



AGENDA

December 5, 2018

CITY COUNCIL MEETING
HOUSING AUTHORITY MEETING
7:00 p.m.
City Council Chambers
311 Vernon Street
Roseville, California

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

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

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

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

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

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

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

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **MEETING PROCEDURES**
5. **PUBLIC COMMENTS**
6. **CONSENT CALENDAR**

BEGINNING OF CONSENT CALENDAR

Bids / Purchases / Services

6.1. Control Switches (RFQ 10-3190) - Purchase Orders

Memo from Buyer Babette Owens and Finance Director Dennis Kauffman recommending Council approve purchase orders with Electro Switch Corp. for the purchase of control switches on an as-needed basis. The estimated annual cost is \$68,000.00. Funding is included in the Electric Department FY2018-19 budget.

CC #: 9653

File #: 0203-07-01

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

6.2. High-Density Linear Polyethylene Storage Tanks (RFQ 10-3187) - Reject All Bids

Memo from Buyer Babette Owens and Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-482 REJECTING ALL BIDS FOR HIGH-DENSITY LINEAR POLYETHYLENE STORAGE TANKS. Staff requests that the City Council reject all bids received for Request for Quotes (RFQ) 10-3187 for high-density linear polyethylene storage tanks. During staff review of the bids and specifications that were received, it was determined that it would be in the City's best interest to standardize with a specific tank that is already known to fit the existing structures. There is no fiscal impact resulting from this action.

CC #: 9654

File #: 0203-21

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

6.3. Orchard Ranch Adventure Club Modular Building - Service Agreement Amendment and Budget Adjustment

Memo from Park Development Analyst Rjahja Canlas and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-481 APPROVING AMENDMENT NO. 1 TO SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND CLASS LEASING, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (\$1808253); and adopt ORDINANCE NO. 6030 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2018-19 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. The amount of the amendment is \$14,534.00, bringing the service agreement total from \$224,615.00 to \$239,149.00. The budget adjustment is in the amount of \$30,000.00 from the Youth Development Fund to the Orchard Ranch Adventure Club Capital Improvement Project. There is no impact to the General Fund.

CC #: 9651

File #: 0704

CONTACT: Rjahja Canlas 916-774-5342 rcanlas@roseville.ca.us

6.4. Roseville Electric Painting Services (RFQ 10-3183) - Service Agreement

Memo from Buyer Tiffany Valdez and Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-491 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND D & T PAINTING, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1908219). D&T Painting will provide materials and labor to paint specific areas at the Roseville Electric Service Center, Electric Warehouse, and the Electric Operations Center. The total amount of the award is \$83,000.00. Funding is included in the Electric Department's FY2018-19 Electric Rehabilitation Fund.

CC #: 9660

File #: 0203-07

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

6.5. White Crystal Solar Salt (RFQ 10-3186) - Service Agreement

Memo from Buyer Becky Philipp and Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-486 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND MORTON SALT, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1903122). The service agreement with Morton Salt, Inc. is for the purchase and delivery of White Crystal Solar Salt to the Roseville Energy Park which is required for water softening in the industrial process. The initial contract award is \$33,000.00 and will not exceed budgeted amounts. Funding is included in the Roseville Energy Park FY2018-19 budget. Staff requests authorization to renew without further Council approval.

CC #: 9661

File #: 0203-03

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

6.6. Centrifuge Equipment - Open Annual Purchase Order

Memo from Principal Engineer Bryan Buchanan and Environmental Utilities Director Richard Plecker recommending Council adopt RESOLUTION NO. 18-484 APPROVING A PURCHASE ORDER FOR CENTRIFUGE EQUIPMENT. This item requests an open annual purchase order, including four optional one-year renewals, with GEA Mechanical Equipment US for the purchase of replacement and spare parts used to support rehabilitation and maintenance of the City's three GEA Westfalia Separator Centrifuges in service at the Pleasant Grove Wastewater Treatment Plant. GEA Mechanical Equipment US, Inc. is the sole source distributor and manufactured parts provider for Westfalia Centrifuges and their subcomponents manufactured by GEA Westfalia Separator, and therefore is needed for standardization. The total annual cost will not exceed \$250,000.00. Funding is included in the Wastewater Fund through the approved annual Wastewater Operations budget.

CC #: 9658

File #: 0203-09

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

6.7. Pumps and Pump Parts - Open Annual Purchase Order

Memo from Principal Engineer Bryan Buchanan and Environmental Utilities Director Richard Plecker recommending Council approve RESOLUTION NO. 18-485 APPROVING A PURCHASE ORDER FOR FLYGT PUMPS AND PUMP PARTS. This item requests an open annual purchase order, including four optional one-year renewals with Xylem Water Solutions U.S.A., Inc. for the purchase of Flygt pumps and pump parts used with several processes at the City's two wastewater treatment plants and collections system. The total annual cost will not exceed \$250,000.00 (\$100,000.00 per plant and \$50,000.00 for Wastewater Collections). Funding is included in the Wastewater Fund through the approved annual Wastewater Operations budget.

CC #: 9659

File #: 0203-09

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

Resolutions

6.8. HOUSING AUTHORITY - Mainstream Voucher Limited Preference Set-aside and Lease-up Process

Memo from Housing Deputy Director Danielle Foster and Housing Assistant Director Laura Matteoli, recommending Council acting as the Housing Authority Board of Directors adopt HOUSING AUTHORITY OF THE CITY OF ROSEVILLE RESOLUTION NO. 4-18 APPROVING A MAINSTREAM VOUCHER LIMITED PREFERENCE SET-ASIDE AND LEASE UP PROCESS, AND ADOPTING THE PROPOSED AMENDMENTS TO THE ROSEVILLE HOUSING AUTHORITY ADMINISTRATIVE PLAN. There is no cost to the general fund. The Mainstream Vouchers have been awarded to the City under the federal Housing Choice Voucher program.

CC #: 9655

File #: 0709-01

CONTACT: Danielle Foster 916-774-5446 dfoster@roseville.ca.us

6.9. Parks and Landscape Maintenance Services - Professional Services Agreement

Memo from Parks Superintendent Eric Dexter and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-487 APPROVING A PARK AND LANDSCAPE MAINTENANCE SERVICES AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND BRIGHTVIEW LANDSCAPE SERVICES, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 18-488 APPROVING A PARK AND LANDSCAPE MAINTENANCE SERVICES AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND CAGWIN & DORWARD, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The agreement with Cagwin & Dorward has a not to exceed amount of \$13,834,445.00 and the agreement with

BrightView Landscape Services, Inc. has a not to exceed amount of \$3,150,650.00. Each agreement has a base term of four years, with three optional two year extensions. The funds for the initial year of the contracts are included in FY18-19 operating budgets, which include Parks, Recreation & Libraries, Public Works, Environmental Utilities, Roseville Electric, Community Facility Districts, and Landscape and Lighting Districts. Future years will be requested through the annual budget process. There is no net impact to the General Fund.

CC #: 9666

File #: 0203-16

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

6.10. Oak Ridge Bridge Replacement Project - Professional Services Agreement Amendment

Memo from Associate Engineer Hossein Naghibzadeh and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-480 APPROVING A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND PARAGON PARTNERS, LTD., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Paragon Partners, Ltd will provide additional right of way services needed for the Oak Ridge Drive Bridge Replacement project. Paragon Partners previously prepared right of way documents based on the design of a two span bridge but the amount of right of way necessary to accommodate a two span bridge was deemed to be excessive. The project team and Caltrans later determined that a single span bridge would reduce the required right of way needed for the project. The proposed design revisions, and revisions to the right of way services, have been approved by Caltrans, and Federal Highway Bridge Program grant funding has been approved to cover the additional right of way services necessary to make the revisions. The first amendment to the contract will increase the not to exceed value by \$16,170.00, changing it from \$53,928.00 to \$70,098.00. The Federal Highway Bridge Program fund will cover 100% of the cost associated with this amended contract. No General Funds will be used on this project.

CC #: 9650

File #: 0900-04-01

CONTACT: H. Naghibzadeh 916-746-1300 hnaghibzadeh@roseville.ca.us

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

6.11. City Manager Office Staffing Allocation and Salary Schedule Changes

Memo from Human Resources Director Stacey Peterson recommending Council adopt ORDINANCE NO. 6031 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE NO. 6028, THE SALARY ORDINANCE FOR MANAGEMENT EMPLOYEES, AS AMENDED BY APPENDIX "X" TO BE EFFECTIVE JANUARY 5, 2019, AS AN URGENCY MEASURE. As part of an ongoing assessment of the appropriate staffing

levels to provide a high level of service to the community, staff is recommending the following changes to the City's staffing allocation schedule and salary schedules to meet business needs. Staff recommends the City Council approve Management A & B salary schedules and approve the addition of two (2) new allocations and the deletion of two (2) allocations on the citywide allocation schedule. The total fiscal impact to the General fund is a cost savings of \$51,778.00. All costs have been included within the FY 2018-19 budgets.

CC #: 9667

File #: 0600-01

CONTACT: Stacey Peterson 916-774-5374 slpeterson@roseville.ca.us

6.12. Property Agreements and Signal Plan Approval for Fairgrounds Improvement Project and Budget Adjustments

Memo from Assistant Engineer Jerome Pastor and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-489 APPROVING AN AGREEMENT OF PURCHASE AND SALE OF REAL PROPERTY BETWEEN THE COUNTY OF PLACER AND THE CITY OF ROSEVILLE, FOR THE SALE OF ±3.412 ACRES OF REAL PROPERTY LOCATED AT THE FORMER PLACER COUNTY FAIRGROUNDS, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT AND ALL ESCROW RELATED DOCUMENTS ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 18-490 AUTHORIZING THE CITY MANAGER TO ACCEPT A TRAFFIC CONTROL EASEMENT AND WATER LINE EASEMENT FROM PLACER COUNTY AND TO EXECUTE A QUITCLAIM DEED CONVEYING A PORTION OF LAWTON AVENUE TO PLACER COUNTY; and adopt ORDINANCE NO. 6032 ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2018-19 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE; and adopt ORDINANCE NO. 6033 ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2018-19 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. As part of an executed Memorandum of Understanding (MOU) with Placer County, Placer Valley Tourism (PVT), and the Placer Valley Sports Complex, Inc. regarding the proposed Indoor Sports and Event Center (ISEC) to be located at the former Placer County Fairgrounds, the MOU states that a new signalized intersection at Junction Blvd. and Vallejo Ave shall be constructed to mitigate traffic impacts created by the ISEC project. All costs associated with these intersection improvements are a part of a land acquisition agreement with Placer County whereby the City's costs of the signal are credited towards the cost of the property needed for the expansion of the public safety building adjacent to the fairgrounds. In order to accommodate landscape and driveway improvements created by the new signalized intersection, a portion of right-of-way on Lawton Avenue needs to be conveyed from the City to the County. To proceed with the construction of the intersection improvements, Staff is also requesting Council approve the plans and specifications for the Junction Blvd. and Vallejo Ave. Intersection Improvements. A budget adjustment for

\$95,000.00 is being recommended to realign the budget to properly account for the design portion of this project as part of the capital improvement project. The second budget adjustment for \$2,279,640.00 is being recommended to establish a project budget of \$1,493,412.00 for the construction of the Junction Blvd. and Vallejo Ave. signalized intersection and the associated ISEC driveway and to transfer \$786,228.00 from the Public Facilities Fund to the Traffic Mitigation Fund. The project expense is being split between the Public Facilities Fund and Traffic Mitigation Fund and is consistent with the most recent (2015) Public Facilities Nexus study. No General Funds will be used for this project.

CC #: 9668

File #: 1002 & 0201-01

CONTACT: Jerome Pastor 916-746-1300 jpastor@roseville.ca.us

Reports / Requests

6.13. HOUSING AUTHORITY - Quarterly Status Report

Memo from Housing Analyst Suzanne Acrell and Economic Development Director Laura Matteoli with a quarterly report on the Housing Authority's Housing Choice Voucher Program. This report is for informational purposes only and has no impact on the City's General Fund.

CC #: 9656

File #: 0709-03-02

CONTACT: Suzanne Acrell 916-774-5469 sacrell@roseville.ca.us

6.14. Street Closure Request - 57th Annual Sylvia Besana Holiday Parade

Memo from Recreation Superintendent and Park, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-4 9 6 APPROVING AN AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND DOWNTOWN ROSEVILLE MERCHANTS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The street closures will include S. Grant Street between Oak Street and Atlantic Street, Vernon Street between 6th Street and Lincoln Street, Folsom Road between Vernon Street and Roseville Square Shopping Center and Pratt Street between Vernon Street and Oak Street on Saturday, December 15, 2018, 7:00 a.m. - 12:30 p.m. for the 57th Annual Sylvia Besana Holiday Parade. All direct costs associated with this event for City services will be reimbursed by the applicant.

CC #: 9669

File #: 0109-02

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

Ceremonial Documents

6.15. Resolution of Commendation to Mike Helmer

Mike Helmer be commended for 17 years of outstanding service and dedication to the City of Roseville and wished a long, healthy, and enjoyable retirement.

CC #: 9663

File #: 0102-10

CONTACT: Lupe Nelson 916-774-5281 LNelson@roseville.ca.us

6.16. Resolution of Commendation to Corey Mah

Corey Mah be commended for 28 years of outstanding service and dedication to the City of Roseville and wished a long, healthy, and enjoyable retirement.

CC #: 9664

File #: 0102-10

CONTACT: Cheryl Hammond 916-774-5636 CHammond@roseville.ca.us

6.17. Resolution of Commendation to Jacquelyn DeMuth

Jacquelyn DeMuth be commended for 13 years of outstanding service and dedication to the City of Roseville and wished a long, healthy, and enjoyable retirement.

CC #: 9662

File #: 0102-10

CONTACT: Susan Hernandez 916-774-5623 shernandez@roseville.ca.us

6.18. Resolution of Commendation to Toby August

Toby August be commended for 33 years of outstanding service and dedication to the City of Roseville and wished a long, healthy, and enjoyable retirement.

CC #: 9665

File #: 0102-10

CONTACT: Shelly Tilley 916-774-5785 STilley@roseville.ca.us

END OF CONSENT CALENDAR

7. RESOLUTIONS

7.1. Integrated Resource Plan - Professional Services Agreement

Memo from Acting Water Utility Manager Sean Bigley and Environmental Utilities Director Richard Plecker recommending Council adopt RESOLUTION NO. 18-483 APPROVING A PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND STANTEC CONSULTING SERVICES, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Stantec Consulting Services will develop an Integrated Resource Plan for the Environmental Utilities Department (EU) for a not-to-exceed amount of \$339,752.00. The proposed project will be equally budgeted through the EU Water Utility Construction Fund (\$169,876.00) and EU Wastewater Utility Local Connection Fees Fund (\$169,876.00).

CC #: 9657

File #: 0800-02

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

8. ORDINANCES

8.1. Roseville Police Officer Association - Memorandum of Understanding

Memo from Human Resources Director Stacey Peterson recommending Council adopt RESOLUTION NO. 18-497 APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN CITY OF ROSEVILLE AND THE ROSEVILLE POLICE OFFICERS ASSOCIATION AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 6034 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2018-19 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE; and adopt ORDINANCE NO. 6035 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE NO. 5768, THE SALARY ORDINANCE FOR SWORN EMPLOYEES REPRESENTED BY THE ROSEVILLE POLICE OFFICERS ASSOCIATION, AS AMENDED BY APPENDIX "A" TO BE EFFECTIVE JANUARY 5, 2019, AS AN URGENCY MEASURE. The purpose of this request is to establish a successor memorandum of understanding (MOU) with the Roseville Police Association for a 3 year term. The cost to the FY2018-19 budget will be \$622,221.00, which will be covered by one-time monies from Supplemental Law Enforcement Fund (210). The overall ongoing projected costs of salary and benefit increases in the 3 year MOU is \$4 million, not accounting for the cost in year 3 of the labor market study to maintain salaries at market median that will be recommended to Council prior to approval.

CC #: 9672

File #: 0600-01

CONTACT: Stacey Peterson 916-774-5374 slpeterson@roseville.ca.us

9. SPECIAL REQUESTS/REPORTS/PRESENTATION

9.1. Distribution of a Request For Proposal entitled Design and Implementation of the "Roseville Advantage Financing Program"

Memo from Chief Financial Officer Jay Panzica recommending Council approve the distribution of a Request For Proposal (RFP) entitled Design and Implementation of the "Roseville Advantage Financing Program" to locally headquartered banks. The purpose of this RFP is to provide a significant opportunity to the local banking community to work collaboratively with the City of Roseville in aggressively helping its existing businesses grow and prosper and to pursue new business development within the city.

CC #: 9671

File #: 0203-50

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

Dennis Kauffman 916-774-5313 DKauffman@roseville.ca.us

10. PUBLIC HEARING

NOTICE TO THE PUBLIC

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

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

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

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

10.1.Hewlett-Packard Campus Oaks Parcel CO-21, 31, 41, 42 - Campus Oaks Commercial

Memo from Associate Planner Lauren Hocker and Development Services Director Mike Isom recommending Council adopt RESOLUTION NO. 18-492 DENYING THE APPEAL FROM THE OCTOBER 25, 2018 APPROVALS BY THE PLANNING COMMISSION, ADOPTING THE TWO (2) FINDINGS OF FACT AND APPROVING THE MAJOR PROJECT PERMIT STAGE 2 SUBJECT TO ONE HUNDRED TWO (102) CONDITIONS OF APPROVAL; AND ADOPTING THE THREE (3) FINDINGS OF FACT AND APPROVING THE TENTATIVE SUBDIVISION MAP SUBJECT TO SIXTY-FOUR (64) CONDITIONS OF APPROVAL; and adopt RESOLUTION NO. 18-493 AMENDING THE GENERAL PLAN TO CHANGE THE TEXT WITHIN THE LAND USE ELEMENT; and adopt RESOLUTION NO. 18-494 AMENDING THE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATIONS ON CERTAIN PROPERTY IN THE CITY OF ROSEVILLE; and introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE REZONING CERTAIN REAL PROPERTY LOCATED WITHIN THE CITY OF ROSEVILLE; and introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADOPTING A SEVENTH AMENDMENT TO THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND BBC ROSEVILLE OAKS, LLC RELATIVE TO THE CAMPUS OAKS PROPERTY WITHIN THE HEWLETT-PACKARD CAMPUS OAKS MASTER PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 18-495 ADOPTING THE TWO (2) FINDINGS OF FACT AND APPROVING THE MODIFICATION OF A MAJOR PROJECT PERMIT STAGE 1 IN ORDER TO MODIFY THE HEWLETT-PACKARD CAMPUS OAKS MASTER PLAN. The proposed project includes a General Plan text and land use Amendment, a Rezone of

10.39 acres from Business Professional to Community Commercial, a Development Agreement Amendment, and a Major Project Permit Stage 1 Modification to change the text and figures within the Campus Oaks Master Plan to accommodate a 240,000 square foot commercial center. A Major Project Permit Stage 2 is requested to allow construction of nine (9) commercial buildings. Finally, the applicant is requesting approval of a tentative subdivision map to create fifteen commercial lots. The project will not have any negative impacts on the City's General Fund.

CC #: 9670

File #: 0400-04-07-1 & 0400-08 & 0400-03

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

11. COUNCIL / STAFF / REPORTS/ COMMENTS

12. ADJOURNMENT



COUNCIL COMMUNICATION

CC #: 9653

File #: 0203-07-01

Title: Control Switches (RFQ 10-3190) - Purchase Orders
Contact: Babette Owens 916-774-5704 bowens@roseville.ca.us

Meeting Date: 12/5/2018

Item #: 6.1.

RECOMMENDATION TO COUNCIL

Recommend Council adopt a resolution to approve purchase orders with Electro Switch Corp. as the lowest bid received in response to RFQ 10-3190.

BACKGROUND

The Electric Department has a recurring requirement for control switches for use in substations. The purpose of a control switch is to activate or deactivate various devices such as circuit breakers, or functionality such as automatic circuit breaker reclosing or remote activation of the control switch through the SCADA system.

The bid award is based on the combined unit cost of five different control switches. A formal bid was issued with the following vendor responses:

<u>Bidder</u>	<u>Unit Price</u>
Tiles In Styles, LLC Willowbrook, IL	\$6,834.18
Electro Switch Corp. Weymouth, MA	\$3,418.28

FISCAL IMPACT

The estimated annual cost is \$68,000.00 through 6/30/19. Funding is included in the Electric Department FY2018-19 budget. Projected spending for the optional renewal years is not expected to exceed the bid limit. However, bidding out these control switches allows the City to get better pricing.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

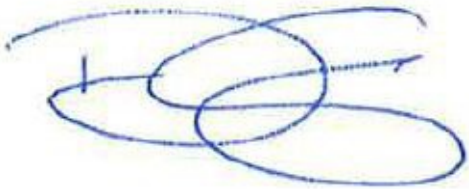
ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Babette Owens, Buyer

Dennis Kauffman, Finance Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Intent to Award



311 Vernon Street
Roseville, CA 95678

NOTICE OF INTENT TO AWARD

Date: November 9, 2018

To: All Bidders concerning RFQ 10-3190 Control Switches.

From: Finance Department - Purchasing Division, Babette Owens, Buyer II

Subject: Notice of Intent to Award

For **RFQ 10-3190**, pending City Council approval, the City recommends awarding a contract to **Electro Switch Corp.**

To inquire about the recommended award, please write to Finance Department - Purchasing Division, Babette Owens, Buyer II at Bowens@roseville.ca.us.



COUNCIL COMMUNICATION

CC #: 9654
File #: 0203-21

Title: High-Density Linear Polyethylene Storage Tanks (RFQ 10-3187) - Reject All Bids
Contact: Babette Owens 916-774-5704 bowens@roseville.ca.us

Meeting Date: 12/5/2018
Item #: 6.2.

RECOMMENDATION TO COUNCIL

Recommend that all bids received for RFQ 10-3187 for high-density linear polyethylene storage tanks be rejected because, during staff review of the bids and specifications that were received, it was determined that it would be in the City's best interest to standardize with a specific tank that is already known to fit the existing structures.

BACKGROUND

The Environmental Utilities Department has a need to replace four existing storage tanks at the Pleasant Grove Wastewater Treatment Plant.

RFQ 01-3175 was issued in May 2018 for high-density linear polyethylene storage tanks. All bids for this RFQ were rejected because of the specifications needed to clarify the maximum allowable dimension of the tanks.

RFQ 10-3187 was issued in September 2018 that included clarifying language as well as a mandatory job walk to allow bidders to view the location of the existing structures and fixtures that these tanks need to fit. During staff review of the bids and specifications that were received, it was determined that it would be in the City's best interest to standardize with a specific tank that is already known to fit the existing structures.

A formal bid was issued with the following vendor responses:

Chemtainer Industries West Babylon, NY	\$158,622.00
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Harrington Industrial Plastics Sacramento, CA	\$129,118.50
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Burlingame Engineers, Inc. Concord, CA	\$102,584.00
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Bids will be rejected and a new bid will be re-issued at a later date.

FISCAL IMPACT

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

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

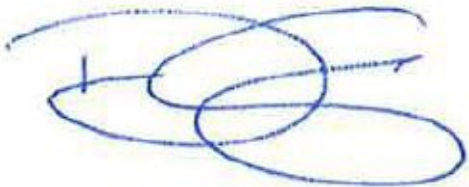
ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Babette Owens, Buyer

Dennis Kauffman, Finance Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 18-482

RESOLUTION NO. 18-482

REJECTING ALL BIDS FOR
HIGH-DENSITY LINEAR POLYETHYLENE STORAGE TANKS

WHEREAS, the City of Roseville requested bids for high-density linear polyethylene storage tanks; and

WHEREAS, after review of the bids and specifications received, it was determined that it would be in the City's best interest to standardize a specific tank already know to fit the existing structure, and therefore staff recommends rejecting all bids; and

WHEREAS, staff will reevaluate the project and will re-bid at a later date; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that all bids received for the high-density linear polyethylene storage tanks are hereby rejected per staff recommendation.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



COUNCIL COMMUNICATION

CC #: 9651

File #: 0704

Title: Orchard Ranch Adventure Club Modular Building - Service Agreement Amendment and Budget Adjustment
Contact: Rjahja Canlas 916-774-5342 rcanlas@roseville.ca.us

Meeting Date: 12/5/2018

Item #: 6.3.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt an ordinance to authorize a budget adjustment of \$30,000.00 from the Youth Development Fund (Fund 401) to the Orchard Ranch Adventure Club Modular Building Project (Project 185402). Additionally, adopt a resolution to approve Amendment Number 1 to the service agreement with Class Leasing, LLC in the amount of \$14,534.00, bringing the service agreement total from \$224,615.00 to \$239,149.00, and authorize the City Manager to execute the agreement.

BACKGROUND

At the May 23, 2018 meeting, Council approved a service agreement with Class Leasing, LLC to purchase a modular building for the Adventure Club at Orchard Ranch Elementary School. Due to a mathematical error, sales tax was not included in the service agreement. Staff requests the approval of Amendment Number 1 of the service agreement with Class Leasing in the amount of \$14,534.00 to include the sales tax with the purchase. This will bring the service agreement total from \$224,615.00 to \$239,149.00. The remaining money will be used to cover additional expenses related to fencing, fire alarm and sprinkler installation.

FISCAL IMPACT

Approval of this request will add \$30,000.00 from the Youth Development Fund (Fund 401) to the Orchard Ranch Adventure Club CIP (Project 185402). This is an increase of 10% of the original estimate of \$300,000.00. The original amount did not include an amount for contingencies. This budget adjustment will fully fund the project. Ongoing maintenance costs will be funded from the Youth Development Fund. There is no General Fund impact.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

The proposed project involves the purchase and placement of a portable classroom at Orchard Ranch Elementary School for use by the City's Adventure Club. This activity is categorically exempt from CEQA as a Class 14 Exemption (minor additions to schools, including portable classrooms) (State CEQA Guidelines Section 15314). The Exemption has been prepared and no further CEQA action is required.

Respectfully Submitted,

Rjahja Canlas, Park Development Analyst

Dion Louthan, Parks, Recreation & Libraries Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 18-481

Service Agreement Amendment

Ordinance No. 6030

Budget Adjustment

RESOLUTION NO. 18-481

APPROVING AMENDMENT NO. 1 TO SERVICE AGREEMENT
BETWEEN CITY OF ROSEVILLE AND CLASS LEASING, LLC, AND AUTHORIZING
THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE
CITY OF ROSEVILLE

WHEREAS, Amendment No. 1 to Service Agreement (S1808253), for the Orchard Park Adventure Club modular building project, between the City of Roseville and Class Leasing, LLC, has been prepared and reviewed by the Council; and

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



PURCHASING
CITY OF ROSEVILLE

2005 HILLTOP CIRCLE, ROSEVILLE, CA 95747
(916) 774-5720 • TDD (916) 774-5220 • FAX (916) 774-5736

**SERVICE AGREEMENT
AMENDMENT**

SERVICE AGREEMENT No: S1808253
AMENDMENT No: 1

SERVICE LOCATION: ORCHARD RANCH
ELEMENTARY SCHOOL
4375 BROOKSTONE DRIVE
ROSEVILLE, CA 95747

Contractor No.: V41709

SUBMIT ALL INVOICES TO:
CITY OF ROSEVILLE
Finance Department
311 Vernon Street
Roseville, CA 95678

Contractor License No.: 1001535
Business License No.:
Department: PARKS, RECREATION & LIBRARIES

Telephone No.: 951-943-1908 Fax:

Email address: DERICKSON@CLASSLEASING.NET
Contractor: CLASS LEASING, LLC
ATTN: DOUGLAS ERICKSON
1320 W. OLEANDER AVENUE
PERRIS, CA 92571

Acct. Code: 08541-5125

Buyer: TIFFANY VALDEZ
Phone: 916-774-5708

Service Agreement Number S1808253 ("Agreement"), which was executed on, 4/30/18, is hereby modified as follows:

Select all provisions that apply:

- ☐ The Contractor name is hereby changed from _____ to _____
- ☐ The term of the Agreement is reduced by _____ (days/months/years) and the expiration date of the Agreement is changed from _____ to _____.
- ☒ The Total Cost of Service payable under this Agreement is modified from \$224,615.00 to \$239,149.00. The purpose of this modification is to PAY FOR THE COST OF SALES TAX DUE TO AN INADVERTENT MATH ERROR.

All other provisions of the Agreement shall remain unchanged and in full force and effect.

CONTRACTOR:

By: _____

Title: Controller

By: _____

Title: _____

CITY OF ROSEVILLE,
A MUNICIPAL CORPORATION:

By: _____
Dominick Casey
City Manager

Distribution: 1- Purchasing, 1 - Contractor, 1 - Originating Dept

ORDINANCE NO. 6030

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE 2018-19
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2018-19, is hereby amended by transferring appropriation to and from the activities indicated below:

Appropriate funds for the Orchard Park Adventure Club modular building project at the request of the Parks, Recreation & Libraries Department, as listed on the attached Request for Budget Adjustment in the amount of \$30,000.00.

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

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

PASSED AND ADOPTED by the Council of the City of Roseville, this _____ day of _____, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR BUDGET ADJUSTMENT

FINANCE DEPARTMENT

Instructions: Complete all necessary fields. Fields marked with an asterisk (*) are mandatory and required for processing. Obtain required approvals and process according to the procedure outlined in:
[A.R. 6.01 Budget Adjustment Policy & Procedure.](#)

REQUESTER*: Rob Nakamura

DEPARTMENT/DIVISION*: Parks, Recreation & Libraries

FISCAL YEAR/EFFECTIVE DATE*: FY2018-19

PROPOSED COUNCIL DATE (if applicable): 12/05/2018

For more detailed budget adjustment training information, including examples, please click on the following link:
[Miscellaneous Budget Training Information.](#)

USE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL		FUND*	JL		
	ORG KEY*	OBJECT*		PROJECT	ACTIVITY	
30,000	50401	6130	401	185402	45	Adventure Club Modular Facility
\$ 30,000	TOTAL					

SOURCE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL		FUND*	JL		
	ORG KEY	OBJECT		PROJECT	ACTIVITY	
30,000			401			Fund Balance - Youth Development
\$ 30,000	TOTAL					

FINANCE USE	Approved:		11/5/18		11/5/18
		BUDGET MANAGER/DISEGNEE	DATE	Finance Director	Date

Justification for Budget Adjustment*:

The Parks, Recreation & Libraries department is requesting a \$30k increase in the project for a new modular facility required at Orchard Ranch Adventure Club. This increase is 10% of the original estimate of \$300,000, which did not include an estimate for contingencies. The project is complete and the final cost exceeds the original estimate by approximately \$30,000.

Approved:		Approved:	
REQUESTING DEPARTMENT HEAD / DISEGNEE	DATE	CITY MANAGER	DATE



COUNCIL COMMUNICATION

CC #: 9660
File #: 0203-07

Title: Roseville Electric Painting Services (RFQ 10-3183) - Service Agreement
Contact: Tiffany Valdez 916-774-5708 tvaldez@roseville.ca.us

Meeting Date: 12/5/2018
Item #: 6.4.

RECOMMENDATION TO COUNCIL

Recommend City Council adopt a resolution to approve a service agreement to D&T Painting for the materials and labor to paint specific areas at the Roseville Electric Service Center, Electric Warehouse, and the Electric Operations Center, and authorize the City Manager to sign the service agreement.

BACKGROUND

The Roseville Electric Service Center, Electric Warehouse, and Electric Operations Center are in need of patch and paint repairs because all of the properties are showing cracked, peeling paint and in some cases, excessive wear and tear. They are being painted as part of our Facility's 10 Year Maintenance Plan to protect the weatherproofing of the buildings and maintain their outward appearance to the public and tenants.

A formal bid was issued with the following vendor responses:

<u>Bidder</u>	<u>Lump Sum Total</u>
D&T Painting Sacramento, CA	\$83,000.00 *(\$73,000.00)
North State Painting Douglas City, CA	\$109,900.00 *(\$80,000.00)
Color New Company Woodland Hills, CA	\$127,000.00
A Plus Painting Roseville, CA	\$131,000.00
Paine Construction Co. Rio Linda, CA	\$230,000.00

After staff reviewed the bids, it was discovered that two bidders, D&T Painting and North State Painting, made mathematical errors when calculating their grand total as noted above by the asterisks. The bid results were not impacted and D&T Painting is still the lowest bidder.

FISCAL IMPACT

The total amount of the award is \$83,000.00. Funding is included in the Electric Department's FY2018-19 Electric Rehabilitation Fund.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

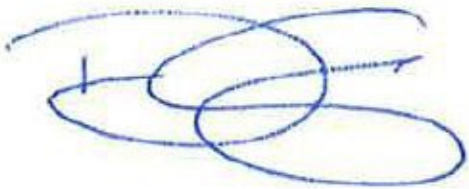
ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Tiffany Valdez, Buyer

Dennis Kauffman, Finance Director

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, likely belonging to Dominick Casey.

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 18-491

Service Agreement

RESOLUTION NO. 18-491

APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND D &
T PAINTING, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT
ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a service agreement (S1908219) for painting services at Roseville Electric,
between the City of Roseville and D & T Painting, has been reviewed by the Council;

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

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of
_____, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



PURCHASING
CITY OF ROSEVILLE

2005 HILLTOP CIRCLE, ROSEVILLE, CA 95747
(916) 774-5720 • TDD (916) 774-5220 • FAX (916) 774-5736

SERVICE AGREEMENT

SERVICE AGREEMENT

No: **S1908219**

SERVICE LOCATION: ROSEVILLE ELECTRIC
2090, 2080, 2070
HILLTOP CIRCLE
ROSEVILLE, CA 95747

REQ. NO.: R1902104 DATE: 10/31/18

SUBMIT ALL INVOICES TO:
CITY OF ROSEVILLE
Finance Department
311 Vernon Street
Roseville, CA 95678

Contractor No.: V41884
Telephone No.: 415-240-2930 Fax:
Email address: dtcoatings85@gmail.com
Contractor: DIMITRIOS TANTAROS
D & T PAINTING
ATTN: DIMITRIOS TANTAROS
1775 CORK OAK LANE
MANTECA, CA 95336

Department: PUBLIC WORKS-BLDG MAINT.

Acct. Code: 91026-5100

Buyer: TIFFANY VALDEZ
Phone: 916-774-5708

Start Date	Terms	Completion Date	Insurance Limits	Contact
EXECUTED AGREEMENT	NET 30	6/30/19	Approved by Risk Mgt.	LORI HOGAN

The contractor shall furnish all labor, equipment and materials necessary to accomplish the following:
PROVIDE PAINTING SERVICES AT ROSEVILLE ELECTRIC IN ACCORDANCE WITH ALL SPECIFICATIONS, ATTACHMENTS, TERMS AND CONDITIONS PER RFQ 1-3189 ELECTRIC PAINTING SERVICES (WHICH IS INCORPORATED HEREIN BY REFERENCE).

PLEASE CALL LORI HOGAN AT 916-774-5707 FOR QUESTIONS REGARDING THIS AGREEMENT.

Total Cost of Service: \$ **83,000.00**

ATTENTION: Total cost of service not to exceed the agreement amount without prior approval of the Purchasing Office.

The Contractor named hereon by the acceptance of this order agrees to the provisions of this document titled "Service Agreement" and Attachment "A".

Roseville Business License No.: TBD Contractor License No.: 1015299 DIR Registration No.: 1000048306

☒ SOLE PROPRIETOR

☐ PARTNERSHIP

☐ CORPORATION

CONTRACTOR: Tantaros.D Dimitrios Tantaros Owner
SIGNATURE PRINT NAME TITLE

CONTRACTOR: _____
SIGNATURE PRINT NAME TITLE

By: _____
Dominick Casey, City Manager
CITY OF ROSEVILLE, A MUNICIPAL CORPORATION



COUNCIL COMMUNICATION

CC #: 9661
File #: 0203-03

Title: White Crystal Solar Salt (RFQ 10-3186) - Service Agreement
Contact: Becky Philipp 916-774-5724 bphilipp@roseville.ca.us

Meeting Date: 12/5/2018
Item #: 6.5.

RECOMMENDATION TO COUNCIL

Recommend Council adopt a resolution to approve a service agreement with Morton Salt, Inc. as the only bid received for RFQ 10-3186 for the purchase and delivery of White Crystal Solar Salt for the Roseville Energy Park, and authorize the City Manager to execute it on behalf of the City of Roseville. The initial contract award is \$33,000.00 and will not exceed budgeted amounts.

The bid allowed for four optional renewal years at one-year intervals. Staff requests authorization to continue utilizing the remaining optional renewal years of the bid contract without further Council approvals until the contract expires, a new contract with better pricing becomes available, or until City staff determines that continuing with the same vendor is not in the City's best interest.

BACKGROUND

The Roseville Energy Park has an ongoing requirement for White Crystal Solar Salt. This chemical is required for the regeneration of the sodium zeolite softeners. These softeners are an integral part of the Energy Plant's Zero Liquid Discharge (ZLD) system required under the California Energy Commission's (CEC) operating permit.

A formal bid was issued with the following vendor response:

<u>Bidder</u>	<u>Price Per Ton</u>
Morton Salt, Inc	\$177.11
Chicago, IL	

FISCAL IMPACT

Funding is included in the Roseville Energy Park FY2018-19 budget. Spending for future renewals will be contingent upon Council approval of budgets. Projected spending for the optional renewal years is as follows: FY2019-20, \$35,000.00; FY2020-21, \$37,000.00; FY2021-22 \$39,000.00; FY2022-23 \$20,000.00.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

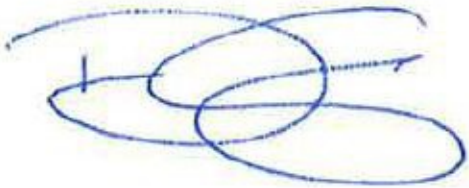
ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3)). The hauling and delivery of hazardous substances is regulated by the State. Hazardous material transport consistent with applicable safety regulations should not result in a significant environmental effect. Therefore, the proposed Service Agreement does not include the potential for significant environmental effect and is not subject to CEQA.

