Proposition 218 Omnibus Implementation Act, beginning with Government Code Section 53750 (the “Implementation Act”) (the 1972 Act, Article XIID and the Implementation Act are referred to collectively as the “Assessment Law”) initiated proceedings for the formation of the District on November 15, 2006 and to levy and collect annual assessments against lots and parcels within the District for FY 2007/08. On January 17, 2007, pursuant to Assessment Law, the City conducted a Public Hearing and tabulated the returned ballots. The City determined that a majority protest did not exist and approved the District’s maximum assessment rate and annual inflationary adjustment factor.

Pursuant to the Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer’s Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the Act and Assessment Law.

C. DESCRIPTION OF DISTRICT BOUNDARIES

The proposed territory within the District consists of all lots, parcels and subdivisions of land as shown on the Boundary Map titled “Boundary Map of Riverside Avenue Landscaping and Lighting District” contained within this report in Appendix A-1.

The District is bounded by Douglas Boulevard to the north, Darling Way to the south and includes parcels that front Riverside Avenue. It is centrally located between Interstate 80 and Downtown Roseville, and is east of the Union Pacific Railroad.

The District currently has a mix of different types of land uses including automotive related retail and car lots, community/neighborhood retail, offices, services, and residential units.

D. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.

- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.

- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.
- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

E. DESCRIPTION OF THE IMPROVEMENTS AND MAINTENANCE

The District, through the levy of special assessments, is to provide funding for ongoing maintenance, operation and servicing of landscaping and lighting improvements located within the public rights-of-ways and dedicated easements located within the District. These improvements may include, but are not limited to, all materials, equipment, utilities, labor, and appurtenant facilities related to the ongoing maintenance of the improvements. The improvements to be maintained and services are generally described as follows:

Landscaping Improvements

The general landscaping improvements in the District are to be consistent with the improvements on Vernon Street located north of the District, which intersects Riverside Avenue. As a gateway to downtown Roseville, Riverside Avenue's compatibility with Vernon Street links the downtown area and Riverside Gateway area together.

The landscaping improvements have been designed to enhance the area within the District and may include, but are not limited to ground cover, shrubs and plants, trees, irrigation and drainage systems, ornamental lighting, masonry walls or other fencing, hardscape improvements, monuments and landmarks, mid-block bulbs, bulb-outs, and associated appurtenants located within the street rights-of-way and public areas within the District. Specifically, the proposed landscape improvement areas for this District are:

- Landscaping and hardscape improvements within the public rights-of-way of the streets within the District including, but not limited to, Riverside Avenue including the corners of Riverside Avenue and Second Street, Third Street, Fourth Street, Fifth Street, Sixth Street, Darling Way, Fern Street, Cherry Street, and Bonita Street.
- Decorative banners along Riverside Avenue.
- Transit facilities including bus stop seating and decorative shelters.
- Roundabout improvements including plantings, paving, and landmark feature located at the intersection of Vernon St., Douglas Blvd., and Riverside Ave.
- A Gateway feature located at the intersection of Darling Way and Riverside Avenue.

- Various amenities associated with the landscape improvements and public areas within the District, including, but not limited to, trash receptacles, street furniture, bike racks, entry signs, sidewalks, fencing, and retaining walls.

Specifically not included as District improvements are those improvements located on private property, improvements and facilities that are outside the boundaries of the District and/or area funded by other sources available to the City.

Public Lighting Improvements

The lighting improvements may include, but are not limited to, the cost of providing, maintaining and servicing of lighting fixtures, poles, meters, conduits, electrical cable, and associated appurtenant facilities associated with:

- Lighting facilities within the landscaped areas and public areas including safety lights, security lights or ornamental lights installed as part of the District improvements; and
- Public street light improvements located on the streets within the District. Specifically excluded from the assessment are the street light energy costs. These costs are to be paid for by the City from other revenue sources.

Detailed maps and descriptions of the location and extent of the specific improvements to be maintained by the District are on file in the Office of Public Works and by reference are made part of this Report.

Description of Maintenance and Services

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of landscaping and street lighting improvements facilities and appurtenant facilities, including repair, removal or replacement of all or part of any of the landscaping and street lighting improvements, or appurtenant facilities; providing for the life, growth, health and beauty of landscaping improvements including cultivation, irrigation, trimming, mowing, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste; and the cleaning sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Servicing means the furnishing of water and electricity for the irrigation of the landscape improvements or appurtenant facilities and the furnishing of electric current or energy for the operation of the landscaping improvements or appurtenant facilities. The street lighting improvements shall be maintained to provide adequate illumination; however, the City will be paying the actual energy costs of the street lights.

II. METHOD OF APPORTIONMENT

A. GENERAL

The Implementation Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of landscaping improvements, street lights and traffic signals.

Streets and Highways Code Section 22573 requires that maintenance assessments be levied according to benefit rather than the assessed value.

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

In addition, Article XIID and the Implementation Act require that a parcel's assessment may not exceed the reasonable cost for the proportional special benefit conferred to that parcel. Article XIID and the Implementation Act further provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. They also require that publicly owned properties that specifically benefit from the improvements be assessed.

B. SPECIAL BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIID addresses several key criteria for the levy of assessments, notably:

Article XIID Section 2d defines District as follows:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;

Article XIID Section 2i defines Special Benefit as follows:

“Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”

Article XIID Section 4a defines proportional special benefit assessments as follows:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

This District was formed to establish and provide for the improvements that enhance the presentation of the surrounding properties and developments. These improvements will directly benefit the parcels to be assessed within the District. The assessments and method of apportionment is based on the premise that the assessments will be used to construct and install landscape and lighting improvements within the District as well as provide for the annual maintenance of those improvements, and the assessment revenues generated by District will be used solely for such purposes.

The costs of the proposed improvements have been identified and allocated to properties within the District based on special benefit. The improvements to be provided by this District and for which properties will be assessed have been identified as an essential component and local amenity that provides a direct reflection and extension of the properties within the District which the property owners and residents have expressed a high level of support.

The method of apportionment (method of assessment) set forth in the Report is based on the premise that each assessed property receives special benefits from the landscape and lighting improvements within the District, and the assessment obligation for each parcel reflects that parcel's proportional special benefits as compared to other properties that receive special benefits.

To identify and determine the proportional special benefit to each parcel within the District, it is necessary to consider the entire scope of the improvements provided as well as the properties that benefit from those improvements. The improvements and the associated costs described in this Report, have been carefully reviewed and have been identified and allocated based on a benefit rationale and calculations that proportionally allocate the net cost of only those improvements determined to be of special benefit to properties within the District. The various public improvements and the associated costs have been identified as either “general benefit” (not assessed) or “special benefit”.

Proper maintenance and operation of parkway landscaping and streetlights provides special benefit to adjacent properties by providing community character, security, safety and vitality. In addition, these improvements will enhance the ability of property owners to attract and maintain customers as well as increase the viability of commercial development.

Landscaping Special Benefit

Landscaping and appurtenant facilities, if well maintained, provide beautification, shade and enhancement of the desirability of the surroundings, and therefore increase property value. Specifically they provide a sense of ownership and a common theme in the community providing aesthetic appeal and increased desirability of properties.

Landscaping provides special benefit to those developments that are directly adjacent to the public streets.

Landscaping General Benefit

The Improvements were installed to directly benefit the property owners in the District to enhance business and development opportunities. Therefore, it has been determined that there are no general benefits associated with the landscaping improvements.

Lighting Special Benefit

The operation, maintenance and servicing of lighting along local streets and arterial streets of a development provide the following special benefits:

- Improved security of lots and parcels along the perimeter of the development;
- Improved nighttime visibility for the local access of emergency vehicles; and
- Improved safety and traffic circulation to and from parcels.

Street Lights General Benefit

Similar to the landscaping improvements described above, the Improvements were installed to directly benefit the property owners in the District to enhance business and development opportunities. Therefore, it has been determined that there are no general benefits associated with lighting improvements.

C. ASSESSMENT METHODOLOGY

To establish the special benefit to the individual parcels within the District, a formula that spreads the costs of the maintenance based on the special benefit must be established. The improvements have been reviewed and a formula has been established to apportion the maintenance costs based on benefit.

The method of assessment is based on the front footage of each parcel located within the District. The parcel's Front Footage was determined based on Assessor Parcel maps or other sources. Only Front Footage on Riverside Avenue was used.

Based on the above formula, the FY 2007/08 maximum assessment rate approved on January 17, 2007 through a property owner balloting (the “Initial Assessment Rate” or the “Base Year Maximum Assessment Rate”) is \$6.45 per each foot of frontage.

The following formulas were used to first calculate the District’s Initial Assessment Rate and then each parcel’s FY 2007/2008 assessment (proportional benefit):

Step 1:

$$\text{Balance to Levy} \div \text{Total Front Footage} = \text{Maximum Front Footage Rate}$$

Step 2:

$$\text{Parcel Front Footage} \times \text{Maximum Front Footage Rate} = \text{Maximum Assessment}$$

The Total Front Footage was the sum of all the Front Feet within the District. The Initial Assessment Rate per Front Foot was established by taking the total cost of improvements (Balance to Levy) and dividing that amount by the Total Front Footage within the District. The Initial Assessment Rate per Front Foot, which is also the FY 2007/2008 Maximum Front Footage Rate, is then applied back to each individual parcel’s Front Footage to determine the parcel’s proportionate special benefit and assessment obligation (The FY 2007/2008 Maximum Assessment).

D. ASSESSMENT RANGE FORMULA

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessment rates without requiring the District to go through the requirements of Proposition 218 in order to get a small increase in assessments. This District provides for an annual adjustment to the Maximum Assessment Rate of the lesser of the percentage change in the Local Consumer Price Index of the San Francisco-Oakland-San Jose Area for All Urban Consumers (the “CPI”) or three percent (3%) (the “Escalation Percentage”). The CPI in this adjustment shall be determined through CPI data from the Bureau of Labor Statistics from December to December, beginning with the period from December 2006 to December 2007.

The Assessment Range Formula shall be applied to all future assessments within the District beginning in fiscal year 2008/2009. Generally, if the proposed annual assessment rate for the current fiscal year is less than or equal to the calculated Maximum Assessment Rate, then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment Rate is equal to the FY 2007/08 Maximum Assessment Rate, which was approved on January 17, 2007 through a property owner balloting (the “Initial Assessment Rate” or “Base Year Assessment Rate”), and adjusted annually by the Escalation Percentage.

Beginning in the second fiscal year (Fiscal Year 2008/2009) and each fiscal year thereafter, the Maximum Assessment Rate would be recalculated and a new Maximum Assessment Rate established within the District.

The Maximum Assessment Rate is adjusted annually and is calculated independent of the District’s annual budget and proposed annual assessment. Any proposed annual assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

Although the Maximum Assessment Rate will increase each year, the actual assessment rate may remain unchanged. The Maximum Assessment Rate adjustment is designed to establish a reasonable limit on assessments. The Maximum Assessment Rate calculated each year does not require or facilitate an increase to the annual assessment rate and neither does it restrict assessments to the adjusted maximum amount. If the budget and assessment for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment Rate, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to balloting.

III. DISTRICT BUDGET

A. 2017/18 BUDGET

DESCRIPTION	AMOUNTS
<u>DIRECT COSTS</u>	
Contract Maintenance - Landscaping	\$4,900.00
Repair & Maintenance - Landscaping	6,500.00
Repair & Maintenance - Lighting	1,000.00
Repair and Maintenance - Streetscape and Signage	2,000.00
Utilities	8,400.00
Rehab Reserve Expenditures - Signage	<u>95,000.00</u>
Total Direct Costs	\$117,800.00
<u>ADMINISTRATION COSTS</u>	
City Administration	\$1,538.00
Contract Administration - Park's Dept	1,738.00
County Auditor Fees	395.98
Consulting & Professional Services	3,017.00
Consultant Incidental Expenses	60.00
Public Hearing Publishing Costs	795.00
ERP Project Costs	<u>2,904.00</u>
Total Administrative Costs	\$10,447.98
Total Direct and Administration Costs	\$128,247.98
<u>BUDGET ADJUSTMENTS</u>	
Replenishment/(Use) of Operating Reserve	\$6,349.83
Contribution for /(Use of) Rehab Reserve	(95,000.00)
Rounding Adjustment	
Total Adjustments	(\$88,650.17)
BALANCE TO LEVY	\$39,597.81

B. 2017/18 ASSESSMENT RATES

DESCRIPTION	AMOUNTS
<u>FY 2017/18 ASSESSMENT RATES</u>	
Number of Assessable Parcels	75
Total Assessable Front Footage	4,865.76
Assessment Rates	
Applied Assessment Rate per each Foot of Frontage	8.138052
Maximum Assessment Rate per each Foot of Frontage	8.138053
Potential Maximum Assessment	\$39,598

C. 2017/18 FUND BALANCE INFORMATION

DESCRIPTION	AMOUNTS
OPERATING RESERVE	
Beginning Operating Reserve Balance 7-1-2017 (est.)	\$14,868.94
add: Replenish from FY 17/18 Levy	6,349.83
less: Use for FY 17/18 Expenses	
Transfer from/(to) the Rehab Reserve	13,735.34
Ending Operating Reserve Balance 6-30-2018 (est.)	\$34,954.11
REHABILITATION RESERVE	
Beginning Rehab Reserve Balance 7-1-2017 (est.)	\$108,735.34
add: Collect from FY 17/18 Levy	
less: Use for FY 17/18 Rehab Projects	(95,000.00)
Transfer from/(to) the Operating Reserve	(13,735.34)
Ending Rehab Reserve Balance 6-30-2018 (est.)	\$0.00

D. DESCRIPTION OF BUDGET ITEMS

Description of the terms used in the preceding Budget, Assessment Rates and Fund Balance tables are listed below:

BUDGET:

DIRECT COSTS

Contract Maintenance - Landscaping - Includes all regularly scheduled contract labor, materials, supplies and equipment required to properly maintain and ensure the satisfactory condition or maintenance of all landscaping improvements, irrigation and related drainage systems, as well as maintenance of appurtenant facilities (the "improvements").

Repair & Maintenance - Landscaping - This line item includes repairs that are generally unforeseen and not normally included in the annual maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, etc.

Repair & Maintenance - Lighting - This line item includes bulb replacement and repairs that are generally unforeseen. This may include repair of damaged amenities due to vandalism, storms, etc.

Repair & Maintenance - Streetscape/Signage - This line item includes repairs that are generally unforeseen and not normally included in the annual maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, etc.

Utilities - The furnishing of water and electricity required for the operation and maintenance of the improvements.

Rehab Reserve Project Expenditures – Expected costs for installation, replacement or planned upgrades of District improvements for the current year that were previously funded or accumulated in the Rehabilitation Reserve. The Rehabilitation Reserve is used to accumulate funds for costs associated with the future rehabilitation or replacement of District improvements that cannot be conveniently raised from a single year's assessment. If zero, this line item may not be shown in the budget.

ADMINISTRATION COSTS

City Administration – Estimated costs incurred by the City Finance Department and other Departments in preparing the annual budget for the Engineer's Report, together with other financial information required to determine the annual assessment. These costs would also include the preparation, posting and publishing of public notices required for City Council action relating to the District, as well as costs to perform legal review of documents.

Contract Administration – Park's Dept – Estimated Costs of Park and Recreation Department staff to coordinate and oversee the maintenance contracts and overall repair and maintenance of the District. This amount also includes the cost of the Department's estimates and analysis of certain budget items, estimated costs and useful lives of certain District Improvements.

County Auditor Fees - A fee of 1% of the total levy amount that is charged to the District by the County for placing assessments on property tax bills.

Consulting and Professional Services – Includes the costs and expenses of contracting with various professionals to provide legal, engineering and district administration services directly related to the District, including the calculation of the annual assessment amounts and the preparation of the Engineer's' Report.

Public Hearing Publishing Costs –Includes the out of pocket costs to publish public notices required for City Council action relating to the District.

Total Direct and Administration Costs – The total expected costs of the District.

BUDGET ADJUSTMENTS

Replenishment/(Use) of Operating Reserve – A “Replenishment” increases the levy in order to replenish the Operating Reserve. On the other hand, a “Use” of the Operating Reserve decreases the levy by drawing funds from the Operating Reserve for current year expenditures. If zero, this line item may not be shown in the budget. Further information regarding the function of the Operating Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Contribution for /(Use of) Rehab Reserve — A “Contribution” increases the levy in order to generate funding for the Rehabilitation Reserve. This reserve allows for the accumulation of funds for the possible rehabilitation projects or replacements in future years. On the other hand, a “Use of” of the Rehabilitation Reserve provides current year funding of rehabilitation projects or replacements from available funds within the Rehabilitation Reserve. If zero, this line item may not be shown in the budget. Further information regarding the function of the Rehabilitation Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Rounding Adjustment – The necessary rounding adjustment(s) due to limitations of the County property tax system that requires even penny levy amounts to be placed on the secured tax roll.

BALANCE TO LEVY - This is the total amount to be levied and collected through assessments for the current fiscal year for each zone. The Balance to Levy represents the sum of the total District costs together with any applicable adjustments to the budget as described above.

ASSESSMENT RATES:

APPLIED ASSESSMENT RATE

Number of Assessable Parcels - The total number of parcels that are expected to be assessed. Non-assessable lots or parcels include government-owned land, public utility-owned property, land principally encumbered by public rights-of-way or easements, common areas, and/or parcels within the boundaries of the District currently do not benefit from the improvements and are therefore not assessed.