Respectfully Submitted,

Becky Philipp, Buyer

Dennis Kauffman, Finance Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 18-486

Service Agreement

RESOLUTION NO. 18-486

APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND
MORTON SALT, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT
ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a service agreement (S1903122) for white crystal solar salt, between the City of Roseville and Morton Salt, Inc., has been reviewed by the Council;

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

BE IT FURTHER RESOLVED, that the City Manager or his or her designee is authorized to execute four (4) additional one (1) year renewals without further City Council approval, provided that the applicable budget is approved by the City Council each year, a new contract with better pricing becomes available, or until City staff determines that continuing with the same vendor is not in the City's best interest.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



PURCHASING
CITY OF ROSEVILLE

2005 HILLTOP CIRCLE, ROSEVILLE, CA 95747
(916) 774-5720 • TDD (916) 774-5220 • FAX (916) 774-5736

SERVICE AGREEMENT

SERVICE AGREEMENT

No: **S1903122**

SERVICE LOCATION: ROSEVILLE ENERGY PARK
5120 PHILLIP ROAD
ROSEVILLE, CA 95747

REQ. NO.: NEW DATE: 9/27/18

SUBMIT ALL INVOICES TO:
CITY OF ROSEVILLE
Finance Department
311 Vernon Street
Roseville, CA 95678

Contractor No.: V37325
Telephone No.: 408-996-2077 Fax: 408-257-1660
Email address: ckock@mortonsalt.com
Contractor: MORTON SALT, INC.
ATTN: CARRIE KOCH
444 W. LAKES STREET
CHICAGO, IL 60606-1743

Department: ELECTRIC

Acct. Code: 08616-5340/686549-20

Buyer: BABETTE OWENS
Phone: 916-774-5704

Start Date	Terms	Completion Date	Insurance Limits	Contact
EXECUTED AGREEMENT	NET 30	10/22/19	Approved by Risk Mgt.	TONY JOHNSON

The contractor shall furnish all labor, equipment and materials necessary to accomplish the following:
THE VENDOR SHALL PROVIDE AND DELIVER WHITE CRYSTAL SOLAR SALT ON AN AS NEEDED BASIS IN ACCORDANCE WITH THE TERMS, CONDITIONS, SPECIFICATIONS AND ATTACHMENTS OF RFQ 10-3186.

PLEASE CONTACT TONY JOHNSON AT 916-746-1656 FOR QUESTIONS REGARDING THIS SERVICE AGREEMENT.

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

Total Cost of Service: \$ **33,000.00**

ATTENTION: Total cost of service not to exceed the agreement amount without prior approval of the Purchasing Office.

The Contractor named hereon by the acceptance of this order agrees to the provisions of this document titled "Service Agreement" and Attachment "A".

Roseville Business License No.: _____ Contractor License No.: _____ DIR Registration No.: _____

☐ SOLE PROPRIETOR

☐ PARTNERSHIP

☒ CORPORATION

CONTRACTOR: Charles Cassell Charles Cassell Director of Sales
SIGNATURE PRINT NAME TITLE

CONTRACTOR: Ben Scarborough Ben Scarborough S. Dir of Sales
SIGNATURE PRINT NAME TITLE

By: _____
Dominick Casey, City Manager
CITY OF ROSEVILLE, A MUNICIPAL CORPORATION



COUNCIL COMMUNICATION

CC #: 9658
File #: 0203-09

Title: Centrifuge Equipment - Open Annual Purchase Order
Contact: Bryan Buchanan 916-746-1812 bbuchanan@roseville.ca.us

Meeting Date: 12/5/2018
Item #: 6.6.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt a resolution to authorize an open annual purchase order with GEA Mechanical Equipment US for the purchase of replacement and spare parts used to support rehabilitation and maintenance of the City's three GEA Westfalia Separator Centrifuges in service at the Pleasant Grove Wastewater Treatment Plant. Staff additionally requests approval for four (4) optional one (1) year renewals provided that the applicable budget is approved by the City Council each year, or until City staff determines that continuing with the same vendor is not in the City's best interest.

BACKGROUND

The City's Pleasant Grove Wastewater Treatment Plant utilizes three GEA Westfalia Separator Centrifuges to dewater waste activated sludge prior to hauling away for disposal. Dewatering the sludge reduces the cost of disposal significantly by reducing the weight for hauling. The centrifuges have been in service for nearly 15 years. They require annual maintenance and periodic significant rehabilitation. Maintenance records and the manufacturer's recommended rehabilitation schedule are used to estimate current and future parts needed for this effort.

GEA Mechanical Equipment US, Inc. is the sole source distributor and manufactured parts provider for Westfalia Centrifuges and their subcomponents manufactured by GEA Westfalia Separator, and therefore is needed for standardization.

FISCAL IMPACT

The open annual purchase order will be for \$250,000.00. Funding is included in the Wastewater Fund through the approved annual Wastewater Operations Budget.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Bryan Buchanan, Principal Engineer

Richard Plecker, Environmental Utilities Director

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, positioned above a horizontal line.

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 18-484

RESOLUTION NO. 18-484

APPROVING A PURCHASE ORDER FOR
CENTRIFUGE EQUIPMENT

WHEREAS, a purchase order for centrifuge equipment, between the City of Roseville and GEA Mechanical Equipment US, has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said purchase order is hereby approved and the City Manager or his or her designee is additionally authorized to execute four (4) optional one (1) year renewals of the purchase order, provided that the applicable budget is approved by the City Council each year, or until City staff determines that continuing with the same vendor is not in the City's best interest.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



COUNCIL COMMUNICATION

CC #: 9659
File #: 0203-09

Title: Pumps and Pump Parts - Open Annual Purchase Order
Contact: Bryan Buchanan 916-746-1812 bbuchanan@roseville.ca.us

Meeting Date: 12/5/2018
Item #: 6.7.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt a resolution to approve an open annual purchase order with Xylem Water Solutions U.S.A., Inc. for the purchase of Flygt pumps and pump parts used with several processes at the City's two wastewater treatment plants and collections system. Additionally, staff requests approval for four (4) optional one (1) year renewals of the purchase order, provided that the applicable budget is approved by the City Council each year, or until City staff determines that continuing with the same vendor is not in the City's best interest.

BACKGROUND

Submersible pumps are vital to several treatment processes that include influent pumps stations, mixed liquor return systems, and activated sludge systems. These types of pumps are used throughout the City collection system and at each Wastewater Treatment Plant to convey wastewater into the plant and for treatment processes that are essential to maintain regulatory compliance.

Staff has standardized on Flygt submersible pumps at the City's Wastewater Treatment Plants. Staff replaces submersible pumps that have reached the end of their useful life with Flygt units. Staff purchases Flygt pump parts needed for routine maintenance from Xylem Water Solutions USA.

FISCAL IMPACT

The open annual purchase order will be for \$250,000.00 (\$100,000.00 per plant and \$50,000.00 for Wastewater Collections). Funding is included in the Wastewater Fund through the approved annual Wastewater Operations Budget.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Bryan Buchanan, Principal Engineer

Richard Plecker, Environmental Utilities Director

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, positioned above a horizontal line.

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 18-485

RESOLUTION NO. 18-485

APPROVING A PURCHASE ORDER FOR
FLYGT PUMPS AND PUMP PARTS

WHEREAS, a purchase order for Flygt pumps and pump parts, between the City of Roseville and Xylem Water Solutions U.S.A., Inc., has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said purchase order is hereby approved and the City Manager or his or her designee is additionally authorized to execute four (4) optional one (1) year renewals of the purchase order, provided that the applicable budget is approved by the City Council each year, or until City staff determines that continuing with the same vendor is not in the City's best interest.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



COUNCIL COMMUNICATION

CC #: 9655
File #: 0709-01

Title: HOUSING AUTHORITY - Mainstream Voucher Limited Preference Set-aside and Lease-up Process
Contact: Danielle Foster 916-774-5446 dfoster@roseville.ca.us

Meeting Date: 12/5/2018
Item #: 6.8.

RECOMMENDATION TO COUNCIL

Staff recommends that the Housing Authority Board adopt the attached resolution approving the proposed Mainstream Voucher limited preference set-aside and lease up process, and the proposed amendments to the Roseville Housing Authority Administrative Plan. There is no cost to the General Fund. The Mainstream Vouchers have been awarded to the City under the federal Housing Choice Voucher (HCV) Program.

BACKGROUND

The Roseville Housing Authority submitted an application under the Federal Department of Housing and Urban Development (HUD)'s recent Notice of Funding Availability (NOFA) for the new Mainstream Voucher Program. Under the Mainstream Voucher Program, HUD is providing a limited preference set-aside funding source for households:

1. With a member who has a disability (physical or mental); and
2.
 - a. Transitioning out of institutional/segregated settings;
 - b. At serious risk of institutionalization;
 - c. Homeless; or
 - d. At-risk of becoming homeless.

In an effort to meet HUD's Mainstream Voucher Program requirements and to serve the needs of our local communities served by the Roseville Housing Authority (Roseville/Rocklin), the Roseville Housing Authority (RHA) recommends adoption of a limited preference set-aside for the 14 Mainstream Vouchers that establish a waitlist by direct referral only from the following four partner agencies:

- Advocates for Mentally Ill Housing (AMIH)
- County of Placer, including Adult System of Care, Placer County Housing, Whole Person Care and related county programs within the Homeless Management Information System (HMIS)
- The Gathering Inn (TGI)
- Volunteers of America (VOA)

These four partners were selected in order to ensure:

- Utilization of our local, real-time By Name List (BNL) within HMIS that identifies and coordinates services for our most vulnerable households who are actively homeless or at immediate risk within Rocklin/Roseville;
- Availability of supportive services to the Mainstream Voucher participant household for ongoing support and success in housing; and
- Completion of a local Ready to Rent renter's rights and responsibilities training in order to increase the household's likelihood for housing stability.

The agencies listed above actively work with HMIS and the BNL and offer supportive services, coordinate housing services to households that qualify for Mainstream Vouchers, and conduct local Ready to Rent Programs.

Once referred to the Mainstream Voucher Program waitlist, the RHA staff will process the application and perform the standard Administrative Plan background check review:

1. Fulfillment of the Mainstream Voucher household criterion
2. Connection with current supportive services, including an identified case manager
3. Completion of the local Ready to Rent Program or approved equivalent program

The connection to current supportive services and completion of Ready to Rent or similar renter education program is in an effort to maximize housing success with these vouchers for these households, local landlords, and the program. The Mainstream Voucher Program aims to house some households that may have had more difficulty maintaining housing. Supportive services and renter education will provide additional support to new households. These services provide additional assurances for program success.

The additional Mainstream Vouchers provide a great opportunity to connect more vulnerable households identified through the local Roseville Homeless Response Team and community HMIS with a viable local housing resource. Related Administrative Plan amendments with the addition of this Mainstream Voucher limited preference set-aside are included as an attachment to the recommended resolution.

FISCAL IMPACT

These 14 Mainstream Vouchers awarded through the federal Housing Choice Voucher (HCV) program included an additional 12-month budget allocation of \$93,827 to provide rental assistance through this program. Through the lease-up of these additional vouchers, the Housing Authority/City will also receive monthly administrative fees of \$68.64 per voucher per month based on actual lease-up. No additional staffing is needed to administer these additional 14 vouchers. The addition of these vouchers does not impact the General Fund.

ECONOMIC DEVELOPMENT / JOBS CREATED

Estimates of total employment created can be based on expenditure data, consistent with guidance from the Council of Economic Advisers (CEA). Total employment not only includes direct and indirect jobs, but also induced jobs. CEA estimates that total employment is increased by one job-year for every \$92,000 in direct government spending. Therefore, the additional

funding being provided as rental assistance into the local housing market through this increase in vouchers has the potential to generate 1 job year.

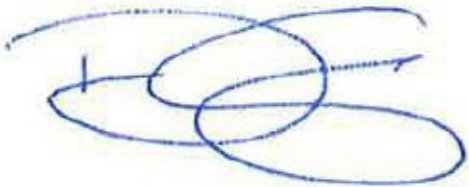
ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Danielle Foster, Housing Deputy Director

Laura Matteoli, Housing Assistant Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Housing Reso 4-18

Roseville Housing Authority Administrative Plan - Mainstream Voucher Amendments

HOUSING AUTHORITY OF THE CITY OF ROSEVILLE

RESOLUTION NO. 4-18

APPROVING A MAINSTREAM VOUCHER LIMITED PREFERENCE SET-ASIDE AND
LEASE UP PROCESS, AND ADOPTING THE PROPOSED AMENDMENTS TO THE
ROSEVILLE HOUSING AUTHORITY ADMINISTRATIVE PLAN

WHEREAS, the Roseville Housing Authority submitted an application under Federal Department of Housing and Urban Development (HUD)'s recent Notice of Funding Availability (NOFA) for the new Mainstream Voucher Program; and

WHEREAS, in an effort meet HUD's Mainstream Voucher Program requirements and to serve the needs of our local communities served by the Roseville Housing Authority (Roseville/Rocklin), the Roseville Housing Authority (RHA) recommends adoption of a limited preference set-aside for the 14 Mainstream Vouchers that establish a waitlist by direct referral from four partner agencies; and

WHEREAS, once referred to the Mainstream Voucher Program waitlist, the RHA staff will process the application and perform the standard Administrative Plan background check review; and

WHEREAS, the Mainstream Voucher Program aims to house some households that may have had more difficulty maintaining housing; and

WHEREAS, staff recommends approval of the Mainstream Voucher limited preference set-aside process as outlined in the staff report; and

WHEREAS, staff additionally recommends related amendments to the Roseville Housing Authority Administrative Plan that are required with the addition of this Mainstream Voucher limited preference set-aside program; and

NOW, THEREFORE, BE IT RESOLVED by the Housing Authority of the City of Roseville that the Mainstream Voucher limited preference set-aside process is hereby approved;

BE IT FURTHER RESOLVED, that the amendments to the Roseville Housing Authority Administrative Plan are hereby adopted.

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

AYES AUTHORITY MEMBERS:

NOES AUTHORITY MEMBERS:

ABSENT AUTHORITY MEMBERS:

CHAIRMAN

ATTEST:

Secretary

Mainstream Voucher Amendments to the Roseville Housing Authority Administrative Plan

1) Amend the following section on page 1-3 to read as follows (new text in **bold**):

1-I.D. THE PHA'S PROGRAMS

The following programs are included under this Administrative Plan:

Roseville Housing Authority (RHA) Policy

RHA's Administrative Plan is applicable to the operation of the Housing Choice Voucher (HCV) program which includes the allocation of non-elderly disabled, **Mainstream Vouchers and Project-Based Vouchers (PBV)**. Veteran Affairs Supportive Housing (VASH) vouchers are also covered except where VASH regulations supersede RHA's Administrative Plan. HCV policies also pertain to families who participate in the Family Self Sufficiency (FSS) Program. However, there is an FSS Action Plan which addresses the operation and guidelines for the operation of the FSS program.

2) Amend the following section on page 4-8 to read as follows (new text in **bold**):

Targeted Funding [24 CFR 982.204(e)]

HUD may award a PHA funding for a specified category of families on the waiting list. The PHA must use this funding only to assist the families within the specified category. In order to assist families within a targeted funding category, the PHA may skip families that do not qualify within the targeted funding category. Within this category of families, the order in which such families are assisted is determined according to the policies provided in Section 4-III.C.

Roseville Housing Authority (RHA) Policy

RHA administers the following types of targeted funding:

The Roseville Housing Authority Homeless Program, administered in cooperation with the Roseville Home Start Program (transitional housing for homeless families with children.)

RHA administers HUD's Rental Assistance for Non-Elderly Persons with Disabilities (NED) Program, Veterans Affairs Supportive Housing (VASH) program, and **Mainstream Voucher program**.



COUNCIL COMMUNICATION

CC #: 9666
File #: 0203-16

Title: Parks and Landscape Maintenance Services - Professional Services Agreement
Contact: Eric Dexter 916-746-1769 edexter@roseville.ca.us

Meeting Date: 12/5/2018
Item #: 6.9.

RECOMMENDATION TO COUNCIL

1. Award park and landscape maintenance services agreement to Cagwin & Dorward in the not to exceed amount of \$13,834,445.00 and authorize the City Manager to execute the agreement. Costs for future years will be requested through the annual budget process.
2. Award park and landscape maintenance services agreement to BrightView Landscape Services, Inc. in the not to exceed amount of \$3,150,650.00 and authorize the City Manager to execute the agreement. Costs for future years will be requested through the annual budget process.

BACKGROUND

The Parks, Recreation & Libraries (PRL) department has an ongoing requirement to maintain parks and landscapes throughout the City. This work is completed with a combination of internal staff and external contractors. PRL also collaborates with Environmental Utilities, Roseville Electric and Public Works Departments as partners on the parks and landscape maintenance services contract to meet their specific landscaping needs. The maintenance of parks, streetscapes and facility landscaping enhances the Roseville community as well as provides a safe environment for the public.

On July 13, 2018, a Request for Proposal (RFP) was released for parks and landscape maintenance services for City parks, streetscapes and facility landscaping. The RFP consisted of service level standards, various exhibits and bid maps. Every area of the City was broken down by district and funding source. Costs for parks were detailed out to include base cost for turf care, pruning, irrigation and porter services separately. This ensured thorough cost proposals and allows more flexibility in the application of the contracts to meet ever changing conditions. As the City grows and expands, parks and landscape maintenance services will need to be ramped up or down based on budget and service level expectations. The goal of this RFP was to identify the most efficient and effective way to provide services to the residents.

The City received five (5) proposals and all five (5) met the minimum requirements set forth in the RFP. A selection committee of staff in the PRL department evaluated, analyzed and scored each proposal based on the criteria published in the RFP. The committee invited all five (5) proposers

to move forward in the interview process. At the completion of the interviews, the committee is recommending two (2) companies based on their project understanding, demonstrated performance and ability, customer service, quality and proposed cost. Staff recommends awarding two (2) contracts as a result of this RFP process: one to Cagwin & Dorward; and the second to BrightView Landscape Services, Inc.

The new contracts represent an approximate 4% increase over FY2018-19 for similar service levels. This increase falls within the anticipated range. As a result of the increases, PRL has elected to adjust some services/frequencies in certain districts and General Fund areas to stay within the approved budgets.

FISCAL IMPACT

The total cost of the agreement for Cagwin & Dorward shall not exceed \$13,834,445.00 over the initial four year contract term. The total cost of the agreement for BrightView Landscape Services, Inc. shall not exceed \$3,150,650.00 over the initial four year contract term. The funds for each year's annual maintenance contract will be requested in the PRL, Public Works, Roseville Electric, Environmental Utilities, CFD and LLD operating budgets.

ECONOMIC DEVELOPMENT / JOBS CREATED

Based on Federal guidelines, there is one job created for every \$92,000.00 in direct government spending. Based on that guideline, this contract is forecast to create or maintain 184 jobs over the four years.

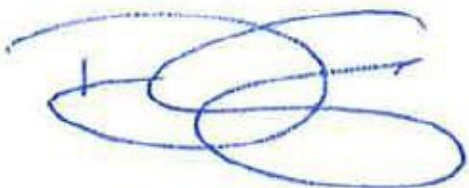
ENVIRONMENTAL REVIEW

The Parks and Landscape Maintenance contract involves the repair and maintenance of existing park and landscape facilities. This activity is categorically exempt from CEQA as a Class 1 Exemption (State CEQA Guidelines Section 15301). The Exemption has been prepared and no further CEQA action is required.

Respectfully Submitted,

Eric Dexter, Parks Superintendent

Dion Louthan, Parks, Recreation & Libraries Director

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, likely belonging to Dion Louthan.

ATTACHMENTS:

Description

Resolution No. 18-487

BrightView signed agreement

BrightView RFP Proposal 13-064 Exhibit A

Brightview Agreement Exhibit C Updated cost proposal

Resolution No. 18-488

Cagwin signed agreement

Cagwin&Dorward RFP Proposal 13-064 Exhibit A

Cagwin Agreement Exhibit C Updated cost proposal

Parks and Landscape Maintenance Services RFP Final with maps Exhibit B_Part1

Parks and Landscape Maintenance Services RFP Final with maps Exhibit B_Part2

Parks and Landscape Maintenance Services RFP Final with maps Exhibit B_Part3

Parks and Landscape Maintenance Services RFP Final with maps Exhibit B_Part4

Parks and Landscape Maintenance Services RFP Final with maps Exhibit B_Part5

Parks and Landscape Maintenance Services RFP Final with maps Exhibit B_Part6

RESOLUTION NO. 18-487

APPROVING A PARK AND LANDSCAPE MAINTENANCE SERVICES AGREEMENT
BETWEEN THE CITY OF ROSEVILLE AND BRIGHTVIEW LANDSCAPE SERVICES,
INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF
OF THE CITY OF ROSEVILLE

WHEREAS, a Park and Landscape Maintenance Services Agreement, by and between the City of Roseville and Brightview Landscape Services, Inc., has been reviewed by the City Council; and

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

**PARK AND LANDSCAPE MAINTENANCE
SERVICES AGREEMENT**

Parks, Recreation & Libraries

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

W I T N E S S E T H:

WHEREAS, CITY issued a Request for Proposals (RFP) for Park and Landscape
Maintenance Services; and

WHEREAS, CONTRACTOR has prepared a proposal dated July 20, 2018, which
describes the scope of work to be performed by CONTRACTOR, the budget for the work, and
the schedule for performance of the work; and

WHEREAS, CONTRACTOR is qualified and experienced to provide park and landscape
maintenance services.

NOW, THEREFORE, the parties agree as follows:

1. Term. The initial term of this Agreement shall be four (4) years, commencing on
January 1, 2019 and expiring on December 31, 2022. CITY may elect to extend the term, at its
sole discretion, for up to three (3) additional two (2) year terms by giving written notice to
CONTRACTOR no later than sixty (60) days before the initial or renewed term ends. If CITY

elects to extend the term, the compensation payable to CONTRACTOR under Sections 3 and 4 may be adjusted as set forth in this Agreement.

2. Services. CONTRACTOR shall perform, at the direction of City, the scope of services ("Work") as described in EXHIBIT "A," (CONTRACTOR's Proposal) in accordance with the specifications set forth in EXHIBIT "B" (CITY's Request for Proposals), both of which are attached hereto and incorporated herein by this reference, for the areas of responsibility highlighted in EXHIBIT "C" (CONTRACTOR's Updated Cost Proposal), also attached hereto and incorporated herein by this reference. CITY reserves the right to modify CONTRACTOR's areas of responsibility in its sole discretion without amendment to this Agreement.

3. Compensation. For its services provided hereunder, CONTRACTOR shall be compensated on a time and expense basis in accordance with EXHIBIT "C." Compensation for the Work for the term of this Agreement shall not exceed two million, eight hundred thirty thousand, six hundred fifty dollars (\$2,830,650.00) subject to adjustments for changes in the Work as may be directed in writing by CITY pursuant to Section 6. Compensation for changes in the Work for the term of this Agreement shall not exceed three hundred twenty thousand dollars (\$320,000.00). Total compensation for the entire Agreement shall not exceed three million, one hundred fifty thousand, six hundred fifty dollars (\$3,150,650.00).

CONTRACTOR shall submit monthly invoices for its services. Invoices for monthly base bid services shall indicate the area, the contract line item, and the exact monthly amount. Invoices for "Extra Work" shall be delineated by task, the person performing the services, and the hourly rate, which shall be stated in time increments of not greater than one-tenth (1/10) hours. CITY shall pay invoices within thirty (30) days after receipt, if the services specified in the invoice have been satisfactorily completed as outlined in Section 5 of this Agreement.

4. Annual Pricing Adjustments. CONTRACTOR agrees to perform the described Work and any additional work requested by CITY for the prices indicated in its proposal (Exhibit "C") and any markup stipulated in this Agreement, or as negotiated by CITY, for a period of eighteen (18) months. At the request of CONTRACTOR, CITY and CONTRACTOR will meet in January of each year to revise prices which will be effective for the next fiscal year (July 1 – June 30). This increase shall not exceed five percent (5%) in any one year, including any extensions in the term of this Agreement, unless the CITY agrees in writing to increase this amount due to unforeseen and uncontrollable circumstances including, but not limited to, fuel price increases, changes in workers' compensation rates, and prevailing wage changes. CITY also agrees to adjust payments to reflect changes in work quantities and to pay for new work assigned to CONTRACTOR at the contract rates then in effect. Adjustments to quantities may be requested by either party and is subject to field verification by CITY.

In the event CONTRACTOR and CITY cannot come to a mutually agreed upon annual price adjustment, this Agreement will continue at the current pricing for the remainder of the then current calendar year and will be considered mutually terminated on December 31 of such year.

5. Performance Based Payments.

5.1. CONTRACTOR shall make work sites accessible at all reasonable times for inspection by CITY. CITY will regularly inspect CONTRACTOR's work and rate it according to the maintenance standards and inspection criteria, attached as Exhibits A – H to CITY's RFP (EXHIBIT "B"). CONTRACTOR will be paid for work rated as "meets standards." CONTRACTOR will not be paid for work rated as "below standard" until conditions improve and rate as "meet standards" if the below standard work is attributed to

neglect on the part of CONTRACTOR. If an area does not meet CITY standards, it will be considered "below standard." CONTRACTOR will not be paid additional amounts for remedial work required to improve "below standard" areas if the below standard work is attributed to neglect on the part of CONTRACTOR. CITY staff will work closely with CONTRACTOR to achieve the results described in the standards and inspection criteria. However, responsibility for meeting standards rests with CONTRACTOR.

5.2. During the first three (3) months of this Agreement, CONTRACTOR will receive one hundred percent (100%) of the monthly contract payment as set forth in EXHIBIT "C." During this period, CONTRACTOR will inspect the sites at least monthly and will discuss inspections with CITY. Following this period, CONTRACTOR shall perform quality assurance inspections a minimum of every month, or more frequently if deemed necessary by the CONTRACTOR.

5.3. CONTRACTOR will provide electronic versions of the monthly inspections to CITY by the 10th of the following month as to each site's compliance with CITY standards. An action plan with deadlines must be provided to CITY to indicate when corrections will be made if an area is deemed "below standard." Failure to turn in inspections by the deadline will result in monthly payments being withheld until inspections are turned in.

5.4. CONTRACTOR agrees that CITY will suffer damages if any scheduled use, (including, but not limited to, special events or recreation programs) of CITY facilities are impacted by neglect on CONTRACTOR's part. Any costs associated with re-scheduling the event/activity/program will be the responsibility of CONTRACTOR. Such costs include, but are not limited to, staffing costs (e.g., officials' salaries, part-time staff salaries, stand by salaries),

light costs, costs associated with preparation of fields (e.g., dragging, watering and lining of fields), and mowing costs.

5.5. For any site that fails to meet CITY standards as a result of some action that is CONTRACTOR's responsibility, CONTRACTOR is to notify CITY immediately and develop a plan to bring the site into compliance. Should CITY discover a site(s) that does not meet CITY standards, and CITY has not been notified by CONTRACTOR, CONTRACTOR will be put on notice in writing to bring the site back into compliance. The following penalty will result:

(a) The monthly payment for the specific site(s) will be withheld by CITY until the site is back in conformance with CITY standards.

(b) If conformance is reached within thirty (30) days of notice, CITY will release one hundred percent (100%) of the payment.

If CITY is required to send a notice to CONTRACTOR a second time at the same site within twelve (12) months of the initial notice, the following penalty will occur:

(a) CITY will withhold the monthly payment for the site. If conformance is reached within thirty (30) days of notice by CITY, CITY will release eighty percent (80%) of the payment, keeping twenty percent (20%) as a penalty.

If CONTRACTOR does not bring the site into conformance within thirty (30) days of CITY's notice, the following penalty will occur:

(a) CITY will keep the monthly payment as a penalty and withhold the next month's payment following the above mentioned conditions until conformance is reached or this Agreement is terminated.

5.6. The parties will observe the following problem resolution process:

- (a) Written notice of the problem.
- (b) Field conference with inspector/CONTRACTOR's field representative to identify problem and agree on solution as presented by CONTRACTOR.
- (c) Conference between CITY's representative and CONTRACTOR's principal.
- (d) Imposition of penalties and/or correcting defect at CONTRACTOR's cost.
- (e) Termination of the Agreement.

6. Changes in Work.

6.1. CITY may, from time to time, request changes to this Agreement or the Work as provided in Section 4.2.29.1 of EXHIBIT "B" (CITY's Request for Proposals). All such work shall be performed pursuant to the terms of this Agreement, unless specifically provided otherwise at the time the change is ordered. Requests for changes in work shall be made in writing by the applicable Parks and Recreation Manager, and shall describe in detail the proposed additions, deletions, or modifications to the Work. CONTRACTOR shall respond to such request in writing, with a statement of the costs, expenses and time required to perform the requested work. Neither the CITY's request nor the CONTRACTOR's response shall constitute a modification of this Agreement. Any modification shall be contained in a written amendment to this Agreement signed by an authorized representative on behalf of CITY. CITY's execution of the amendment shall constitute authorization to proceed with the changed work and will specify: (1) the work to be done in connection with the change to be made; (2) the amount of the adjustment of the contract price, if any, and the basis for compensation for the work ordered; and (3) the extent of the adjustment in the contract time, if any.

6.2. Except in the case of an emergency, CONTRACTOR shall make no changes in the Work or perform additional work without a written amendment to this Agreement. CONTRACTOR shall not be compensated for any work performed without any such written amendment. In no event shall CITY pay for additional work made necessary by CONTRACTOR's errors or oversights. In the case of an emergency and upon receipt of a written directive by the CITY's Parks and Recreation Manager, CONTRACTOR shall proceed with the ordered work and CITY will prepare a written contract amendment as soon thereafter as practicable.

6.3. If CITY directs CONTRACTOR in writing to make changes in the Work that materially affect the cost of performing the Work, the contract price will be adjusted based on one or more of the following methods in the order of precedence listed below:

- (a) Unit price previously agreed upon in this Agreement.
- (b) An agreed lump sum.
- (c) CONTRACTOR's actual cost for labor, direct overhead, materials, supplies, equipment, and other services necessary to complete the extra work.
- (d) Reduction or addition of tasks and/or parcels.

6.4. Disagreement by CONTRACTOR with CITY's determination of the need for, or amount of, an adjustment in contract price or contract time associated with an approved contract amendment, or disagreement by CONTRACTOR with CITY's determination that a change has not occurred and no contract amendment is needed, shall not, under any

circumstances, relieve CONTRACTOR from its obligation to promptly begin and diligently prosecute the work, including the change, as described in the approved contract amendment.

6.5. In the event CONTRACTOR encounters any unanticipated conditions or contingencies that may affect the Work and would result in an adjustment in the amount of the contract, CONTRACTOR shall so advise CITY in writing immediately upon notice of such condition or contingency. The written notice shall explain the circumstances giving rise to the unforeseen condition or contingency and shall set forth the proposed adjustment in compensation resulting thereof. No adjustment in contract price will be made except by a written amendment to this Agreement.

7. Claims. If any dispute shall arise between CITY and CONTRACTOR regarding performance of the Work, or any alleged change in the Work, CONTRACTOR shall timely perform the disputed work and shall give written notice of a claim for additional compensation to CITY within ten (10) days after commencement of the disputed work. CONTRACTOR's failure to give written notice within the ten (10) day period constitutes an agreement by CONTRACTOR that it will receive no extra compensation for the disputed work.

8. Stop Notices. CITY may withhold payment under this Agreement pursuant to stop notices, if any, as required by law and CITY's Administrative Regulation 4.01.

9. Prevailing Wages. For purposes of this Agreement, CONTRACTOR and its Subcontractors shall comply with all applicable prevailing wage laws, e.g., but not limited to, California Labor Code Sections 1770 et seq. In accordance with said Section 1775, CONTRACTOR shall forfeit as a penalty to the City Two Hundred Dollars (\$200) for each calendar Day or portion thereof for each worker paid less than the prevailing rates for such work or craft in which such worker is employed for any work done on-Site under the Agreement by

CONTRACTOR or by any Subcontractor in violation of the provisions of the Labor Code and in particular, Labor Code Sections 1770 to 1780, inclusive. In addition to said penalty and pursuant to said Section 1775, the difference between such stipulated prevailing wage rates and the amount paid to each worker for each calendar Day or portion thereof for which each worker was paid less than the stipulated prevailing wage shall be paid to each worker by SUBCONTRACTOR or the applicable Subcontractor.

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

Pursuant to Labor Code Section 1773.2, General Prevailing Wage Rates set forth above, which forms a part of this Agreement, shall be posted by CONTRACTOR at a prominent place at the Site. Prevailing wage rates to be posted at the Site will be furnished by the Department. The possibility of wage increases is one of the elements to be considered by CONTRACTOR in determining its Proposal, and will not under any circumstances be considered as the basis of a claim against CITY or the Agreement.

10. Contractor Registration. No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this Contract, CONTRACTOR and its subcontractors shall have a continuing legal obligation to maintain current registration with the

Department of Industrial Relations. CONTRACTOR is hereby notified that this Project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

11. Bonds. For all work under this Agreement, CONTRACTOR shall furnish and deliver to CITY a Faithful Performance Bond and a Labor and Materials Bond on CITY supplied forms issued by an admitted surety prior to, and as a condition precedent to, commencement of services. Such bond shall remain in effect during the entire term of this Agreement or may be renewed on an annual basis.

12. Licensing Laws. CONTRACTOR shall comply with all licensing laws as set forth in Exhibit B. CONTRACTOR shall be deemed in automatic and immediate breach of this Agreement for failure to comply with licensing laws.

13. Indemnification. To the fullest extent allowed by law, CONTRACTOR shall defend, indemnify, and save and hold harmless CITY, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of CONTRACTOR 's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from CITY's sole negligence or willful misconduct. The parties intend that this provision shall be broadly construed.

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

14. Hazardous Chemicals and Wastes.

14.1. CONTRACTOR shall bear full and exclusive responsibility for any release of hazardous or non-hazardous chemicals or substances during the course of performance of this Agreement. CONTRACTOR shall immediately report any such release to CITY. CONTRACTOR shall be solely responsible for all claims and expenses associated with the response to, removal and remediation of the release, including, without limit, payment of any fines or penalties levied against CITY by any agency as a result of such release and shall hold harmless, indemnify and defend CITY from any claims arising from such release. For purposes of this section only, the term "claims" shall include: (i) all notices, orders, directives, administrative or judicial proceedings, fines, penalties, fees or charges imposed by any governmental agency with jurisdiction, and (ii) any claim, cause of action, or administrative or judicial proceeding brought against CITY, its officials, or employees, or for any loss, cost (including reasonable attorney's fees), damage or liability, sustained or suffered by any person or entity, including CITY.

14.2. If the performance of the services outlined by this Agreement creates any hazardous wastes, those wastes shall be properly disposed of according to federal, state and local laws, at the expense of CONTRACTOR. CONTRACTOR shall dispose of the wastes under its own Environmental Protection Agency Generator Number. In no event shall CITY be identified as the generator. CONTRACTOR shall notify CITY of any such hazardous wastes and CITY reserves the right to a copy of the results of any tests conducted on the wastes and, at its cost, to perform additional tests or examine those wastes, prior to its disposition. CONTRACTOR shall hold harmless, indemnify and defend CITY from any claims arising from the disposal of the

hazardous wastes, regardless of the absence of negligence or other malfeasance by CONTRACTOR.

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

<u>COVERAGE</u>	<u>LIMITS OF LIABILITY</u>
Workers' Compensation	Statutory
Commercial General Liability	\$2,000,000 each occurrence \$4,000,000 aggregate Personal Injury: \$2,000,000 each occurrence \$4,000,000 aggregate
Automobile Liability	\$1,000,000 combined single limit

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

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

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

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

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

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

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

f. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability.

Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or CITY. CITY reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

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

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

CITY may withhold any payment under this Agreement at any time CONTRACTOR fails to comply with this section.

16. Risk of Loss. All loss or damage arising from any unforeseen obstruction or difficulties, either natural or artificial, which may be encountered in the execution of the Work, or the furnishing of the supplies, materials, or equipment, or from any action of the elements prior to final written acceptance of the Work, or of the supplies, materials or equipment, or from any act or omission not authorized by this Agreement on the part of the CONTRACTOR or any agent or person employed by it, shall be sustained and borne solely by the CONTRACTOR.

17. Records/Audits.

17.1. CONTRACTOR and its subcontractors shall establish and maintain records pertaining to this Agreement. CONTRACTOR's and subcontractors' accounting systems shall conform to generally accepted accounting principles and all records shall provide a breakdown of total costs charged under this Agreement, including properly executed payrolls, time records, invoices and vouchers.

17.2. CONTRACTOR shall permit CITY and its authorized representatives to inspect and examine CONTRACTOR's books, records, accounts, and any and all data relevant to this Agreement at any reasonable time for the purpose of auditing and verifying statements, invoices, or bills submitted by CONTRACTOR pursuant to this Agreement and shall provide such assistance as may be reasonably required in the course of such inspection. CITY further reserves the right to examine and re-examine said books, records, accounts, and data during the three (3) year period following the termination of this Agreement. CONTRACTOR shall in no event dispose of, destroy, alter, or mutilate said books, records, accounts, and data in any manner whatever for this three-year period.

18. Time is of the Essence. Time is of the essence of this Agreement.

19. Compliance with Laws.

19.1. CONTRACTOR shall comply with all federal, state and local laws and ordinances as may be applicable to the performance of services under this Agreement. CONTRACTOR shall, if requested by CITY, provide certification and evidence of such compliance.

19.2. CONTRACTOR must insure that employees and applicants for employment are not discriminated against on the basis of age, color, race, national origin,

ancestry, religion, sex, sexual preference or marital status, and shall comply with the Americans with Disabilities Act.

20. Ability to Perform. CONTRACTOR agrees and represents that it has the time, ability and professional expertise to perform the services required under this Agreement.

21. Governing Agreement. In the event of any conflict between this Agreement and its EXHIBITS, the provisions of this Agreement shall govern. In the event of a conflict between EXHIBIT "A" and EXHIBIT "B," EXHIBIT "B" shall prevail. In the event of a conflict between EXHIBIT "A" and EXHIBIT "C," EXHIBIT "C" shall prevail.

22. Assignment. CONTRACTOR is employed to perform unique personal services. CONTRACTOR shall not assign this Agreement without the prior written consent of City. CONTRACTOR shall not employ or otherwise incur any obligation to pay other specialists or experts for services in connection with this Agreement, without prior written consent of CITY.

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

24. Representation and Warranties.

24.1. CONTRACTOR warrants that it has not employed or retained any company or person, other than a bona fide employee working for CONTRACTOR, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, CITY shall have the right to terminate as void this Agreement, without liability, or, in its discretion, to deduct from the Agreement price or

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

24.2. CONTRACTOR covenants that neither it, nor any officer or principal of its firm, has, or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of CITY or which would in any way affect CONTRACTOR's performance of Work under this Agreement. CONTRACTOR further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of CITY. CONTRACTOR agrees to at all times avoid conflicts of interest, or the appearance of any conflicts of interest, with the interests of CITY in the performance of this Agreement.

24.3. Contractor also warrants to CITY, its successors, and assigns that the title to the materials, supplies or equipment covered by this Agreement, when delivered to CITY or to its successors or assigns, is free from all liens and encumbrances. Furthermore, CONTRACTOR warrants that all materials, supplies and products furnished meet the requirements and conditions of this Agreement and are fit for the purposes intended.

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

26. Termination of Agreement. CITY may terminate this Agreement without cause by giving CONTRACTOR thirty (30) days advance written notice. In the event of termination through no fault of CONTRACTOR, CITY shall compensate CONTRACTOR for services performed as of the date of termination, upon the release to CITY of all documents, papers, maps, photos, drawings and reports prepared hereunder, in any and all media or formats in which such materials have been created or are maintained. CONTRACTOR acknowledges that CITY

may terminate this Agreement in its sole discretion should funds not be appropriated by its governing body to continue services under this Agreement.

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

28. Notices. Any notices to parties required by this Agreement shall be delivered personally or mailed, U.S. first class postage prepaid, addressed as follows:

CITY OF ROSEVILLE

Dion Louthan
Director of Parks, Recreation & Libraries
316 Vernon Street, Ste. 400
Roseville, CA 95678

CONTRACTOR

Joseph Lockyer, Regional Sales Manager
BrightView Landscape Services, Inc.
4030 Alvis Court
Rocklin, CA 95677

Either party may amend its address for notice by giving notice to the other party in writing.

29. Severability. In the event that any covenant, condition or other provision of this Agreement is held to be invalid, void or illegal by any court of competent jurisdiction, the same shall be deemed severable from the remainder of this Agreement and shall in no way affect, impair or invalidate any other covenant, condition or other provision of this Agreement.

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

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

CITY OF ROSEVILLE, a
municipal corporation

BRIGHTVIEW LANDSCAPE SERVICES,
INC., a California corporation

BY: _____
DOMINICK CASEY
City Manager

BY: _____
its: _____

and

ATTEST:

BY: _____
its: _____

BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE

BY: _____
DION LOUTHAN
Director of Parks, Recreation & Libraries

EXHIBIT "A"
Contractor's Proposal

**On File with the Roseville City Clerk's Office
311 Vernon Street
Roseville, CA 95678**

EXHIBIT "B"
City's Request for Proposals

On File with the Roseville City Clerk's Office
311 Vernon Street
Roseville, CA 95678

EXHIBIT "C"
Pricing

On File with the Roseville City Clerk's Office
311 Vernon Street
Roseville, CA 95678

City of Roseville
Park and Landscape Maintenance
Bid Number: 13-064



Presented By:



Joseph Lockyer
Regional Sales Manager
4030 Alvis Court
Rocklin, CA 95677

1
City of Roseville
Park and Landscape Maintenance
Bid Number: 13-064



Cover Letter

City of Roseville
Attn: City Clerk Department
311 Vernon Street
Roseville, CA 95678

Thank you for the opportunity to submit our proposal to the City of Roseville regarding Bid No: 13-064, Park and Landscape Maintenance Services due to the City Clerk on August 21, 2018, at 3pm. The following documents will demonstrate our qualifications and expertise to achieve your landscape care goals.

Enclosed in this document is proposed pricing of recurring landscape maintenance work to be performed for park and landscape maintenance areas within the City of Roseville. We understand that BrightView is responsible for delivering a comprehensive landscape management program to provide the City of Roseville with the highest quality commercially accepted methods, procedures and scientific controls for landscape maintenance. Our landscape program encompasses a planned approach that focuses on safety, job quality and pro-active communication. Our well trained and educated staff is supplied with all of the necessary equipment and materials to meet the specific requirements of each landscape area detailed.

In submitting this proposal, the undersigned as a bidder, declares that he has thoroughly examined all of the contract documents herein contained in the RFP; and has carefully examined the locations of the proposed work, the plans and specifications for Park and Landscape Maintenance Services, and hereby proposes to furnish all materials and do all work necessary and/or required to complete the work in accordance with the plans, special provisions and specifications described in City of Roseville, Parks and Landscape Maintenance, Bid No. 13-064, including Addendum #1, Dated July 13, 2018 and Addendum #2, Dated July 13, 2018.

As the current landscape provider for many other local municipalities, our proven experience managing these sites make BrightView uniquely qualified to be selected as your landscape maintenance firm. We understand the expectation of a well thought out Landscape Management Program and will deliver a plan that affordably meets the City of Roseville's requirements. We are excited to be part of the selection process.

LOCATION AND CONTACT INFORMATION

Our regional corporate office is located at 24151 Ventura Boulevard, Calabasas, CA. We will be conducting the maintenance services for the City of Roseville from our Roseville branch located at 4030 Alvis Court, Rocklin, CA 95677. All laborers, foremen, superintendents and management will be based out of this location.

During the bidding process, you may contact Joseph Lockyer, Regional Sales Leader, for additional information, questions or concerns. 916-607-5925 Joseph.Lockyer@Brightview.com.

As Vice President of Finance, I will be the person authorized to make commitments for BrightView. We look forward for the opportunity to work with the City Of Roseville on this particular project.

Sincerely,

Fred Freund
Vice President of Finance
BrightView Landscape Services, Inc.

TAB A – Statement of Qualifications

BrightView has been in business for over 65 years and in Northern California since 1970. Our company began in 1949 providing landscape maintenance services and has grown to a company of over 19,000 nationally. We have relationships with every industry; from Municipalities, to the Tech sector, Commercial and Industrial users, Hospitals and Universities just to name a few. We are a full service landscape maintenance company that has the capacity and expertise to perform all aspects of our trade. We have an excellent track record with responsiveness, technical expertise and professionalism in the field of providing landscape management services to public entities with facilities of similar size to the City of Roseville which our references will reflect. BrightView's extensive experience as a City contractor allows us to be efficient and effective in our communication with municipalities.

- 69 year history in Northern California
- Respected Full- Service, Award Winning Landscape Maintenance Company
- Broad-Based Horticultural Expertise
- Exterior Landscape Care
- Turf Maintenance
- Irrigation & Water Management
- Light Construction
- Full Service Tree Care
- 1000 + Full Time Employees Locally
- 12 year average employee tenure
- 92% of all customers have responded as "highly satisfied" with BrightView Landscape
- 97% client retention rate held for over 8 years

We have experience with numerous municipalities, including the following:

City of San Jose
City of Milpitas
City of Morgan Hill
City of San Ramon
City of Gilroy
City of Stockton

BrightView has not been disqualified, removed, or otherwise prevented from completing the terms of any previous contract over the past five (5) years.

BrightView Landscape Services, Inc. has a highly-trained staff that is able to develop a flexible and efficient plan to manage Roseville's city properties to successfully serve the citizens that use them. The key personnel we have assigned to this contract have over five (5) years training and experience, and we will place a full-time employee to the job as a dedicated Field Manager for the duration of the contract and has over ten (10) years of experience in landscape maintenance supervision. In addition, our team includes an Irrigation Manager with over twenty-five (25) years of experience in irrigation installation and repairs and personnel with a California Qualified Applicator's License.

Joor Bol, Branch Manager, Roseville Branch

KEY ROLE: Directly supports Account Manager. Performs monthly quality inspections. Supervises Quarterly Business Review. Monitor branch safety record and implement methods to improve safe workplace practices. Monitor and guide Supervisors as they train Crew Leaders and Crew Members. Responsible for training, counseling and developing growth plans with the staff and providing day-to-day operational scheduling and guidance.

- B.S., Political Science, Cal Poly San Jose State, CA

- 30 + years of experience in the Landscape Industry
- 6 years with BrightView
- Friendly Qualified Landscape Maintenance Professional

Todd Cottier, Account Manager

KEY ROLE: Responsible for daily oversight of landscape operations- production, safety, guidance, quality control, hiring, training personnel, special requests, weekly maintenance activity report. Accountable for your complete satisfaction. Ensures compliance to job specs and quality. Manages Field Manager. Schedules workload for crew. Interfaces with on-site contact. Ensures quality and efficient landscape management for clients while achieving the company's goals.

- 28 + years' landscape industry experience
- Trained in all aspects of landscape management
- 2 + years with BrightView
- Friendly Qualified Landscape Maintenance Professional

Robert Rochin, Enhancement Manager

KEY ROLE: Supervises enhancement crews. Schedules and directs personnel and resources towards providing quality, cost-effective enhancement services to clients. Ensures enhancements are completed to the satisfaction of the customer. Ensures crews are safely working with proper tools and equipment. Responsible for training and developing personnel and providing day-to-day operational scheduling and guidance. Oversees 6 service teams.

- Qualified Landscape Water Auditor
- Friendly Qualified Landscape Design Professional
- Certified Landscape Technician in Maintenance, Enhancement, and Irrigation
- 12 + years of experience in Landscape Industry

Robert Banuelos, Senior Market Recruiter

KEY ROLE: Responsible for recruiting and hiring suitable candidates to maintain the uninterrupted staffing needs of our customers.

- B.A., Human Resources, San Jose State University, CA
- 15 + years' experience in the sourcing and recruiting industry
- 1 year with BrightView

Michael Soares, Vice President/General Manager

KEY ROLE: Responsible for supporting the successful operation. Ensures quality and efficient landscape management for clients, while achieving the company's goals. Develop long-term relationships and communicate on a regular basis with clients. Inspect client properties to monitor performance and overall job quality. Coordinate and manage client service teams. Develop annual budgets. Oversees all service teams.

- B.S., Agriculture Business, Cal Poly San Luis Obispo, CA
- 16 + years of experience in the Landscape Industry
- Qualified Applicator License - California Department of Pesticide Regulation
- Licensing/Certification
- Program (Category B): 7+ years
- 10 + years with BrightView
- California Landscape Contractors Association Water Management Certification

Dr. John T. Law, Director of Technical Services, West Coast

KEY ROLE: Assists team in all matters of plant disease, problem solving and horticultural concerns. Responsible for training team in horticultural education.

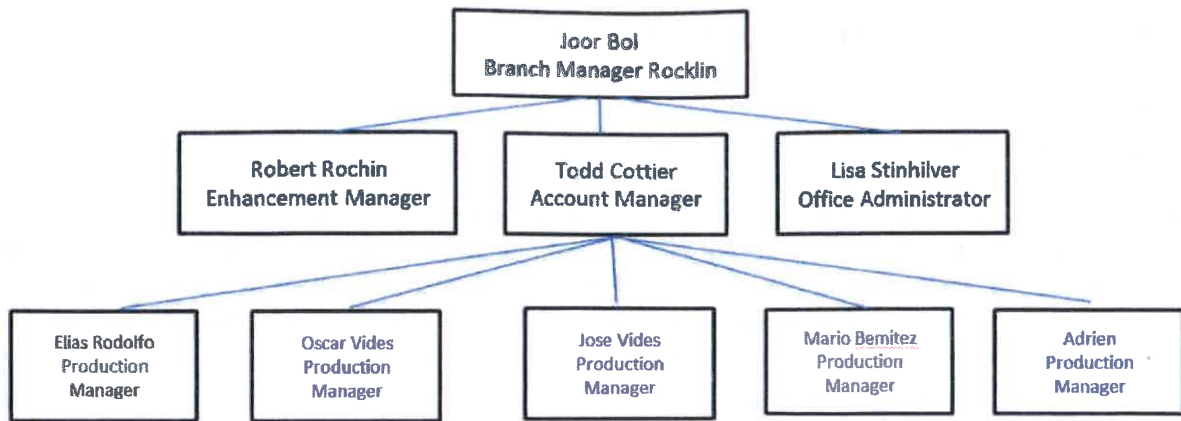
- Doctorate in Biological Sciences, University of Rhode Island, RI
- Agronomic and Horticultural consultant for all BVCC Divisions
- Member of the American Chemical Society, the American Association for the Advancement of Science, the American Society of Agronomy and Crop Science Society of America, the International Society of Arboriculture, the Pesticide Applicators Professional Association, and the California Agricultural Production Consultants Association. Member of the Board of Directors (1993-1996) of the California Chapter of the American Society of Agronomy, Board of Directors (1988-1992) of the California Agricultural Production Consultants Association

Eric Santos, Vice President of Irrigation Services, West Coast

KEY ROLE: Eric Santos oversees Irrigation and Water Management Services for BrightView and leads BrightView Irrigation Advisory Network and BrightView Irrigation Training Program.

- B.S., Agricultural Engineering, Water Sciences, Cal Poly San Luis Obispo, CA
- Irrigation Association Certified Irrigation Contractor
- Irrigation Association Certified Irrigation Designer #002701 – Residential, Commercial, Golf
- American Water Works Association Certified Backflow Prevention Tester# 6881
- American Water Works Association Certified Cross Connection Specialist #903
- American Water Works Association Certified Water Conservation Practitioner #10198
- Registered US EPA Water Sense Partner
- Member of Irrigation Association Ambassadors
- Member of East Bay Municipal Utility District Landscape Advisory Committee

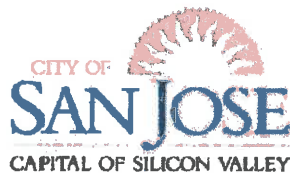
Key Project Team	Title / Position	Role within the City of Roseville Contract
Todd Cottier	Account Manager	Direct Accountability to Meet ALL Customer Needs
Robert Banuelos	Market Recruiter	Full Time Market Recruiter
Joor Bol	Branch Manager	Operational Leadership / Customer Support
Michael Soares	Vice President / General Manager	Operational Leadership / Customer Support
Dr. John Law	Dir. of Technical Services	Pest Control Advisor, Plant Health Care, Agronomics
Eric Santos	Irrigation Advisor	Water Management
Robert Rochin	Enhancement Manager	Turf Renovation, New Planting, Sustainable Design & Install



REFERENCES



Client: City of Milpitas
Contact: Rob Hill rhill@ci.milpitas.ca.gov
Address: 457 East Calaveras Blvd. Milpitas, CA 95035
Date: 11-1-17 to present
Size: 164 Acres **Price:** \$1,300,000/Annual
DESCRIPTION: Complete Landscape Services of Parks



Client: City of San Jose
Contact: Shawn Moresco
shawn.moresco@sanjoseca.gov c 408.795.1810
Address: 1404 Mabury Rd, San Jose, CA 95133
Date: December 1, 2014 - Present
Size: 20 Acres **Price:** \$280,000/Annual
DESCRIPTION: Complete Landscape Services of City Streets, Medians and Right-of-Ways.



Client: City of Morgan Hill
Contact: Keri Russell, 408.310.4057
Address: 17575 Peak Avenue
Date: 1/1/2018 - Present
Size: Over 1.6 million SF **Price:** \$300,000/Annual
DESCRIPTION: Full Service Landscape Maintenance, All City Groups

TAB C – Project Understanding – Branch Manager

BrightView shall provide the highest quality of landscape maintenance services to parks, streetscapes, schools and various other facilities. In addition to turf care (mowing, blowing and edging), the landscaping activities encompass tree, shrub, and ground cover trimming, edging, fertilization, soil deficiency remediation, weeding, weed abatement, and pest control. Irrigation systems operations includes the maintenance, adjustment, installation and repair of a variety of components, such as: irrigation controllers, valves, moisture sensing devices and sprinkler heads of a variety of manufactured brands and models. BrightView portering services will include litter/trash pick-up, emptying trash cans, raking of various soft surface materials, blowing off sports courts, and cleaning drinking fountains.

BrightView will perform the required maintenance services between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday. Weekend work requires City approval with service hours between 8:00 a.m. - 7 p.m. No maintenance function that generates excessive noise which would cause annoyance to residents of the area shall be commenced before 8:00 a.m.

All corrective work required as a result of a regular inspection or any additional inspection shall be accomplished to the satisfaction of the City within thirty (30) days of the authorization to repair the deficiencies, except in the case of a broken/leaking irrigation with must be repaired within twenty-four (24) hours and prior to the next watering event. BrightView shall provide the City with written confirmation of all corrective work and may be asked to provide additional photo documentation. Should there be a temporary suspension of work in a specific area of more than one month, the monthly invoices shall be adjusted accordingly to reflect actual work performed.

All required scheduling and operation of the irrigation controllers reflecting weather changes and water needs will be covered under this Contract. BrightView shall make all adjustments and setting of controllers to establish frequency and length of watering periods. Any malfunction of controllers must be reported immediately to the City along with a proposal for correction with costs.

Turf mowing and edging shall be performed as needed to meet the City parks and landscape service levels. When turf cannot be cut on the scheduled day due to rain, turf shall be cut as soon as weather and ground conditions permit. Sports field mowing when possible shall be done later in the week to provide best possible playing surface on weekends.

All plants that require pruning shall be pruned as needed to meet the intent of the landscape design per the assigned service level in the Parks & Landscape Maintenance Service Levels

TAB D – Staffing, Resources and Service Description –

We are fully staffed and equipped to begin large scale projects with minimal lead time due to our purchasing power and current inventory of vehicles and equipment. Our central purchasing department keeps a stock supply of vehicles available for this exact need. BrightView Landscape Services will institute our 90 day start up plan which includes a detailed accounting and inspection process. This includes documenting safety issues, current plant material conditions, and a complete status of the irrigation. (Start-Up Plan)

4

WEEKS BEFORE
SERVICE START

- Identify key personnel that will be transferred and assigned to project
- Order any necessary equipment
- Begin preparing maintenance schedules for entire portfolio
- Prepare and sign all documentation for contract
- Exchange contact information with the portfolio
- Evaluate all components and layout of irrigation system
- Contact representative and update on progress

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WEEKS BEFORE
SERVICE START

- Prepare laminated maps of all areas for all personnel
- Prepare zone maps for the pruning and trimming of the community
- Contact representative and update on progress

2

WEEKS BEFORE
SERVICE START

- Instruct the crew on any specific details that are essential during regular maintenance
- Provide the representative with the final work schedule
- Work with Pest Control Department to identify any problems
- Meet with current vendor to conduct a turnover walk
- Contact representative and update on progress

1

WEEK BEFORE

- Tour entire Portfolio with all employees that will be involved in project
- Assemble and prepare all required equipment

- Final update to representatives
- Tour with Parks Manager to discuss the following:
 - Trimming style desired by Representative
 - Monthly Rotational Maintenance Plan
 - Schedule and implementation of comprehensive Fertilization Program
 - Any additional findings or requests

Dispa

We will be conducting the maintenance services for the City of Roseville from our Roseville branch located at 4030 Alvis Court, Rocklin, CA 95677. All laborers, foremen, superintendents and management will be based out of this location.

All equipment in the BrightView equipment inventory is considered in good or excellent condition. Vehicles & equipment are maintained on a regular basis at the Roseville branch. Vehicles & equipment undergo safety inspections on a weekly basis.

BrightView intends to purchase some new large equipment to service the City of Roseville landscape needs. New equipment will be integrated with existing equipment inventory. BrightView will provide the City of Roseville with a detailed inventory list of the equipment to be used during this project within 30 days of job start date.

Type	Equipment	Manufacturer (Supplier), Model
Vehicles	Supervision Vehicles -2	Ford Ranger SC XL PU Toyota Tacoma DC Base
Vehicles	Field personnel- 5	Ford F150 SC XL PU-2 Ford F250 CC XL PU-2 Ford F450 Dump Truck-1
Tow-behind equipment	Arrow Board-1 Trailers-3	Anco WSTP Arrowboard-1 Swanson Tilt Trailer-1 Carson Landscape Trailer-1 Millerbuilt Trailer-1
Off Road Vehicle	Utility Vehicle	Toro Twister Utility Vehicle-1
Turf Management	Riding Mowers-2 Walk Behind Mowers-6 Tractor flail mower-1 Walk behind edger-3 String trimmer- 5 Turf Aerator-2	Toro 72" Riding mower-1 Toro 60" Riding mower-1 Scag 48" Walk behind-1 Exmark 48" Walk behind-2 Scag 36" Walk Behind-2 Honda 21" HRC 2163HXA-1 TurnAer Aerator-2
Maintenance Equipment	Backpack Blowers- 4 Stick Edgers-2 String Trimmers-4 Back Pack Sprayers-8	Echo PB 755H Echo PE 2601 Stihl HL 90K Solo
Storage	Storage Container-2 Potable Office Trailer-1	Cargo storage containers 20' Potable Office trailer 20'- 1

All of BrightView's supervisors and foremen carry cell phones to take any calls throughout the day. At no point during the working day is communication cut-off between the field and office staff. This gives our maintenance department the ability to handle issues or emergencies and allow us to keep all of our properties in pristine condition. Our foremen utilize iPads to map/track a site's attributes, track personnel data, payroll, work order assignments, and e-mail communications. We believe that this effort will allow

BrightView to more efficiently handle the day-to-day efforts of our entire staff, reduce our carbon footprint through less paperwork, and provide an exceptional level of customer service to our clients.

Reporting of landscape status and irrigation scheduling/status will be submitted per the city required format and frequency. BrightView also utilizes our own proprietary landscape evaluation and punch list smartphone app which enables our team members to document landscape items electronically. These documented punch lists can be archived and shared with city personnel to have on-going records.

Emergencies are best managed through direct contact with any one of our Supervisors. They will be On-Call, ready to respond within 45 Min, 24/7 as specified in the scope of work.

All crews/irrigation techs' are in close proximity to the parks so it will take very little "windshield" time to be on-site in the morning. All crews are "clocked-in" via an electronic time capture smartphone app to ensure accurate time tracking. All work time, travel time, and crew locations are tracked throughout the course of the day to ensure that the schedules are kept and accurate. All State of California mandated rest periods are accurately recorded to ensure compliance.

Employee Retention and Philosophy & Benefits Package for All Employees

Taking care of our people includes offering the most comprehensive benefits package in the landscape industry. This includes providing competitive compensation, multiply health insurance plans, a company matching 401k system, paid vacations and holidays, bonus packages, flex spending accounts and tuition reimbursement programs.

We are committed to help our employees grow their career, with boundless opportunities for individuals who are passionate about the landscape business. We offer job specific training at all stages of employment. We are actively recruiting top performers from the Nation's top horticulture/agriculture schools.

Average Tenure

Branch Manager/Operations Manager- 17.6 years Account Managers- 12.4 years

Crew Leaders- 6.6 years

TRAINING & DEVELOPMENT PROGRAM

BrightView Companies commitment to training incorporates positive discipline and a focus on Quality and Results. Training provides our employees with knowledge, ideas, and tools to deliver outstanding customer service and performance.

The focus of the training courses revolves around our Core Values:

- Safety - Innovation
- Integrity - Performance
- Teamwork - Customer Focus
- Quality - Employee Focus
- The training includes key topics such as:
- Customer Satisfaction
- BrightView Culture
- Operations
- Horticulture
- Crew management
- Financial Management
- Business Development

As a company we understand highly trained employees provide outstanding customer service. Our philosophy is to train and re-train our employees. Continuous training contributes to improved morale and retention. Over 1/3 of our workforce has

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City of Roseville

Park and Landscape Maintenance

Bid Number: 13-064

been with the company for 10 years or longer.

ACCOUNT MANAGER TRAINING PROGRAM

Management training includes both formal training in group settings, ongoing training support available on line and in field shadow programs. Account Managers at BrightView Landscape Services undergo a 5 course training regimen consisting of a total of 15 classroom days. Newly hired horticulturalists work through a detailed learning process over 2 years to learn the skills of an Account Manager.

OPERATIONS MANAGER TRAINING PROGRAM

Operations Managers at BrightView Landscape Services undertake a 4 training session consisting of a total of 14 days. Each session focuses on a specific discipline:

- Employee Leadership
- Client Relations
- Operational Excellence
- Financials

Each manager performs pre-work and follow-up testing for each program with a certification process conducted by senior managers at the end. Account Managers work through a detailed learning process providing the skills necessary to succeed as an Operations Manager.

IRRIGATION TRAINING

Regional Irrigation Leaders complete 5 sessions of training consisting of a total of 25 days. The Regional Irrigation Leader provides certification training to Irrigation Technicians on the mechanics of an irrigation system, conducting a monthly inspection repairing components.

GARDENER TRAINING PROGRAM

The Gardener Training Series provides consistent training of landscape maintenance employees across all of our operations nationwide. The series allows for significant hands-on training at all levels, providing a specific career path for entry-level operations employees. The purpose of this program is to develop associates who safely and successfully perform job requirements, without direct supervision, to the complete satisfaction of the client.

TAB E – Customer Service and Quality Assurance

Our goal is to consistently offer the best value in the marketplace by providing unmatched service, a customized approach focused on your specific priorities and a well maintained landscape you and the community are proud of – all while meeting your predetermined budget parameters. Doing this requires operational excellence. The operational practices that allow us to consistently meet our customers' expectations include:

- **The industry's top talent** –When selecting teams for each property, we match the specific landscape needs with our most appropriately experienced talent. At BrightView, we have a deep pool of talent. We recruit from the top horticultural and landscape schools in the country and have an all-encompassing training program that ensures our crews perform at their peak year round.
- **State-of-the-art equipment** – Our crews operate high quality and well-maintained equipment and are trained to use the most effective tool for each task on your property. The result – a better end product achieved with greater efficiency and fewer injuries.
- **Horticultural excellence** – Plant material looks and performs its best when maintained properly. Our horticultural experts understand the science of landscape maintenance and will ensure the plant material on your property receives the proper care for each season and as unexpected circumstances arise.
- **Innovation** – Lead or follow; we choose to lead. BrightView seeks out and tests the latest technology so we can help our customers reduce operating costs; benefit from greater efficiencies and have all around healthier and higher performing plant material.
- **Systematic operations** – We deploy to ensure our crews focus on your priorities and important details are not overlooked. Our approach is to design the most effective path of motion for the work to be performed, specify the equipment to be used and supply our crew with detailed site plans that show their daily, weekly and monthly activities.
- **Continuous improvement** –We routinely evaluate for safety, quality and effectiveness in a persistent effort to be better today than we were yesterday.

DESIGNATED CUSTOMER SERVICE TEAM



BrightView's Supervisor to employee ratio is 4:1, 4 crew members for every Crew Leader. The Crew Leader is always on site and available to the Production Manager to make corrections and guaranty the quality of the work. The area supervision is performed by qualified and trained Production Managers that serve as links between the field personnel and the upper management. These Managers have decision power over project resources, make corrections that are necessary and report back to both the client and the Account Manager when such corrections are made.

QUALITY CONTROL PLAN

BrightView Landscape Services will conduct regularly scheduled inspections (as per contract specifications) of all the sites to insure that contract specifications are followed. On a weekly or monthly basis (as described in contract specifications) the Supervisor will visit all sites and note any deficiencies that need to be corrected and report them to the Account Manager to plan out the fastest plan of action to remedy the deficiency. On a regular basis, the Account Manager will visit the sites and does a thorough punch list of the locations noting conditions and required work needed. The necessary work tasks will be

scheduled for completion as soon as possible with consideration to contract specified guidelines. The Account Manager and the Branch Manager will also conduct inspections monthly with the City's Representative. This will insure that contract guidelines are being followed and that quality horticultural practices are being followed and performed. Copies of our inspections can be submitted to the city for review via fax or e-mail and will be filed at our office. This report will be turned in to the city along with all other required monthly reports such as the Pesticide Use Report and the Maintenance Schedule for the following month.

A Quality Evaluation (QE) System can also be utilized if desirable to the City of Roseville. The QE System is BrightView's nationwide program that helps standardize the quality audit process. Implementing the QE system will allow us to perform Landscape Quality Evaluations with efficiency and integrity while providing our customers and management a tool to monitor our performance. The QE system will set the standards for the Landscaping Industry. The Landscape Quality Evaluation process has proven to be a very effective tool to:

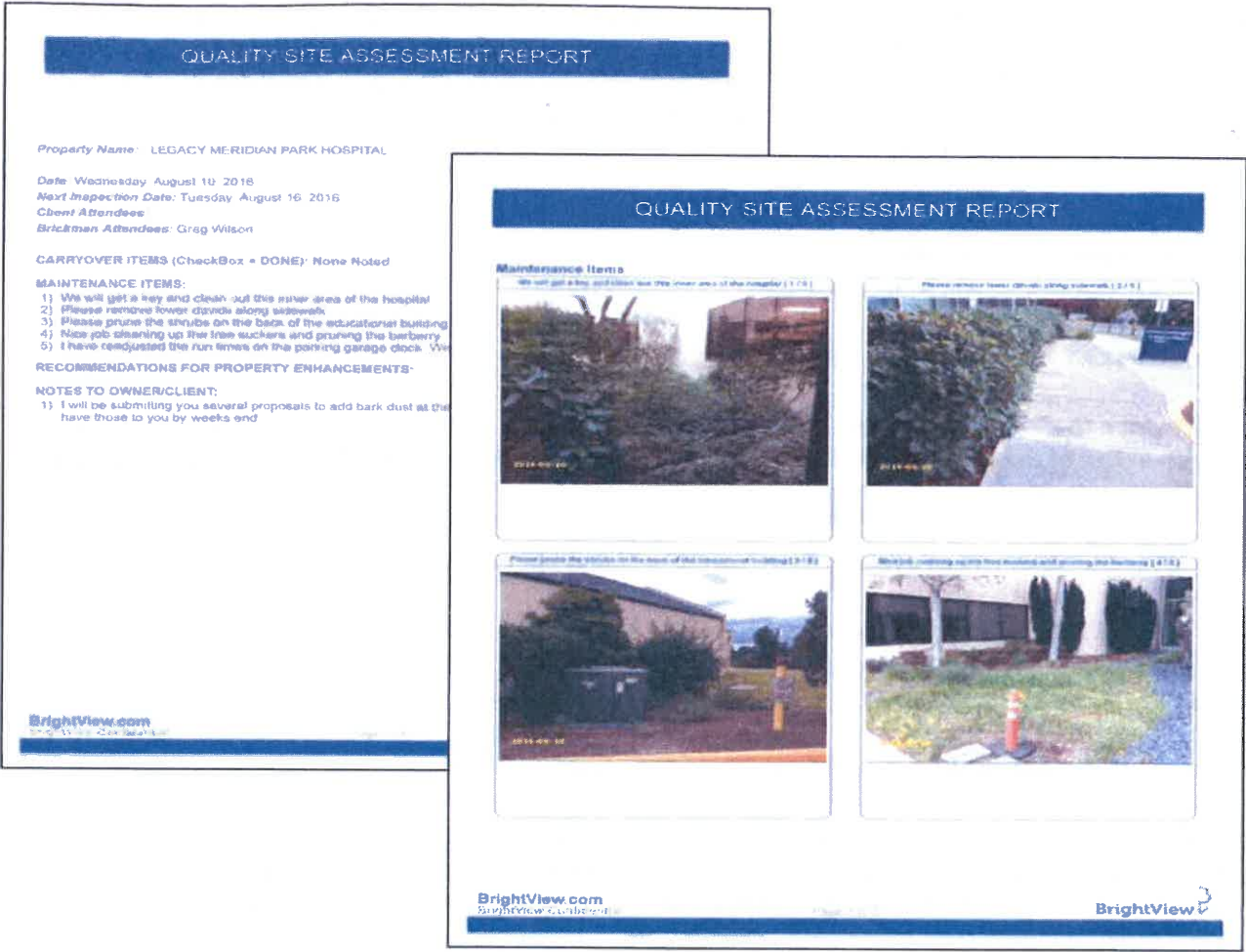
- Monitor and improve performance.
- Gain additional business from customers.
- Improve proactive communication with customers.
- Create greater customer loyalty.
- Even out the peaks and valleys in our service.

Customer satisfaction will be confirmed by the client's signature on the Evaluation forms, thus reducing the need for rework at job site. Additionally, a copy of the audit form shall be provided to the customer. The Quality Evaluation (QE) system was created with six key elements in mind:

- To communicate with customers on a regular basis, monthly, bimonthly, quarterly, or yearly, based on customer preferences and the size of the account.
- To provide proactive suggestions for improvement through corrective actions and enhancements proposals.
- To continuously measure the performance of our team on the job site.
- To provide a tool for the Branch Manager to use to assess the status of all maintenance accounts throughout the year.
- To better gauge the probability of retention of business year to year.

Our diversified training and communication methods allow us to manage client expectations proactively. One of the successful ways BrightView ensures quality performance is by utilizing a structured self-evaluation process. Our Quality Evaluation Form (sample below) is used by a senior manager to periodically review the property and score the crew's performance. The crew's compensation is based in part on the success of their job's quality ratings. Action plans are created to make sure the job quality is continuously improved.

Quality Site Assessment - QSA To ensure a successful partnership, effective communication is one of our top priorities. We found the best way to keep our customers highly satisfied is to make sure we understand your current needs and priorities. We will provide proactive communication that includes images and recommendations that will give you a full view of your landscape. We employ a range of tools and reports including the Quality Site Assessment (pictured), The QSA provides:



TAB F – Liability Issues

Integrated Pest Management Program

Integrated Pest Management (IPM) is an environmentally sensitive approach to pest management that incorporates three phases of control: prevention, observation and intervention. Through this approach, BrightView significantly reduces or eliminates the use of pesticides. We are able to manage pests below a tolerable population threshold without hindering the beneficial organisms that assist in maintaining the environment. Products are initially selected for their effectiveness and the Directors of Technical Services evaluate each product according to its performance (efficacy) and the plant’s tolerance to the product.

Products are also screened for their possible effects on the health of employees, clients and the public. Healthy plants managed in the proper environment can tolerate more pests and disease. Pest control relies on good cultural practices, trapping, predators, biological controls, least toxic alternatives, as well as traditional pesticides when necessary. All of these methods are used by BrightView to incorporate IPM into our projects.



Integrated Pest Management Program

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Program Intent 1

Goals 2

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TAB H – Irrigation

Water is money and every drop counts. Thus, we will water your plant material based on actual need, no more, no less. Our water management expertise has helped our customers save significant amounts of water, which translates to significant savings. We will start with a thorough assessment of your current irrigation system and offer our recommendations for better managing your water supply. This includes:

- Perform a detailed irrigation evaluation of your current system.
- Calculate potential savings based on past water usage and landscape needs.
- Create a customized water management plan that ensures uniform coverage, reduced runoff and efficient operation.
- Assess plant palette and make recommendations that can reduce overall water consumption.
- Recommend smart controller options appropriate for your property with detailed information on pricing, water savings and other additional benefits you can expect.
- Monitor existing and/or new system for stuck valves, breaks and other inefficiencies to prevent water-use waste and damage.

ON GOING IRRIGATION SYSTEM MANAGEMENT

- An Irrigation Technician performs a regular inspection by turning on the system and physically observing all controllers, meters, backflows, valves, drip lines, turf heads and nozzles for proper functionality.
- Our proactive approach helps reduce the delay in catching the unknown factors such as stuck valves, leaks, breaks, incorrect drip line placement and vandalism. Drip lines with a missing plant or tree are capped and buried. This helps minimize the chance of wasting your valuable water and reduces the potential issues.

TAB I

INVOICING

Invoicing will be submitted per City of Roseville's requirements stated in Bid No. 13-064. Administrative staff available at the branch to ensure all requirements regarding invoicing are met. BrightView invoices can be adjusted to fit the requirements that document and itemize all work completed to date. The invoice statement shall include a record of time expended and work performed in sufficient detail to justify payment.

Our Office Administrator, Lisa Stinhilver, has been working in Accounts Receivable since (?) with over (?) years in the landscape industry with BrightView Landscape Services. She will manually bill your account monthly to the standards and specifications required by the City of Roseville.

Attachment A

PROPOSER'S CERTIFICATION

I hereby propose to furnish the goods or services specified in the Request for Proposals ("RFP"). I agree that my proposal will remain firm for a period of up to ninety (90) days in order to allow the City of Roseville ("City") adequate time to evaluate the qualifications submitted.

I have carefully examined the Request for Proposals and any other documents accompanying or made a part of this RFP. The information contained in this proposal is true and correct to the best of my knowledge and is signed under penalty of perjury under the laws of the State of California. I further certify that I am duly authorized to submit this proposal on behalf of the firm as its authorized agent and that the firm is ready, willing and able to perform if awarded the contract.

I further certify that this proposal is made without prior understanding, agreement, connection, discussion, or conspiracy with any other person, firm or corporation submitting a proposal for the same product or service; that this proposal is fair and made without outside control, collusion, fraud or illegal action; that no officer, employee or agent of the City or any other proposer is financially interested in said proposal; that no undue influence or pressure was used against or in concert with any officer, employee or agent of the City in connection with the award or terms of the contract that will be executed as a result of this RFP; and that the undersigned executed this Proposer's Certification with full knowledge and understanding of the matters therein contained and was duly authorized to do so.

Brightview Landscape Services, Inc.

NAME OF BUSINESS

SIGNATURE

Fred Freund, Vice President, Finance

NAME & TITLE, TYPED OR PRINTED

6218 Fairmount Avenue, San Diego, CA 92120

MAILING ADDRESS

818-786-8309

TELEPHONE NUMBER

Fred.Freund@Brightview.com

EMAIL

Type of Organization:

☐ Sole Proprietorship

☒ Corporation

☐ State of Incorporation

☐ Partnership

☐ Limited Liability Company

Addendum to RFP 13-064 Park and Landscape Maintenance Services

Items included in this addendum:

1. Cost Proposal Bid Sheet-Routine Work---updated and reorganized for easier reference to maps.

- Document has been updated to include linear and/or square feet for areas and facilities that were missing on the original version. (Maps for items in italics are included in addendum.)
- Document is now sorted and organized to match the order of all maps. (Maps published with first release of RFP are in order by Facilities, Parks, Schools, Streetscapes.)

2. Maps that were not included in the original RFP and maps that have been updated with more accurate data.

- Maps published as part of the addendum are also in order by Facilities, Parks, Schools, Streetscapes.