Total Assessable Front Footage - The total amount of assessable Front Footage within the District in accordance with the Method of Assessment Section of this Report.

Applied Assessment Rate - The assessment rate to be applied to the front footage of each non-exempt parcel within the District for the current fiscal year.

Maximum Assessment Rate - The Maximum Assessment Rate per front foot for the current fiscal year.

Potential Maximum Assessment – The total amount that can be assessed against all non-exempt District parcels for the current fiscal year based upon the expected assessable front footage within the District.

FUND BALANCE INFORMATION:

OPERATING RESERVE

Beginning Operating Reserve Balance 7-1-2017 (est.) - The anticipated beginning balance of cash and receivables net of any unpaid prior year obligations for each Zone. These beginning balances shall be used to fund each Zone's expenditures from July 1, 2017 to December 31, 2017, as the Operating Reserve is required to compensate for the approximate six-month delay between the start of the District's fiscal year and the receipt of the collections from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

Replenish from FY 17/18 Levy – This amount is added to the levy in order to replenish the Operating Reserve. Due to the six-month delay from the District's receipt of assessment collections, the Operating Reserve balance shall be sufficiently funded to provide for expenditures from the period of July 1, 2017 (the beginning of the Fiscal Year) through December 31, 2017. If zero, this line item may not be shown in the budget.

Use for FY 17/18 Expenses – The amount of the Operating Reserve to be used to fund FY 17/18 expenses. Portions of the Operating Reserve may be slated for current year expenditures in order to reduce the Ending Operating Reserve Balance to an amount no greater than the expected District costs for the period of July 1, 2017 (the beginning of the Fiscal Year) through December 31, 2017. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Rehab Reserve — The amount of Operating Reserve monies to be transferred to or from the Rehabilitation Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Operating Reserve Balance 6-30-2018 (est.) - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2018. The size of each Zone's Operating Reserve is limited by Streets and Highways Code 22569 which states that an Operating Reserve shall not exceed the estimated costs of maintenance, service and incidental expenses from the first day of the fiscal year (July 1) to the date that the Agency expects to receive the first apportionment of collections from the County, which is estimated to be December 31. Therefore, each Zone may retain an Operating Reserve amounting to the District's first six-months of expenses in order to meet ongoing obligations until the first collections are received from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

REHABILITATION RESERVE

Beginning Rehab Reserve Balance 7-1-2017 (est.) — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2017. Streets and Highways Code 22660 allows the District generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

Collect from FY 17/18 Levy — This amount is added to the levy to accumulate funding of future year rehabilitation projects, replacements, restorations or upgrades of District improvements. If zero, this line item may not be shown in the budget.

Use for FY 17/18 Rehab Projects – The amount of Rehabilitation Reserve monies expected to be transferred out of the Rehabilitation Reserve to fund the costs of installation, replacement or planned upgrades of District improvements for the current year. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Operating Reserve — The amount of Rehabilitation Reserve monies to be transferred to or from the Operating Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Rehab Reserve Balance 6-30-2018 (est.) - The projected balance of funds in the Rehabilitation Reserve as of June 30, 2018. These funds shall be use to provide for future year rehabilitation projects, replacements, restorations or upgrades of District improvements which cannot be conveniently raised from a single year's assessment.

Should the District have no Rehabilitation Reserve balances or related activity, no Rehabilitation Reserve information shall be presented in the Report

E. REHABILITATION RESERVE – CAPITAL IMPROVEMENT PLAN

Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment. A five year Capital Improvement Plan for the rehabilitation, restoration and /or replacement of District improvements and other allowable costs is shown below.

For FY 2017/18 costs are projected to be: replacement, renovation, repair and/or refurbishment of plants, landscape & related materials: \$40,000; replacement of public street lights, lighting fixtures, poles/meters, safety, security and/or ornamental lights \$20,000 and replacement of entry signs and decorative banners and hardware: \$10,000. The District's projected reserves are not sufficient to fund costs beyond fiscal year 2017/18.

From time to time, funds held in a Rehabilitation Reserve may be needed to respond to changing needs due to the condition of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and / or operation of the improvements.

APPENDIX A – DISTRICT BOUNDARY MAP

The boundary map for the District has previously been submitted to the Clerk of the City in the format required under the Act and is, by reference, hereby made part of this Report. These District Boundary Maps are available for inspection at the office of the City Clerk during normal business hours.

For general reference purposes, a summary of the District's Boundaries is presented herein.

APPENDIX B — 2017/18 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Placer County Assessor's map for the year in which this Report is prepared.

A listing of parcels to be assessed within this District, along with the proposed assessment amounts, shall be submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

At the conclusion of the public hearing for the District and the proposed assessments, approval of the Report (as submitted or as modified) confirms the method of apportionment and the assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for FY 2017/18. The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the FY 2017/18 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the Current Fiscal Year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

City of Roseville
Riverside Avenue Landscaping and Lighting District
Fiscal Year 2017/18 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASSESSMENT CATEGORY	MAXIMUM ASSESSMENT	CHARGE	FRONT FEET	LEGAL DESCRIPTION
014-011-004-000	Assessable	813.81	813.80	100.0	L 7 8 THEILE SUB
014-011-008-000	Assessable	1,342.78	1,342.76	165.0	LOTS 2 3 4 FR 1 THEILE SUB
014-011-009-000	Assessable	813.81	813.80	100.0	LOTS 5 6 THEILE SUBD
014-013-003-000	Assessable	406.90	406.90	50.0	FR LOT 1 THEILE SUB
014-013-004-000	Assessable	406.90	406.90	50.0	FR LOT 2 THEILE SUB
014-013-005-000	Assessable	406.90	406.90	50.0	LOT 3 THEILE SUB
014-013-006-000	Assessable	406.90	406.90	50.0	LOT 4 THEILE SUB
014-013-007-000	Assessable	406.90	406.90	50.0	L 5 THEILE SUB
014-013-008-000	Assessable	406.90	406.90	50.0	L 6 THEILE SUBD
014-013-009-000	Assessable	406.90	406.90	50.0	L 7 THEILE SUBD
014-013-010-000	Assessable	406.90	406.90	50.0	FR L 8 THEILE SUBD
014-024-003-000	Assessable	406.90	406.90	50.0	L 1 THEILE SUB
014-024-004-000	Assessable	406.90	406.90	50.0	LOT 2 THEILE SUB
014-024-005-000	Assessable	406.90	406.90	50.0	LOT 3 THEILE SUBD
014-024-006-000	Assessable	406.90	406.90	50.0	LOT 4 THEILE SUB
014-024-007-000	Assessable	406.90	406.90	50.0	LOT 5 THEILE SUB
014-024-008-000	Assessable	406.90	406.90	50.0	LOT 6 THEILE SUB
014-024-009-000	Assessable	406.90	406.90	50.0	LOT 7 THEILE SUB
014-024-010-000	Assessable	406.90	406.90	50.0	LOT 8 THEILE SUB
014-033-005-000	Assessable	463.87	463.86	57.0	FR LOT 2 THEILE 2 SUB
014-033-007-000	Assessable	927.74	927.72	114.0	POR LOT 4 THEILE #2 SUB MOR C-34
014-033-008-000	Assessable	927.74	927.72	114.0	FR LOT 5 THEILE 2 SUB
014-033-009-000	Assessable	813.81	813.80	100.0	FR LOT 6 THEILE 2 SUB
014-033-014-000	Deferred	-	-	0.0	FR L 3 THEILE #2 SUBD
014-033-025-000	Assessable	463.87	463.86	57.0	PAR A PMOR 22 132
014-033-028-000	Assessable	406.90	406.90	50.0	FR L 1 THEILE 2 SUBD
014-033-029-000	Assessable	406.90	406.90	50.0	FR L 1 THEILE 2 SUBD
014-053-003-000	Assessable	813.81	813.80	100.0	LOTS 1 2 THEILE 3 SUB
014-053-004-000	Assessable	406.90	406.90	50.0	LOT 3 THEILE 3 SUB
014-053-005-000	Assessable	406.90	406.90	50.0	LOT 4 THEILE 3 SUB
014-053-006-000	Assessable	406.90	406.90	50.0	LOT 5 THEILE 3 SUB
014-053-007-000	Assessable	406.90	406.90	50.0	L 6 THEILE 3 SUB
014-053-008-000	Assessable	406.90	406.90	50.0	L 7 THEILE #3
014-053-023-000	Assessable	1,176.44	1,176.42	144.56	L 8 THEILES SUBD
014-084-034-000	Assessable	924.65	924.64	113.62	FR SEC 11 10 6
014-091-014-000	Assessable	276.69	276.68	34.0	FR LOT 12 CHERRY GLEN TR
014-091-015-000	Assessable	268.56	268.54	33.0	FR LOTS 11 12 CHERRY GLEN
014-091-016-000	Assessable	268.56	268.54	33.0	FR LOT 11 CHERRY GLEN TR
014-091-017-000	Assessable	406.90	406.90	50.0	L 10 CHERRY GLEN TR
014-091-018-000	Assessable	406.90	406.90	50.0	LOT 9 CHERRY GLEN TR
014-091-019-000	Assessable	813.81	813.80	100.0	LOTS 7 8 CHERRY GLEN TR
014-091-020-000	Assessable	406.90	406.90	50.0	LOT 6 CHERRY GLEN TR
014-091-021-000	Assessable	406.90	406.90	50.0	LOT 5 CHERRY GLEN TR
014-091-022-000	Assessable	406.90	406.90	50.0	LOT 4 CHERRY GLEN TR
014-091-023-000	Assessable	406.90	406.90	50.0	FR LOTS 1 2 3 CHERRY GLEN TR
014-091-024-000	Assessable	813.81	813.80	100.0	FR LOTS 1 2 CHERRY GLEN TR
014-141-012-000	Assessable	406.90	406.90	50.0	LOT 12 CHERRY GL TR
014-141-013-000	Assessable	406.90	406.90	50.0	LOT 11 CHERRY GL TR
014-141-014-000	Assessable	406.90	406.90	50.0	LOT 10 CHERRY GL TR
014-141-015-000	Assessable	406.90	406.90	50.0	LOT 9 CHERRY GL TR
014-141-016-000	Assessable	406.90	406.90	50.0	LOT 8 CHERRY GL TR
014-141-017-000	Assessable	406.90	406.90	50.0	LOT 7 CHERRY GL TR
014-141-019-000	Assessable	271.00	270.98	33.3	FR LOT 5 CHERRY GL TR
014-141-020-000	Assessable	271.00	270.98	33.3	FR LOTS 4 5 CHERRY GL TR
014-141-021-000	Assessable	271.00	270.98	33.3	FR LOT 4 CHERRY GL TR
014-141-022-000	Assessable	406.90	406.90	50.0	LOT 3 CHERRY GL TR