List of maps included in Addendum:

Facilities

Barton Water Treatment Plant (updated)
Dry Creek Water Treatment Plant (new)
Fire Station 1 (new)
Fire Station 5 (new)
Lois Orlando Bus Transfer Station (new)
Pleasant Grove Waste Water Treatment Plant (updated)
Roseville Police Department
Solid Waste Recycle Site (new)
Vernon Street Parking Garage (new)

Schools

Eich Junior High School (new)
Thomas Jefferson Elementary School (new)
Spanger Elementary School (new)
Sergeant Elementary School (new)
Woodbridge Elementary School (new)

Streetscapes

690 North Central Local Benefit Zone (new)
725 Westbook Streetscape-3 maps (new)
779 Infill 4 Streetscape-2 maps (new)
8555 General Fund Streetscape-1 map (new)

EXHIBIT B

Cost Proposal Bid Sheet--Routine Work

Facility Grounds--Bids at Standard Service Levels

Provide base cost for maintenance as outlined on the corresponding maps in Attachment J.
Please refer to the Parks & Landscape Service Levels (Exhibit A) for details.

	Address	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Cost
316 Vernon St	316 Vernon St	0	842	0	2,163	\$4,477
Barton Water Treatment Plant*	9595 Barton Rd, Granite Bay	1,606	7,659	20,154	77,317	\$14,930
Carnegie Museum	557 Lincoln St	273	702	1,878	4,602	\$7,865
Civic Center	311 Vernon St	0	1,407	0	9,164	\$5,037
Corporation Yard	2005 Hilltop Cir	1,534	13,955	38,247	197,749	\$31,808
Downtown Library	225 Taylor St	0	1,853	0	14,484	\$6,087
Dry Creek Waster Water Treatment Plant*	1800 Booth Rd	4,364	6,767	138,811	27,369	\$32,033
Fire Station # 1 *	80 Lincoln St	0	469	0	2,170	\$4,478
Fire Station # 2	1398 Junction Bl	497	326	2,567	1,224	\$6,962
Fire Station # 3	1300 Kirby Wy	310	234	2,874	1,405	\$6,976
Fire Station # 4	1900 Eureka Rd	0	2,348	0	20,066	\$6,523
Fire Station #5*	1565 Pleasant Grove Blvd	452	665	4,292	2,970	\$7,102
Fire Station # 6	1430 E Roseville Pkwy	0	1,468	0	14,759	\$6,109
Fire Station # 7	911 Highland Pointe Dr	1,576	2,112	34,645	33,770	\$13,319
Fire Station # 9	2451 Hayden Pkwy	0	3,059	0	62,953	\$9,964
Johnson Pool	100 D St	664	685	3,577	2,630	\$7,074
Lois Orlando Bus Transfer Station *	110 Louis Ln	0	2,263	0	7,922	\$4,938
Old Taylor Street Courthouse	300 Taylor St	0	733	0	2,895	\$4,536
Pleasant Grove Waste Water Treatment Plant*	5051 Westpark	0	24,424	0	378,558	\$12,613
Roseville Electric	2090 Hilltop Cir	0	3,452	0	33,172	\$7,582
Roseville Police Department*	1051 Junction Bl	787	6,099	3,437	49,264	\$12,053
Solid Waste Recycle Site *	4475 Westpark Dr	0	1,474	0	12,287	\$5,287
U.S. Post Office	320 Vernon St	0	437	0	2,354	\$4,492
Vernon Street Parking Garage*	405 Vernon St	0	702	0	2,319	\$4,490
Square Footage Totals		3,027	46,909	41,759	602,883	\$226,735

*Maps and data may have changed, please see addendum for updated map.

Cost Proposal Bid Sheet--Routine Work

Parks

Provide base cost for all parks listed. Base cost includes mowing, edging and blowing. Please refer to the City of Roseville Parks & Landscape Service Levels (Exhibit A) for details. Additionally, provide add alternative costs for each column per the description below and refer to the Parks & Landscape Service Levels as needed.

Add Alternative #1: Pruning shall include shearing shrub hedges alongs walls, tree limb pruning to ensure 10' height clearance over sidewalks and 14' height over roads, and trimming of groundcover at hardscape edges.

Add Alternative #2: Irrigation shall include routine irrigation checks and schedule adjustments.

Add Alternative #3: Portering shall include trash pick up, blowing leaves off of hard surfaces, raking play areas, etc.

Parks	Address	Square Footage of Turf	Square Footage of Landscaping	Base Cost	AA- 1: Pruning	AA-2: Irrigation	AA-3: Portering
Baquera Park	100 Painted Desert Ct	43,077	43,493	\$6,566	\$5,004	\$1,248	\$2,773
Besana Park	1061 Trehowell Dr	132,417	41,751	\$10,219	\$4,865	\$2,496	\$4,021
Blue Oaks Park	8001 Woodcreek Oaks Bl	63,305	3,101	\$7,393	\$1,773	\$2,496	\$4,021
Brown Park	260 Trestle Rd	195,497	26,257	\$15,359	\$3,626	\$2,496	\$4,021
Buljan Park	150 Hallissy Dr	239,226	19,409	\$17,147	\$3,078	\$2,496	\$4,021
Burner Park	2196 Eastwood Dr	65,446	24,638	\$7,481	\$3,496	\$1,248	\$2,773
Cambria Park	1781 Poppy Field Dr	98,647	584	\$9,559	\$1,572	\$2,496	\$4,021
Central Park	10200 Fairway Dr	199,882	14,992	\$15,538	\$2,724	\$2,496	\$4,021
Crabb Park	1000 Scarborough Dr	73,968	117,432	\$7,829	\$10,920	\$1,248	\$2,773
Crestmont Park	1500 Champion Oaks Dr	139,497	32,182	\$10,509	\$4,100	\$1,872	\$3,397
Davis Park	1460 Northpark Dr	125,366	17,272	\$9,931	\$2,907	\$2,496	\$4,021
Diamond Oaks Park	400 Diamond Oaks Rd	173,319	59,926	\$12,612	\$6,319	\$2,496	\$4,021
Dietrich Park	1201 Stoney Point Dr	43,744	5,978	\$6,594	\$2,003	\$1,248	\$2,773
Doyle Park	1701 Calle Campana	131,330	20,898	\$10,175	\$3,197	\$1,872	\$3,397
Dugan Park	1432 Diamond Woods Ci	138,092	15,658	\$10,451	\$2,778	\$1,872	\$3,397
Duran Park	944 Pleasant Grove Bl	33,008	35,846	\$6,155	\$4,393	\$1,248	\$2,773
Eastwood Park	950 Madden Ln	77,193	13,710	\$7,961	\$2,622	\$1,248	\$2,773
Elliott Park	1421 Cushendall Dr	270,400	30,281	\$16,581	\$3,947	\$2,496	\$4,021
Erven Park	6201 Grand Canyon Dr	39,978	12,640	\$6,440	\$2,856	\$1,248	\$2,773
Ferretti Park	601 Circuit Dr	5,179	71	\$4,436	\$1,531	\$624	\$2,149

Parks	Address	Square Footage of Turf	Square Footage of Landscaping	Base Cost	AA- 1: Pruning	AA-2: Irrigation	AA-3: Portering
Festersen Park	2150 Villages Green Dr	240,206	54,975	\$14,627	\$5,923	\$2,496	\$4,021
Fiddymont Park	1200 Makeway St	26,556	16,901	\$5,171	\$2,877	\$1,248	\$2,773
Fratris Park	2400 Corin Dr	185,928	18,483	\$12,407	\$3,004	\$2,496	\$4,021
Garbolino Park	1015 Camelia Av	123,746	0	\$9,865	\$1,525	\$1,872	\$3,397
Goto Park	1851 Oak Crest Dr	62,394	159,554	\$7,356	\$14,289	\$1,248	\$2,773
Hall Park	1411 Raeburn Wy	79,474	88,836	\$8,055	\$8,632	\$1,872	\$3,397
Hamel Park	10080 Crocker Ranch Rd	262,360	96,092	\$16,253	\$9,212	\$2,496	\$4,021
Harrigan Greens Park	4051 Parkland Wy	34,056	36,083	\$7,565	\$4,412	\$1,248	\$2,773
Heredia Park	2201 Spring Grove Dr	88,950	11,459	\$8,442	\$2,442	\$1,872	\$3,397
Hillsborough Park	1001 Hillsborough Dr	223,420	78,135	\$13,940	\$7,776	\$2,496	\$4,021
Hughes Park	1600 Parkside Way	391,240	19,326	\$20,802	\$3,071	\$2,496	\$4,021
Kaseberg Park	1151 Rand Wy	507,292	20,908	\$26,268	\$3,198	\$2,496	\$4,021
Kennedy Park	4025 Vittorio Dr	33,500	29,091	\$5,925	\$3,852	\$1,248	\$2,773
Kenwood Oaks Park	1022 Tanzania Dr	5,788	28,101	\$4,585	\$3,773	\$1,248	\$2,773
Lincoln Estates Park	331 James Dr	97,905	7,451	\$8,808	\$2,121	\$1,872	\$3,397
Lockridge Park	2601 Eureka Rd	147,859	25,794	\$10,851	\$3,589	\$2,496	\$4,021
Lunardi Park	2501 Country Club Dr	16,167	64,068	\$6,645	\$6,650	\$1,248	\$2,773
Mahan Park	1095 Amington Dr	236,216	94,517	\$15,184	\$9,086	\$2,496	\$4,021
Marco Dog Park	1800 Sierra Gardens Dr	52,703	0	\$6,240	\$1,525	\$1,248	\$2,773
Misty Wood Park	1501 Misty Wood Dr	43,136	23,623	\$6,569	\$3,415	\$1,248	\$2,773
Nelson Park	1213 S Bluff Wy	9,240	35,995	\$5,432	\$4,405	\$1,248	\$2,773
Nichols Park	4525 Bob Doyle Dr	103,421	34,159	\$9,034	\$4,258	\$2,496	\$4,021
Olympus Park	2551 La Croix Dr	225,895	60,738	\$16,602	\$6,384	\$2,496	\$4,021
Piches Park	1471 Stone Point Dr	1,958	10,414	\$5,205	\$2,358	\$1,248	\$2,773
Pineschi Park	9501 Highland Park Dr	125,474	31,474	\$9,935	\$4,043	\$2,496	\$4,021
Rickey Park	1475 Parkside Wy	67,819	43,363	\$7,578	\$4,994	\$1,872	\$3,397
Santucci Park	1831 Morningstar Dr	394,019	22,837	\$21,636	\$3,352	\$2,496	\$4,021
Sculpture Park	350 N Sunrise Av	2,411	0	\$4,085	\$1,525	\$1,248	\$2,773
Silverado Oaks Park	1430 Badovinac Dr	209,813	30,896	\$14,104	\$3,997	\$2,496	\$4,021
SSP48	2232 Dorrington Dr	0	16,326	\$2,445	\$2,831	\$1,248	\$2,773
Stephenson Park	6665 Maple Creek Dr	80,230	18,955	\$8,086	\$3,041	\$1,248	\$2,773
Stizzo	4141 Brick Mason Ci	208,018	122,768	\$13,311	\$11,346	\$2,496	\$4,021

Parks	Address	Square Footage of Turf	Square Footage of Landscaping	Base Cost	AA- 1: Pruning	AA-2: Irrigation	AA-3: Portering
Summerhill Park	648 Grenada Pass Dr	76,957	25,412	\$7,952	\$3,558	\$1,872	\$3,397
Sunrise Corridor	1100's Sunrise Bl	179,361	350,603	\$20,086	\$29,573	\$4,992	\$6,517
Taylor Park	700 Parry St	13,344	18,110	\$5,725	\$2,974	\$1,248	\$2,773
Twinwood Park	575 Twinwood Lp	27,884	4,320	\$5,945	\$1,871	\$1,248	\$2,773
Uribe Park	3051 Empingham Wy	111,181	41,597	\$10,071	\$4,853	\$2,496	\$4,021
Veteran's Memorial Park North	10021 Crocker Ranch Rd	339,687	8,952	\$7,262	\$4,701	\$1,248	\$2,773
Veteran's Memorial Park	1750 Blue Oaks Bl	60,087	39,697	\$19,414	\$2,241	\$3,744	\$5,269
Wallace Park (at Cresthaven)	401 Community Dr	99,681	21,054	\$8,881	\$3,209	\$1,872	\$3,397
Waltrip Park	3800 Miners Ravine	31,088	16,130	\$6,645	\$2,815	\$1,248	\$2,773
Wanish Park	1351 Junction Bl	206,353	51,653	\$13,243	\$5,657	\$1,872	\$3,397
Weber Park	320 Circuit Dr	54,438	9,012	\$7,031	\$2,246	\$1,248	\$2,773
White Park	504 Sixth St	7,457	6,836	\$4,085	\$2,072	\$1,248	\$2,773
Woodbridge Park	415 Sierra Bl	87,586	2,953	\$7,464	\$1,760	\$1,248	\$2,773
Square Footage Totals		7,870,870	2,433,769	\$655,751	\$294,147	\$123,552	\$222,677

EXHIBIT B **Cost Proposal Bid Sheet--Routine Work**

Schools

Provide cost for mowing only 1x a week.

Refer to the City of Roseville Parks & Landscape Service Levels (Exhibit A) and maps in Attachment J for details.

Add Alternative #1: Provide add alternative costs to perform irrigation work at three school sites noted.

Irrigation work includes programming 2x/week and systems check 1x/week

	Address	Square Footage of Turf	Cost	AA-1: Irrigation
Buljan Middle School	100 Hallissy Dr	239,700	\$26,811	Not Applicable
Chilton Middle School	4501 Bob Doyle DR	290,140	\$28,874	Not Applicable
Cirby Elementary	814 Darling Wy	47,537	\$17,114	Not Applicable
Cooley Middle School	9300 Prairie Woods Wy	363,838	\$31,887	Not Applicable
Diamond Creek Elementary	3151 Hopscotch Wy	33,915	\$17,010	Not Applicable
Eich Intermediate *	1509 Sierra Gardens Dr	223,500	\$26,149	Not Applicable
Heritage Oaks Elementary	2271 Americana Dr	138,206	\$20,821	\$2,496
Junction Elementary	2150 Ellison Dr	91,363	\$18,906	Not Applicable
Olympus Junior High School	2625 La Croix Dr	82,121	\$18,528	\$2,496
Orchard Ranch Middle School	4375 Brookstone Dr	30,050	\$17,010	Not Applicable
Quail Glen Elementary	1250 Canevari Dr	119,293	\$20,048	\$2,496
Sargeant Elementary*	1200 Ridgecrest Wy	172,391	\$24,219	Not Applicable
Spanger Elementary*	699 Shasta St	81,917	\$18,520	Not Applicable
Stoneridge Elementary*	2501 Alexandra Dr	244,653	\$25,174	Not Applicable
Thomas Jefferson Elementary*	750 Central Park Dr	106,511	\$19,525	Not Applicable
Woodbridge Elementary*	515 Niles St	52,527	\$17,318	Not Applicable
Square Footage Totals		2,317,662.0	\$347,914	\$7,488

* Maps and data may have changed, please see addendum for updated map.

EXHIBIT B

Cost Proposal Bid Sheet--Routine Work

Streetscapes--Bid according to Service Level assigned.

Provide the base cost for streetscapes. Base cost shall include mowing, blowing, edging, pruning, irrigation and litter removal.

Please refer to the Parks & Landscape Service Levels (Exhibit A) for details on service level assigned and Attachment J for all maps.

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
680 Olympus Pointe -Zone A LLD						
680-L-03	398	2,647	5,092	17,088	Standard	\$4,056
680-L-04	0	4,809	0	36,292	Standard	\$2,903
680-L-05	29	1,394	1,577	17,096	Standard	\$3,728
680-M-01	0	2,574	0	24,744	Standard	\$1,980
680-M-02	0	2,671	0	14,920	Standard	\$1,143
680-M-03	0	5,059	0	29,486	Standard	\$5,063
TOTAL	427	19,154	6,669	139,625		\$18,873
681 Olympus Pointe -Zone D LLD						
681-L-01	522	478	37,526	65,849	Standard	\$14,639
681-L-02	2,080	3,609	14,267	47,862	Standard	\$10,347
TOTAL	2,602	4,087	51,793	113,711		\$24,986

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
682 Northwest Zone A						
682-L-01	1,192	1,827	7,928	17,544	Core	\$6,196
682-L-02	818	1,796	9,841	33,863	Core	\$7,301
682-L-03	3,398	43,833	72,461	43,833	Core	\$15,962
682-L-05	891	3,748	41,768	40,123	Core	\$11,519
682-L-06	426	3,607	14,594	15,080	Core	\$6,882
682-L-07	3,691	4,686	20,310	48,973	Core	\$9,391
682-L-08	2,287	7,022	51,792	75,554	Core	\$16,127
682-L-09	3,427	13,158	35,753	86,176	Core	\$15,174
682-L-10	264	4,212	5,474	63,855	Core	\$9,037
682-L-11	1,393	2,923	32,074	33,975	Core	\$10,994
682-L-14	1,789	4,349	28,387	56,612	Core	\$10,789
682-L-17	2,675	11,169	50,526	97,309	Core	\$18,060
682-L-18	996	4,603	83,399	135,326	Core	\$21,736
682-L-20	414	6,003	5,177	34,101	Core	\$7,377
682-L-21	129	6,543	8,610	99,167	Core	\$10,633
682-L-23	0	3,140	0	39,743	Core	\$4,824
682-L-24	0	966	0	22,693	Core	\$3,914
682-L-29	0	614	0	4,245	Core	\$2,930
682-L-30	0	498	0	6,063	Core	\$3,027
682-L-31	0	178	0	1,891	Core	\$2,805
682-L-37	1,055	6,699	10,139	78,838	Core	\$9,112
682-L-38	0	676	0	9,156	Core	\$3,192
682-L-39	0	148	0	948	Core	\$2,755
TOTAL	24,843	132,996	478,232	1,045,066		\$209,737
683 Northwest Zone B						
683-L-34	1,421	1,043	10,732	29,046	Core	\$6,530
683-L-40	0	3,429	0	32,621	Core	\$4,444
TOTAL	1,421	4,472	10,732	61,668		\$10,974

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
689 North Central District Wide Zone						
689-L-05	4,802	9,194	54,351	83,587	Standard	\$19,658
689-L-06	3,496	6,379	119,697	123,133	Standard	\$32,229
689-L-07	419	1,065	42,603	58,633	Standard	\$14,685
689-L-10	1,390	9,426	41,017	74,485	Standard	\$15,758
689-L-12	2,814	4,104	30,794	20,718	Standard	\$10,347
689-L-13	2,669	9,250	28,608	77,783	Standard	\$14,500
689-L-16	2,096	8,895	48,642	111,717	Standard	\$20,008
689-M-01	0	6,464	0	41,349	Standard	\$6,012
TOTAL	17,686	54,776	365,712	591,405		\$133,197
690 North Central-Local Benefit Zone						
690-L-08*	0	1,498	0	7,501	Standard	\$3,304
690-L-10	2,814	4,104	30,794	20,718	Standard	\$10,363
690-L-11	3,487	3,212	15,914	23,472	Standard	\$8,118
690-L-12	2,333	3,844	27,139	31,921	Standard	\$10,603
690-L-14	2,005	3,301	12,123	21,315	Standard	\$8,824
690-L-15	4,055	4,379	24,874	29,207	Standard	\$11,500
690-L-16	1,148	1,356	3,815	41,489	Standard	\$8,399
690-L-17	0	471	0	5,353	Standard	\$3,132
690-L-18	0	211	0	1,574	Standard	\$2,830
690-L-19	992	0	27,709	0	Standard	\$8,167
TOTAL	16,833	22,375	142,367	182,547		\$75,240
691 North Central Zone F (Diamond Oaks 10) LLD						
691-L-01	366	848	27,909	23,814	Standard	\$10,097
691-L-04	142	618	5,752	14,858	Standard	\$7,368
TOTAL	509	1,466	33,661	38,672		\$17,465
692 North Central Zone G (Diamond Oaks 10) LLD						
692-L-04	1,282	2,909	5,752	14,858	Standard	\$7,368
TOTAL	1,282	2,909	5,752	14,858		\$7,368
693 Infill Zone A (Pheasant Run) LLD						
693-L-02	0	1,792	0	8,592	Standard	\$3,391
TOTAL	0	1,792	0	8,592		\$3,391

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
694 Infill Zone B (Cirby Oaks II) LLD						
694-L-07	2,154	1,057	6,483	1,782	Standard	\$5,973
TOTAL	2,154	1,057	6,483	1,782		\$5,973
695 Infill Zone C (Reuter Ranch) LLD						
695-L-06	0	1,524	0	24,774	Standard	\$8,989
TOTAL	0	1,524	0	24,774		\$8,989
697 North Roseville Zone B						
697-L-03	3,782	3,548	19,503	19,178	Standard	\$9,703
697-L-04	608	3,180	15,169	19,549	Standard	\$9,621
TOTAL	4,390	6,727	34,672	38,727		\$19,324
698 North Roseville Zone C						
698-L-06	4,264	4,505	18,150	52,083	Standard	\$12,387
698-L-07	462	3,694	7,641	38,753	Standard	\$10,463
698-L-08	808	1,912	2,769	14,259	Standard	\$5,964
698-L-09	378		2,661		Standard	\$4,797
TOTAL	5,912	10,111	31,222	105,096		\$33,611
698 North Roseville Zone D						
698-L-01	1,752	6,178	16,725	56,685	Standard	\$12,406
698-L-02	824	2,973	20,424	27,280	Standard	\$10,961
698-L-04	1,098	8,368	16,071	199,036	Standard	\$23,634
698-L-05	3,581	7,516	15,089	41,910	Standard	\$11,823
TOTAL	7,254	25,034	68,309	324,911		\$58,824
720 Historic District LLD						
720-L-01	0	5,528	0	32,550	Standard	\$5,932
TOTAL	0	5,528	0	32,550		\$5,932
721 Riverside LLD						
721-L-01	0	510	0	8,424	Standard	\$3,378
721-L-02	0	541	0	6,195	Standard	\$3,200
721-L-03	0	2,417	0	6,124	Standard	\$3,194
TOTAL	0	3,468	0	20,742		\$9,772

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
725 Westbrook						
725-L-01*	2,161	18,923	8,365	106,501	Standard	\$17,804
725-L-02*	0	15,185	0	167,852	Standard	\$20,712
725-L-03*	0	11,368.9	0	102,925.6	Standard	\$13,787
TOTAL	2,161	45,477	8,365	377,279		\$52,303
767 Stoneridge CFD						
767-L-01	844	6,415	4,594	103,121	Standard	\$12,425
767-L-02	1,467	7,166	25,453	63,565	Standard	\$13,551
767-L-03	1,386	4,484	7,473	30,684	Standard	\$8,139
767-L-04	340	8,700	20,225	132,137	Standard	\$18,060
767-L-05	1,389	19,518	11,194	155,219	Standard	\$20,143
767-L-06	791	7,407	4,604	55,071	Standard	\$10,303
767-L-09	0	548	0	2,687	Standard	\$2,919
767-L-10	1,037	5,296	38,632	76,567	Standard	\$15,632
767-L-11	597	3,380	6,543	29,362	Standard	\$8,098
767-L-12	1,464	5,027	23,959	80,779	Standard	\$13,545
767-L-15	0	11,341	0	95,432	Standard	\$10,963
TOTAL	9,315	79,281	142,676	824,624		\$133,778
768 Stoneridge Parcel 1 CFD						
768-L-13	470	3,230	8,266	38,451	Standard	\$8,234
TOTAL	470	3,230	8,266	38,451		\$8,234

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
769 Woodcreek West						
769-L-01	3,220	4,897	115,723	69,925	Standard	\$16,150
769-L-02	4,001	4,242	208,754	48,674	Standard	\$22,142
769-L-03	971	3,743	16,432	25,157	Standard	\$8,556
769-L-04	1,115	3,883	15,647	15,561	Standard	\$7,932
769-L-05	2,858	6,333	40,293	34,655	Standard	\$12,819
769-L-06	1,320	5,560	21,345	46,405	Standard	\$11,099
769-L-07	4,200	5,945	33,695	28,490	Standard	\$11,084
769-L-08	677	5,302	35,835	33,778	Standard	\$11,962
769-L-09	0	1,532	0	8,839	Standard	\$3,411
769-L-10	0	6,963	0	41,622	Standard	\$6,034
TOTAL	18,362	48,400	487,724	353,106		\$111,189
770 Crocker Ranch						
770-L-01	1,125	6,025	12,948	55,956	Standard	\$12,527
770-L-03	781	8,415	20,033	71,590	Standard	\$14,441
770-L-04	983	4,887	19,373	27,161	Standard	\$10,085
770-L-05	1,079	6,249	16,233	38,345	Standard	\$10,547
770-L-06	1,948	5,642	16,833	34,476	Standard	\$10,263
TOTAL	5,916	31,217	85,419	227,528		\$57,863
771 Highland Reserve North						
771-L-01	144	10,339	5,893	99,170	Standard	\$14,387
771-L-02	814	12,574	17,924	136,217	Standard	\$18,920
771-L-03	1,601	6,202	26,358	85,839	Standard	\$15,540
771-L-04	1,786	12,590	14,524	129,891	Standard	\$17,517
TOTAL	4,345	41,705	64,699	451,117		\$66,364
772 Vernon Infill						
772-L-12	0	4,924	0	9,712	Standard	\$4,729
TOTAL	0	4,924	0	9,712		\$4,729
773 Woodcreek East						
773-L-01	4,113	10,113	161,753	129,917	Standard	\$23,887
TOTAL	4,113	10,113	161,753	129,917		\$23,887

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
774 Stone Point CFD 2						
774-L-01	299	1,362	1,768	10,580	Standard	\$5,190
TOTAL	299	1,362	1,768	10,580		\$5,190
775 West Park						
775-L-01	196	6,721	34,693	169,194	Standard	\$24,911
775-L-02	4,322	9,576	64,145	136,642	Standard	\$27,552
775-L-03	1,442	9,842	19,936	132,036	Standard	\$19,984
775-L-04	719	6,531	10,259	78,128	Standard	\$11,941
775-L-06	2,675	6,740	31,179	50,566	Standard	\$12,542
775-L-09	938	5,832	15,533	42,953	Standard	\$10,350
775-L-10	594	9,137	10,354	77,282	Standard	\$11,933
775-L-11	2,012	5,065	14,861	36,316	Standard	\$8,872
775-L-13	4,677	20,281	43,976	226,202	Standard	\$29,939
775-L-14	0	3,877	0	32,911	Standard	\$5,337
775-L-15	466	9,022	15,938	122,101	Standard	\$16,491
775-L-16	127	11,495	4,292	117,016	Standard	\$16,161
TOTAL	18,168	104,117	265,165	1,221,347		\$196,013
776 Fiddymint						
776-L-01	1,018	2,442	38,273	35,299	Standard	\$12,815
776-L-02	1,867	2,270	56,958	76,947	Standard	\$19,783
776-L-03	2,004	8,717	87,321	119,908	Standard	\$28,840
776-L-04	2,788	2,771	24,197	20,978	Standard	\$8,070
776-L-05	1,199	16,903	15,032	131,741	Standard	\$15,807
776-L-06	1,775	13,315	51,167	137,669	Standard	\$21,914
776-L-07	0	13,024	0	85,237	Standard	\$10,147
776-L-08	1,661	4,602	60,763	84,617	Standard	\$20,191
776-L-09	766	4,987	47,661	67,469	Standard	\$17,500
776-L-10	914	17,965	6,418	116,748	Standard	\$15,586
776-L-13	0	6,220	0	82,145	Standard	\$11,764
TOTAL	13,990	93,215	387,791	958,757		\$182,417

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
778 Longmeadow						
778-L-01	211	4,909	10,666	62,155	Standard	\$11,049
778-L-02	899	7,926	5,536	75,643	Standard	\$12,802
TOTAL	1,110	12,835	16,202	137,797		\$23,851
779 Infill 4						
779-L-01	2,452	3,317	13,121	18,652	Standard	\$7,246
779-L-02	0	584	0	7,180	Standard	\$3,278
779-L-03	1,703	1,748	18,022	14,599	Standard	\$7,427
779-L-04 (American Dream) *	0	4,305	0	21,973	Standard	\$4,462
779-L-05 (Old Auburn Ranch) *	0	1,921	0	17,261	Standard	\$4,085
TOTAL	4,155	5,649	31,142	40,431		\$26,498

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
8555 General Fund						
IV-L-01	2,886	6,796	31,922	84,574	Standard	\$14,730
IV-L-02*	0	435	0	2,134	Standard	\$2,080
IV-L-03	181	9,782	1,361	27,649	Standard	\$7,180
IV-L-04	0	8,187	0	248,078	Standard	\$23,174
IV-L-07	1,255	4,329	1,410	24,264	Standard	\$6,335
IV-L-09	357	1,113	2,757	10,058	Standard	\$4,905
IV-L-10	0	3,451	0	18,280	Standard	\$4,166
IV-L-11	5,494	12,308	44,319	69,927	Standard	\$18,367
IV-L-12	0	4,041	0	25,697	Standard	\$4,760
IV-L-13	0	1,418	0	45,223	Standard	\$6,332
IV-L-14	0	1,868	0	42,814	Standard	\$6,129
IV-L-15	0	1,587	0	10,524	Standard	\$3,546
IV-L-17	0	3,012	0	24,566	Standard	\$4,669
NC-L-02	690	352	5,977	13,465	Standard	\$5,421
NC-L-20	0	386	0	1,209	Standard	\$2,801
NW-L-07	0	139	0	786	Standard	\$2,767
NW-L-11	431	2,289	3,450	16,522	Standard	\$7,634
NW-L-12	438	297	2,451	4,135	Standard	\$5,299
NW-L-15	0	3,116	0	21,189	Standard	\$4,399
NW-L-16	1,279	4,581	12,673	33,326	Standard	\$8,375
NW-L-28	0	1,022	0	3,652	Standard	\$2,996
NW-L-32	0	4,676	0	27,416	Standard	\$5,521
TOTAL	13,011	75,185	106,319	755,488		\$151,586
Total	180,725	852,585	769,398	8,275,038		\$1,687,558

*Maps and data may have changed, please see addendum for updated map.

Attachment B**CONTRACTOR LICENSES**

List the licenses held by your company and/or employees. The following representations are made under penalty of perjury:

CA State Lic No.	Name on License	Class/Type	Expiration Date
<u>266211</u>	<u>Brightview Landscape Services, Inc.</u>	<u>Contractors</u>	<u>3/31/2020</u>
<u>143382</u>	<u>Willie Mayberry</u>	<u>Pest Control</u>	<u>112/31/2019</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>

Do you have a City of Roseville Business License? Yes X No

License # 00800850

***For Public Works Projects (SB854):** Contractors must register with the Department of Industrial Relations (DIR) pursuant to Labor Code section 1725.5. The Contractor shall provide proof of current registration with the Department of Industrial Relations for both itself and all listed subcontractors with their proposal. Contractors may register at: <http://www.dir.ca.gov/public-works/publicworks.html>

DIR contractor registration number and expiration date:

* 1000005364, exp. 6/30/2019



BUSINESS LICENSE CERTIFICATE		CITY OF ROSEVILLE	
"For Services Provided in the City of Roseville, California Only"		6870 N. Cedar Ave #212 Roseville, CA 95720-1812 License Division - (916) 774-5310	
BUSINESS NAME:	BrightView Landscape Services	DESCRIPTION:	Special Trade Contractor C27, C31, D49
BUSINESS LOCATION:	5745 ALDER AVE SACRAMENTO, CA 95828-1107	SPECIAL CONDITIONS:	CONTRACTOR - SPECIALTY
BUSINESS OWNER:	Brightview Companies John Blanco	BUSINESS LICENSE NUMBER:	00800850
ACCOUNTING DEPT BRIGHTVIEW LANDSCAPE SERVICES 24151 VENTURA BLVD. CALABASAS, CA 91302-1449		EFFECTIVE DATE:	January 01, 2018
		EXPIRATION DATE:	December 31, 2018

TO BE POSTED IN A CONSPICUOUS PLACE

NOT TRANSFERABLE

BrightView Landscape Services

Thank you for your payment on your City of Roseville Business License. ALL CERTIFICATES MUST BE AVAILABLE FOR INSPECTION UPON REQUEST. If you have questions concerning your business license, contact the Business Support Center via email at b-support@cityofroseville.gov or by telephone at (916) 774-5310.

Keep this portion for your license separate in case you need a replacement for any lost, stolen, or destroyed license. A fee may be charged for a replacement or duplicate license.



CITY OF ROSEVILLE

BUSINESS TAX CERTIFICATE

ACCOUNTING DEPT
BRIGHTVIEW LANDSCAPE SERVICES
24151 VENTURA BLVD
CALABASAS, CA 91302-1449

License Number: 00800850

Date of Issue: 01/01/2018

PEST CONTROL BUSINESS COUNTY REGISTRATION		STATE OF CALIFORNIA DEPARTMENT OF PESTICIDE REGULATION PEST MANAGEMENT AND LICENSING BRANCH	
		REGISTRATION EXPIRATION DATE: DECEMBER 31. <u>2018</u>	
		FOR REGISTRATION IN COUNTY OF: <u>Placer</u>	
NAME: <u>Willie Mayberry</u>			
ADDRESS: <u>5620 Hazel Ave</u>			
CITY: <u>Orangevale</u>	ZIP CODE: <u>95662</u>	TELEPHONE NUMBER: <u>916-673-8920</u>	
BUSINESS NAME: <u>Brightview Landscape</u>		BUSINESS LICENSE NO:	
ADDRESS: <u>4030 Alvis Cr</u>		BUSINESS LOCATION: MAIN _____ BRANCH <u>X</u>	
CITY: <u>Rocklin</u>	ZIP CODE: <u>95677</u>	TELEPHONE NUMBER <u>916-381-2800</u>	
Restricted Material (s) Possession Permit No. _____ No Restricted Material may be possessed except in accordance with any attached conditions(s). This is not a permit to apply.			
CONDITION(S) ATTACHED Yes _____ No _____		QUALIFIED APPLICATOR'S SIGNATURE <u>Willie Mayberry</u>	DATE <u>12-5-18</u>
DEPARTMENT OF PESTICIDE REGULATION QUALIFIED APPLICATOR LICENSE QAL LICENSE # 143382 Categories: ABC WILLIE L MAYBERRY 5620 HAZEL AVE ORANGEVALE, CA 95662 This License must be shown to any representative of the Director or Commissioner upon request.		ADDITIONAL INFORMATION/COMMENTS 	
ISSUING COUNTY'S ADDRESS PLACER COUNTY DEPARTMENT OF AGRICULTURE 11477 E AVENUE AUBURN, CA 95603 (530) 889-7372		REGISTRATION FEE RECEIVED \$ <u>50.00</u> CASH ☒ CHECK # _____ AGRICULTURE COMMISSIONER'S SIGNATURE <u>Edy For JPH</u>	
		DATE <u>1/5/18</u>	

Attachment C
SUBCONTRACTOR LIST

If subcontractors will not be used, proposer must write "NONE". For construction contracts, in accordance with the Public Contract Code, Part 1, Chapter 4, Subletting and Subcontracting, Contractors must list the name and business address of each subcontractor who will perform work or labor or render service to the prime contractor in or about the construction of the work or improvement, or who will specially fabricate and install a portion of the work or improvement according to detailed drawings contained in the plans and specifications, in an amount in excess of one-half of one percent (0.5%) of the prime contractor's total bid, or in the case of bids or offers for the construction of streets and highways, including bridges, in excess of one-half of one percent (0.5%) of the prime contractor's total bid or ten thousand dollars (\$10,000) whichever is greater.

Company Name	None
Principal	_____
Address	_____
City	_____
Phone	_____
Job capacity	_____
Percentage of total work	_____
Licenses and numbers	_____
DIR Contractor Registration Number & Expiration Date	_____

Company Name	_____
Principal	_____
Address	_____
City	_____
Phone	_____
Job capacity	_____
Percentage of total work	_____
Licenses and numbers	_____
DIR Contractor Registration Number & Expiration Date	_____

Company Name _____
Principal _____
Address _____
City _____
Phone _____
Job capacity _____
Percentage of total work _____
Licenses and numbers _____
DIR Contractor Registration Number & Expiration Date _____

Company Name _____
Principal _____
Address _____
City _____
Phone _____
Job capacity _____
Percentage of total work _____
Licenses and numbers _____
DIR Contractor Registration Number & Expiration Date _____

Company Name _____
Principal _____
Address _____
City _____
Phone _____
Job capacity _____
Percentage of total work _____
Licenses and numbers _____
DIR Contractor Registration Number & Expiration Date _____



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
08/06/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Aon Risk Services Northeast, Inc. New York NY Office One Liberty Place 165 Broadway, Suite 3201 New York NY 10006 USA	CONTACT NAME: PHONE (A/C No. Ext): (866) 283-7122 FAX (A/C No.): (800) 363-0105 E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE INSURER A: ACE American Insurance Company NAIC # 22667 INSURER B: American Guarantee & Liability Ins Co 26247 INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES CERTIFICATE NUMBER: 570072605236 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. Limits shown are as requested

INSR LTR	TYPE OF INSURANCE	ADDITIONAL INSURED	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXP. DATE (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Products/Networks Applier Coverage GEN'L AGGREGATE LIMIT APPLIES PER: POLICY ☒ PRO. ☒ LOC OTHER:	Y	XSLG28103570001 SIR applies per policy terms & conditions	10/01/2017	10/01/2018	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$4,000,000 PRODUCTS - COMPROP AGG \$4,000,000
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS RENTED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY	Y	ISA H09088908	10/01/2017	10/01/2018	COMBINED SINGLE LIMIT (Ea accident) \$2,000,000 BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
B	☒ UMBRELLA LIAB ☒ EXCESS LIAB DED ☐ RETENTION	Y	AUC508596813	10/01/2017	10/01/2018	EACH OCCURRENCE \$3,000,000 AGGREGATE \$3,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in NY) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	C48033301 WC - AOS C48033313 WC - WI	10/01/2017	10/01/2018	☒ PER ☐ STATUTE ☐ OTHER E L EACH ACCIDENT \$2,000,000 E L DISEASE-EA EMPLOYEE \$2,000,000 E L DISEASE-POLICY LIMIT \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
City of Roseville, its officers, agents, employees and volunteers are included as Additional Insured in accordance with the policy provisions of the General Liability, Automobile Liability and Umbrella Liability policies. General Liability and Umbrella Liability policies evidenced herein are Primary and Non-Contributory to other insurance available to an Additional Insured, but only in accordance with the policy's provisions. A waiver of Subrogation is granted in favor of Certificate Holder in accordance with the policy provisions of the General Liability and Workers' compensation policies. Should General Liability, Automobile Liability and Workers' compensation policies be cancelled before the expiration date thereof, the policy provisions will govern how Notice of Cancellation may be delivered to Certificate Holders in accordance with the policy

CERTIFICATE HOLDER**CANCELLATION**

City of Roseville Parks and Recreation Department 2005 Hilltop Circle Roseville CA 95747 USA	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS
	AUTHORIZED REPRESENTATIVE <i>Aon Risk Services Northeast Inc</i>

Holder Identifier : BCQFQJKNOP

Certificate No : 570072605236

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ACORD 25 (2016/03)

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City of Roseville
Park and Landscape Maintenance
Bid Number: 13-064





ADDITIONAL REMARKS SCHEDULE

Page _ of _

AGENCY Aon Risk Services Northeast, Inc.		NAMED INSURED BrightView Landscape Services, Inc.	
POLICY NUMBER See Certificate Number: 570072605236		EFFECTIVE DATE:	
CARRIER See Certificate Number: 570072605236	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

Additional Description of Operations / Locations / Vehicles
 provisions of each policies.