City of Roseville
Riverside Avenue Landscaping and Lighting District
Fiscal Year 2017/18 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASSESSMENT CATEGORY	MAXIMUM ASSESSMENT	CHARGE	FRONT FEET	LEGAL DESCRIPTION
014-141-023-000	Assessable	813.81	813.80	100.0	LOTS 1 2 CHERRY GL TR
014-141-026-000	Assessable	203.45	203.44	25.0	FR LOT 6 BLK B CHERRY GLEN
014-141-027-000	Assessable	203.45	203.44	25.0	FR LOT 6 BLK B CHERRY GLEN
014-191-016-000	Assessable	406.90	406.90	50.0	LOT 11 CHERRY GL TR
014-191-017-000	Assessable	406.90	406.90	50.0	LOT 10 CHERRY GL TR
014-191-018-000	Assessable	406.90	406.90	50.0	LOT 9 CHERRY GL TR
014-191-019-000	Assessable	406.90	406.90	50.0	LOT 8 CHERRY GL TR
014-191-020-000	Assessable	406.90	406.90	50.0	LOT 7 CHERRY GL TR
014-191-021-000	Assessable	813.81	813.80	100.0	LOTS 5 6 CHERRY GL TR
014-191-022-000	Assessable	813.81	813.80	100.0	LOTS 3 4 CHERRY GL TR
014-191-023-000	Assessable	813.81	813.80	100.0	FR LOTS 1 2 CHERRY GL TR
014-191-025-000	Assessable	406.90	406.90	50.0	LOT 12 CHERRY GL TR
014-251-011-000	Assessable	813.81	813.80	100.0	L 6 7 CHERRY GL TR
014-251-012-000	Assessable	813.81	813.80	100.0	L 4 5 CHERRY GL TR
014-251-013-000	Assessable	406.90	406.90	50.0	LOT 3 CHERRY GL TR
014-251-014-000	Assessable	406.90	406.90	50.0	LOT 2 CHERRY GL TR
014-251-015-000	Assessable	406.90	406.90	50.0	FR LOT 1 CHERRY GLEN TR
014-251-021-000	Assessable	813.81	813.80	100.0	LOTS 8 9 CHERRY GL TR
014-251-027-000	Assessable	1,220.71	1,220.70	150.0	1.2 AC SEC 11 10 6
472-180-009-000	Assessable	1,226.24	1,226.24	150.68	PARCEL A PARCEL MOR 1 11

Summary Fields	Value
ACTIVE PARCELS	76.00
LEVIED PARCELS	75.00
MAXIMUM ASSESSMENT	39,597.83
CHARGE	39,597.40
FRONT FEET	4,865.76

RESOLUTION NO. 17-268

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2017/2018

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: Vernon Street Landscaping and Lighting District (hereinafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, being Part 2 Division 15, of the Streets and Highways Code of the State of California, beginning with Section 22500* (hereinafter referred to as the "Act"), and,

WHEREAS, there has now been presented to this City Council the Report as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented (or amended), and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 That the Report as presented, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 3 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and final approval of the Report.

RESOLUTION NO. 17-268

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2017.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, Sonia Orozco, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. 17-268 was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the 21st day of June, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. 17-269

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2017/2018

The City Council of the City of Roseville, California (hereafter referred to as the “City Council”) does resolve as follows:

WHEREAS, the City Council of City of Roseville, California, has, by previous Resolutions, initiated proceedings, and declared its intention to levy assessments, and approved the Engineer’s Annual Levy Report (hereinafter referred to as the “Report”) that describes the assessments against parcels of land within the Vernon Street Landscaping and Lighting District (hereinafter referred to as the “District”) for the Fiscal Year commencing July 1, 2017, and ending June 30, 2018, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereinafter referred to as the “Act”) to pay for the maintenance and services of all improvements and facilities related thereto; and

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council, a Report in connection with the proposed levy and collection of assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2017, and ending June 30, 2018, to pay for the maintenance and services of all improvements and facilities related thereto.

WHEREAS, this City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Articles XIIC and XIID of the California State Constitution; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

- i) the land within the District will be benefited by the operation, maintenance and servicing of the improvements located within the boundaries of the District;
- ii) the District includes all of the lands receiving such special benefit; and,
- iii) the net amount to be assessed upon the lands within the District in accordance with the assessment for the Fiscal Year commencing July 1, 2017, and ending June 30, 2018, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 4 The maintenance, operation and servicing of the improvements shall be performed pursuant to the Act. The City Council hereby orders the improvements to be made, which improvements are briefly described as follows: the improvements within the District include: maintenance, servicing, administration and operation of landscape, lighting and streetscape improvements, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer's Annual Levy Report describes all new improvements or substantial changes in existing improvements.

Section 5 The County Auditor of the County of Placer shall enter on the County Assessment Roll, opposite each eligible parcel of land, the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the Vernon Street Landscaping and Lighting District and such money shall be expended only for the maintenance, operation and servicing of the improvements, together with other expenses as described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2017, and ending June 30, 2018.

Section 8 The City Clerk's designee, Willdan Financial Services, is hereby authorized and directed to file the levy with the County Auditor subsequent to the adoption of this Resolution, pursuant to *Chapter 4, Article 1, Section 22641* of the Act. The City Clerk is directed to deliver a certified copy of this adopted Resolution to Willdan Financial Services within two weeks of adoption via either e-mail to mashley@willdan.com or US Mail to: Willdan Financial Services, 27368 Via Industria, Suite 200, Temecula, CA 92590 Attn: Mickey Ashley.

RESOLUTION NO. 17-269

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2017.

Mayor
City of Roseville

City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, Sonia Orozco, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. 17-269 was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the 21st day of June, 2017, by the following vote:

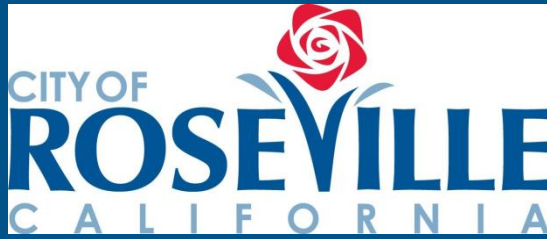
AYES:

NOES:

ABSENT:

ABSTAINED:

City Clerk
City of Roseville



City of Roseville

Vernon Street Landscaping and Lighting District

2017/18 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 17, 2017
Public Hearing: June 21, 2017

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com/financial



ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

Vernon Street

Landscaping and Lighting District

City of Roseville

Placer County, State of California

This Report describes the District and any relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2017/18 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 28 day of APRIL, 2017

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Roseville

By: Mickey Ashley

Mickey Ashley
Senior Project Analyst
District Administration Services

By: Richard Kopecky

Richard Kopecky
R. C. E. # 16742



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I. OVERVIEW

A. INTRODUCTION

The City of Roseville (“City”) annually levies and collects special assessments in order to maintain the improvements within the Vernon Street Landscaping and Lighting District (“District”). The District was formed in January of 2001 and is levied annual assessments pursuant to *the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (“1972 Act”).