**ADDITIONAL INSURED – OWNERS, LESSEES OR
CONTRACTORS – COMPLETED OPERATIONS**

Named Insured BrightView Landscapes, LLC			Endorsement Number
Policy Symbol XSL	Policy Number G28103670 001	Policy Period 10/01/17 to 10/01/18	Effective Date of Endorsement 10/01/2017
Issued By (Name of Insurance Company) ACE American Insurance Company			

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This Endorsement modifies insurance provided under the following:

EXCESS COMMERCIAL GENERAL LIABILITY POLICY

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location And Description Of Completed Operations
Any person or organization whom you have agreed to include as an additional insured under a written contract, provided such contract was executed prior to the date of loss.	All locations where you perform work for such additional insured pursuant to any such written contract.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance And Retained Limit:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;
whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

Authorized Representative

ADDITIONAL INSURED - DESIGNATED PERSON OR ORGANIZATION

Named Insured BrightView Landscapes, LLC			Endorsement Number
Policy Symbol XSL	Policy Number G28103670 001	Policy Period 10/1/17 to 10/1/18	Effective Date of Endorsement 10/01/2017
Issued By (Name of Insurance Company) ACE American Insurance Company			
Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.			

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

EXCESS COMMERCIAL GENERAL LIABILITY POLICY

SCHEDULE

Name of Person or Organization: Any person or organization whom you have agreed to include as an additional insured under a written contract, provided such contract was executed prior to the date of loss.

- A. Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

1. In the performance of your ongoing operations; or
2. In connection with your premises owned by or rented to you.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

- B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance And Retained Limit:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
 2. Available under the applicable Limits of Insurance shown in the Declarations;
- whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.


Authorized Representative

NON-CONTRIBUTORY ENDORSEMENT FOR ADDITIONAL INSUREDS

Named Insured BrightView Landscapes, LLC			Endorsement Number
Policy Symbol XSL	Policy Number G28103670 001	Policy Period 10/1/17 to 10/1/18	Effective Date of Endorsement 10/01/2017
Issued By (Name of Insurance Company) ACE American Insurance Company			

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

EXCESS COMMERCIAL GENERAL LIABILITY POLICY

Schedule

Organization

Additional Insured Endorsement

Any additional insured with whom you have agreed to provide such non-contributory insurance, pursuant to and as required under a written contract executed prior to the date of loss.

(If no information is filled in, the schedule shall read: "All persons or entities added as additional insureds through an endorsement with the term "Additional Insured" in the title)

For organizations that are listed in the Schedule above that are also an Additional Insured under an endorsement attached to this policy, the following is added to Section IV.4:

If other insurance is available to an insured we cover under any of the endorsements listed or described above (the "Additional Insured") for a loss we cover under this policy, this insurance will apply to such loss and is primary (subject to satisfaction of the "retained limit"), meaning that we will not seek contribution from the other insurance available to the Additional Insured. Your "retained limit" still applies to such loss, and we will only pay the Additional Insured for the "ultimate net loss" in excess of the "retained limit" shown in the Declarations of this policy.



JOHN J. LUPICA, President

Authorized Representative

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City of Roseville
Park and Landscape Maintenance
Bid Number: 13-064

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

Named Insured BrightView Landscapes, LLC			Endorsement Number
Policy Symbol XSL	Policy Number G28103670 001	Policy Period 10/01/2017 to 10/01/2018	Effective Date of Endorsement 10/01/2017
Issued By (Name of Insurance Company) ACE American Insurance Company			

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

EXCESS COMMERCIAL GENERAL LIABILITY POLICY

SCHEDULE

Name of Person or Organization: Any person or organization against whom you have agreed to waive your right of recovery in a written contract, provided such contract was executed prior to the date of loss.

We waive any right of recovery we may have against the person or organization shown in the Schedule above because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard". This waiver applies only to the person or organization shown in the Schedule above.



JOHN J. LUPICA, President
Authorized Agent

XS-6W34 (09/95) Ptd. in U S A

**ADDITIONAL INSURED –
DESIGNATED PERSONS OR ORGANIZATIONS**

Named Insured BrightView Landscapes, LLC			Endorsement Number
Policy Symbol ISA	Policy Number H09088908	Policy Period 10/1/17 to 10/1/18	Effective Date of Endorsement 10/01/2017
Issued By (Name of Insurance Company) ACE American Insurance Company			

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

**BUSINESS AUTO COVERAGE FORM
AUTO DEALERS COVERAGE FORM
MOTOR CARRIER COVERAGE FORM
EXCESS BUSINESS AUTO COVERAGE FORM**

Additional Insured(s): Any person or organization whom you have agreed to include as an additional insured
under a written contract, provided such contract was executed prior to the date of loss.

- A. For a covered "auto," Who Is Insured is amended to include as an "insured," the persons or organizations named in this endorsement. However, these persons or organizations are an "insured" only for "bodily injury" or "property damage" resulting from acts or omissions of:
1. You.
 2. Any of your "employees" or agents.
 3. Any person operating a covered "auto" with permission from you, any of your "employees" or agents.
- B. The persons or organizations named in this endorsement are not liable for payment of your premium.



JOHN J. LUPICA, President

Authorized Representative

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS

Named Insured BrightView Landscapes, LLC			Endorsement Number
Policy Symbol ISA	Policy Number H09088908	Policy Period 10/1/17 to 10/1/18	Effective Date of Endorsement 10/01/2017
Issued By (Name of Insurance Company) ACE American Insurance Company			

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This Endorsement modifies insurance provided under the following:

**BUSINESS AUTO COVERAGE FORM
MOTOR CARRIERS COVERAGE FORM
AUTO DEALERS COVERAGE FORM**

We waive any right of recovery we may have against the person or organization shown in the Schedule below because of payments we make for injury or damage arising out of the use of a covered auto. The waiver applies only to the person or organization shown in the SCHEDULE.

SCHEDULE

Any person or organization against whom you have agreed to waive your right of recovery in a written contract, provided such contract was executed prior to the date of loss.



JOHN J. LUPICA, President

Authorized Representative

Workers' Compensation and Employers' Liability Policy

Named Insured BrightView Landscapes, LLC	Endorsement Number
Policy Period 10/01/2017 TO 10/01/2018	Policy Number Symbol: WLR Number: C48033301
Issued By (Name of Insurance Company) ACE American Insurance Company	Effective Date of Endorsement 10/01/2017

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

CALIFORNIA WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

This endorsement applies only to the insurance provided by the policy because California is shown in Item 3.A. of the Information Page.

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule, but this waiver applies only with respect to bodily injury arising out of the operations described in the Schedule, where you are required by a written contract to obtain this waiver from us.

You must maintain payroll records accurately segregating the remuneration of your employees while engaged in the work described in the Schedule.

Schedule

1. ☐ Specific Waiver

Name of person or organization:

☒ Blanket Waiver

Any person or organization for whom the Named Insured has agreed by written contract to furnish this waiver.

2. Operations:

3. Premium:

The premium charge for this endorsement shall be 2 percent of the California premium developed on payroll in connection with work performed for the above person(s) or organization(s) arising out of the operations described.

4. Minimum Premium:



JOHN J. LUPICA, President
Authorized Agent

WC 99 03 22

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City of Roseville
Park and Landscape Maintenance
Bid Number: 13-064

**NOTICE TO OTHERS ENDORSEMENT – SCHEDULE
NOTICE BY INSURED'S REPRESENTATIVE**

Named Insured Brightview Landscapes, LLC			Endorsement Number
Policy Symbol ISA	Policy Number H09088908	Policy Period 10/1/17 to 10/1/18	Effective Date of Endorsement 10/01/2017
Issued By (Name of Insurance Company) ACE American Insurance Company			

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

- A. If we cancel the Policy prior to its expiration date by notice to you or the first Named Insured for any reason other than nonpayment of premium, we will endeavor, as set out in this endorsement, to send written notice of cancellation, to the persons or organizations listed in the schedule that you or your representative create or maintain (the "Schedule") by allowing your representative to send such notice to such persons or organizations. This notice will be *in addition to* our notice to you or the first Named Insured, and any other party whom we are required to notify by statute and in accordance with the cancellation provisions of the Policy.
- B. The notice referenced in this endorsement as provided by your representative is intended only to be a courtesy notification to the person(s) or organization(s) named in the Schedule in the event of a pending cancellation of coverage. We have no legal obligation of any kind to any such person(s) or organization(s). The failure to provide advance notification of cancellation to the person(s) or organization(s) shown in the Schedule will impose no obligation or liability of any kind upon us, our agents or representatives, will not extend any Policy cancellation date and will not negate any cancellation of the Policy.
- C. We are not responsible for verifying any information in any Schedule, nor are we responsible for any incorrect information that you or your representative may use.
- D. We will only be responsible for sending such notice to your representative, and your representative will in turn send the notice to the persons or organizations listed in the Schedule at least 30 days prior to the cancellation date applicable to the Policy. You will cooperate with us in providing the Schedule, or in causing your representative to provide the Schedule.
- E. This endorsement does not apply in the event that you cancel the Policy.

All other terms and conditions of the Policy remain unchanged.



JOHN J. LUPICA, President

Authorized Representative

**NOTICE TO OTHERS ENDORSEMENT – SCHEDULE
NOTICE BY INSURED'S REPRESENTATIVE**

Named Insured Brightview Landscapes, LLC			Endorsement Number
Policy Symbol XSL	Policy Number G28103670 001	Policy Period 10/1/17 to 10/1/18	Effective Date of Endorsement 10/01/2017
Issued By (Name of Insurance Company) ACE American Insurance Company			

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

- A. If we cancel the Policy prior to its expiration date by notice to you or the first Named Insured for any reason other than nonpayment of premium, we will endeavor, as set out in this endorsement, to send written notice of cancellation, to the persons or organizations listed in the schedule that you or your representative create or maintain (the "Schedule") by allowing your representative to send such notice to such persons or organizations. This notice will be *in addition to* our notice to you or the first Named Insured, and any other party whom we are required to notify by statute and in accordance with the cancellation provisions of the Policy.
- B. The notice referenced in this endorsement as provided by your representative is intended only to be a courtesy notification to the person(s) or organization(s) named in the Schedule in the event of a pending cancellation of coverage. We have no legal obligation of any kind to any such person(s) or organization(s). The failure to provide advance notification of cancellation to the person(s) or organization(s) shown in the Schedule will impose no obligation or liability of any kind upon us, our agents or representatives, will not extend any Policy cancellation date and will not negate any cancellation of the Policy.
- C. We are not responsible for verifying any information in any Schedule, nor are we responsible for any incorrect information that you or your representative may use.
- D. We will only be responsible for sending such notice to your representative, and your representative will in turn send the notice to the persons or organizations listed in the Schedule at least 30 days prior to the cancellation date applicable to the Policy. You will cooperate with us in providing the Schedule, or in causing your representative to provide the Schedule.
- E. This endorsement does not apply in the event that you cancel the Policy.

All other terms and conditions of the Policy remain unchanged.



JOHN J. LUPICA, President
Authorized Representative

Workers' Compensation and Employers' Liability Policy

Named Insured BrightView Landscapes, LLC	Endorsement Number
	Policy Number
Policy Period 10/01/2017 TO 10/01/2018	Symbol: WLR Number: C48033301
Issued By (Name of Insurance Company) ACE American Insurance Company	Effective Date of Endorsement 10/01/2017
Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.	

**NOTICE TO OTHERS ENDORSEMENT - SCHEDULE
NOTICE BY INSURED'S REPRESENTATIVE**

- A. If we cancel this Policy prior to its expiration date by notice to you or the first Named Insured for any reason other than nonpayment of premium, we will endeavor, as set out in this endorsement, to send written notice of cancellation, to the persons or organizations listed in the schedule that you or your representative create or maintain (the "Schedule") by allowing your representative to send such notice to such persons or organizations. This notice will be *in addition* to our notice to you or the first Named Insured, and any other party whom we are required to notify by statute and in accordance with the cancellation provisions of the Policy.
- B. The notice referenced in this endorsement as provided by your representative is intended only to be a courtesy notification to the person(s) or organization(s) named in the Schedule in the event of a pending cancellation of coverage. We have no legal obligation of any kind to any such person(s) or organization(s). The failure to provide advance notification of cancellation to the person(s) or organization(s) shown in the Schedule will impose no obligation or liability of any kind upon us, our agents or representatives, will not extend any Policy cancellation date and will not negate any cancellation of the Policy.
- C. We are not responsible for verifying any information in any Schedule, nor are we responsible for any incorrect information that you or your representative may use.
- D. We will only be responsible for sending such notice to your representative, and your representative will in turn send the notice to the persons or organizations listed in the Schedule at least 30 days prior to the cancellation date applicable to the Policy. You will cooperate with us in providing the Schedule, or in causing your representative to provide the Schedule.
- E. This endorsement does not apply in the event that you cancel the Policy.

All other terms and conditions of this Policy remain unchanged.

This endorsement is not applicable in the states of AZ, FL, ID, ME, NC, NJ, NM, TX and WI.



JOHN J. LUPICA, President
Authorized Representative

NAMED INSURED ENDORSEMENT

Named Insured BrightView Landscapes, LLC			Endorsement Number
Policy Symbol XSL	Policy Number G28103670 001	Policy Period 10/1/17 to 10/1/18	Effective Date of Endorsement 10/01/2017
Issued By (Name of Insurance Company) ACE American Insurance Company			

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This Endorsement modifies insurance provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE FORM
EXCESS COMMERCIAL GENERAL LIABILITY POLICY**

It is agreed that the Named Insured is amended to read as follows:

BrightView Landscapes, LLC
BrightView Landscapes Services, Inc.
BrightView Tree Care Services, Inc.
BrightView Golf Course Maintenance, Inc.
BrightView Enterprise Solutions, LLC
BrightView Companies, LLC
BrightView Chargers, Inc.
BrightView Landscape Services, Inc. dba Marina Landscape Maintenance



JOHN J. LUPICA, President

Authorized Agent

LD-20286 (06/06)

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City of Roseville
Park and Landscape Maintenance
Bid Number: 13-064



SCHEDULE OF NAMED INSUREDS

Named Insured BrightView Landscapes, LLC			Endorsement Number
Policy Symbol ISA	Policy Number H09088908	Policy Period 10/01/2017 to 10/01/2018	Effective Date of Endorsement 10/01/2017
Issued By (Name of Insurance Company) ACE American Insurance Company			

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

**BUSINESS AUTO COVERAGE FORM
MOTOR CARRIERS COVERAGE FORM
AUTO DEALERS COVERAGE FORM**

The Named Insured shown in the Declarations is amended to read as follows:

BrightView Landscapes, LLC
BrightView Landscape Services, Inc.
BrightView Landscape Development, Inc.
BrightView Tree Care Services, Inc.
BrightView Golf Maintenance, Inc.
BrightView Design Group
BrightView Enterprise Solutions, LLC
BrightView Companies, LLC
BrightView Chargers, Inc.
Western Landscape Construction

Named Insured includes First Named Insured; other entities to be covered as of inception and any organization other than a partnership or joint venture, and over which you currently maintain ownership or majority interest, provided there is no other similar insurance available to that organization; and any other organization you newly acquire or form, other than a partnership or joint venture, and over which you maintain ownership or majority interest, provided:

- a) There is no other similar insurance available to that organization; and
- b) you notify us of such acquisition not later than 60 days after the end of the policy period.

As respects newly acquired or formed organizations, coverage does not apply to "bodily injury" or "property damage" that occurred before you acquired or formed the organization.

No person or organization is an insured with respect to the conduct of any current or past joint venture that is not shown as a Named Insured on this schedule.



JOHN J. LUPICA, President

Authorized Representative

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City of Roseville
Park and Landscape Maintenance
Bid Number: 13-064

TAB M – Competency of Proposers

Financial Stability

BrightView has the financial capability to complete all of the requirements of this agreement and to maintain a staff of regular employees adequate to ensure an uninterrupted and continuous flow of work. Founded in 1949, the longevity of BrightView has allowed business to grow to become a \$2 billion dollar company. The nation's #1 leading Landscape Company.

Performance Bond Working Line of Credit:

Aggregate Amount \$60,000,000.00

Single Project \$4,000,000.00

Dun & Bradstreet Number: 14-4780863

Independent Auditor: Our financial statements are audited annually by Deloitte & Touche LLP

In the ordinary course of our long history as a nation-wide provider of landscaping services, we have been involved in legal proceedings relating to our business. We have learned that most disagreements stem from a basic lack of clear communication and believe the best litigation strategy is to avoid disagreements through ongoing, effective communication with our clients, suppliers, and employees.

BrightView has not been disqualified, removed, or otherwise prevented from completing the terms of any previous contract over the past seven (7) years.

Our parent company, BrightView Holdings, Inc., completed a successful IPO on July 2, 2018. Third quarter results were released on August 8, 2018. Highlights include:

BRIGHTVIEW REPORTS STRONG THIRD QUARTER FISCAL 2018 RESULTS AND RECORD REVENUES

Third Fiscal Quarter Highlights

Record revenues of \$530.3 million for the third fiscal quarter, up 0.4% from the prior year period: 2.9% increase in Maintenance Services; 5.7% decline in Development Services due to revenues from certain large projects in the prior year.

Revenues for the nine months ended June 30, 2018 increased 6.8% from the prior year period to \$1,771.8 million.

Net loss of \$1.4 million for the third fiscal quarter; Adjusted EBITDA of \$97.9 million for the third fiscal quarter; Adjusted Net Income of \$33.2 million for the third fiscal quarter.

Net cash provided by operating activities for the nine months ended June 30, 2018 of \$123.7 million; Adjusted Free Cash Flow of \$77.5 million, an increase of \$54.2 million over the nine months ended June 30, 2017 driven by improvements in working capital management.

Successfully completed the acquisition of two landscape services companies in the third fiscal quarter with combined annualized revenues of \$73.2 million.

Initial Public Offering

Successfully completed an IPO on July 2, 2018, generating net proceeds of approximately \$501.2 million for debt repayment.

The recently filed complete 10Q can be located on the Securities and Exchange website under Company name BrightView Holdings, Inc.

EXHIBIT C
Cost Proposal Bid Sheet--Routine Work

Facility Grounds--Bid at Standard Service Level.

Provide base cost for maintenance as outlined on the corresponding maps in Attachment J.

Please refer to the Parks & Landscape Service Levels (Exhibit A) for details.

October 5, 2018

	Address	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Cost
316 Vernon St	316 Vernon St	0	842	0	2,163	\$4,477
Barton Water Treatment Plant*	9595 Barton Rd, Granite Bay	1,606	7,659	20,154	77,317	\$14,930
Carnegie Museum	557 Lincoln St	273	702	1,878	4,602	\$7,865
Civic Center	311 Vernon St	0	1,407	0	9,164	\$5,037
Corporation Yard	2005 Hilltop Cir	1,534	13,955	38,247	197,749	\$31,808
Downtown Library	225 Taylor St	0	1,853	0	14,484	\$6,087
Dry Creek Waster Water Treatment Plant*	1800 Booth Rd	4,364	6,767	138,811	37,369	\$32,033
Fire Station # 1 *	80 Lincoln St	0	469	0	2,170	\$3,676
Fire Station # 2	1398 Junction Bl	497	326	2,567	1,224	\$4,115
Fire Station # 3	1300 Cirby Wy	310	234	2,874	1,405	\$5,727
Fire Station # 4	1900 Eureka Rd	0	2,348	0	20,066	\$5,355
Fire Station #5*	1565 Pleasant Grove Blvd	452	665	4,292	2,970	\$5,030
Fire Station # 6	1430 E Roseville Pkwy	0	1,468	0	14,759	\$5,015
Fire Station # 7	911 Highland Pointe Dr	1,576	2,112	34,645	33,770	\$10,934
Fire Station # 9	2451 Hayden Pkwy	0	3,059	0	62,953	\$8,181
Johnson Pool	100 D St	664	685	3,677	2,630	\$7,074
Lois Orlando Bus Transfer Station*	110 Louis Ln	0	2,263	0	7,922	\$4,938
Old Taylor Street Courthouse	300 Taylor St	0	733	0	2,895	\$4,536
Pleasant Grove Waste Water Treatment Plant*	5051 Westpark	0	24,424	0	378,558	\$12,613
Roseville Electric	2090 Hilltop Cir	0	3,452	0	33,172	\$7,582
Roseville Police Department*	1051 Junction Bl	787	6,099	3,437	49,264	\$8,053
Solid Waste Recycle Site*	4475 Westpark Dr	0	1,474	0	12,287	\$5,287
U.S. Post Office	320 Vernon St	0	437	0	2,354	\$4,492
Vernon Street Parking Garage*	405 Vernon St	0	702	0	2,319	\$4,490
Square Footage Totals		3,027	46,909	41,759	602,883	\$209,335

*Maps and data may have changed, please see addendum for updated map.

Cost Proposal Bid Sheet--Routine Work

Parks

Provide base cost for all parks listed. Base cost includes mowing, edging and blowing. Please refer to the City of Roseville Parks & Landscape Service Levels (Exhibit A) for details.

Additionally, provide add alternative costs for each column per the description below and refer to the Parks & Landscape Service Levels as needed.

Add Alternative #1: Pruning shall include shearing shrub hedges alongs walls, tree limb pruning to ensure 10' height clearance

over sidewalks and 14' height over roads, and trimming of groundcover at hardscape edges.

Add Alternative #2: Irrigation shall include rotuine irrigation checks and schedule adjustments.

Add Alternative #3: Portering shall include trash pick up, blowing leaves off of hard surfaces, raking play areas, etc.

Parks	Address	Square Footage of Turf	Square Footage of Landscaping	Base Cost	AA- 1: Pruning	AA-2: Irrigation	AA-3: Portering
Baquera Park	100 Painted Desert Ct	43,077	43,493	\$6,566	\$5,004	\$1,248	\$2,773
Besana Park	1061 Trehowell Dr	132,417	41,751	\$10,219	\$4,865	\$2,496	\$4,021
Blue Oaks Park	8001 Woodcreek Oaks Bl	63,305	3,101	\$7,393	\$1,773	\$2,496	\$4,021
Brown Park	260 Trestle Rd	195,497	26,257	\$15,359	\$3,626	\$2,496	\$4,021
Buljan Park	150 Hallissy Dr	239,226	19,409	\$17,147	\$3,078	\$2,496	\$4,021
Burner Park	2196 Eastwood Dr	65,446	24,638	\$7,481	\$3,496	\$1,248	\$2,773
Cambria Park	1781 Poppy Field Dr	98,647	584	\$9,559	\$1,572	\$2,496	\$4,021
Central Park	10200 Fairway Dr	199,882	14,992	\$15,538	\$2,724	\$2,496	\$4,021
Crabb Park	1000 Scarborough Dr	73,968	117,432	\$7,829	\$10,920	\$1,248	\$2,773
Crestmont Park	1500 Champion Oaks Dr	139,497	32,182	\$10,509	\$4,100	\$1,872	\$3,397
Davis Park	1460 Northpark Dr	125,366	17,272	\$9,931	\$2,907	\$2,496	\$4,021
Diamond Oaks Park	400 Diamond Oaks Rd	173,319	59,926	\$12,612	\$6,319	\$2,496	\$4,021
Dietrich Park	1201 Stoney Point Dr	43,744	5,978	\$6,594	\$2,003	\$1,248	\$2,773
Doyle Park	1701 Calle Campana	131,330	20,898	\$10,175	\$3,197	\$1,872	\$3,397
Dugan Park	1432 Diamond Woods Ci	138,092	15,658	\$10,451	\$2,778	\$1,872	\$3,397
Duran Park	944 Pleasant Grove Bl	33,008	35,846	\$6,155	\$4,393	\$1,248	\$2,773
Eastwood Park	950 Madden Ln	77,193	13,710	\$7,961	\$2,622	\$1,248	\$2,773
Elliott Park	1421 Cushendall Dr	270,400	30,281	\$16,581	\$3,947	\$2,496	\$4,021
Erven Park	6201 Grand Canyon Dr	39,978	12,640	\$6,440	\$2,856	\$1,248	\$2,773
Ferretti Park	601 Circuit Dr	5,179	71	\$4,436	\$1,531	\$624	\$2,149

Parks	Address	Square Footage of Turf	Square Footage of Landscaping	Base Cost	AA- 1: Pruning	AA-2: Irrigation	AA-3: Portering
Festersen Park	2150 Villages Green Dr	240,206	54,975	\$14,627	\$5,923	\$2,496	\$4,021
Fiddymment Park	1200 Makeway St	26,556	16,901	\$5,171	\$2,877	\$1,248	\$2,773
Fratris Park	2400 Corin Dr	185,928	18,483	\$12,407	\$3,004	\$2,496	\$4,021
Garbolino Park	1015 Camelia Av	123,746	0	\$9,865	\$1,525	\$1,872	\$3,397
Goto Park	1851 Oak Crest Dr	62,394	159,554	\$7,356	\$14,289	\$1,248	\$2,773
Hall Park	1411 Raeburn Wy	79,474	88,836	\$8,055	\$8,632	\$1,872	\$3,397
Hamel Park	10080 Crocker Ranch Rd	262,360	96,092	\$16,253	\$9,212	\$2,496	\$4,021
Harrigan Greens Park	4051 Parkland Wy	34,056	36,083	\$7,565	\$4,412	\$1,248	\$2,773
Heredia Park	2201 Spring Grove Dr	88,950	11,459	\$8,442	\$2,442	\$1,872	\$3,397
Hillsborough Park	1001 Hillsborough Dr	223,420	78,135	\$13,940	\$7,776	\$2,496	\$4,021
Hughes Park	1600 Parkside Way	391,240	19,326	\$20,802	\$3,071	\$2,496	\$4,021
Kaseberg Park	1151 Rand Wy	507,292	20,908	\$26,268	\$3,198	\$2,496	\$4,021
Kennedy Park	4025 Vittorio Dr	33,500	29,091	\$5,925	\$3,852	\$1,248	\$2,773
Kenwood Oaks Park	1022 Tanzania Dr	5,788	28,101	\$4,585	\$3,773	\$1,248	\$2,773
Lincoln Estates Park	331 James Dr	97,905	7,451	\$8,808	\$2,121	\$1,872	\$3,397
Lockridge Park	2601 Eureka Rd	147,859	25,794	\$10,851	\$3,589	\$2,496	\$4,021
Lunardi Park	2501 Country Club Dr	16,167	64,068	\$6,645	\$6,650	\$1,248	\$2,773
Mahan Park	1095 Amington Dr	236,216	94,517	\$15,184	\$9,086	\$2,496	\$4,021
Marco Dog Park	1800 Sierra Gardens Dr	52,703	0	\$6,240	\$1,525	\$1,248	\$2,773
Misty Wood Park	1501 Misty Wood Dr	43,136	23,623	\$6,569	\$3,415	\$1,248	\$2,773
Nelson Park	1213 S Bluff Wy	9,240	35,995	\$5,432	\$4,405	\$1,248	\$2,773
Nichols Park	4525 Bob Doyle Dr	103,421	34,159	\$9,034	\$4,258	\$2,496	\$4,021
Olympus Park	2551 La Croix Dr	225,895	60,738	\$16,602	\$6,384	\$2,496	\$4,021
Piches Park	1471 Stone Point Dr	1,958	10,414	\$5,205	\$2,358	\$1,248	\$2,773
Pineschi Park	9501 Highland Park Dr	125,474	31,474	\$9,935	\$4,043	\$2,496	\$4,021
Rickey Park	1475 Parkside Wy	67,819	43,363	\$7,578	\$4,994	\$1,872	\$3,397
Santucci Park	1831 Morningstar Dr	394,019	22,837	\$21,636	\$3,352	\$2,496	\$4,021
Sculpture Park	350 N Sunrise Av	2,411	0	\$4,085	\$1,525	\$1,248	\$2,773
Silverado Oaks Park	1430 Badovinac Dr	209,813	30,896	\$14,104	\$3,997	\$2,496	\$4,021
SSP48	2232 Dorrington Dr	0	16,326	\$2,445	\$2,831	\$1,248	\$2,773
Stephenson Park	6665 Maple Creek Dr	80,230	18,955	\$8,086	\$3,041	\$1,248	\$2,773
Stizzo	4141 Brick Mason Ci	208,018	122,768	\$13,311	\$11,346	\$2,496	\$4,021

Parks	Address	Square Footage of Turf	Square Footage of Landscaping	Base Cost	AA- 1: Pruning	AA-2: Irrigation	AA-3: Portering
Summerhill Park	648 Grenada Pass Dr	76,957	25,412	\$7,952	\$3,558	\$1,872	\$3,397
Sunrise Corridor	1100's Sunrise Bl	179,361	350,603	\$20,086	\$29,573	\$4,992	\$6,517
Taylor Park	700 Parry St	13,344	18,110	\$5,725	\$2,974	\$1,248	\$2,773
Twinwood Park	575 Twinwood Lp	27,884	4,320	\$5,945	\$1,871	\$1,248	\$2,773
Uribe Park	3051 Empingham Wy	111,181	41,597	\$10,071	\$4,853	\$2,496	\$4,021
Veteran's Memorial Park North	10021 Crocker Ranch Rd	339,687	8,952	\$7,262	\$4,701	\$1,248	\$2,773
Veteran's Memorial Park	1750 Blue Oaks Bl	60,087	39,697	\$19,414	\$2,241	\$3,744	\$5,269
Wallace Park (at Cresthaven)	401 Community Dr	99,681	21,054	\$8,881	\$3,209	\$1,872	\$3,397
Waltrip Park	3800 Miners Ravine	31,088	16,130	\$6,645	\$2,815	\$1,248	\$2,773
Wanish Park	1351 Junction Bl	206,353	51,653	\$13,243	\$5,657	\$1,872	\$3,397
Weber Park	320 Circuit Dr	54,438	9,012	\$7,031	\$2,246	\$1,248	\$2,773
White Park	504 Sixth St	7,457	6,836	\$4,085	\$2,072	\$1,248	\$2,773
Woodbridge Park	415 Sierra Bl	87,586	2,953	\$7,464	\$1,760	\$1,248	\$2,773
Square Footage Totals		7,870,870	2,433,769	\$655,751	\$294,147	\$123,552	\$222,677

Cost Proposal Bid Sheet--Routine Work

Schools

Provide cost for mowing only 1x a week.

Refer to the City of Roseville Parks & Landscape Service Levels (Exhibit A) and maps in Attachment J for details.

Add Alternative #1: Provide add alternative costs to perform irrigation work at three school sites noted.

Irrigation work includes programming 2x/week and systems check 1x/week

	Address	Square Footage of Turf	Cost	AA-1: Irrigation
Buljan Middle School	100 Hallissy Dr	239,700	\$26,811	Not Applicable
Chilton Middle School	4501 Bob Doyle DR	290,140	\$28,874	Not Applicable
Cirby Elementary	814 Darling Wy	47,537	\$17,114	Not Applicable
Cooley Middle School	9300 Prairie Woods Wy	363,838	\$31,887	Not Applicable
Diamond Creek Elementary	3151 Hopscotch Wy	33,915	\$17,010	Not Applicable
<i>Eich Intermediate*</i>	<i>1509 Sierra Gardens Dr</i>	<i>223,500</i>	<i>\$26,149</i>	Not Applicable
Heritage Oaks Elementary	2271 Americana Dr	138,206	\$20,821	\$2,496
Junction Elementary	2150 Ellison Dr	91,363	\$18,906	Not Applicable
Olympus Junior High School	2625 La Croix Dr	82,121	\$18,528	\$2,496
Orchard Ranch Middle School	4375 Brookstone Dr	30,050	\$17,010	Not Applicable
Quail Glen Elementary	1250 Canevari Dr	119,293	\$20,048	\$2,496
<i>Sargeant Elementary*</i>	<i>1200 Ridgecrest Wy</i>	<i>172,391</i>	<i>\$24,219</i>	Not Applicable
<i>Spanger Elementary*</i>	<i>699 Shasta St</i>	<i>81,917</i>	<i>\$18,520</i>	Not Applicable
<i>Stoneridge Elementary*</i>	<i>2501 Alexandra Dr</i>	<i>244,653</i>	<i>\$25,174</i>	Not Applicable
<i>Thomas Jefferson Elementary*</i>	<i>750 Central Park Dr</i>	<i>106,511</i>	<i>\$19,525</i>	Not Applicable
<i>Woodbridge Elementary*</i>	<i>515 Niles St</i>	<i>52,527</i>	<i>\$17,318</i>	Not Applicable
Square Footage Totals		2,317,662.0	\$347,914	\$7,488

*Maps and data may have changed, please see addendum for updated map.

Cost Proposal Bid Sheet--Routine Work

Streetscapes--Bid according to Service Level assigned.

Provide the base cost for streetscapes. Base cost shall include mowing, blowing, edging, pruning, irrigation and litter removal.

Please refer to the Parks & Landscape Service Levels (Exhibit A) for details on service level assigned and Attachment J for all maps.

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
680 Olympus Pointe -Zone A LLD						
680-L-03	398	2,647	5,092	17,088	Standard	\$4,056
680-L-04	0	4,809	0	36,292	Standard	\$2,903
680-L-05	29	1,394	1,577	17,096	Standard	\$3,728
680-M-01	0	2,574	0	24,744	Standard	\$1,980
680-M-02	0	2,671	0	14,920	Standard	\$1,143
680-M-03	0	5,059	0	29,486	Standard	\$5,063
TOTAL	427	19,154	6,669	139,625		\$18,873
681 Olympus Pointe -Zone D LLD						
681-L-01	522	478	37,526	65,849	Standard	\$14,639
681-L-02	2,080	3,609	14,267	47,862	Standard	\$10,347
TOTAL	2,602	4,087	51,793	113,711		\$24,986

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
682 Northwest Zone A						
682-L-01	1,192	1,827	7,928	17,544	Core	\$5,355
682-L-02	818	1,796	9,841	33,863	Core	\$6,376
682-L-03	3,398	43,833	72,461	43,833	Core	\$14,376
682-L-05	891	3,748	41,768	40,123	Core	\$10,272
682-L-06	426	3,607	14,594	15,080	Core	\$5,989
682-L-07	3,691	4,686	20,310	48,973	Core	\$8,307
682-L-08	2,287	7,022	51,792	75,554	Core	\$14,529
682-L-09	3,427	13,158	35,753	86,176	Core	\$13,648
682-L-10	264	4,212	5,474	63,855	Core	\$7,980
682-L-11	1,393	2,923	32,074	33,975	Core	\$9,787
682-L-14	1,789	4,349	28,387	56,612	Core	\$9,598
682-L-17	2,675	11,169	50,526	97,309	Core	\$16,314
682-L-18	996	4,603	83,399	135,326	Core	\$19,710
682-L-20	414	6,003	5,177	34,101	Core	\$6,446
682-L-21	129	6,543	8,610	99,167	Core	\$9,454
682-L-23	0	3,140	0	39,743	Core	\$4,088
682-L-24	0	966	0	22,693	Core	\$3,247
682-L-29	0	614	0	4,245	Core	\$2,338
682-L-30	0	498	0	6,063	Core	\$2,428
682-L-31	0	178	0	1,891	Core	\$2,223
682-L-37	1,055	6,699	10,139	78,838	Core	\$8,049
682-L-38	0	676	0	9,156	Core	\$2,580
682-L-39	0	148	0	948	Core	\$2,177
TOTAL	24,843	132,396	478,232	1,045,066		\$185,271
683 Northwest Zone B						
683-L-34	1,421	1,043	10,732	29,046	Core	\$6,530
683-L-40	0	3,429	0	32,621	Core	\$4,444
TOTAL	1,421	4,472	10,732	61,668		\$10,974

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
689 North Central District Wide Zone						
689-L-05	4,802	9,194	54,351	83,587	Standard	\$19,658
689-L-06	3,496	6,379	119,697	123,133	Standard	\$32,229
689-L-07	419	1,065	42,603	58,633	Standard	\$14,685
689-L-10	1,390	9,426	41,017	74,485	Standard	\$15,758
689-L-12	2,814	4,104	30,794	20,718	Standard	\$10,347
689-L-13	2,669	9,250	28,608	77,783	Standard	\$14,500
689-L-16	2,096	8,895	48,642	111,717	Standard	\$20,008
689-M-01	0	6,464	0	41,349	Standard	\$6,012
TOTAL	17,686	54,776	365,712	591,405		\$133,197
690 North Central-Local Benefit Zone						
690-L-08*	0	1,498	0	7,501	Standard	\$3,304
690-L-10	2,814	4,104	30,794	20,718	Standard	\$10,363
690-L-11	3,487	3,212	15,914	23,472	Standard	\$8,118
690-L-12	2,333	3,844	27,139	31,921	Standard	\$10,603
690-L-14	2,005	3,301	12,123	21,315	Standard	\$8,824
690-L-15	4,055	4,379	24,874	29,207	Standard	\$11,500
690-L-16	1,148	1,356	3,815	41,489	Standard	\$8,399
690-L-17	0	471	0	5,353	Standard	\$3,132
690-L-18	0	211	0	1,574	Standard	\$2,830
690-L-19	992	0	27,709	0	Standard	\$8,167
TOTAL	16,833	22,375	142,367	182,547		\$75,240
691 North Central Zone F (Diamond Oaks 10) LLD						
691-L-01	366	848	27,909	23,814	Standard	\$10,097
691-L-04	142	618	5,752	14,858	Standard	\$7,368
TOTAL	509	1,466	33,661	38,672		\$17,465
692 North Central Zone G (Diamond Oaks 10) LLD						
692-L-04	1,282	2,909	5,752	14,858	Standard	\$7,368
TOTAL	1,282	2,909	5,752	14,858		\$7,368
693 Infill Zone A (Pheasant Run) LLD						
693-L-02	0	1,792	0	8,592	Standard	\$3,391
TOTAL	0	1,792	0	8,592		\$3,391

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
694 Infill Zone B (Cirby Oaks II) LLD						
694-L-07	2,154	1,057	6,483	1,782	Standard	\$5,973
TOTAL	2,154	1,057	6,483	1,782		\$5,973
695 Infill Zone C (Reuter Ranch) LLD						
695-L-06	0	1,524	0	24,774	Standard	\$8,989
TOTAL	0	1,524	0	24,774		\$8,989
697 North Roseville Zone B						
697-L-03	3,782	3,548	19,503	19,178	Standard	\$9,703
697-L-04	608	3,180	15,169	19,549	Standard	\$9,621
TOTAL	4,390	6,727	34,672	38,727		\$19,324
698 North Roseville Zone C						
698-L-06	4,264	4,505	18,150	52,083	Standard	\$12,387
698-L-07	462	3,694	7,641	38,753	Standard	\$10,463
698-L-08	808	1,912	2,769	14,259	Standard	\$5,964
698-L-09	378		2,661		Standard	\$4,797
TOTAL	5,913	10,111	31,222	105,096		\$33,611
698 North Roseville Zone D						
698-L-01	1,752	6,178	16,725	56,685	Standard	\$12,406
698-L-02	824	2,973	20,424	27,280	Standard	\$10,961
698-L-04	1,098	8,368	16,071	199,036	Standard	\$23,634
698-L-05	3,581	7,516	15,089	41,910	Standard	\$11,823
TOTAL	7,254	25,034	68,309	324,911		\$58,824
720 Historic District LLD						
720-L-01	0	5,528	0	32,550	Standard	\$5,932
TOTAL	0	5,528	0	32,550		\$5,932
721 Riverside LLD						
721-L-01	0	510	0	8,424	Standard	\$3,378
721-L-02	0	541	0	6,195	Standard	\$3,200
721-L-03	0	2,417	0	6,124	Standard	\$3,194
TOTAL	0	3,468	0	20,742		\$9,772

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
725 Westbrook						
725-L-01*	2,161	18,923	8,365	106,501	Standard	\$27,922
725-L-02*	0	15,185	0	167,852	Standard	\$31,666
725-L-03*	0	11,368.9	0	102,925.6	Standard	\$21,750
TOTAL	2,161	45,477	8,365	377,279		\$81,338
767 Stoneridge CFD						
767-L-01	844	6,415	4,594	103,121	Standard	\$12,425
767-L-02	1,467	7,166	25,453	63,565	Standard	\$13,551
767-L-03	1,386	4,484	7,473	30,684	Standard	\$8,139
767-L-04	340	8,700	20,225	132,137	Standard	\$18,060
767-L-05	1,389	19,518	11,194	155,219	Standard	\$20,143
767-L-06	791	7,407	4,604	55,071	Standard	\$10,303
767-L-09	0	548	0	2,687	Standard	\$2,919
767-L-10	1,037	5,296	38,632	76,567	Standard	\$15,632
767-L-11	597	3,380	6,543	29,362	Standard	\$8,098
767-L-12	1,464	5,027	23,959	80,779	Standard	\$13,545
767-L-15	0	11,341	0	95,432	Standard	\$10,963
TOTAL	9,315	79,281	142,676	824,624		\$133,778
768 Stoneridge Parcel 1 CFD						
768-L-13	470	3,230	8,266	38,451	Standard	\$8,234
TOTAL	470	3,230	8,266	38,451		\$8,234

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
769 Woodcreek West						
769-L-01	3,220	4,897	115,723	69,925	Standard	\$20,793
769-L-02	4,001	4,242	208,754	48,674	Standard	\$28,507
769-L-03	971	3,743	16,432	25,157	Standard	\$11,016
769-L-04	1,115	3,883	15,647	15,561	Standard	\$10,212
769-L-05	2,858	6,333	40,293	34,655	Standard	\$16,504
769-L-06	1,320	5,560	21,345	46,405	Standard	\$14,290
769-L-07	4,200	5,945	33,695	28,490	Standard	\$14,270
769-L-08	677	5,302	35,835	33,778	Standard	\$15,401
769-L-09	0	1,532	0	8,839	Standard	\$4,392
769-L-10	0	6,963	0	41,622	Standard	\$7,769
TOTAL	18,362	48,400	487,724	353,106		\$143,154
770 Crocker Ranch						
770-L-01	1,125	6,025	12,948	55,956	Standard	\$12,527
770-L-03	781	8,415	20,033	71,590	Standard	\$14,441
770-L-04	983	4,887	19,373	27,161	Standard	\$10,085
770-L-05	1,079	6,249	16,233	38,345	Standard	\$10,547
770-L-06	1,948	5,642	16,833	34,476	Standard	\$10,263
TOTAL	5,916	31,217	85,419	227,528		\$57,863
771 Highland Reserve North						
771-L-01	144	10,339	5,893	99,170	Standard	\$14,387
771-L-02	814	12,574	17,924	136,217	Standard	\$18,920
771-L-03	1,601	6,202	26,358	85,839	Standard	\$15,540
771-L-04	1,786	12,590	14,524	129,891	Standard	\$17,517
TOTAL	4,345	41,705	64,699	451,117		\$66,364
772 Vernon Infill						
772-L-12	0	4,924	0	9,712	Standard	\$4,729
TOTAL	0	4,924	0	9,712		\$4,729
773 Woodcreek East						
773-L-01	4,113	10,113	161,753	129,917	Standard	\$23,887
TOTAL	4,113	10,113	161,753	129,917		\$23,887

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
774 Stone Point CFD 2						
774-L-01	299	1,362	1,768	10,580	Standard	\$5,190
TOTAL	299	1,362	1,768	10,580		\$5,190
775 West Park						
775-L-01	196	6,721	34,693	169,194	Standard	\$24,911
775-L-02	4,322	9,576	64,145	136,642	Standard	\$27,552
775-L-03	1,442	9,842	19,936	132,036	Standard	\$19,984
775-L-04	719	6,531	10,259	78,128	Standard	\$11,941
775-L-06	2,675	6,740	31,179	50,566	Standard	\$12,542
775-L-09	938	5,832	15,533	42,953	Standard	\$10,350
775-L-10	594	9,137	10,354	77,282	Standard	\$11,933
775-L-11	2,012	5,065	14,861	36,316	Standard	\$8,872
775-L-13	4,677	20,281	43,976	226,202	Standard	\$29,939
775-L-14	0	3,877	0	32,911	Standard	\$5,337
775-L-15	466	9,022	15,938	122,101	Standard	\$16,491
775-L-16	127	11,495	4,292	117,016	Standard	\$16,161
TOTAL	18,168	104,117	265,165	1,221,347		\$196,013
776 Fiddymont						
776-L-01	1,018	2,442	38,273	35,299	Standard	\$12,815
776-L-02	1,867	2,270	56,958	76,947	Standard	\$19,783
776-L-03	2,004	8,717	87,321	119,908	Standard	\$28,840
776-L-04	2,788	2,771	24,197	20,978	Standard	\$8,070
776-L-05	1,199	16,903	15,032	131,741	Standard	\$15,807
776-L-06	1,775	13,315	51,167	137,669	Standard	\$21,914
776-L-07	0	13,024	0	85,237	Standard	\$10,147
776-L-08	1,661	4,602	60,763	84,617	Standard	\$20,191
776-L-09	766	4,987	47,661	67,469	Standard	\$17,500
776-L-10	914	17,965	6,418	116,748	Standard	\$15,586
776-L-13	0	6,220	0	82,145	Standard	\$11,764
TOTAL	13,990	93,215	387,791	958,757		\$182,417

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
778 Longmeadow						
778-L-01	211	4,909	10,666	62,155	Standard	\$11,049
778-L-02	899	7,926	5,536	75,643	Standard	\$12,802
TOTAL	1,110	12,835	16,202	137,797		\$23,851
779 Infill 4						
779-L-01	2,452	3,317	13,121	18,652	Standard	\$5,246
779-L-02	0	584	0	7,180	Standard	\$3,278
779-L-03	1,703	1,748	18,022	14,599	Standard	\$7,427
779-L-04 (American Dream)*	0	4,305	0	21,973	Standard	\$4,462
779-L-05 (Old Auburn Ranch)*	0	1,921	0	17,261	Standard	\$4,085
TOTAL	4,155	5,649	31,142	40,431		\$24,498

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
8555 General Fund						
IV-L-01	2,886	6,796	31,922	84,574	Standard	\$13,175
IV-L-02*	0	435	0	2,134	Standard	\$1,860
IV-L-03	181	9,782	1,361	27,649	Standard	\$6,422
IV-L-04	0	8,187	0	248,078	Standard	\$20,728
IV-L-07	1,255	4,329	1,410	24,264	Standard	\$5,666
IV-L-09	357	1,113	2,757	10,058	Standard	\$4,387
IV-L-10	0	3,451	0	18,280	Standard	\$3,726
IV-L-11	5,494	12,308	44,319	69,927	Standard	\$16,428
IV-L-12	0	4,041	0	25,697	Standard	\$4,258
IV-L-13	0	1,418	0	45,223	Standard	\$5,664
IV-L-14	0	1,868	0	42,814	Standard	\$5,482
IV-L-15	0	1,587	0	10,524	Standard	\$3,172
IV-L-17	0	3,012	0	24,566	Standard	\$4,176
NC-L-02	690	352	5,977	13,465	Standard	\$4,849
NC-L-20	0	386	0	1,209	Standard	\$2,505
NW-L-07	0	139	0	786	Standard	\$1,475
NW-L-11	431	2,289	3,450	16,522	Standard	\$5,328
NW-L-12	438	297	2,451	4,135	Standard	\$3,240
NW-L-15	0	3,116	0	21,189	Standard	\$2,435
NW-L-16	1,279	4,581	12,673	33,326	Standard	\$5,491
NW-L-28	0	1,022	0	3,652	Standard	\$2,080
NW-L-32	0	4,676	0	27,416	Standard	\$3,439
TOTAL	13,011	75,185	106,319	755,488		\$125,986
Total	180,725	852,585	769,398	8,275,038		\$1,704,958

*Maps and data may have changed, please see addendum for updated map.

EXHIBIT C
Cost Proposal Bid Sheet--On Demand/Extra Work

Provide costs for on demand or extra work per category and unit below.

October 4, 2018

Labor	Unit	Hourly Rate
Common Labor	Hour	\$50.00
Skilled Technician - Irrigation Technician	Hour	\$70.00
Skilled Technician - Pesticide Applicator	Hour	\$70.00
Field Supervisor	Hour	\$65.00
Emergency/Off Hour Response	Hour	\$105.00
Other (describe)		

Extra Work - Agronomics (Labor & Equipment Only)	Unit	Unit Cost
Fertilization - Parks	Acre	\$140.00
Fertilization - Streetscapes	1000 SF	\$10.00
Chemical Application - Parks	Acre	\$140.00
Chemical Application - Streetscapes	1000 SF	\$110.00
Core Aerification and Clean-up - Parks	Acre	\$750.00
Core Aerification and Clean-up - Streetscapes	1000 SF	\$20.00
Solid Tine Aerification	Acre	\$600.00
Other (describe)		

Extra Work - Planting (Labor & Equipment Only)	Unit	Unit Cost
Tree planting - 24" box w/ staking	Each	\$360.00
Tree planting - 15 gal w/ staking	Each	\$160.00
Shrub planting - 5 gallon	Each	\$45.00
Shrub Planting - 1 gallon	Each	\$18.00
Seasonal Color - 4" pot, per 16 ct. flat	Each	\$45.00
Sod (Removal, preparation, installation)	Sq. Ft.	\$4.00
Mulch installation - small areas (up to 10 CY)	CY	\$110.00
Mulch installation - large areas (over 10 CY)	CY	\$85.00
Other (describe)		

Extra Work - Weed Abatement	Unit	Unit Cost
Disking	Acre	\$200.00
Rough Mowing	Acre	\$200.00
Hand Work / String Line Trimmer	Acre	\$1,600.00
Herbicide Application (Labor & Equipment Only)	Acre	\$1,150.00
Other (describe)		

Materials	Unit	Mark-Up %
Provide Materials at Cost + ____% (Mark-up after any applicable tax)	Percent	10%

RESOLUTION NO. 18-488

APPROVING A PARK AND LANDSCAPE MAINTENANCE SERVICES AGREEMENT
BETWEEN THE CITY OF ROSEVILLE AND CAGWIN & DORWARD, AND
AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF
THE CITY OF ROSEVILLE

WHEREAS, a Park and Landscape Maintenance Services Agreement, by and between the City of Roseville and Cagwin & Dorward, has been reviewed by the City Council; and

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

**PARK AND LANDSCAPE MAINTENANCE
SERVICES AGREEMENT**

Parks, Recreation & Libraries

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

W I T N E S S E T H:

WHEREAS, CITY issued a Request for Proposals (RFP) for Park and Landscape
Maintenance Services; and

WHEREAS, CONTRACTOR has prepared a proposal dated August 21, 2018, which
describes the scope of work to be performed by CONTRACTOR, the budget for the work, and
the schedule for performance of the work; and

WHEREAS, CONTRACTOR is qualified and experienced to provide park and landscape
maintenance services.

NOW, THEREFORE, the parties agree as follows:

1. Term. The initial term of this Agreement shall be four (4) years, commencing on
January 1, 2019 and expiring on December 31, 2022. CITY may elect to extend the term, at its
sole discretion, for up to three (3) additional two (2) year terms by giving written notice to
CONTRACTOR no later than sixty (60) days before the initial or renewed term ends. If CITY

elects to extend the term, the compensation payable to CONTRACTOR under Sections 3 and 4 may be adjusted as set forth in this Agreement.

2. Services. CONTRACTOR shall perform, at the direction of City, the scope of services (“Work”) as described in EXHIBIT “A,” (CONTRACTOR’s Proposal) in accordance with the specifications set forth in EXHIBIT “B” (CITY’s Request for Proposals), both of which are attached hereto and incorporated herein by this reference, for the areas of responsibility highlighted in EXHIBIT “C” (CONTRACTOR’s Updated Cost Proposal), also attached hereto and incorporated herein by this reference. CITY reserves the right to modify CONTRACTOR’s areas of responsibility in its sole discretion without amendment to this Agreement.

3. Compensation. For its services provided hereunder, CONTRACTOR shall be compensated on a time and expense basis in accordance with the budget estimate as described in EXHIBIT “C,” attached hereto and incorporated herein by this reference. Compensation for the Work for the term of this Agreement shall not exceed eleven million, nine hundred thirty four thousand, four hundred forty five dollars (\$11,934,445.00) subject to adjustments for changes in the Work as may be directed in writing by CITY pursuant to Section 6. Compensation for changes in the Work for the term of this Agreement shall not exceed one million, nine hundred thousand dollars (\$1,900,000.00). Total compensation for the entire Agreement shall not exceed thirteen million, eight hundred thirty four thousand, four hundred forty five dollars (\$13,834,445.00).

CONTRACTOR shall submit monthly invoices for its services. Invoices for monthly base bid services shall indicate the area, the contract line item, and the exact monthly amount. Invoices for “Extra Work” shall be delineated by task, the person performing the services, and the hourly rate, which shall be stated in time increments of not greater than one-tenth (1/10)

hours. CITY shall pay invoices within thirty (30) days after receipt, if the services specified in the invoice have been satisfactorily completed as outlined in Section 5 of this Agreement.

4. Annual Pricing Adjustments. CONTRACTOR agrees to perform the described Work and any additional work requested by CITY for the prices indicated in its proposal (Exhibit "C") and any markup stipulated in this Agreement, or as negotiated by CITY, for a period of eighteen (18) months. At the request of CONTRACTOR, CITY and CONTRACTOR will meet in January of each year to revise prices which will be effective for the next fiscal year (July 1 – June 30). This increase shall not exceed five percent (5%) in any one year, including any extensions in the term of this Agreement, unless the CITY agrees in writing to increase this amount due to unforeseen and uncontrollable circumstances including, but not limited to, fuel price increases, changes in workers' compensation rates, and prevailing wage changes. CITY also agrees to adjust payments to reflect changes in work quantities and to pay for new work assigned to CONTRACTOR at the contract rates then in effect. Adjustments to quantities may be requested by either party and is subject to field verification by CITY.

In the event CONTRACTOR and CITY cannot come to a mutually agreed upon annual price adjustment, this Agreement will continue at the current pricing for the remainder of the then current calendar year and will be considered mutually terminated on December 31 of such year.

5. Performance Based Payments.

5.1. CONTRACTOR shall make work sites accessible at all reasonable times for inspection by CITY. CITY will regularly inspect CONTRACTOR's work and rate it according to the maintenance standards and inspection criteria, attached as Exhibits A – H to CITY's RFP (EXHIBIT "B"). CONTRACTOR will be paid for work rated as "meets

standards.” CONTRACTOR will not be paid for work rated as “below standard” until conditions improve and rate as “meet standards” if the below standard work is attributed to neglect on the part of CONTRACTOR. If an area does not meet CITY standards, it will be considered “below standard.” CONTRACTOR will not be paid additional amounts for remedial work required to improve “below standard” areas if the below standard work is attributed to neglect on the part of CONTRACTOR. CITY staff will work closely with CONTRACTOR to achieve the results described in the standards and inspection criteria. However, responsibility for meeting standards rests with CONTRACTOR.

5.2. During the first three (3) months of this Agreement, CONTRACTOR will receive one hundred percent (100%) of the monthly contract payment as set forth in EXHIBIT “C.” During this period, CONTRACTOR will inspect the sites at least monthly and will discuss inspections with CITY. Following this period, CONTRACTOR shall perform quality assurance inspections a minimum of every month, or more frequently if deemed necessary by the CONTRACTOR.

5.3. CONTRACTOR will provide electronic versions of the monthly inspections to CITY by the 10th of the following month as to each site’s compliance with CITY standards. An action plan with deadlines must be provided to CITY to indicate when corrections will be made if an area is deemed “below standard.” Failure to turn in inspections by the deadline will result in monthly payments being withheld until inspections are turned in.

5.4. CONTRACTOR agrees that CITY will suffer damages if any scheduled use, (including, but not limited to, special events or recreation programs) of CITY facilities are impacted by neglect on CONTRACTOR’s part. Any costs associated with re-scheduling the event/activity/program will be the responsibility of CONTRACTOR. Such costs include, but are

not limited to, staffing costs (e.g., officials' salaries, part-time staff salaries, stand by salaries), light costs, costs associated with preparation of fields (e.g., dragging, watering and lining of fields), and mowing costs.

5.5. For any site that fails to meet CITY standards as a result of some action that is CONTRACTOR's responsibility, CONTRACTOR is to notify CITY immediately and develop a plan to bring the site into compliance. Should CITY discover a site(s) that does not meet CITY standards, and CITY has not been notified by CONTRACTOR, CONTRACTOR will be put on notice in writing to bring the site back into compliance. The following penalty will result:

(a) The monthly payment for the specific site(s) will be withheld by CITY until the site is back in conformance with CITY standards.

(b) If conformance is reached within thirty (30) days of notice, CITY will release one hundred percent (100%) of the payment.

If CITY is required to send a notice to CONTRACTOR a second time at the same site within twelve (12) months of the initial notice, the following penalty will occur:

(a) CITY will withhold the monthly payment for the site. If conformance is reached within thirty (30) days of notice by CITY, CITY will release eighty percent (80%) of the payment, keeping twenty percent (20%) as a penalty.

If CONTRACTOR does not bring the site into conformance within thirty (30) days of CITY's notice, the following penalty will occur:

(a) CITY will keep the monthly payment as a penalty and withhold the next month's payment following the above mentioned conditions until conformance is reached or this Agreement is terminated.

5.6. The parties will observe the following problem resolution process:

(a) Written notice of the problem.

(b) Field conference with inspector/CONTRACTOR's field representative to identify problem and agree on solution as presented by CONTRACTOR.

(c) Conference between CITY's representative and CONTRACTOR's principal.

(d) Imposition of penalties and/or correcting defect at CONTRACTOR's cost.

(e) Termination of the Agreement.

6. Changes in Work.

6.1. CITY may, from time to time, request changes to this Agreement or the Work as provided in Section 4.2.29.1 of EXHIBIT "B" (CITY's Request for Proposals). All such work shall be performed pursuant to the terms of this Agreement, unless specifically provided otherwise at the time the change is ordered. Requests for changes in work shall be made in writing by the applicable Parks and Recreation Manager, and shall describe in detail the proposed additions, deletions, or modifications to the Work. CONTRACTOR shall respond to such request in writing, with a statement of the costs, expenses and time required to perform the requested work. Neither the CITY's request nor the CONTRACTOR's response shall constitute a modification of this Agreement. Any modification shall be contained in a written amendment to this Agreement signed by an authorized representative on behalf of CITY. CITY's execution of the amendment shall constitute authorization to proceed with the changed work and will specify: (1) the work to be done in connection with the change to be made; (2) the amount of the

adjustment of the contract price, if any, and the basis for compensation for the work ordered; and
(3) the extent of the adjustment in the contract time, if any.

6.2. Except in the case of an emergency, CONTRACTOR shall make no changes in the Work or perform additional work without a written amendment to this Agreement. CONTRACTOR shall not be compensated for any work performed without any such written amendment. In no event shall CITY pay for additional work made necessary by CONTRACTOR's errors or oversights. In the case of an emergency and upon receipt of a written directive by the CITY's Parks and Recreation Manager, CONTRACTOR shall proceed with the ordered work and CITY will prepare a written contract amendment as soon thereafter as practicable.

6.3. If CITY directs CONTRACTOR in writing to make changes in the Work that materially affect the cost of performing the Work, the contract price will be adjusted based on one or more of the following methods in the order of precedence listed below:

- (a) Unit price previously agreed upon in this Agreement.
- (b) An agreed lump sum.
- (c) CONTRACTOR's actual cost for labor, direct overhead, materials, supplies, equipment, and other services necessary to complete the extra work.
- (d) Reduction or addition of tasks and/or parcels.

6.4. Disagreement by CONTRACTOR with CITY's determination of the need for, or amount of, an adjustment in contract price or contract time associated with an approved contract amendment, or disagreement by CONTRACTOR with CITY's determination that a change has not occurred and no contract amendment is needed, shall not, under any

circumstances, relieve CONTRACTOR from its obligation to promptly begin and diligently prosecute the work, including the change, as described in the approved contract amendment.

6.5. In the event CONTRACTOR encounters any unanticipated conditions or contingencies that may affect the Work and would result in an adjustment in the amount of the contract, CONTRACTOR shall so advise CITY in writing immediately upon notice of such condition or contingency. The written notice shall explain the circumstances giving rise to the unforeseen condition or contingency and shall set forth the proposed adjustment in compensation resulting thereof. No adjustment in contract price will be made except by a written amendment to this Agreement.

7. Claims. If any dispute shall arise between CITY and CONTRACTOR regarding performance of the Work, or any alleged change in the Work, CONTRACTOR shall timely perform the disputed work and shall give written notice of a claim for additional compensation to CITY within ten (10) days after commencement of the disputed work. CONTRACTOR's failure to give written notice within the ten (10) day period constitutes an agreement by CONTRACTOR that it will receive no extra compensation for the disputed work.

8. Stop Notices. CITY may withhold payment under this Agreement pursuant to stop notices, if any, as required by law and CITY's Administrative Regulation 4.01.

9. Prevailing Wages. For purposes of this Agreement, CONTRACTOR and its Subcontractors shall comply with all applicable prevailing wage laws, e.g., but not limited to, California Labor Code Sections 1770 et seq. In accordance with said Section 1775, CONTRACTOR shall forfeit as a penalty to the City Two Hundred Dollars (\$200) for each calendar Day or portion thereof for each worker paid less than the prevailing rates for such work or craft in which such worker is employed for any work done on-Site under the Agreement by

CONTRACTOR or by any Subcontractor in violation of the provisions of the Labor Code and in particular, Labor Code Sections 1770 to 1780, inclusive. In addition to said penalty and pursuant to said Section 1775, the difference between such stipulated prevailing wage rates and the amount paid to each worker for each calendar Day or portion thereof for which each worker was paid less than the stipulated prevailing wage shall be paid to each worker by SUBCONTRACTOR or the applicable Subcontractor.

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

Pursuant to Labor Code Section 1773.2, General Prevailing Wage Rates set forth above, which forms a part of this Agreement, shall be posted by CONTRACTOR at a prominent place at the Site. Prevailing wage rates to be posted at the Site will be furnished by the Department. The possibility of wage increases is one of the elements to be considered by CONTRACTOR in determining its Proposal, and will not under any circumstances be considered as the basis of a claim against CITY or the Agreement.

10. Contractor Registration. No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this Contract, CONTRACTOR and its subcontractors shall have a continuing legal obligation to maintain current registration with the

Department of Industrial Relations. CONTRACTOR is hereby notified that this Project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

11. Bonds. For all work under this Agreement, CONTRACTOR shall furnish and deliver to CITY a Faithful Performance Bond and a Labor and Materials Bond on CITY supplied forms issued by an admitted surety prior to, and as a condition precedent to, commencement of services. Such bond shall remain in effect during the entire term of this Agreement or may be renewed on an annual basis.

12. Licensing Laws. CONTRACTOR shall comply with all licensing laws as set forth in Exhibit B. CONTRACTOR shall be deemed in automatic and immediate breach of this Agreement for failure to comply with licensing laws.

13. Indemnification. To the fullest extent allowed by law, CONTRACTOR shall defend, indemnify, and save and hold harmless CITY, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of CONTRACTOR 's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from CITY's sole negligence or willful misconduct. The parties intend that this provision shall be broadly construed.

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

14. Hazardous Chemicals and Wastes.

14.1. CONTRACTOR shall bear full and exclusive responsibility for any release of hazardous or non-hazardous chemicals or substances during the course of performance of this Agreement. CONTRACTOR shall immediately report any such release to CITY. CONTRACTOR shall be solely responsible for all claims and expenses associated with the response to, removal and remediation of the release, including, without limit, payment of any fines or penalties levied against CITY by any agency as a result of such release and shall hold harmless, indemnify and defend CITY from any claims arising from such release. For purposes of this section only, the term "claims" shall include: (i) all notices, orders, directives, administrative or judicial proceedings, fines, penalties, fees or charges imposed by any governmental agency with jurisdiction, and (ii) any claim, cause of action, or administrative or judicial proceeding brought against CITY, its officials, or employees, or for any loss, cost (including reasonable attorney's fees), damage or liability, sustained or suffered by any person or entity, including CITY.

14.2. If the performance of the services outlined by this Agreement creates any hazardous wastes, those wastes shall be properly disposed of according to federal, state and local laws, at the expense of CONTRACTOR. CONTRACTOR shall dispose of the wastes under its own Environmental Protection Agency Generator Number. In no event shall CITY be identified as the generator. CONTRACTOR shall notify CITY of any such hazardous wastes and CITY reserves the right to a copy of the results of any tests conducted on the wastes and, at its cost, to perform additional tests or examine those wastes, prior to its disposition. CONTRACTOR shall hold harmless, indemnify and defend CITY from any claims arising from the disposal of the

hazardous wastes, regardless of the absence of negligence or other malfeasance by CONTRACTOR.

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

<u>COVERAGE</u>	<u>LIMITS OF LIABILITY</u>
Workers' Compensation	Statutory
Commercial General Liability	\$2,000,000 each occurrence \$4,000,000 aggregate Personal Injury: \$2,000,000 each occurrence \$4,000,000 aggregate
Automobile Liability	\$1,000,000 combined single limit

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

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

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

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

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

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

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

f. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability.

Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or CITY. CITY reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

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

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

CITY may withhold any payment under this Agreement at any time CONTRACTOR fails to comply with this section.

16. Risk of Loss. All loss or damage arising from any unforeseen obstruction or difficulties, either natural or artificial, which may be encountered in the execution of the Work, or the furnishing of the supplies, materials, or equipment, or from any action of the elements prior to final written acceptance of the Work, or of the supplies, materials or equipment, or from any act or omission not authorized by this Agreement on the part of the CONTRACTOR or any agent or person employed by it, shall be sustained and borne solely by the CONTRACTOR.

17. Records/Audits.

17.1. CONTRACTOR and its subcontractors shall establish and maintain records pertaining to this Agreement. CONTRACTOR's and subcontractors' accounting systems shall conform to generally accepted accounting principles and all records shall provide a breakdown of total costs charged under this Agreement, including properly executed payrolls, time records, invoices and vouchers.

17.2. CONTRACTOR shall permit CITY and its authorized representatives to inspect and examine CONTRACTOR's books, records, accounts, and any and all data relevant to this Agreement at any reasonable time for the purpose of auditing and verifying statements, invoices, or bills submitted by CONTRACTOR pursuant to this Agreement and shall provide such assistance as may be reasonably required in the course of such inspection. CITY further reserves the right to examine and re-examine said books, records, accounts, and data during the three (3) year period following the termination of this Agreement. CONTRACTOR shall in no event dispose of, destroy, alter, or mutilate said books, records, accounts, and data in any manner whatever for this three-year period.

18. Time is of the Essence. Time is of the essence of this Agreement.

19. Compliance with Laws.

19.1. CONTRACTOR shall comply with all federal, state and local laws and ordinances as may be applicable to the performance of services under this Agreement. CONTRACTOR shall, if requested by CITY, provide certification and evidence of such compliance.

19.2. CONTRACTOR must insure that employees and applicants for employment are not discriminated against on the basis of age, color, race, national origin,

ancestry, religion, sex, sexual preference or marital status, and shall comply with the Americans with Disabilities Act.

20. Ability to Perform. CONTRACTOR agrees and represents that it has the time, ability and professional expertise to perform the services required under this Agreement.

21. Governing Agreement. In the event of any conflict between this Agreement and its EXHIBITS, the provisions of this Agreement shall govern. In the event of a conflict between EXHIBIT "A" and EXHIBIT "B," EXHIBIT "B" shall prevail. In the event of a conflict between EXHIBIT "A" and EXHIBIT "C," EXHIBIT "C" shall prevail.

22. Assignment. CONTRACTOR is employed to perform unique personal services. CONTRACTOR shall not assign this Agreement without the prior written consent of City. CONTRACTOR shall not employ or otherwise incur any obligation to pay other specialists or experts for services in connection with this Agreement, without prior written consent of CITY.

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

24. Representation and Warranties.

24.1. CONTRACTOR warrants that it has not employed or retained any company or person, other than a bona fide employee working for CONTRACTOR, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, CITY shall have the right to terminate as void this Agreement, without liability, or, in its discretion, to deduct from the Agreement price or

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

24.2. CONTRACTOR covenants that neither it, nor any officer or principal of its firm, has, or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of CITY or which would in any way affect CONTRACTOR's performance of Work under this Agreement. CONTRACTOR further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of CITY. CONTRACTOR agrees to at all times avoid conflicts of interest, or the appearance of any conflicts of interest, with the interests of CITY in the performance of this Agreement.

24.3. Contractor also warrants to CITY, its successors, and assigns that the title to the materials, supplies or equipment covered by this Agreement, when delivered to CITY or to its successors or assigns, is free from all liens and encumbrances. Furthermore, CONTRACTOR warrants that all materials, supplies and products furnished meet the requirements and conditions of this Agreement and are fit for the purposes intended.

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

26. Termination of Agreement. CITY may terminate this Agreement without cause by giving CONTRACTOR thirty (30) days advance written notice. In the event of termination through no fault of CONTRACTOR, CITY shall compensate CONTRACTOR for services performed as of the date of termination, upon the release to CITY of all documents, papers, maps, photos, drawings and reports prepared hereunder, in any and all media or formats in which such materials have been created or are maintained. CONTRACTOR acknowledges that CITY

may terminate this Agreement in its sole discretion should funds not be appropriated by its governing body to continue services under this Agreement.

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

28. Notices. Any notices to parties required by this Agreement shall be delivered personally or mailed, U.S. first class postage prepaid, addressed as follows:

CITY OF ROSEVILLE

Dion Louthan
Director of Parks, Recreation & Libraries
316 Vernon Street, Ste. 400
Roseville, CA 95678

CONTRACTOR

Doug Devol, Operations Manager
Cagwin & Dorward
P.O. Box 1600
Novato, CA 94948

Either party may amend its address for notice by giving notice to the other party in writing.

29. Severability. In the event that any covenant, condition or other provision of this Agreement is held to be invalid, void or illegal by any court of competent jurisdiction, the same shall be deemed severable from the remainder of this Agreement and shall in no way affect, impair or invalidate any other covenant, condition or other provision of this Agreement.

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

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

CITY OF ROSEVILLE, a
municipal corporation

BY: _____
DOMINICK CASEY
City Manager

ATTEST:

BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE

BY:  _____
DION LOUTHAN
Director of Parks, Recreation & Libraries

CAGWIN & DORWARD, a
California corporation

BY:  _____
its: Charlie Thompson, Vice President

and

BY:  _____
its: Kristen Giomi, Secretary

EXHIBIT "A"
Contractor's Proposal

On File with the Roseville City Clerk's Office
311 Vernon Street
Roseville, CA 95678

EXHIBIT "B"
City's Request for Proposals

On File with the Roseville City Clerk's Office
311 Vernon Street
Roseville, CA 95678

EXHIBIT "C"
Pricing

On File with the Roseville City Clerk's Office
311 Vernon Street
Roseville, CA 95678



RFP Bid #13-064

**Parks and Landscape
Maintenance Services**

Submitted by:



August 21, 2018

August 21, 2018

City of Roseville
C/O Eric Dexter
2005 Hilltop Circle
Roseville, CA 95747

RE: RFP #13-064 Park and Landscape Maintenance Services

Thank you for the opportunity to provide our landscape maintenance services proposal for the City of Roseville. Cagwin & Dorward has truly enjoyed working for the City of Roseville over the last 13 years and looks forward to continuing our relationship. We have worked hard to ensure your expectations are being consistently met and that the partnership is mutually beneficial and reflect an environment of teamwork and clarity.

Cagwin & Dorward will perform the services and adhere to the requirements described in this RFP, including Addendum #1 issued on 7/16/2018, Addendum #2 issued on 7/23/2018, Addendum #3 issued on 8/8/2018, and Addendum #4 issued on 8/14/2018.

Respectfully submitted,
CAGWIN & DORWARD



Charlie Thompson, Owner/Vice President

Requested Information:

CAGWIN & DORWARD

Local Office

300 Berry Street, Roseville, CA 95678

Mailing Address:

P.O. Box 1600, Novato, CA 94948

Proposers Key Contact:

Doug DeVol

Email: doug.devol@cagwin.com

Direct: 916.257.4450

Office: 800.891.7710

Fax: 415.897.7864



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landscape contractors

Lic. #202399 • P.O. Box 1600, Novato, CA 94948-1600 • (800) 891-7710 • www.cagwin.com

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Statement of Qualifications

Cagwin & Dorward is a full service landscape provider specializing in landscape maintenance, landscape construction, water management, and tree care for commercial, municipal and residential customers.

From 14 local service centers, we serve the greater San Francisco Bay Area from Santa Rosa in the north, to Monterey in the south and east to Sacramento.

Cagwin & Dorward has been providing professional landscape services since 1955. With annual sales of over \$45 million dollars, it has the financial strength to self-finance capital purchases of needed facilities, equipment and vehicles, in addition to the acquisition of smaller companies that have enhanced its presence in the market place. Cagwin & Dorward has executed construction projects of all sizes and has increased its market share dramatically over the last five years.

Cagwin & Dorward has continued to succeed for over 60 years by attracting and retaining quality customers and employees. We currently partner with multiple municipalities, including the City of Roseville, City of Manteca and the County of Placer. By offering each customer solutions to fit their unique primary needs, we are able to build teams and use our resources to meet those needs in a way that results in satisfied customers and long-term relationships.

By offering employees competitive benefit packages, fair salaries, professional certifications and training, and a collaborative, respectful and honest work environment, Cagwin & Dorward is able to count on our employees to deliver on our promises to our customers. Our customers tell us this matters to them, and the results are evident in our consistent delivery of long term quality services.

Experience

Cagwin & Dorward's management profile reflects years of experience and dedication in managing accounts of similar size and scope. We have also worked with the following governmental agencies; City of Emeryville, City of Brentwood, County of Marin, City of Fairfield, City of Pleasanton, Kentfield School District and the City of Windsor. Our contracts consist of managing Landscape and Lighting Districts, Community Facilities, Parks, and Recreation Districts.

Contracts Cancelled or not Extended

Cagwin & Dorward services more than 1,400 landscape maintenance customers under on-going contracts in addition to projects performed by our tree care and construction departments. Irrespective of the specific accounts that may not extend, we enjoy a remarkable rate of 93% in an extremely competitive industry thanks to our satisfied customers. There have been no instances in the past 5 years of Cagwin & Dorward being disqualified, removed from bidding, or otherwise prevented from completing the terms of any previous contract.



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COMPANY PROFILE



WORKING WITH CAGWIN & DORWARD

Cagwin & Dorward is a full service landscape provider specializing in landscape construction, maintenance, water management, and tree care for commercial, municipal, and residential customers.

From 15 local service centers, we serve the greater San Francisco Bay Area. Our territory covers Sonoma County in the north to Monterey County in the south, and east to the Sacramento and Central Valley areas. We serve our customers in a customer-centric way.