The Engineer’s Report (“Report”) describes the District, any new annexations, changes to the District, and the proposed assessments for the period of July 1, 2017 through June 30, 2018. The special benefit assessments are based on historical and estimated costs to maintain the District improvements. These assessments, which provide a direct and special benefit to properties within the District, will provide funding for the operation and maintenance of District improvements.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (“APN”) by the Placer County Assessor’s Office. The Placer County Auditor/Controller uses Assessor’s Parcel Numbers and specific Tax Code Accounts, to identify on the County’s tax roll, properties assessed for special district benefit assessments.

Following approval of the Report, the City Council will by resolution, order the improvements to be made and confirm the levy and collection of assessments herein pursuant to the Act. The assessment rates and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year (“FY”) 2017/18. The assessments as approved will be submitted to the Placer County Auditor/Controller to be included on the property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the Current Fiscal Year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved by the City Council.

B. COMPLIANCE WITH THE CURRENT LEGISLATION

All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are in compliance with the provisions of the California Constitution Article XIID (Proposition 218).

The District has been formed pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code. Pursuant to the Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer's Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the Act.

Prior to FY 2001/02, the City initiated (Resolution 00-523) and conducted property owner protest ballot proceedings (Resolution 01-22) in accordance with Article XIID of the California Constitution ("Article XIID") for the parcels within the District. An annual rate escalator was also included in the ballot that allows for an annual inflationary increase equal to the percentage change in the Consumer Price Index of the San Francisco-Oakland-San Jose Area as of January of each succeeding year (the "Escalation Percentage"). At the conclusion of the Public Hearing held on January 17, 2001, all property owner ballots returned were tabulated to determine if majority protest existed. The result of the protest proceeding was an approval of the assessment rate and the annual inflationary increase for maintaining the improvements within the District.

Pursuant to the Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer's Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls.

C. DESCRIPTION OF DISTRICT BOUNDARIES

The District is located in downtown Roseville and includes all parcels that front along Vernon Street between Folsom Road and the Riverside/Douglas Boulevard. See Appendix A for District boundary map.

D. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.

- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.

- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.
- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

E. DESCRIPTION OF THE IMPROVEMENTS AND MAINTENANCE

The District ensures the continued maintenance, servicing, administration and operation of various landscape, lighting and streetscape improvements and associated appurtenances that are required to keep the improvements in a healthy, vigorous, and satisfactory condition. The assessable parcels receive benefit from the above improvements within the District.

Specific improvements include installation, maintenance and servicing of public facilities, including, but not limited to street trees, sidewalks, curbs, gutters, parking stripes, turf, brick pavers, planters, gateways, benches, bike racks, signage, trash receptacles, and lighting throughout the boundaries of the District (the “Improvements”).

As applied herein, “installation” means the construction of public Improvements, including, but not limited to, land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks and drainage, lights, equipment, turf, brick pavers, planters, gateways, benches, bike racks and signage.

“Maintenance” means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of any Improvement, including repair, removal or replacement of all or any part of any Improvement; providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste, and the cleaning, sandblasting, and painting of Improvements to remove or cover graffiti.

“Servicing” means the furnishing of electric current, or energy, gas or other illuminating agent for any public lighting facilities or for the lighting or operation of any other Improvements; or water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other Improvements.

Plans and specification for the Improvements to be maintained are on file in the office of the Economic and Community Services Director at 311 Vernon Street, Roseville, CA 95678.

All assessable parcels identified as being within the District share in both the cost and the benefits of the improvements. The costs associated with the Improvements are equitably spread among all benefiting parcels within the District. Only parcels that receive direct benefit from the Improvements are assessed, and each parcel is assessed in proportion to the estimated benefit received. The funds collected are dispersed and used for only the services and operation provided to the District.

II. METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the Improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

B. BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIID addresses several key criteria for the levy of assessments, notably:

Article XIID Section 2d defines District as follows:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;

Article XIID Section 2i defines Special Benefit as follows:

“Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”

Article XIID Section 4a defines proportional special benefit assessments as follows:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

This District was formed to establish and provide for the improvements that enhance the presentation of the surrounding properties and developments. These improvements will directly benefit the parcels to be assessed within the District. The assessments and method of apportionment is based on the premise that the assessments will be used to construct and install landscape and lighting improvements within the District as well as provide for the annual maintenance of those improvements, and the assessment revenues generated by District will be used solely for such purposes.

The costs of the proposed improvements have been identified and allocated to properties within the District based on special benefit. The improvements to be provided by this District and for which properties will be assessed have been identified as an essential component and local amenity that provides a direct reflection and extension of the properties within the District which the property owners and residents have expressed a high level of support.

The method of apportionment (method of assessment) set forth in the Report is based on the premise that each assessed property receives special benefits from the landscape and lighting improvements within the District, and the assessment obligation for each parcel reflects that parcel's proportional special benefits as compared to other properties that receive special benefits.

To identify and determine the proportional special benefit to each parcel within the District, it is necessary to consider the entire scope of the improvements provided as well as the properties that benefit from those improvements. The improvements and the associated costs described in this Report, have been carefully reviewed and have been identified and allocated based on a benefit rationale and calculations that proportionally allocate the net cost of only those improvements determined to be of special benefit to properties within the District. The various public improvements and the associated costs have been identified as either “general benefit” (not assessed) or “special benefit”. The City initiated and conducted property owner protest ballot proceedings in accordance with Article XIID. Each of the proposed Improvements, the associated costs and assessments were identified and allocated based on special benefit pursuant to the provisions of Article XIID and 1972 Act. Additionally, the Improvements and

the annual costs of ensuring the maintenance and operation of the Improvements are of direct and special benefit to the properties.

The City annually levies and collects special benefit assessments in order to maintain and service the District Improvements. The District provides for specific Improvements and services that include the maintenance and operation of landscaping and lighting Improvements and associated appurtenances located within the District's public rights-of-way and dedicated easements. The annual assessment is based on the historical and estimated cost to maintain the Improvements that provide a benefit to properties within these Districts. The Improvements within the District and the costs of those Improvements are identified and budgeted separately, including all expenditures, deficits, surpluses, revenues, and reserves.

All Improvements within the District and the properties associated with those Improvements were reviewed for benefit prior to the formation of the District. Because the Improvements affront the benefited parcels, it has been determined that there is no measurable general benefit to properties outside the District or to the public at large. In making this determination it should be noted that similar improvements within California are typically maintained by individual property owners, through some type of association or a special district as allowed by State Law since the on-going maintenance of these improvements are a special benefit to the properties associated with those improvements.

The method of apportionment (method of assessment) for the District is based on the premise that each of the assessed parcels within the District receives special benefit from the Improvements maintained and financed by District assessments. The presence of these Improvements and the close proximity of the Improvements to the properties within the District enhance the desirability and security of properties within the District.

The landscape Improvements provided by the District may include landscaped parkways, perimeters, entryways, local medians, slopes, internal amenities and appurtenant facilities. Street lighting Improvements may include all energy costs and necessary maintenance to the facilities related thereto. The annual assessments outlined in this Report are proposed to cover the estimated costs to provide all necessary service, operation, administration, and maintenance required to keep these Improvements in a healthy, vigorous, and satisfactory condition. The special benefits associated with the local landscaping Improvements are specifically:

The special benefits associated with all landscaping Improvements are specifically:

- Enhanced desirability of properties through association with the Improvements.

- Improved aesthetic appeal of properties providing a positive representation of the area and properties.
- Enhanced adaptation of the urban environment within the natural environment from adequate landscaping.
- Environmental enhancement through improved dust and debris control, and fire prevention.
- Increased sense of pride in ownership of property within the District resulting from well-maintained Improvements associated with the properties.
- Enhanced quality of life through well-maintained landscaped areas.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on streets and roads within the Districts.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to Improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

C. DESCRIPTION OF THE METHOD OF APPORTIONMENT

Pursuant to the 1972 Act, the costs of the District may be apportioned by any formula or method that fairly distributes the net amount to be assessed, among all assessable parcels within the District in proportion to the estimated special benefits to be received by each such parcel from the Improvements. The special benefit formula used should reflect the composition of the parcels, the Improvements and services provided to fairly proportion the costs based on

estimated special benefit to each parcel within the District. All assessable parcels within the District shall receive a direct special benefit from the services and Improvements provided by the District.

Article XIID of the California Constitution specifies that only special benefits are assessable and that the City must separate the general benefits from the special benefits conferred on any parcel. Since the District is a downtown business area and the Improvements that affront each District parcel primarily attract and retain an increased customer base, these benefits enhance the District parcels and there is no measurable benefit to the public at large. Therefore, 100% of the Improvements are considered special benefit to the District parcels. The cost of maintaining the Improvements is therefore identified as special benefit and has been allocated to the special assessments.

It was determined that a uniform assessment rate per foot of frontage upon Vernon Street would fairly distribute the net amount to be assessed due to the following reasons:

1. The assessments are based upon a specific property owner's special benefit received from the Improvements.
2. The special benefits should be directly related to the extent at which a property fronts the improvements, relative to other properties in the District.

The base assessment rate for the District was \$4.59 per linear foot in FY 2001/02 and was determined using the formula below.

$$\text{Assessment Rate Per Foot} = \frac{\text{Balance to Levy}}{\text{Total Feet of Frontage}}$$

The annual assessment amount for each parcel was then determined using the formula below:

$$\text{Parcel Front Footage} \times \text{Rate per Linear Foot} = \text{Parcel Assessment Amount}$$

D. ANNUAL INFLATIONARY ADJUSTMENT

Commencing with FY 2002/03, the maximum assessment rate shall increase by the percentage change in the Consumer Price Index of the San Francisco-Oakland-San Jose Area ("CPI") as of January of each succeeding year (the "Escalation Percentage"). Since the Department of Labor, Bureau of Labor Statistics does not publish a CPI for January; the CPI for preceding month shall be used since this is the CPI *available* in the month of January. The District's starting CPI Index of 184.1, December of 2000, is hereby established as the base CPI (the "Base Year CPI Index").

If the proposed assessment increases over the prior fiscal year by a percentage no greater than the Escalation Percentage as defined above, then the proposed assessment is not considered an increase. This assessment range formula shall be applied to all future assessments within the District. Generally, if the proposed annual assessment rate for the Current Fiscal Year is less than or equal to the calculated maximum assessment rate, then the proposed annual assessment is not considered an increased assessment.

E. APPEALS AND INTERPRETATION

Any property owner, who believes that the assessment levied on the subject property is in error as a result of incorrect information being used to apply the foregoing method of assessment, may file a written appeal with the Finance Director of the City of Roseville or his or her designee. Any such appeal is limited to correction of an assessment during the then Current Fiscal Year. Upon the filing of any such appeal, the Director of Housing and Redevelopment or his or her designee will promptly review the appeal and any information provided by the property owner. If the Director of Housing and Redevelopment or his or her designee finds that the assessment should be modified, the appropriate changes shall be made to the assessment roll. However, if any such changes are approved after the County of Placer's deadline for adjustments to the tax roll, the Director of Housing and Redevelopment or his or her designee is authorized to approve a refund of the reduction amount to the property owner. Any dispute over the decision of the Director of Housing and Redevelopment or his or her designee, shall be referred to the City Council of the City of Roseville and the decision of the City Council of the City of Roseville shall be final.

F. DETERMINATION OF FRONT FOOTAGE

The front footage of each assessable parcel is subject to revision and/or correction using measurements of front footage found on the then current Placer County Assessor's Parcel Maps or through direct measurement by City personnel. Any such correction that increases a Parcel Assessment shall not be considered an increased assessment subject to the procedural provisions of Article XIID.

III. DISTRICT BUDGET

A. FY 2017/18 BUDGET

DESCRIPTION	AMOUNTS
<u>DIRECT COSTS</u>	
Contract Maintenance - Landscaping	\$4,830.00
Repair & Maintenance - Landscaping	8,400.00
Repair & Maintenance - Lighting	2,500.00
Repair and Maintenance - Streetscape and Signage	2,000.00
Utilities	8,800.00
Rehab Reserve Project Expenditures	<u>24,000.00</u>
Total Direct Costs	\$50,530.00
<u>ADMINISTRATION COSTS</u>	
City Administration	\$1,395.00
Contract Administration - Park's Dept	2,434.00
County Auditor Fees	360.85
Consulting & Professional Services	3,053.00
Consultant Incidental Expenses	60.00
Public Hearing Publishing Costs	775.00
ERP Project Costs	<u>2,904.00</u>
Total Administrative Costs	\$10,981.85
Total Direct and Administration Costs	\$61,511.85
<u>BUDGET ADJUSTMENTS</u>	
Replenishment/(Use) of Operating Reserve	(\$1,426.91)
Contribution for /(Use of) Rehab Reserve	(24,000.00)
Rounding Adjustment	
Total Adjustments	(\$25,426.91)
BALANCE TO LEVY	\$36,084.94

B. FY 2017/18 ASSESSMENT RATES

DESCRIPTION	AMOUNTS
<u>FY 2017/18 ASSESSMENT RATES</u>	
Number of Assessable Parcels	62
Total Assessable Front Footage	5,370.76
Assessment Rates	
Applied Assessment Rates per each Foot of Frontage	\$6.7188
Maximum Assessment Rates per each Foot of Frontage	\$6.7188
Potential Maximum Assessment	\$36,085

C. FY 2017/18 FUND BALANCE INFORMATION

DESCRIPTION	AMOUNTS
<u>OPERATING RESERVE</u>	
Beginning Operating Reserve Balance 7-1-2017 (est.)	50,856.11
add: Replenish from FY 17/18 Levy	
less: Use for FY 17/18 Expenses	(1,426.91)
Transfer from/(to) the Rehab Reserve	(18,673.28)
Ending Operating Reserve Balance 6-30-2018 (est.)	\$30,755.92
<u>REHABILITATION RESERVE</u>	
Beginning Rehab Reserve Balance 7-1-2017 (est.)	30,171.00
add: Collect from FY 17/18 Levy	
less: Use for FY 17/18 Rehab Projects	(24,000.00)
Transfer from/(to) the Operating Reserve	18,673.28
Ending Rehab Reserve Balance 6-30-2018 (est.)	\$24,844.28

D. DESCRIPTION OF BUDGET ITEMS

Description of the terms used in the preceding Budget, Assessment Rates and Fund Balance tables are listed below:

BUDGET:

DIRECT COSTS

Contract Maintenance - Landscaping - Includes all regularly scheduled contract labor, materials, supplies and equipment required to properly maintain and ensure the satisfactory condition or maintenance of all landscaping corridors, street medians, entryways, irrigation and related drainage systems as well as maintenance of appurtenant facilities (the "improvements").

Repair & Maintenance – Landscaping - This line item includes repairs that are generally unforeseen and not normally included in the annual maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, etc. If zero, this line item may not be shown in the budget.

Repair & Maintenance – Lighting - This line item includes bulb replacement and repairs that are generally unforeseen. This may include repair of damaged amenities due to vandalism, storms, etc.

Repair & Maintenance - Streetscape/Signage - This line item includes repairs that are generally unforeseen and not normally included in the annual maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, etc.

Utilities - The furnishing of water and electricity required for the operation and maintenance of the improvements.

Rehab Reserve Project Expenditures – Expected costs for installation, replacement or planned upgrades of District improvements for the current year that were previously funded or accumulated in the Rehabilitation Reserve. The Rehabilitation Reserve is used to accumulate funds for costs associated with the future rehabilitation or replacement of District improvements that cannot be conveniently raised from a single year's assessment. If zero, this line item may not be shown in the budget.

ADMINISTRATION COSTS

City Administration – Estimated costs incurred by the City Finance Department and other Departments in preparing the annual budget for the Engineer's Report, together with other financial information required to determine the annual assessment. These costs would also include the preparation, posting and publishing of public notices required for City Council action relating to the District, as well as costs to perform legal review of documents.

Contract Administration – Park's Dept – Estimated Costs of Park and Recreation Department staff to coordinate and oversee the maintenance contracts and overall repair and maintenance of the District. This amount also includes the cost of the Department's estimates and analysis of certain budget items, estimated costs and useful lives of certain District Improvements.

County Auditor Fees - A fee of 1% of the total levy amount that is charged to the District by the County for placing assessments on property tax bills.

Consulting and Professional Services – Includes the costs and expenses of contracting with various professionals to provide legal, engineering and district administration services directly related to the District, including the calculation of the annual assessment amounts and the preparation of the Engineer's Report.

Public Hearing Publishing Costs – Includes the out of pocket costs to publish public notices required for City Council action relating to the District.

Total Direct and Administration Costs – The total expected costs of the District.