OVERVIEW OF SERVICES

LANDSCAPE MAINTENANCE

- Complete lawn and shrub care
- Organic maintenance programs
- Landscape improvement plans
- Seasonal flower-color programs
- Ornamental pest control
- Regular check-ins with your Account Manager
- Service status reports
- Annual site-condition reports

MANAGEMENT SERVICES

- Parking lot sweeping
- Interior plant maintenance
- Water feature maintenance

TREE CARE

- Arborist reports and consultation
- Deep root fertilization
- Disease and pest control
- Tree pruning and removal
- Stump grinding

LANDSCAPE CONSTRUCTION

- Bay-Friendly & River-Friendly landscaping
- Sustainable strategies
- Budgeting & planning
- Hardscape, water features and carpentry
- Planting, irrigation and drainage
- Erosion control
- Environmental restoration
- Value engineering
- Bioswales and rainwater catchment

WATER MANAGEMENT

- Return-on-investment calculations
- Consulting, design and installation
- Backflow testing, installation and repair
- Irrigation system maintenance and repair
- Water audits by certified irrigation auditors
- Weather based "smart" irrigation technology
- 24-hour emergency service
- Annual water budgets
- Water efficient landscape ordinance compliance
- Water audits



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COMPANY PROFILE

CAGWIN & DORWARD CAPACITY

EMPLOYEES: Over 500

LANDSCAPE MAINTENANCE ACCOUNTS: Over 1,400

ANNUAL GROSS DOLLAR VOLUME: Over \$40 Million

YEAR ESTABLISHED: 1955

CALIFORNIA LICENSES

- Landscape Contractor C-27 202399
- Pest Control 37285
- General Engineering A 202399
- Tree Service D-49

PROPERTY MANAGEMENT TRADE ASSOCIATIONS

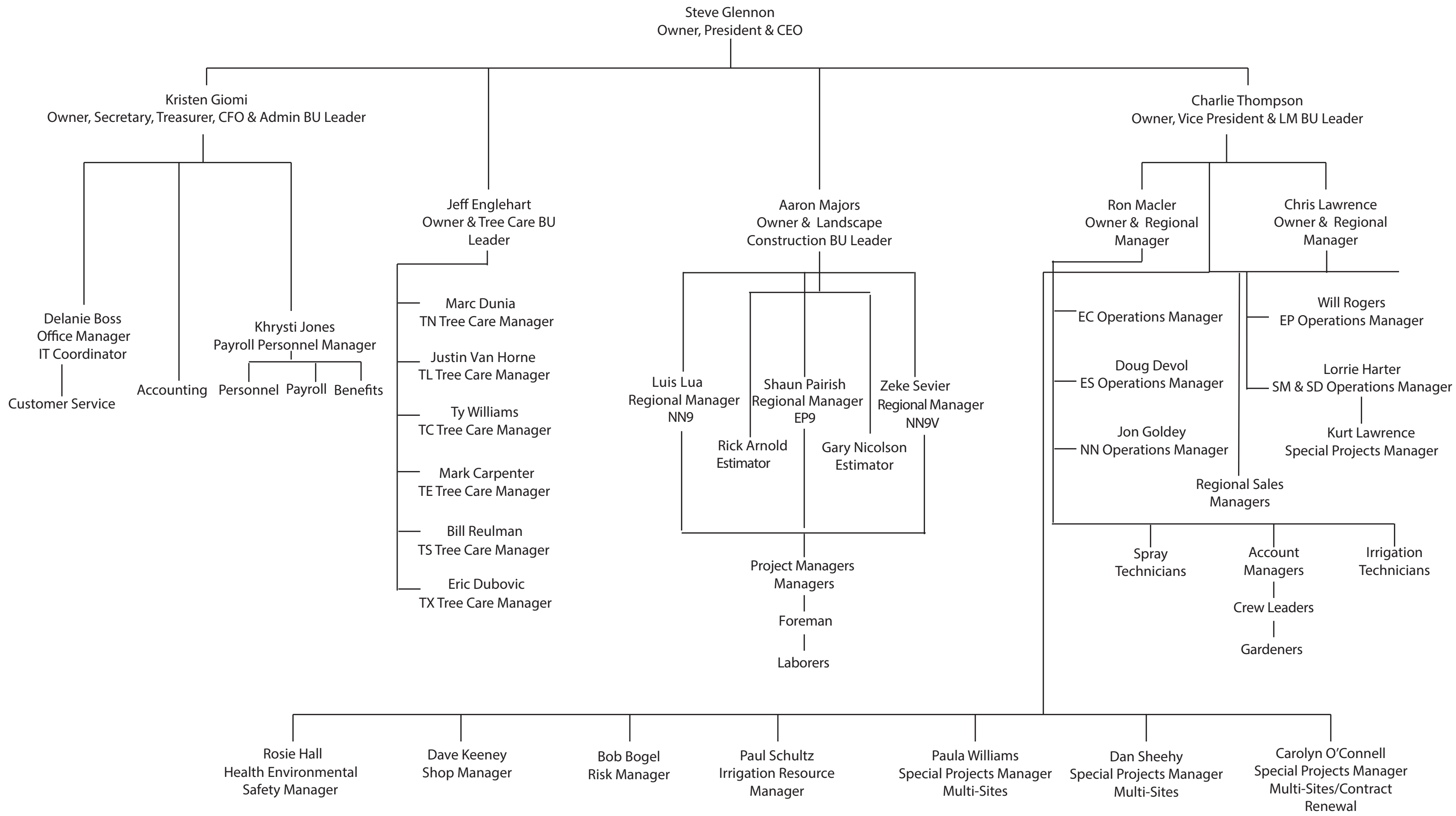
- (ACRE) Association of Commercial Real Estate
- (CAA) California Apartment Association
- (CACM) California Association of Community Managers
- (BOMA) Building Owners and Managers Association
- (ECHO) Educational Community for Homeowners
- (IFMA) International Facility Management Association
- (CAI) Community Association Institute
- (RHA) Rental Housing Association

INDUSTRY AFFILIATIONS

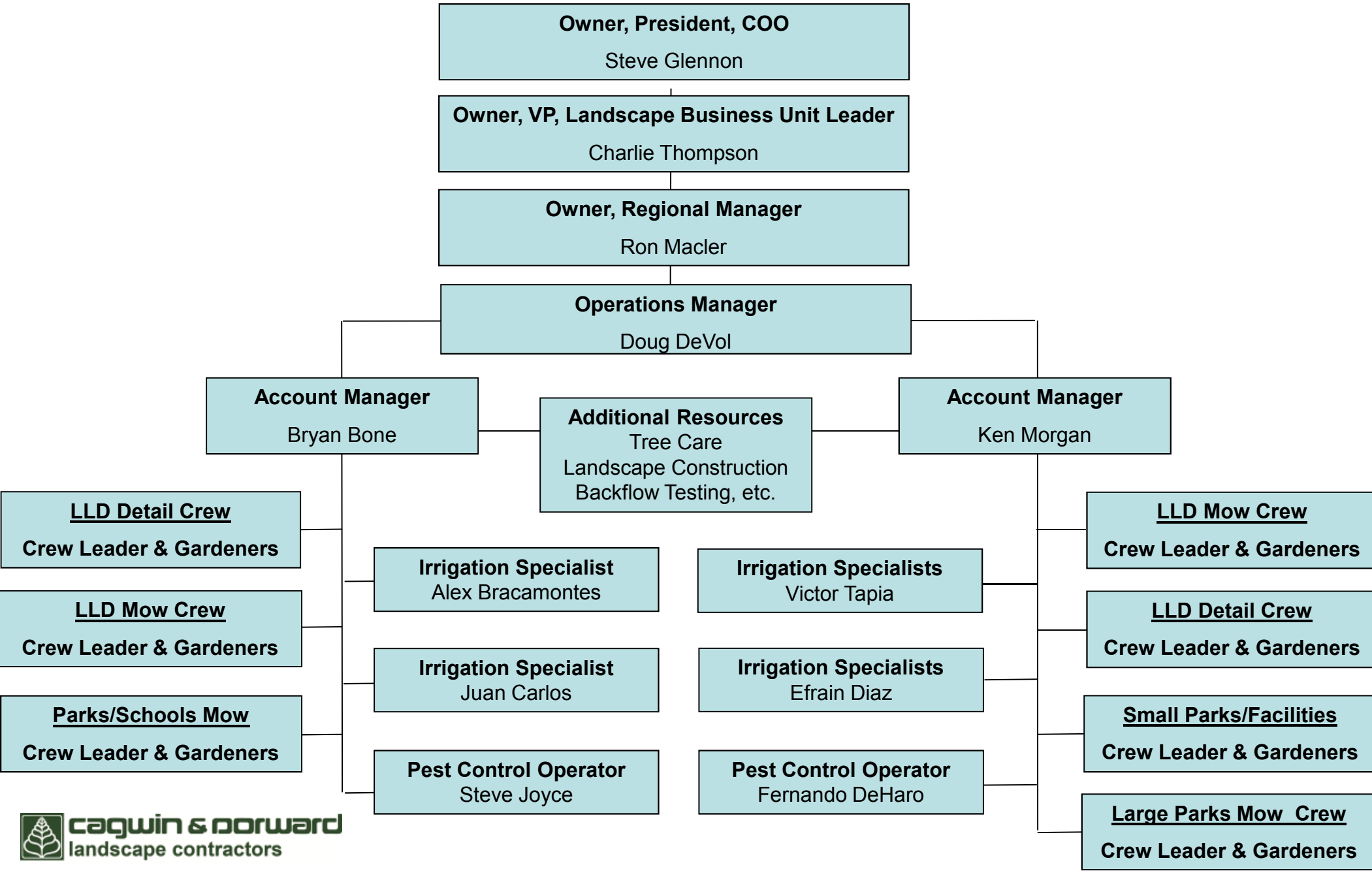
- (CLCA) California Landscape Contractors Association
- (CCUH) California Center for Urban Horticulture at UC Davis
- (IA) Irrigation Association
- (WCISA) Western Chapter International Society of Arboriculture
- (ISA) International Society of Arboriculture

CERTIFICATIONS

- Certified Landscape Technicians Maintenance (CLT-E), Irrigation (CLT-I), Ornamental (CLT-O), Construction (CLT-C)
- CLCA Certified Water Managers
- Qualified Applicators Certificate & License
- Bay-Friendly Qualified Landscape Professionals
- Landscape Industry Certified Managers
- Qualified Water Efficient Landscapers
- ISA Certified Arborists
- Installer - Certified Maxicom Users
- Recycled Water Supervisors and Managers
- Certified Backflow Testers



Cagwin & Dorward Team for
City of Roseville Landscape Maintenance Services
Organizational Chart





OPERATIONS MANAGEMENT



Steve Glennon

Owner, President, Chief Executive Officer, & Chief Operations Officer
Joined Cagwin & Dorward: 1979

Steve has over 35 years experience in the landscaping industry. His expertise is in maintenance and installation and business management. Steve strongly believes in creating a safe workplace for all employees and providing our customers with high quality service to develop long term customer relationships.

Education & Credentials:

Ornamental Horticulture California Polytechnic State University, San Luis Obispo.
Continuing education in leadership, business management and sustainable landscaping.



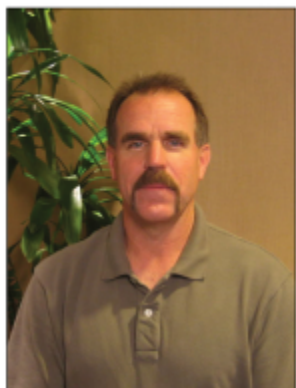
Charlie Thompson

Owner, Vice President, & Landscape Maintenance Business Unit Leader

Charlie has over 20 years experience in the landscaping industry. He is a past president and board member of the North Coast Chapter of the California Landscape Contractors Association (CLCA). Charlie is dedicated to creating opportunities for employees and enhancing the community.

Education & Credentials:

Landscape Industry Certified Manager and member of the Santa Rosa Junior College Horticultural Advisory Board. Continuing education in leadership, management, conflict resolution, and sustainable landscaping



Ron Macler

Owner & Landscape Maintenance Regional Manager
Joined Cagwin & Dorward: 1982

Ron is responsible for all aspects of Cagwin & Dorward's landscape maintenance business unit in our North Bay and Sacramento regions. Ron believes that satisfying our customers in an honest and productive manner is paramount for building strong relationships and ultimately a successful company.

Education & Credentials:

B.S. in Natural Resource Management, California Polytechnic University, San Luis Obispo. Certified Landscape Technician (CLT) – Maintenance and Irrigation, and Qualified Pest Control Applicator (QAC). Continuing education in management, leadership and sustainable landscaping.

LOCAL TEAM



Doug Devol

Operations Manager
Joined Cagwin & Dorward: 2005

Doug has over 25 years experience in the landscaping industry. He enjoys helping customers get the most out of their landscapes, and he is knowledgeable about the River-Friendly guidelines.

Doug believes in high quality service and open communication with his customers.

Education & Credentials:

A.S. in Computer Studies, University of Maryland. CLCA Certified Water Manager, River-Friendly Qualified Professional, Licensed Pest Control Operator (QAL), and Certified Rain Bird Maxicom Installer/Operator. Continuing education in leadership, conflict resolution, and sustainable landscaping.



Bryan Bone

Account Manager

Joined Cagwin & Dorward: 2003

Bryan has over 25 years experience in landscape maintenance. He started as a Crew Leader and was promoted in 2005 to Field Supervisor for the City Roseville Contract. Bryan takes pride and ownership of all his sites. He believes his work not only reflects Cagwin & Dorward but himself as well.

Education & Credentials:

Horticulture, American River College, Irrigation, Sierra College, CLCA Certified Water Manager, Qualified Applicator (QAL) Landscape Maintenance & Right of Way



Ken Morgan

Account Manager

Joined Cagwin & Dorward: 2016

Ken developed his love for landscaping at a very young age working in a nursery. Ken has followed his passion into an over 30 year career managing high end projects, irrigation and landscape upgrade projects along with commercial maintenance. Ken first joined cagwin in 1989 and worked his way up from gardener, irrigation tech and crew leader. Now back with Cagwin we appreciate his energy and high quality standards.

Ken believes in shared knowlege and taking time to stop and smell the roses.

Education & Credentials:

Continuing education in leadership, conflict resolution and sustainable landscaping.



Efrain Diaz

Senior Irrigation Specialist

Joined Cagwin & Dorward: 1996

Efrain has over 25 years in the landscape industry. With so much experience in the field he can be counted on to make swift and accurate repairs. He enjoys working to solve customers landscape challenges. Efrain prides himself on a job well done.

Education & Credentials:

Continuing education in leadership, conflict resolution and sustainable landscaping.



Victor Tapia

Irrigation Specialist

Joined Cagwin & Dorward: 2011

Victor has over 12 years in landscape industry. He enjoys working to solve customers landscape challenges. He is knowledgeable about reducing landscape water use through selecting climate appropriate plant material and proper irrigation programming. Victor prides himself on providing exceptional customer service.

Education & Credentials:

Continuing education in leadership, conflict resolution and sustainable landscaping.



Alejandro Bracamontes Ortega

Irrigation Specialist

Joined Cagwin & Dorward: 2013

Alejandro (Alex) has over 13 years in landscape industry with 5 years specializing in irrigation diagnosis, repair and upgrades. Alex started as a gardener and has worked his way up to an irrigation specialist. He enjoys working outdoors and believes in hard work and the satisfaction of seeing his properties bloom.

Education & Credentials:

Alex is currently working on acquiring his Certified Landscape Technician (CLT). Continuing education in leadership, conflict resolution and sustainable landscaping.



Juan Carlos Alfaro Lopez

Irrigation Specialist

Joined Cagwin & Dorward: 2017

Juan Carlos has over 16 years in the landscape industry. He has worked as a Maintenance Crew Leader as well as a Construction Foreman. Juan Carlos strives to deliver high quality landscapes with an enjoyable customer experience.

Education & Credentials:

Continuing education in leadership, conflict resolution and sustainable landscaping.



Steve Joyce

Pest Control Operator

Joined Cagwin & Dorward: 2011

Steve has more than 30 years in landscape industry. He enjoys working to solve customers' landscape challenges, and believes that timeliness is everything.

Education & Credentials:

Qualified Applicator (QAC) and Certified Arborist

Continuing education in leadership, conflict resolution and sustainable landscaping.



EXPERT RESOURCES



Eric Dubovik

Tree Care Manager

Joined Cagwin & Dorward: 2017

Eric has over 18 years experience in the tree care industry. He is very knowledgeable about tree types, and pruning techniques that help keep trees healthy. Eric provides extraordinary customer service, with continued education, attention to detail and his willingness to go the extra mile.

Education & Credentials:

ISA Certified Arborist and Certified Tree Climber Specialist, (QAL) Qualified Applicator License, Branch II Structural Pesticide Applicator, Placer County River Friendly Gardener, and actively preparing for Board Certified Master Arborist. United States Marine Corps.



David Diffenderfer

Construction Project Manager

Joined Cagwin & Dorward: 2016

Dave has more than 13 years in Landscape Construction and design. During that time he was an owner/operator of a successful lawn care business. He strives to deliver high quality landscapes on schedule and on budget with a thoroughly enjoyable customer experience.

Education & Credentials:

B.S. Emergency Service Management, Sacramento State, A.S. Fire Science and A.A. in Art and Liberal Studies from Sierra College. Continuing education in River Friendly Green Gardener, and Leadership Development.

TAB A: Statement of Qualifications

Experience and References

Our contracts listed below have provided us with the experience needed to continue servicing the City of Roseville as it grows and moves in the future. Our contracts are based on relationship, contract compliance and scope and have continued to grow since conception of contract. The success to these long-term partnerships is mostly due to our capabilities, our resources and our commitment to sustainable practices.

City of Roseville (2005 – present)

2005 Hilltop Circle
Roseville, CA 95747
Contact: Eric Dexter
P: 916.742.2481
E: edexter@roseville.ca.us

Services provided for: Parks, sports fields, streetscapes, facilities, environmental utilities & open spaces

Placer County (2016 - present)

2964 Richardson Drive
Auburn, CA 95603
Contact: Andrew Mills
P: 530.889.6808
E: Amills@placer.ca.gov

Contact: Dan Fonner
P: 530.886.4988
E: dfonner@placer.ca.gov

Services provided for: Parks, sports fields, streetscapes, facilities, environmental utilities & open spaces

City of Manteca (2014 - present)

1001 West Center Street
Manteca, CA 95337
Contact: Cody Ross
P: 209-456-8613
E: cross@ci.manteca.ca.us

Services provided for: Streetscapes and facilities

The scope of services provided for these customers are comprehensive and self-performed by Cagwin & Dorward; Landscape maintenance, water management, tree care, pest control, landscape improvements/construction and sustainable solutions.

TAB B: Experience and References



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landscape contractors

TAB C: Project Understanding

Project Understanding

We have been a partner with the City of Roseville for the past 13 years. We feel that we are uniquely qualified in our knowledge and understanding of the services requested within this RFP. As the Roseville community has grown and evolved over time, Cagwin & Dorward has worked closely with the City to help achieve their goals. We have open dialogue with City staff when it comes to innovative and successful landscaping approaches that has resulted in improved quality and cost savings. We will continue to work with City staff to better serve the community by enhancing each other's capabilities and strengths.

These strong relationships allow us to perform at maximum efficiency. Feedback and trust is important to us. Due to our long term relationships with City inspectors, we feel we can be honest in reporting our mistakes and shortcomings, and in letting them know our plan for corrective actions.

We feel that the key to our success has been and will continue to be our field staff. Our 28 experienced employees assigned to the Roseville contract do not supplement any other projects or customers. They work strictly on the Roseville contract. Over 50% of these employees have worked with the City of Roseville for at least 7 years and 5 employees for the entire 13 year period.

We believe this experienced work force gives us a competitive edge. We will not have to hire or train any new employees to perform the work the City of Roseville expects. To hire a large workforce in this extremely competitive labor market would be extremely challenging.

TAB D: Staffing, Resources and Service Description

Staffing, Resources and Service Description

Resources and Methodology

We currently have all of the staff and resources in place to maintain over 9,200,000 square feet of schools, facilities and parks and over 6,500,000 of LLD areas within our current Roseville footprint. Since we currently work for the City of Roseville, our staff is very familiar with the requirements of the General Conditions and Service Levels. They will be briefed on any new requirements as needed.

Equipment

All of the equipment to maintain the approximately 16 million square feet of landscaping is currently available and assigned to our existing Roseville contract. We are constantly updating our fleet of vehicles, large mowers, and small equipment. We repair and purchase new as needed. We have 2 local full time mechanics working to ensure our equipment is in a good and safe operating condition. We keep routine parts and supplies on hand, and for those that are not, we are within a half mile of several of our major suppliers. All of our equipment, supplies, and chemicals are stored at our 300 Berry Street location in Roseville, which is centrally located to access all of the areas covered in the RFP.

Communication

Our Account Managers, Irrigation Specialists, Crew Leaders, and Foreman are all equipped with smart phones. This allows for quick and seamless communication between our managers, our field staff and city staff. Our managers also communicate via email and texts as needed. We also have a 24 hour emergency service that is available to the City for any off hour needs the City may need us to respond to.

Tracking Systems

Based on Roseville's current service levels, we've shared an Agronomic calendar with City staff that describes seasonal activities which need to occur on a monthly basis. Daily and weekly maintenance adjustments are coordinated through our Account Managers. The Account Managers role is to assign, track, and evaluate the work that is performed by our crews.

Evaluation of the work is the responsibility of the Account Manager and Operations Manager. Sites are walked and evaluated to the City Standards. Any irregularities are communicated to the crew for remedy. Photos are submitted to City inspectors for validation as needed.

Staffing, Resources and Service Description

Staffing and Work Plan

We have found the following format to be the most successful and efficient method for staffing and work strategy. We divide the contract into Geographic areas and work type. We currently have specific crews setup for different types of work. We've implemented mow crews for larger parks and schools (larger equipment) and small parks (smaller equipment). We have specific facilities crews, LLD pruning and mow crews, pest control operators, irrigation specialists, etc. By using this method, our efficiency has increased tremendously.

Short term agronomic works such as aeration, fertilization, or major tree pruning are performed by our construction and tree departments. This allows our maintenance crews to focus on their daily maintenance activities without interruption. Each of these crews has the specific equipment and personnel required to maintain their assigned zones and sites.

Philosophy

At Cagwin & Dorward we pride ourselves in developing long-term customer relationships through exceptional quality of work and customer service. We developed our business philosophy by asking our customers how we could improve our services. Through their response, we created a list of five key customer needs. Meeting these five essential needs has become the core of our customer centric business philosophy.

The 5 Key Customer Needs:

- I need to see my Account Manager
- I want to get what I am paying for
- I need you to be proactive
- Treat me as if I am your only Customer
- Identify and fix my problems quickly

Employee Retention

Cagwin & Dorward strives to keep our employee retention high as they are our most valuable asset. We believe in providing our employees with further training and opportunities giving them a future and pathway to success. Providing these opportunities highlight the importance of employee retention.

Our employees enjoy our extensive benefits package including; Vacation Time, Paid Holidays, Health & Dental Insurance, Winter Savings Program, Profit Sharing, 401 (k), Bonus Program, Employees Assistance Program, and Tuition Reimbursement.

Staffing, Resources and Service Description

Training Programs

We strive to lead our industry in innovation, professional certification, and employee development. Our employees can obtain a more challenging career, and better lifestyle through skill building and inclusion in shaping our company's vision and culture.

Our employees receive training and certification in horticulture core competencies through our Employee Development Program. Additionally, we also offer specialty training and certification. Examples of these certifications include; Qualified Pest Control Operator, Certified Landscape Professional, and Certified Arborist. See included overview on our extensive Safety Initiatives training.

We also have developed in house management training for our front line employees and managers. In 2017 we had approximately 40 front line employees participate in our Leadership Development II program. This is an 8 hour training, one day per week, is for 8 weeks. The training consists of leadership development, personal development, and job specific development.

We also have a Leadership Development III course that most of our managers have taken. This course is similar to LDII, but is focused on a higher level of training.

We are currently working on a new way to evaluate and review our employees called Catalytic Coaching. It is a totally different process focused on helping employees and managers improve, with the emphasis on looking forward, not backwards. It is an integrated system of performance management designed to facilitate a constructive partnership between a manager and employee. It is built around frank, open and constructive feedback and a shared desire for each individual to achieve his/her ultimate potential. It is about coaching people up, helping them become what they ultimately want to become. This is very much aligned with Cagwin & Dorward's and the City of Roseville's culture.



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SAFETY INITIATIVES



A CULTURE OF SAFETY

Cagwin & Dorward is dedicated to a culture of safety. We go beyond the regulated safety requirements to provide our employees with a safe work environment, and to give our customers the peace of mind that safe work practices are being used on their properties.

Cagwin & Dorward endorses a behavior-based approach to safety. We have implemented the following procedures and practices:

SAFETY COMMITTEE:

Our interdepartmental safety committee meets monthly to monitor our safety record, set safety-related goals, as well as to promote and reward safe work practices throughout the company.

DRUG FREE WORKPLACE:

New employees are drug screened. Retesting is performed in the event of injury, property damage, or reasonable suspicion.

SAFETY ORIENTATION & TRAINING:

New employees receive a safety orientation and must demonstrate basic competency before working on customers' landscapes. Employees do not operate power equipment until they have received safety and hands-on training from their Crew Leaders or Foreman. Our orientation covers the following topics:

- Cagwin & Dorward safety policies
- Heat illness prevention training
- Safe equipment-use
- Basic first aid
- Work processes

DRIVER SAFETY:

Drivers watch a safe-driving video designed for the landscaping industry, take a written test, then participate in a "test drive" to demonstrate the key safety points covered in the training. We maintain current DMV driving records, and fully insure all our vehicles and drivers.



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(800) 891 - 7710 www.cagwin.com

SAFETY INITIATIVES



A CULTURE OF SAFETY

WEEKLEY SAFETY TAILGATE MEETINGS:

Field employees attend documented weekly safety meetings. Program topics are tailored to each department, and cover seasonal topics and tasks.

MORNING EXERCISES:

Every morning before work, all field personnel and their managers participate in a 5 minute stretching exercise. The stretching helps prevent strains and sprains, and reinforces our culture of safety.

ACCIDENT ALERTS:

In the event of an injury or accident we send out an internal Accident Alert describing the incident, its prevention, its effect on the worker and the company, and how it could have been prevented. The accident is also discussed at the next Safety Tailgate meetings. Every field office has a Safety Center where accident alerts, bulletins, posters, and a safety suggestion box is posted.

PERSONAL PROTECTIVE COMMITTEE (PPE):

Our crews are required to wear safety vests, glasses, and other job-specific personal protective equipment (PPE) while servicing your site.

We are proud to provide a safe work environment for our employees, and to offer safe work practices to our customers.

TAB E: Customer Service and Quality Assurance



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Customer Service & Quality Assurance

Cagwin & Dorward's focus has always been to assess, understand, and exceed our customer's needs and expectations before, during and after the start of service. We call this "Customer Centricity". We ask our customers what they want and need and perform it in a timely manner. This is taught to all of our employees and has been a company mandate for the last 10 years.

Our quality assurance stems from our employees "taking ownership" of each site they are responsible for, as if it were their own property. All our field employees are trained in the proper and safe use of each piece of equipment and products they use. We also train them in dealing with the public in a polite, professional manner and how to handle questions or problems that may arise. We have a written "Employee Development Program" that helps our gardeners and crew leaders learn proper techniques and landscape protocol. It is a great tool that leads to a higher level of competency and advancement within our company.

Quality control is a team effort. It starts with our field workers and is supplemented by our Managers. Our managers will be on the City sites daily. They will walk the sites, discuss daily details with the crew, and work closely with City staff. .

Upon award of the contract, Cagwin & Dorward will take the following steps to ensure that the needs of the sites and expectations of the City of Roseville our met. We recognize that we are working for all of the citizens of Roseville. Our goal is to gain mutual understanding and build a solid foundation for a strong long term partnership.

Improve Quality Levels:

- Perform initial site reviews with City staff to discuss specific requirements or expectations for each site. These will be conducted within the first 30 days of start of contract.
- Evaluate current condition of irrigation systems and provide recommendations for necessary repairs or upgrades.
- In conjunction with City staff, establish maintenance priorities for each site.
- Identify areas that do not meet expectations and communicate these conditions to City Staff. Develop an action plan to re-establish an acceptable level of appearance and collaborate with City staff on acceptable time frames to accomplish such tasks.

Measure Quality Performance:

- Our managers will implement a Job Site Quality Measurement process for each area utilizing our own document or one provided by the City of Roseville (see included example).
- Schedule regular site reviews with City/Parks Inspector.

Customer Service & Quality Assurance

- Our management team will also perform periodic field safety inspections of our crew and of their equipment and vehicles. (see included form).
- We will schedule an annual Business Review Meeting with City/Parks Inspectors from each area to discuss service delivery, quality performance and solicit feedback on how we can continue to improve our services.

We have the capability and willingness to customize any report to fit your needs.



CAGWIN & DORWARD SAFETY INSPECTION FORM

Date: ____ / ____ / ____

Time: _____

Site/Location: _____

Crew Leader/Foreman: _____

Crew Members Present: _____

Instructions: Take a few minutes to walk your project. Observe what is happening and if it is safe. Note the C&D personnel on site and if they were practicing safe work habits. Reward the safe work behaviors observed and correct the un safe behaviors observed.

Safety Inspection Form	Worker Observations	
Truck – Cab and boxes locked	Pass	Fail
Truck – Cones are placed safely around the truck and trailer	Pass	Fail
Truck – Cab is clean and presentable	Pass	Fail
Truck – Parked in a safe and efficient location for the work being performed	Pass	Fail
Equipment – Equipment and fuel cans on trucks are locked	Pass	Fail
Equipment – Safety guards are in place	Pass	Fail
Equipment – Using the right equipment for the job	Pass	Fail
PPE – All crews are using proper PPE for the work that they are doing	Pass	Fail
DSS - Did you do a Daily Safe Start today? Can you name a few of the hazards you discussed?	Pass	Fail
HIPP – Adequate supply of drinking water	Pass	Fail

Feedback/Comments: _____

All Pass: Was recognition (verbal, gift, etc.) given to crew?

Yes

No

Any Fails: Was crew leader and/or crew counseled and a note sent to HR?

Yes

No

Observer's Name: _____

Employee # _____

Observer's Name: _____

Employee # _____

Observer's Name: _____

Employee # _____



Quality Measurement Form

Evaluator: _____
Job Name: _____
Manager: _____

Date: _____
Account #: _____
C.L.: _____

RATINGS

3= Exceeds expectations
2= Meets expectations
1= Requires improvement

AREA	RATING (3,2,1)	NOTES/COMMENTS
------	----------------	----------------

TURF

Mowing:	[]	
Fertility:	[]	
Irrigation:	[]	
Pest/Weeds:	[]	
Detail:	[]	

HARDSCAPE

Curb/Walks:	[]	
-------------	-----	--

SHRUBS/VINES

Pruning:	[]	
Fertility:	[]	
Irrigation:	[]	
Pest Control:	[]	

GROUNDCOVER

Edging/Pruning:	[]	
Fertilizer:	[]	
Irrigation:	[]	
Pest/Weeds:	[]	
Leaf litter:	[]	

TREES

Elevate low limbs:	[]	
Pruning:	[]	
Pest Control:	[]	
Stakes/guys:	[]	

SEASONAL COLOR

Dead heading:	[]	
Fertility:	[]	
Pests/weeds:	[]	
Irrigation:	[]	

OVERALL RATING: () Exceeds expectations () Meets Expectations () Requires Improvement

CUSTOMER CONTACTED WITHIN THE LAST 30 DAYS: () Yes () No

COMMENTS/ROOM FOR IMPROVEMENT:



Forma de Medida de Calidad

CALIFICACIONES

Evaluador: _____

Fecha: _____

3= Excede expectativas

Nombre de Trabajo: _____

Numero de Trabajo: _____

2= Cumple expectativas

Manager: _____

C.L.: _____

1= Requiere mejoramiento

AREA	CALIFICACION (3,2,1)	NOTAS/COMENTARIOS
------	----------------------	-------------------

PASTO

Corte:	[]	
Fertilidad:	[]	
Irrigación:	[]	
Plaga/Mala Hierba:	[]	
Detalle:	[]	

AREAS PLANAS

Banquetas/Caminos:	[]	
--------------------	-----	--

ARBUSTOS/GUIAS

Podar:	[]	
Fertilidad:	[]	
Irrigación:	[]	
Control de Plagas:	[]	

GROUND COVER

Orillas/Podar:	[]	
Fertilizante:	[]	
Irrigación:	[]	
Plaga/Mala Hierba:	[]	
Hojas Caídas:	[]	

ÁRBOLES

Elevación de Ramas:	[]	
Podar:	[]	
Control de Plagas:	[]	
Estacas/Amarres:	[]	

COLOR ESTACIONAL

Sacar Flores Muertas:	[]	
Fertilidad:	[]	
Plaga/Mala Hierba:	[]	
Irrigación:	[]	

CALIFICACION GENERAL: () Excede expectativas () Cumple expectativas () Requiere mejoramiento

CLIENTE FUE CONTACTADO DENTRO DE LOS ULTIMOS 30 DIAS: () Si () No

COMENTARIOS/OPORTUNIDADES DE MEJORAMIENTO:

TAB F: Liability Issues

Liability Issues

Despite ongoing training and use of the best equipment, given the nature of our work, property damage does occasionally occur. Cagwin & Dorward acts immediately to mitigate any future damage, protect the premises, and notify its customer contact person. A written report is made, and if appropriate, photos are taken.

Steps are taken to restore the damage as soon as possible, whether by Cagwin & Dorward personnel, or outside resources. In the event outside resources are used, Cagwin & Dorward makes the necessary arrangements.



TAB G: Chemicals

Chemicals

To comply with DPR, we have annual training certification for all of our front line crews. We keep annual training records, MSDS and labels use reports at our Roseville location. All crews carry a binder containing labels, MSDS and emergency procedures for all chemicals used in their crew trucks. All applicable safety gear is supplied to each employee by Cagwin & Dorward.

Currently we have four employees with QAL Licenses on our City of Roseville staff, three of these include right of way. We also have three PCA's under agreement here in the Sacramento Region, Target Industries, Sierra Pacific Turf Supply and Crop Production Services.

We will continue to work with PCA's, suppliers and City Staff to ensure that we are using the most current, effective and safest products available.

Pesticides	
Chemical	Use
Atrimmec	Plant growth regulator.
Clevis	Broad spectrum turf fungicide.
Daconil Weather stik - Tree	Plant growth regulator.
Deadline	Snail & slug bait.
Dimension	Pre-post crabgrass and other turf weeds.
Embark 2S	Plant growth regulator.
Florel -Tree	Suppress unwanted fruit on trees or shrubs.
Fore	Broad spectrum turf fungicide.
Fusilade II T&O	Selective post-emergent for grass weeds in shrub area.
Gallery	Pre-emergent herbicide.
Garlon 4	For the control of woody plants & broadleaf weeds.
Maintain -Tree	Fruit reduction.
Merit 0.5 G	Insecticide for turf, shrub, & groundcover areas.
Merit 75WSP	Insecticide for turf, shrub, & groundcover areas.
Octane	Broadleaf weeds in turf.
Pendulum 2G	Pre-emergent for grass & broadleaf.
Permethrin TC-Tree	Insecticide for trees & shrubs.
Q4	Broadleaf and grassy weeds in turf.
Ranger	Post emergent weed control.
Reward	Contact non-selective herbicide.
Ronstar G	Selective pre-emergent herbicide to control grasses & broadleaf weeds in turf & woody plants.
Roundup ProMax	Post-emergent Annual & Perennial weed control.
Sedgehammer	Control of Nutsedge in turf.
Snapshot 2.5 GT	Selective pre-emergent herbicide for control of broadleaf weeds in ornamental plants.
Subdue Granular	Fungicidal pre-emergent for turf & ornamentals.
Speed Zone	Broadleaf weed control for turf areas.
Trimec	Post-emergent broadleaf weed control in turf.
Turflon Ester	Broadleaf weed control in turf areas.

TAB H: Irrigation

Irrigation Management

Water management and conservation is extremely important to Cagwin & Dorward. We strive to be aware of and trained on any new technologies that may help us and our partners achieve these very important challenges. During the irrigation years of 2009-2016, Cagwin & Dorward in partnership with the City of Roseville achieved a more than 30% savings in water consumption using 2007 consumption as a guideline. This type of collaboration and awareness will be imperative for years to come.

Irrigation Strategy

Under our current contract with the City of Roseville, we have divided the LLD's and parks into zones and have assigned each zone with an Irrigation Specialist. Although our Irrigation Specialists know all the zones defined within our current contract, we feel this is the most productive and efficient method. When not making necessary repairs, each Irrigation Specialist is assessing their zone for potential and existing issues. Initial baseline programs for each controller are written by the Account Manager. These baseline programs will be adjusted seasonally and for maximum efficiency under the direction of the Account Manager. Plant types, soil types, slope, exposure and existing soil moisture content will also dictate programs and their modifications.

All irrigation systems under contract will go through a thorough check and evaluation every winter. Necessary repairs and adjustments will be made to maximize efficiency of each system prior to the next irrigation season. Also, any potential modifications, improvements or upgrades to the systems will be presented to the City of Roseville.

Centrally Controlled Irrigation Systems

Currently, we have four Irrigation Specialists assigned to the City of Roseville contract that have experience with centrally controlled irrigation systems. All four have experience operating Motorola, and Cal Sense systems. The Account Managers are responsible for overseeing the proper programming and operation of these systems. The current Account Managers assigned to the City of Roseville have been operating Motorola for 8 years and Calsense for 6 years on average.

TAB I: Billing and Invoicing

Billing & Invoicing

To better suit your needs, we have customized the billing and invoicing for the City of Roseville after working with your accounts payable department. The attached format is what we are currently using for the City of Roseville.

Our billing system includes Monthly Maintenance and Extra Work invoicing. The Monthly Maintenance invoices are invoiced at the beginning of the current month of service and are due and payable within 30 days.

Our extra work invoices are received from our field personnel weekly and are billed to the customer within one week of receiving them. They are due and payable within 30 days.

SAMPLE MONTHLY INVOICE



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P.O. Box 1600, Novato, CA 94948-1600
Phone: 415-892-7710 Fax: 415-897-7864 State Contractors Lic. #202399

Invoice

Invoice #	622832
Invoice Date	07/31/2018
Due Date	08/30/2018
Customer Id	ROSEV1
OTHER MAIL	

Bill To: City of Roseville Parks
2005 Hilltop Circle
Roseville, CA 95747-9704

Job: 268021
STONERIDGE K1100043-2
Medians
Roseville CA

SAMPLE EXTRA WORK INVOICE

Landscape Services

K1100042 - Repaired broken manifold on station #17, clock #22, L-3-C corner of Frensham Drive. Work completed week ending 07/22/2018.