BUDGET ADJUSTMENTS

Replenishment/(Use) of Operating Reserve – A “Replenishment” increases the levy in order to replenish the Operating Reserve. On the other hand, a “Use” of the Operating Reserve decreases the levy by drawing funds from the Operating Reserve for current year expenditures. If zero, this line item may not be shown in the budget. Further information regarding the function of the Operating Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Contribution for /(Use of) Rehab Reserve — A “Contribution” increases the levy in order to generate funding for the Rehabilitation Reserve. This reserve allows for the accumulation of funds for the possible rehabilitation projects or replacements in future years. On the other hand, a “Use of” of the Rehabilitation Reserve provides current year funding of rehabilitation projects or replacements from available funds within the Rehabilitation Reserve. If zero, this line item may not be shown in the budget. Further information regarding the function of the Rehabilitation Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Rounding Adjustment – The necessary rounding adjustment(s) due to limitations of the County property tax system that requires even penny levy amounts to be placed on the secured tax roll.

BALANCE TO LEVY - This is the total amount to be levied and collected through assessments for the current fiscal year for each zone. The Balance to Levy represents the sum of the total District costs together with any applicable adjustments to the budget as described above.

ASSESSMENT RATES:

APPLIED ASSESSMENT RATE

Number of Assessable Parcels - The total number of parcels that are expected to be assessed. Non-assessable lots or parcels include government-owned land, public utility-owned property, land principally encumbered by public rights-of-way or easements, common areas, and/or parcels within the boundaries of the District currently do not benefit from the improvements and are therefore not assessed.

Total Assessable Front Footage - The total linear footage of that portion of each assessable parcel's boundary that is contiguous with Vernon Street.

Applied Assessment Rate per Front Foot - This amount represents the rate being applied to the front footage of each parcel for the Current Fiscal Year.

Maximum Assessment Rate per Front Foot - This amount represents the maximum rate that can be being applied to the front footage of each parcel for the Current Fiscal Year.

Maximum Potential Assessment – The total amount that is expected to be assessed against all parcels within the District for the Current Fiscal Year.

FUND BALANCE INFORMATION:

OPERATING RESERVE

Beginning Operating Reserve Balance 7-1-2017 (est.) - The anticipated beginning balance of cash and receivables net of any unpaid prior year obligations for each Zone. These beginning balances shall be used to fund each Zone's expenditures from July 1, 2017 to December 31, 2017, as the Operating Reserve is required to compensate for the approximate six-month delay between the start of the District's fiscal year and the receipt of the collections from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

Replenish from FY 17/18 Levy – This amount is added to the levy in order to replenish the Operating Reserve. Due to the six-month delay from the District's receipt of assessment collections, the Operating Reserve balance shall be sufficiently funded to provide for expenditures from the period of July 1, 2017 (the beginning of the Fiscal Year) through December 31, 2017. If zero, this line item may not be shown in the budget.

Use for FY 17/18 Expenses – The amount of the Operating Reserve to be used to fund FY 17/18 expenses. Portions of the Operating Reserve may be slated for current year expenditures in order to reduce the Ending Operating Reserve Balance to an amount no greater than the expected District costs for the period of July 1, 2017 (the beginning of the Fiscal Year) through December 31, 2017. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Rehab Reserve — The amount of Operating Reserve monies to be transferred to or from the Rehabilitation Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Operating Reserve Balance 6-30-2018 (est.) - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2018. The size of each Zone's Operating Reserve is limited by Streets and Highways Code 22569 which states that an Operating Reserve shall not exceed the estimated costs of maintenance, service and incidental expenses from the first day of the fiscal year (July 1) to the date that the Agency expects to receive the first apportionment of collections from the County, which is estimated to be December 31. Therefore, each Zone may retain an Operating Reserve amounting to the District's first six-months of expenses in order to meet ongoing obligations until the first collections are received from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

REHABILITATION RESERVE

Beginning Rehab Reserve Balance 7-1-2017 (est.) — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2017. Streets and Highways Code 22660 allows the District generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

Collect from FY 17/18 Levy — This amount is added to the levy to accumulate funding of future year rehabilitation projects, replacements, restorations or upgrades of District improvements. If zero, this line item may not be shown in the budget.

Use for FY 17/18 Rehab Projects – The amount of Rehabilitation Reserve monies expected to be transferred out of the Rehabilitation Reserve to fund the costs of installation, replacement or planned upgrades of District improvements for the current year. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Operating Reserve — The amount of Rehabilitation Reserve monies to be transferred to or from the Operating Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Rehab Reserve Balance 6-30-2018 (est.) - The projected balance of funds in the Rehabilitation Reserve as of June 30, 2018. These funds shall be use to provide for future year rehabilitation projects, replacements, restorations or upgrades of District improvements which cannot be conveniently raised from a single year's assessment. Should the District have no Rehabilitation Reserve balances or related activity, no Rehabilitation Reserve information shall be presented in the Report.

E. REHABILITATION RESERVE – CAPITAL IMPROVEMENT PLAN

Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment. A five year Capital Improvement Plan for the rehabilitation, restoration and /or replacement of District improvements and other allowable costs is shown below.

Future District funding is estimated as follows:. Repair, replace and/or refurbish Irrigation Meter: \$10,000 in FY 2018/19. Replace, repair, renovate and/or refurbish plants, landscaping & related materials: \$3,000, \$5,000 and \$3,000 in FYs 2019/20, 2020/21 and 2021/22, respectively; replace, repair, and/or refurbish Light Standard(s): \$20,000 in FY 2017/18 and replace and/or repair electrical outlets: \$4,000 in FY 2017/18.

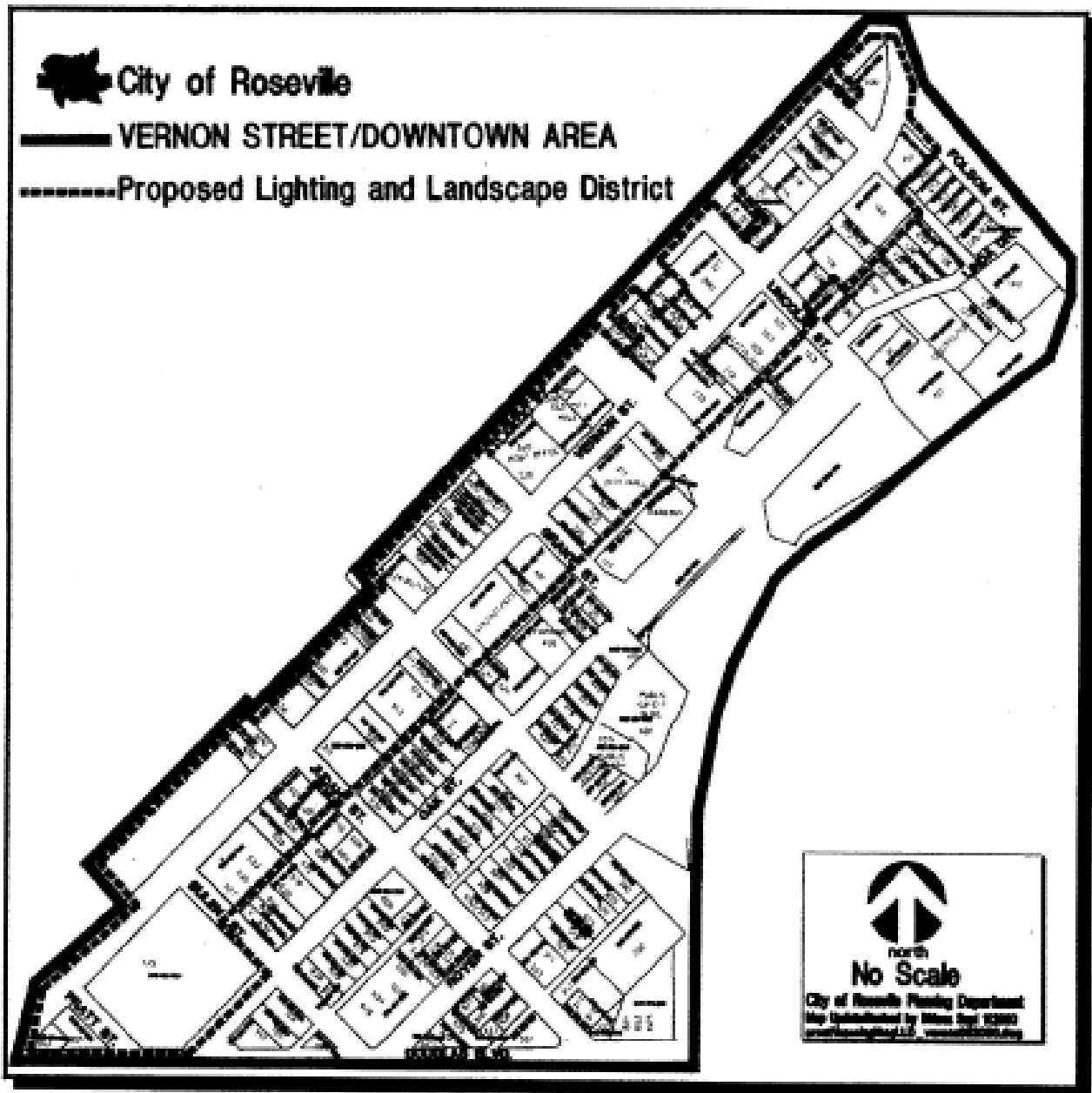
From time to time, funds held in a Rehabilitation Reserve may be needed to respond to changing needs due to the condition of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and / or operation of the improvements.

APPENDIX A – DISTRICT BOUNDARY MAP

The boundary map for the District has previously been submitted to the Clerk of the City in the format required under the 1972 Act and is, by reference, hereby made part of this Report. These District Boundary Maps are available for inspection at the office of the City Clerk during normal business hours.

For general reference purposes, a summary of the District's Boundaries is presented herein.

Assessment diagram



APPENDIX B — 2017/18 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Placer County Assessor's map for the year in which this Report is prepared.

A listing of parcels to be assessed within this District, along with the proposed assessment amounts, shall be submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

At the conclusion of the public hearing for the District and the proposed assessments, approval of the Report (as submitted or as modified) confirms the method of apportionment and the assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for FY 2017/18. The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the FY 2017/18 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the Current Fiscal Year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

City of Roseville
Vernon Street Landscaping and Lighting District
Fiscal Year 2017/18 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASSESSMENT CATEGORY	MAXIMUM ASSESSMENT	CHARGE	FRONT FEET	LEGAL DESCRIPTION
013-070-004-000	Assessable	1,583.00	1,583.00	235.61	FR SEC 2 10 6
013-071-001-000	Assessable	335.92	335.92	50.0	LOT 8 BLK 1
013-071-002-000	Assessable	335.92	335.92	50.0	LOT 7 BLK 1 RSVLE
013-071-003-000	Assessable	335.92	335.92	50.0	LOT 6 BLK 1 RSVLE
013-071-004-000	Assessable	671.86	671.86	100.0	L 4 5 BLK 1
013-071-006-000	Assessable	671.86	671.86	100.0	FR LOTS 1 2 BLK 1
013-071-009-000	Assessable	335.92	335.92	50.0	L 3 2 BLK 1
013-072-008-510	Assessable	671.86	671.86	100.0	FR L 15 16 BLK 15
013-072-010-000	Assessable	671.86	671.86	100.0	LOTS 13 14 BLK 15
013-072-011-000	Assessable	335.92	335.92	50.0	LOT 12 BLK 15
013-072-012-000	Assessable	1,007.80	1,007.80	150.0	L 9 10 11 BLK 15
013-073-011-000	Assessable	873.44	873.44	130.0	LOTS 1 2 BUTLER SUBD
X013-091-002-000	Assessable	671.86	671.86	100.0	L 4 5 BLK 3
013-091-003-000	Assessable	1,007.80	1,007.80	150.0	L 1 2 3 BL 3
X013-091-009-000	Assessable	792.80	792.80	118.0	POR LOTS 6 & 7 BLK 3 & CITY ST
013-092-005-510	Assessable	167.96	167.96	25.0	FR L 5 BLK 2
013-092-005-520	Assessable	167.96	167.96	25.0	FR L 5 BLK 2
013-092-006-000	Assessable	335.92	335.92	50.0	FR LOT 4 BLK 2
013-092-007-000	Assessable	335.92	335.92	50.0	LOT 3 BLK 2
013-092-008-000	Assessable	270.42	270.42	40.25	FR LOT 2 BLK 2
013-092-009-000	Assessable	402.92	402.92	59.97	FR LOTS 1 2 BLK 2
013-092-014-000	Assessable	1,007.80	1,007.80	150.0	FR SEC 2 10 6
013-093-003-000	Assessable	671.86	671.86	100.0	FR LOTS 14 LOTS 15 16 BLK 14
013-093-004-000	Assessable	194.84	194.84	29.0	FR LOT 14 BLK 14
013-093-005-000	Assessable	141.08	141.08	21.0	FR L 14 BLK 14 RSVLLE
013-093-006-000	Assessable	510.62	510.62	76.0	FR LOT 12 LOT 13 BLK 14
013-093-007-000	Assessable	1,169.06	1,169.06	174.0	LOTS 9 10 11 FR LOT 12 BLK 14
013-121-002-000	Assessable	1,007.80	1,007.80	150.0	L 4 5 6 BLK 5
013-121-003-000	Assessable	335.92	335.92	50.0	LOT 3 BLK 5
013-121-004-000	Assessable	672.68	672.68	100.12	PAR A PMOR 18 117
013-121-005-000	Assessable	335.92	335.92	50.0	L 7 BLK 5 RSVLE
013-121-006-000	Assessable	336.34	336.34	50.06	L 8 BLK 5 RSVLLE
013-122-001-000	Assessable	336.94	336.94	50.15	FR L 7 8 BLK 4
013-122-002-000	Assessable	157.88	157.88	23.5	FR LOT 7 BLK 4
013-122-003-000	Assessable	177.02	177.02	26.35	FR L 7 BLK 4
013-122-004-000	Assessable	335.92	335.92	50.0	L 6 BLK 4
013-122-005-000	Assessable	335.92	335.92	50.0	LOT 5 BLK 4

City of Roseville
Vernon Street Landscaping and Lighting District
Fiscal Year 2017/18 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASSESSMENT CATEGORY	MAXIMUM ASSESSMENT	CHARGE	FRONT FEET	LEGAL DESCRIPTION
013-122-009-000	Assessable	605.96	605.96	90.19	L 1 FR L 2 BLK 4
013-122-010-000	Assessable	403.12	403.12	60.0	L 3 FR 2 BLK 4 RSVLLE
013-122-011-000	Assessable	134.36	134.36	20.0	FR L 4 BLK 4 RSVLLE
013-122-012-000	Assessable	201.56	201.56	30.0	FR L 4 BLK 4 RSVL
013-123-017-000	Assessable	740.14	740.14	110.16	PAR 1 PMOR 18 155
013-123-021-000	Assessable	488.78	488.78	72.75	PAR 1 PMOR 32-99
013-123-024-000	Assessable	978.84	978.84	145.69	1.1 AC PAR 3 PMOR 32-99
013-123-026-000	Assessable	478.78	478.78	71.26	PAR 2 PMOR 32-99
013-124-006-000	Assessable	335.92	335.92	50.0	LOT 16 BLK 13
013-124-007-000	Assessable	335.92	335.92	50.0	L 15 BLK 13
013-124-008-000	Assessable	335.92	335.92	50.0	LOT 14 BLK 13
013-124-017-000	Assessable	1,007.80	1,007.80	150.0	LOTS 11 12 13 BLK 13 & POR ALLEY WAY
013-124-018-000	Assessable	522.04	522.04	77.7	LOT 10 BLK 13 & POR CITY STREET & ALLEY WAY
013-151-004-000	Assessable	671.86	671.86	100.0	POR L 7 & 8 BLK 6
013-152-010-000	Assessable	1,343.74	1,343.74	200.0	LOTS 13 THRU 16 BLK 10
013-152-011-000	Assessable	335.92	335.92	50.0	LOT 12 BLK 10
013-152-012-000	Assessable	335.92	335.92	50.0	L 11 BLK 10
013-152-017-000	Assessable	671.86	671.86	100.0	PAR A PMOR 21 141
013-153-013-000	Assessable	974.22	974.22	145.0	FR L 10 L 11 12 BLK 11
013-153-014-000	Assessable	396.40	396.40	59.0	LOT 9 FR 10 BLK 11
013-153-019-000	Assessable	502.48	502.48	74.79	LOT 13 FR LOT 14 BLK 11
013-153-023-000	Assessable	841.24	841.24	125.21	PAR A & B PMOR 1 1
013-161-001-000	Assessable	436.72	436.72	65.0	FR L 9 10 BLK 8
013-161-002-000	Assessable	604.68	604.68	90.0	FR LOT 10 11 BLK 8
013-162-001-000	Assessable	2,687.50	2,687.50	400.0	BLK 9 ROSEVILLE
013-250-032-000	Not Balloted	-	-	0.0	FR SEC 2 10 6
013-250-033-000	Not Balloted	-	-	0.0	53.6 AC FR SEC 2 10 6 SBE # 872-31-2Y PAR 57
013-250-034-000	Not Balloted	-	-	0.0	FR SEC 2 10 6 SBE # 872-31-2Y PAR 58 MRO

Summary Fields	Value
ACTIVE PARCELS	65.00
LEVIED PARCELS	62.00
MAXIMUM ASSESSMENT	36,084.12
CHARGE	36,084.12
FRONT FEET	5,370.76