Labor

<u>Item</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
9-208	WM Irrigation Specialist	2.00		
Labor sub-total				

Amount due this Invoice

Time and Material invoices include all costs received at time of invoice processing. Please note additional charges may apply.

UNLESS OTHERWISE INDICATED, YOUR PAYMENT WILL BE APPLIED TO THE OLDEST OPEN INVOICE ON YOUR ACCOUNT .

Terms: All accounts are due and payable in accordance with terms of signed contract. In absense of signed contract, all accounts are due and payable within 30 days from billing date. Interest charged at rate of 8/10% per Month (10% per anum annual interest rate) thereafter.

EXHIBIT B
Cost Proposal Bid Sheet--Routine Work

Facility Grounds--Bid at Standard Service Level.

Provide base cost for maintenance as outlined on the corresponding maps in Attachment J.

Please refer to the Parks & Landscape Service Levels (Exhibit A) for details.

	Address	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Cost
316 Vernon St	316 Vernon St	0	842	0	2,163	\$ 1,534.00
Barton Water Treatment Plant*	9595 Barton Rd, Granite Bay	1,606	7,659	20,154	77,317	\$ 14,515.00
Carnegie Museum	557 Lincoln St	273	702	1,878	4,602	\$ 1,274.00
Civic Center	311 Vernon St	0	1,407	0	9,164	\$ 9,360.00
Corporation Yard	2005 Hilltop Cir	1,534	13,955	38,247	197,749	\$ 17,741.00
Downtown Library	225 Taylor St	0	1,853	0	14,484	\$ 2,570.00
Dry Creek Waster Water Treatment Plant*	1800 Booth Rd	4,364	6,767	138,811	37,369	\$ 28,558.00
Fire Station # 1 *	80 Lincoln St	0	469	0	2,170	\$ 1,458.00
Fire Station # 2	1398 Junction Bl	497	326	2,567	1,224	\$ 1,955.00
Fire Station # 3	1300 Cirby Wy	310	234	2,874	1,405	\$ 1,955.00
Fire Station # 4	1900 Eureka Rd	0	2,348	0	20,066	\$ 3,802.00
Fire Station #5*	1565 Pleasant Grove Blvd	452	665	4,292	2,970	\$ 3,510.00
Fire Station # 6	1430 E Roseville Pkwy	0	1,468	0	14,759	\$ 2,430.00
Fire Station # 7	911 Highland Pointe Dr	1,576	2,112	34,645	33,770	\$ 4,547.00
Fire Station # 9	2451 Hayden Pkwy	0	3,059	0	62,953	\$ 4,303.00
Johnson Pool	100 D St	664	685	3,677	2,630	\$ 2,365.00
Lois Orlando Bus Transfer Station*	110 Louis Ln	0	2,263	0	7,922	\$ 3,305.00
Old Taylor Street Courthouse	300 Taylor St	0	733	0	2,895	\$ 2,387.00
Pleasant Grove Waste Water Treatment Plant*	5051 Westpark	0	24,424	0	378,558	\$ 27,205.00
Roseville Electric	2090 Hilltop Cir	0	3,452	0	33,172	\$ 9,612.00
Roseville Police Department*	1051 Junction Bl	787	6,099	3,437	49,264	\$ 7,834.00
Solid Waste Recycle Site*	4475 Westpark Dr	0	1,474	0	12,287	\$ 1,782.00
U.S. Post Office	320 Vernon St	0	437	0	2,354	\$ 1,782.00
Vernon Street Parking Garage*	405 Vernon St	0	702	0	2,319	\$ 583.00
Square Footage Totals		3,027	46,909	41,759	602,883	\$ 156,367.00

*Maps and data may have changed, please see addendum for updated map.

Cost Proposal Bid Sheet--Routine Work

Parks

Provide base cost for all parks listed. Base cost includes mowing, edging and blowing. Please refer to the City of Roseville Parks & Landscape Service Levels (Exhibit A) for details.

Additionally, provide add alternative costs for each column per the description below and refer to the Parks & Landscape Service Levels as needed.

Add Alternative #1: Pruning shall include shearing shrub hedges alongs walls, tree limb pruning to ensure 10' height clearance over sidewalks and 14' height over roads, and trimming of groundcover at hardscape edges.

Add Alternative #2: Irrigation shall include routine irrigation checks and schedule adjustments.

Add Alternative #3: Portering shall include trash pick up, blowing leaves off of hard surfaces, raking play areas, etc.

Parks	Address	Square Footage of Turf	Square Footage of Landscaping	Base Cost	AA- 1: Pruning	AA-2: Irrigation	AA-3: Portering
Baquera Park	100 Painted Desert Ct	43,077	43,493	\$ 4,800.00	\$ 6,851.00	\$ 2,330.00	\$ 5,783.00
Besana Park	1061 Trehowell Dr	132,417	41,751	\$ 6,357.00	\$ 6,576.00	\$ 2,587.00	\$ 3,759.00
Blue Oaks Park	8001 Woodcreek Oaks Bl	63,305	3,101	\$ 6,173.00	\$ 718.00	\$ 1,378.00	\$ 5,783.00
Brown Park	260 Trestle Rd	195,497	26,257	\$ 9,385.00	\$ 5,676.00	\$ 3,012.00	\$ 5,783.00
Buljan Park	150 Hallissy Dr	239,226	19,409	\$ 11,484.00	\$ 4,196.00	\$ 3,136.00	\$ 5,783.00
Burner Park	2196 Eastwood Dr	65,446	24,638	\$ 6,382.00	\$ 5,326.00	\$ 2,342.00	\$ 5,783.00
Cambria Park	1781 Poppy Field Dr	98,647	584	\$ 8,245.00	\$ 361.00	\$ 3,900.00	\$ 7,517.00
Central Park	10200 Fairway Dr	199,882	14,992	\$ 13,922.00	\$ 4,630.00	\$ 3,710.00	\$ 5,783.00
Crabb Park	1000 Scarborough Dr	73,968	117,432	\$ 7,212.00	\$ 8,160.00	\$ 3,075.00	\$ 7,517.00
Crestmont Park	1500 Champion Oaks Dr	139,497	32,182	\$ 6,697.00	\$ 5,069.00	\$ 2,353.00	\$ 5,783.00
Davis Park	1460 Northpark Dr	125,366	17,272	\$ 8,732.00	\$ 3,734.00	\$ 2,493.00	\$ 5,783.00
Diamond Oaks Park	400 Diamond Oaks Rd	173,319	59,926	\$ 12,071.00	\$ 4,627.00	\$ 3,340.00	\$ 5,783.00
Dietrich Park	1201 Stoney Point Dr	43,744	5,978	\$ 2,100.00	\$ 1,385.00	\$ 697.00	\$ 3,759.00
Doyle Park	1701 Calle Campana	131,330	20,898	\$ 9,147.00	\$ 4,518.00	\$ 2,733.00	\$ 5,783.00
Dugan Park	1432 Diamond Woods Ci	138,092	15,658	\$ 9,618.00	\$ 3,385.00	\$ 2,601.00	\$ 5,783.00
Duran Park	944 Pleasant Grove Bl	33,008	35,846	\$ 3,678.00	\$ 5,646.00	\$ 1,865.00	\$ 3,759.00
Eastwood Park	950 Madden Ln	77,193	13,710	\$ 7,527.00	\$ 3,176.00	\$ 2,141.00	\$ 3,759.00
Elliott Park	1421 Cushendall Dr	270,400	30,281	\$ 12,981.00	\$ 6,546.00	\$ 3,905.00	\$ 5,783.00
Erven Park	6201 Grand Canyon Dr	39,978	12,640	\$ 4,455.00	\$ 3,513.00	\$ 1,594.00	\$ 3,759.00
Ferretti Park	601 Circuit Dr	5,179	71	\$ 2,525.00	\$ 144.00	\$ 508.00	\$ 3,759.00

Parks	Address	Square Footage of Turf	Square Footage of Landscaping	Base Cost	AA- 1: Pruning	AA-2: Irrigation	AA-3: Portering
Festersen Park	2150 Villages Green Dr	240,206	54,975	\$ 15,057.00	\$ 9,253.00	\$ 6,078.00	\$ 5,783.00
Fiddymment Park	1200 Makeway St	26,556	16,901	\$ 5,549.00	\$ 2,349.00	\$ 1,580.00	\$ 5,783.00
Fratris Park	2400 Corin Dr	185,928	18,483	\$ 14,245.00	\$ 3,996.00	\$ 5,472.00	\$ 5,783.00
Garbolino Park	1015 Camelia Av	123,746	0	\$ 8,619.00	\$ 1,673.00	\$ 3,087.00	\$ 5,783.00
Goto Park	1851 Oak Crest Dr	62,394	159,554	\$ 6,084.00	\$ 11,087.00	\$ 3,434.00	\$ 5,783.00
Hall Park	1411 Raeburn Wy	79,474	88,836	\$ 7,749.00	\$ 13,992.00	\$ 4,348.00	\$ 5,783.00
Hamel Park	10080 Crocker Ranch Rd	262,360	96,092	\$ 14,618.00	\$ 6,677.00	\$ 4,259.00	\$ 5,783.00
Harrigan Greens Park	4051 Parkland Wy	34,056	36,083	\$ 3,795.00	\$ 5,015.00	\$ 1,762.00	\$ 5,783.00
Heredia Park	2201 Spring Grove Dr	88,950	11,459	\$ 7,434.00	\$ 2,654.00	\$ 2,018.00	\$ 5,783.00
Hillsborough Park	1001 Hillsborough Dr	223,420	78,135	\$ 10,726.00	\$ 12,307.00	\$ 4,607.00	\$ 5,783.00
Hughes Park	1600 Parkside Way	391,240	19,326	\$ 19,075.00	\$ 4,178.00	\$ 4,651.00	\$ 7,517.00
Kaseberg Park	1151 Rand Wy	507,292	20,908	\$ 21,906.00	\$ 9,686.00	\$ 6,318.00	\$ 7,517.00
Kennedy Park	4025 Vittorio Dr	33,500	29,091	\$ 6,066.00	\$ 3,145.00	\$ 1,842.00	\$ 5,783.00
Kenwood Oaks Park	1022 Tanzania Dr	5,788	28,101	\$ 2,016.00	\$ 1,302.00	\$ 663.00	\$ 3,759.00
Lincoln Estates Park	331 James Dr	97,905	7,451	\$ 8,183.00	\$ 1,726.00	\$ 1,982.00	\$ 5,783.00
Lockridge Park	2601 Eureka Rd	147,859	25,794	\$ 7,098.00	\$ 5,576.00	\$ 2,535.00	\$ 5,783.00
Lunardi Park	2501 Country Club Dr	16,167	64,068	\$ 4,504.00	\$ 10,091.00	\$ 2,919.00	\$ 5,783.00
Mahan Park	1095 Amington Dr	236,216	94,517	\$ 16,452.00	\$ 11,676.00	\$ 5,626.00	\$ 7,517.00
Marco Dog Park	1800 Sierra Gardens Dr	52,703	0	\$ 2,530.00	\$ -	\$ 506.00	\$ 2,506.00
Misty Wood Park	1501 Misty Wood Dr	43,136	23,623	\$ 4,807.00	\$ 5,107.00	\$ 1,983.00	\$ 5,783.00
Nelson Park	1213 S Bluff Wy	9,240	35,995	\$ 3,861.00	\$ 5,670.00	\$ 1,906.00	\$ 5,783.00
Nichols Park	4525 Bob Doyle Dr	103,421	34,159	\$ 7,203.00	\$ 4,747.00	\$ 2,390.00	\$ 5,783.00
Olympus Park	2551 La Croix Dr	225,895	60,738	\$ 10,844.00	\$ 9,567.00	\$ 4,082.00	\$ 5,783.00
Piches Park	1471 Stone Point Dr	1,958	10,414	\$ 2,182.00	\$ 4,664.00	\$ 1,369.00	\$ 3,759.00
Pineschi Park	9501 Highland Park Dr	125,474	31,474	\$ 8,739.00	\$ 6,804.00	\$ 3,109.00	\$ 5,783.00
Rickey Park	1475 Parkside Wy	67,819	43,363	\$ 6,613.00	\$ 6,830.00	\$ 2,689.00	\$ 5,783.00
Santucci Park	1831 Morningstar Dr	394,019	22,837	\$ 18,916.00	\$ 4,937.00	\$ 4,771.00	\$ 5,783.00
Sculpture Park	350 N Sunrise Av	2,411	0	\$ 2,183.00	\$ 1,673.00	\$ 771.00	\$ 2,506.00
Silverado Oaks Park	1430 Badovinac Dr	209,813	30,896	\$ 11,691.00	\$ 4,866.00	\$ 3,311.00	\$ 5,783.00
SSP48	2232 Dorrington Dr	0	16,326	\$ -	\$ 3,277.00	\$ 655.00	\$ 3,759.00
Stephenson Park	6665 Maple Creek Dr	80,230	18,955	\$ 6,705.00	\$ 5,825.00	\$ 2,506.00	\$ 5,783.00
Stizzo	4141 Brick Mason Ci	208,018	122,768	\$ 7,244.00	\$ 3,412.00	\$ 2,664.00	\$ 5,783.00

Parks	Address	Square Footage of Turf	Square Footage of Landscaping	Base Cost	AA- 1: Pruning	AA-2: Irrigation	AA-3: Portering
Summerhill Park	648 Grenada Pass Dr	76,957	25,412	\$ 7,504.00	\$ 3,296.00	\$ 2,700.00	\$ 5,783.00
Sunrise Corridor	1100's Sunrise Bl	179,361	350,603	\$ 13,741.00	\$ 4,873.00	\$ 3,723.00	\$ 5,783.00
Taylor Park	700 Parry St	13,344	18,110	\$ 3,718.00	\$ 1,902.00	\$ 1,124.00	\$ 3,759.00
Twinwood Park	575 Twinwood Lp	27,884	4,320	\$ 3,496.00	\$ 2,602.00	\$ 1,219.00	\$ 3,759.00
Uribe Park	3051 Empingham Wy	111,181	41,597	\$ 7,744.00	\$ 6,552.00	\$ 4,289.00	\$ 5,783.00
Veteran's Memorial Park North	10021 Crocker Ranch Rd	339,687	8,952	\$ 5,859.00	\$ 5,824.00	\$ 2,337.00	\$ 5,783.00
Veteran's Memorial Park	1750 Blue Oaks Bl	60,087	39,697	\$ 16,561.00	\$ 6,497.00	\$ 4,612.00	\$ 5,783.00
Wallace Park (at Cresthaven)	401 Community Dr	99,681	21,054	\$ 8,331.00	\$ 4,552.00	\$ 3,865.00	\$ 5,783.00
Waltrip Park	3800 Miners Ravine	31,088	16,130	\$ 4,330.00	\$ 2,615.00	\$ 1,389.00	\$ 5,783.00
Wanish Park	1351 Junction Bl	206,353	51,653	\$ 9,906.00	\$ 8,136.00	\$ 3,608.00	\$ 5,783.00
Weber Park	320 Circuit Dr	54,438	9,012	\$ 6,066.00	\$ 2,087.00	\$ 1,631.00	\$ 5,783.00
White Park	504 Sixth St	7,457	6,836	\$ 358.00	\$ 1,583.00	\$ 388.00	\$ 3,759.00
Woodbridge Park	415 Sierra Bl	87,586	2,953	\$ 4,205.00	\$ 684.00	\$ 978.00	\$ 5,783.00
Square Footage Totals		7,870,870	2,433,769	\$ 518,004.00	\$ 319,202.00	\$ 177,456.00	\$ 353,723.00

EXHIBIT B

Cost Proposal Bid Sheet--Routine Work

Schools

Provide cost for mowing only 1x a week.

Refer to the City of Roseville Parks & Landscape Service Levels (Exhibit A) and maps in Attachment J for details. irrigation work at three school sites noted.

Add Alternative #1: Provide add alternative costs to perform

Irrigation work includes programming 2x/week and systems check 1x/week

	Address	Square Footage of Turf	Cost	AA-1: Irrigation
Buljan Middle School	100 Hallissy Dr	239,700	\$ 6,840.00	Not Applicable
Chilton Middle School	4501 Bob Doyle DR	290,140	\$ 8,384.00	Not Applicable
Cirby Elementary	814 Darling Wy	47,537	\$ 3,441.00	Not Applicable
Cooley Middle School	9300 Prairie Woods Wy	363,838	\$ 10,374.00	Not Applicable
Diamond Creek Elementary	3151 Hopscotch Wy	33,915	\$ 3,151.00	Not Applicable
Eich Intermediate*	1509 Sierra Gardens Dr	223,500	\$ 6,454.00	Not Applicable
Heritage Oaks Elementary	2271 Americana Dr	138,206	\$ 5,029.00	\$ 1,509.00
Junction Elementary	2150 Ellison Dr	91,363	\$ 5,106.00	Not Applicable
Olympus Junior High School	2625 La Croix Dr	82,121	\$ 4,954.00	\$ 1,486.00
Orchard Ranch Middle School	4375 Brookstone Dr	30,050	\$ 2,712.00	Not Applicable
Quail Glen Elementary	1250 Canevari Dr	119,293	\$ 4,485.00	\$ 1,346.00
Sargeant Elementary*	1200 Ridgecrest Wy	172,391	\$ 5,492.00	Not Applicable
Spanger Elementary*	699 Shasta St	81,917	\$ 4,789.00	Not Applicable
Stoneridge Elementary*	2501 Alexandra Dr	244,653	\$ 7,156.00	Not Applicable
Thomas Jefferson Elementary*	750 Central Park Dr	106,511	\$ 4,454.00	Not Applicable
Woodbridge Elementary*	515 Niles St	52,527	\$ 3,790.00	Not Applicable
Square Footage Totals		2,317,662.0	\$ 86,611.00	\$ 4,341.00

*Maps and data may have changed, please see addendum for updated map.

EXHIBIT B
Cost Proposal Bid Sheet--Routine Work

Streetscapes--Bid according to Service Level assigned.

Provide the base cost for streetscapes. Base cost shall include mowing, blowing, edging, pruning, irrigation and litter removal.

Please refer to the Parks & Landscape Service Levels (Exhibit A) for details on service level assigned and Attachment J for all maps.

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
680 Olympus Pointe -Zone A LLD						
680-L-03	398	2,647	5,092	17,088	Standard	\$ 3,836.00
680-L-04	0	4,809	0	36,292	Standard	\$ 5,444.00
680-L-05	29	1,394	1,577	17,096	Standard	\$ 2,959.00
680-M-01	0	2,574	0	24,744	Standard	\$ 3,712.00
680-M-02	0	2,671	0	14,920	Standard	\$ 2,238.00
680-M-03	0	5,059	0	29,486	Standard	\$ 4,423.00
TOTAL	427	19,154	6,669	139,625		\$ 22,612.00
681 Olympus Pointe -Zone D LLD						
681-L-01	522	478	37,526	65,849	Standard	\$ 19,259.00
681-L-02	2,080	3,609	14,267	47,862	Standard	\$ 10,746.00
TOTAL	2,602	4,087	51,793	113,711		\$ 30,005.00

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
682 Northwest Zone A						
682-L-01	1,192	1,827	7,928	17,544	Core	\$ 4,087.00
682-L-02	818	1,796	9,841	33,863	Core	\$ 6,524.00
682-L-03	3,398	43,833	72,461	43,833	Core	\$ 23,375.00
682-L-05	891	3,748	41,768	40,123	Core	\$ 15,257.00
682-L-06	426	3,607	14,594	15,080	Core	\$ 5,458.00
682-L-07	3,691	4,686	20,310	48,973	Core	\$ 10,954.00
682-L-08	2,287	7,022	51,792	75,554	Core	\$ 22,014.00
682-L-09	3,427	13,158	35,753	86,176	Core	\$ 19,279.00
682-L-10	264	4,212	5,474	63,855	Core	\$ 9,031.00
682-L-11	1,393	2,923	32,074	33,975	Core	\$ 12,096.00
682-L-14	1,789	4,349	28,387	56,612	Core	\$ 13,890.00
682-L-17	2,675	11,169	50,526	97,309	Core	\$ 24,309.00
682-L-18	996	4,603	83,399	135,326	Core	\$ 37,089.00
682-L-20	414	6,003	5,177	34,101	Core	\$ 5,386.00
682-L-21	129	6,543	8,610	99,167	Core	\$ 14,053.00
682-L-23	0	3,140	0	39,743	Core	\$ 4,769.00
682-L-24	0	966	0	22,693	Core	\$ 2,723.00
682-L-29	0	614	0	4,245	Core	\$ 509.00
682-L-30	0	498	0	6,063	Core	\$ 728.00
682-L-31	0	178	0	1,891	Core	\$ 227.00
682-L-37	1,055	6,699	10,139	78,838	Core	\$ 11,995.00
682-L-38	0	676	0	9,156	Core	\$ 1,099.00
682-L-39	0	148	0	948	Core	\$ 114.00
TOTAL	24,843	132,396	478,232	1,045,066		\$ 244,966.00
683 Northwest Zone B						
683-L-34	1,421	1,043	10,732	29,046	Core	\$ 6,169.00
683-L-40	0	3,429	0	32,621	Core	\$ 3,915.00
TOTAL	1,421	4,472	10,732	61,668		\$ 10,084.00

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
689 North Central District Wide Zone						
689-L-05	4,802	9,194	54,351	83,587	Standard	\$ 26,126.00
689-L-06	3,496	6,379	119,697	123,133	Standard	\$ 48,394.00
689-L-07	419	1,065	42,603	58,633	Standard	\$ 19,446.00
689-L-10	1,390	9,426	41,017	74,485	Standard	\$ 21,427.00
689-L-12	2,814	4,104	30,794	20,718	Standard	\$ 10,806.00
689-L-13	2,669	9,250	28,608	77,783	Standard	\$ 18,819.00
689-L-16	2,096	8,895	48,642	111,717	Standard	\$ 28,918.00
689-M-01	0	6,464	0	41,349	Standard	\$ 6,202.00
TOTAL	17,686	54,776	365,712	591,405		\$ 180,138.00
690 North Central-Local Benefit Zone						
690-L-08*	0	1,498	0	7,501	Standard	\$ 1,125.00
690-L-10	2,814	4,104	30,794	20,718	Standard	\$ 10,806.00
690-L-11	3,487	3,212	15,914	23,472	Standard	\$ 7,499.00
690-L-12	2,333	3,844	27,139	31,921	Standard	\$ 11,573.00
690-L-14	2,005	3,301	12,123	21,315	Standard	\$ 6,228.00
690-L-15	4,055	4,379	24,874	29,207	Standard	\$ 10,600.00
690-L-16	1,148	1,356	3,815	41,489	Standard	\$ 7,177.00
690-L-17	0	471	0	5,353	Standard	\$ 803.00
690-L-18	0	211	0	1,574	Standard	\$ 236.00
690-L-19	992	0	27,709	0	Standard	\$ 6,927.00
TOTAL	16,833	22,375	142,367	182,547		\$ 62,974.00
691 North Central Zone F (Diamond Oaks 10) LLD						
691-L-01	366	848	27,909	23,814	Standard	\$ 10,549.00
691-L-04	142	618	5,752	14,858	Standard	\$ 3,667.00
TOTAL	509	1,466	33,661	38,672		\$ 14,216.00
692 North Central Zone G (Diamond Oaks 10) LLD						
692-L-04	1,282	2,909	5,752	14,858	Standard	\$ 3,667.00
TOTAL	1,282	2,909	5,752	14,858		\$ 3,667.00
693 Infill Zone A (Pheasant Run) LLD						
693-L-02	0	1,792	0	8,592	Standard	\$ 1,289.00
TOTAL	0	1,792	0	8,592		\$ 1,289.00

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
694 Infill Zone B (Cirby Oaks II) LLD						
694-L-07	2,154	1,057	6,483	1,782	Standard	\$ 1,888.00
TOTAL	2,154	1,057	6,483	1,782		\$ 1,888.00
695 Infill Zone C (Reuter Ranch) LLD						
695-L-06	0	1,524	0	24,774	Standard	\$ 3,716.00
TOTAL	0	1,524	0	24,774		\$ 3,716.00
697 North Roseville Zone B						
697-L-03	3,782	3,548	19,503	19,178	Standard	\$ 7,752.00
697-L-04	608	3,180	15,169	19,549	Standard	\$ 6,725.00
TOTAL	4,390	6,727	34,672	38,727		\$ 14,477.00
698 North Roseville Zone C						
698-L-06	4,264	4,505	18,150	52,083	Standard	\$ 12,350.00
698-L-07	462	3,694	7,641	38,753	Standard	\$ 7,723.00
698-L-08	808	1,912	2,769	14,259	Standard	\$ 2,831.00
698-L-09	378		2,661		Standard	\$ 665.00
TOTAL	5,913	10,111	31,222	105,096		\$ 23,569.00
698 North Roseville Zone D						
698-L-01	1,752	6,178	16,725	56,685	Standard	\$ 12,684.00
698-L-02	824	2,973	20,424	27,280	Standard	\$ 9,198.00
698-L-04	1,098	8,368	16,071	199,036	Standard	\$ 33,873.00
698-L-05	3,581	7,516	15,089	41,910	Standard	\$ 10,059.00
TOTAL	7,254	25,034	68,309	324,911		\$ 65,814.00
720 Historic District LLD						
720-L-01	0	5,528	0	32,550	Standard	\$ 12,180.00
TOTAL	0	5,528	0	32,550		\$ 12,180.00
721 Riverside LLD						
721-L-01	0	510	0	8,424	Standard	\$ 2,895.00
721-L-02	0	541	0	6,195	Standard	\$ 2,129.00
721-L-03	0	2,417	0	6,124	Standard	\$ 2,104.00
TOTAL	0	3,468	0	20,742		\$ 7,128.00

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
725 Westbrook						
725-L-01*	2,161	18,923	8,365	106,501	Standard	\$ 18,066.00
725-L-02*	0	15,185	0	167,852	Standard	\$ 25,178.00
725-L-03*	0	11,368.9	0	102,925.6	Standard	\$ 15,439.00
TOTAL	2,161	45,477	8,365	377,279		\$ 58,683.00
767 Stoneridge CFD						
767-L-01	844	6,415	4,594	103,121	Standard	\$ 16,617.00
767-L-02	1,467	7,166	25,453	63,565	Standard	\$ 15,898.00
767-L-03	1,386	4,484	7,473	30,684	Standard	\$ 6,471.00
767-L-04	340	8,700	20,225	132,137	Standard	\$ 24,877.00
767-L-05	1,389	19,518	11,194	155,219	Standard	\$ 26,081.00
767-L-06	791	7,407	4,604	55,071	Standard	\$ 9,412.00
767-L-09	0	548	0	2,687	Standard	\$ 403.00
767-L-10	1,037	5,296	38,632	76,567	Standard	\$ 21,143.00
767-L-11	597	3,380	6,543	29,362	Standard	\$ 6,040.00
767-L-12	1,464	5,027	23,959	80,779	Standard	\$ 18,107.00
767-L-15	0	11,341	0	95,432	Standard	\$ 14,315.00
TOTAL	9,315	79,281	142,676	824,624		\$ 159,364.00
768 Stoneridge Parcel 1 CFD						
768-L-13	470	3,230	8,266	38,451	Standard	\$ 7,834.00
TOTAL	470	3,230	8,266	38,451		\$ 7,834.00

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
769 Woodcreek West						
769-L-01	3,220	4,897	115,723	69,925	Standard	\$ 39,420.00
769-L-02	4,001	4,242	208,754	48,674	Standard	\$ 59,490.00
769-L-03	971	3,743	16,432	25,157	Standard	\$ 7,882.00
769-L-04	1,115	3,883	15,647	15,561	Standard	\$ 6,246.00
769-L-05	2,858	6,333	40,293	34,655	Standard	\$ 15,272.00
769-L-06	1,320	5,560	21,345	46,405	Standard	\$ 12,297.00
769-L-07	4,200	5,945	33,695	28,490	Standard	\$ 12,697.00
769-L-08	677	5,302	35,835	33,778	Standard	\$ 14,025.00
769-L-09	0	1,532	0	8,839	Standard	\$ 1,326.00
769-L-10	0	6,963	0	41,622	Standard	\$ 6,243.00
TOTAL	18,362	48,400	487,724	353,106		\$ 174,898.00
770 Crocker Ranch						
770-L-01	1,125	6,025	12,948	55,956	Standard	\$ 11,630.00
770-L-03	781	8,415	20,033	71,590	Standard	\$ 15,747.00
770-L-04	983	4,887	19,373	27,161	Standard	\$ 8,917.00
770-L-05	1,079	6,249	16,233	38,345	Standard	\$ 9,810.00
770-L-06	1,948	5,642	16,833	34,476	Standard	\$ 9,380.00
TOTAL	5,916	31,217	85,419	227,528		\$ 55,484.00
771 Highland Reserve North						
771-L-01	144	10,339	5,893	99,170	Standard	\$ 16,349.00
771-L-02	814	12,574	17,924	136,217	Standard	\$ 24,914.00
771-L-03	1,601	6,202	26,358	85,839	Standard	\$ 19,465.00
771-L-04	1,786	12,590	14,524	129,891	Standard	\$ 23,115.00
TOTAL	4,345	41,705	64,699	451,117		\$ 83,843.00
772 Vernon Infill						
772-L-12	0	4,924	0	9,712	Standard	\$ 4,680.00
TOTAL	0	4,924	0	9,712		\$ 4,680.00
773 Woodcreek East						
773-L-01	4,113	10,113	161,753	129,917	Standard	\$ 59,926.00
TOTAL	4,113	10,113	161,753	129,917		\$ 59,926.00

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
774 Stone Point CFD 2						
774-L-01	299	1,362	1,768	10,580	Standard	\$ 2,532.00
TOTAL	299	1,362	1,768	10,580		\$ 2,532.00
775 West Park						
775-L-01	196	6,721	34,693	169,194	Standard	\$ 34,052.00
775-L-02	4,322	9,576	64,145	136,642	Standard	\$ 36,533.00
775-L-03	1,442	9,842	19,936	132,036	Standard	\$ 24,789.00
775-L-04	719	6,531	10,259	78,128	Standard	\$ 14,284.00
775-L-06	2,675	6,740	31,179	50,566	Standard	\$ 15,380.00
775-L-09	938	5,832	15,533	42,953	Standard	\$ 10,326.00
775-L-10	594	9,137	10,354	77,282	Standard	\$ 14,181.00
775-L-11	2,012	5,065	14,861	36,316	Standard	\$ 9,163.00
775-L-13	4,677	20,281	43,976	226,202	Standard	\$ 44,924.00
775-L-14	0	3,877	0	32,911	Standard	\$ 4,937.00
775-L-15	466	9,022	15,938	122,101	Standard	\$ 22,300.00
775-L-16	127	11,495	4,292	117,016	Standard	\$ 18,625.00
TOTAL	18,168	104,117	265,165	1,221,347		\$ 249,494.00
776 Fiddymont						
776-L-01	1,018	2,442	38,273	35,299	Standard	\$ 14,863.00
776-L-02	1,867	2,270	56,958	76,947	Standard	\$ 25,782.00
776-L-03	2,004	8,717	87,321	119,908	Standard	\$ 39,816.00
776-L-04	2,788	2,771	24,197	20,978	Standard	\$ 9,196.00
776-L-05	1,199	16,903	15,032	131,741	Standard	\$ 23,519.00
776-L-06	1,775	13,315	51,167	137,669	Standard	\$ 33,442.00
776-L-07	0	13,024	0	85,237	Standard	\$ 12,786.00
776-L-08	1,661	4,602	60,763	84,617	Standard	\$ 27,883.00
776-L-09	766	4,987	47,661	67,469	Standard	\$ 22,036.00
776-L-10	914	17,965	6,418	116,748	Standard	\$ 19,117.00
776-L-13	0	6,220	0	82,145	Standard	\$ 12,322.00
TOTAL	13,990	93,215	387,791	958,757		\$ 240,762.00

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
778 Longmeadow						
778-L-01	211	4,909	10,666	62,155	Standard	\$ 11,990.00
778-L-02	899	7,926	5,536	75,643	Standard	\$ 12,730.00
TOTAL	1,110	12,835	16,202	137,797		\$ 24,720.00
779 Infill 4						
779-L-01	2,452	3,317	13,121	18,652	Standard	\$ 6,078.00
779-L-02	0	584	0	7,180	Standard	\$ 864.00
779-L-03	1,703	1,748	18,022	14,599	Standard	\$ 6,695.00
772-L-04 (American Dream)*	0	4,305	0	21,973	Standard	\$ 2,887.00
779-L-05 (Old Auburn Ranch)*	0	1,921	0	17,261	Standard	\$ 2,268.00
TOTAL	4,155	5,649	31,142	40,431		\$ 18,792.00

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
8555 General Fund						
IV-L-01	2,886	6,796	31,922	84,574	Standard	\$ 20,667.00
IV-L-02*	0	435	0	2,134	Standard	\$ 320.00
IV-L-03	181	9,782	1,361	27,649	Standard	\$ 4,488.00
IV-L-04	0	8,187	0	248,078	Standard	\$ 37,212.00
IV-L-07	1,255	4,329	1,410	24,264	Standard	\$ 3,992.00
IV-L-09	357	1,113	2,757	10,058	Standard	\$ 2,198.00
IV-L-10	0	3,451	0	18,280	Standard	\$ 2,742.00
IV-L-11	5,494	12,308	44,319	69,927	Standard	\$ 21,569.00
IV-L-12	0	4,041	0	25,697	Standard	\$ 3,855.00
IV-L-13	0	1,418	0	45,223	Standard	\$ 6,783.00
IV-L-14	0	1,868	0	42,814	Standard	\$ 6,422.00
IV-L-15	0	1,587	0	10,524	Standard	\$ 1,579.00
IV-L-17	0	3,012	0	24,566	Standard	\$ 3,685.00
NC-L-02	690	352	5,977	13,465	Standard	\$ 3,514.00
NC-L-20	0	386	0	1,209	Standard	\$ 181.00
NW-L-07	0	139	0	786	Standard	\$ 118.00
NW-L-11	431	2,289	3,450	16,522	Standard	\$ 3,341.00
NW-L-12	438	297	2,451	4,135	Standard	\$ 1,233.00
NW-L-15	0	3,116	0	21,189	Standard	\$ 3,178.00
NW-L-16	1,279	4,581	12,673	33,326	Standard	\$ 8,167.00
NW-L-28	0	1,022	0	3,652	Standard	\$ 548.00
NW-L-32	0	4,676	0	27,416	Standard	\$ 4,112.00
TOTAL	13,011	75,185	106,319	755,488		\$ 139,904.00
Total	180,725	852,585	769,398	8,275,038		\$ 1,979,639.00

*Maps and data may have changed, please see addendum for updated map.

TAB J: Cost Proposal

TAB K: Required Statements/Documents

Required Statements

5.0 Assurance of Designated Project Team

Cagwin & Dorward assure that the designated project team that is used for this project and that departure or reassignment of, or substitution for, any member of the designated project team shall not be made without the prior written approval of the City.

10.4 Declaration of Non-Conflict of Interest

Cagwin & Dorward attests that it has no conflict of interest in the submittal of neither this proposal nor any potential conflicts of interest with respect to any person or entity related or not to the buyer; nor does any conflict of interest exist as to the bidding, award, or performance of the work relative to the services to be provided to the City proposed herein.

10.7 Acceptance Statement

Cagwin & Dorward fully accepts in its entirety the requirements for service agreements including but not limited to insurance requirements, indemnification, licensing requirements, representations, warranties, and certificates per the City of Roseville's Park and Landscape Maintenance agreement.

10.23 Proprietary Information

Cagwin & Dorward acknowledges that nothing contained in this proposal is proprietary.

Attachment A

PROPOSER'S CERTIFICATION

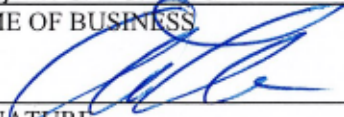
I hereby propose to furnish the goods or services specified in the Request for Proposals ("RFP"). I agree that my proposal will remain firm for a period of up to ninety (90) days in order to allow the City of Roseville ("City") adequate time to evaluate the qualifications submitted.

I have carefully examined the Request for Proposals and any other documents accompanying or made a part of this RFP. The information contained in this proposal is true and correct to the best of my knowledge and is signed under penalty of perjury under the laws of the State of California. I further certify that I am duly authorized to submit this proposal on behalf of the firm as its authorized agent and that the firm is ready, willing and able to perform if awarded the contract.

I further certify that this proposal is made without prior understanding, agreement, connection, discussion, or conspiracy with any other person, firm or corporation submitting a proposal for the same product or service; that this proposal is fair and made without outside control, collusion, fraud or illegal action; that no officer, employee or agent of the City or any other proposer is financially interested in said proposal; that no undue influence or pressure was used against or in concert with any officer, employee or agent of the City in connection with the award or terms of the contract that will be executed as a result of this RFP; and that the undersigned executed this Proposer's Certification with full knowledge and understanding of the matters therein contained and was duly authorized to do so.

Cagwin & Dorward

NAME OF BUSINESS


SIGNATURE

Charlie Thompson Owner, Vice President

NAME & TITLE, TYPED OR PRINTED

PO Box 1600, Novato, CA 94948-1600

MAILING ADDRESS

800-891-7710

TELEPHONE NUMBER

charlie.thompson@cagwin.com

EMAIL

Type of Organization:

☐ Sole Proprietorship

☒ Corporation

CA State of Incorporation

☐ Partnership

☐ Limited Liability Company

Attachment B

CONTRACTOR LICENSES

List the licenses held by your company and/or employees. The following representations are made under penalty of perjury:

CA State Lic No.	Name on License	Class/Type	Expiration Date
<u>202399</u>	<u>Landscape Contractors</u>	<u>C27</u>	<u>7/31/2020</u>
<u>202399</u>	<u>General Engineering</u>	<u>A</u>	<u>7/31/2020</u>
<u>202399</u>	<u>Tree Service</u>	<u>D49</u>	<u>7/31/2020</u>
<u>37285</u>	<u>Pest Control</u>	<u>N/A</u>	<u>12/31/2018</u>

Do you have a City of Roseville Business License? Yes X No

License # 00801091

***For Public Works Projects (SB854):** Contractors must register with the Department of Industrial Relations (DIR) pursuant to Labor Code section 1725.5. The Contractor shall provide proof of current registration with the Department of Industrial Relations for both itself and all listed subcontractors with their proposal. Contractors may register at: <http://www.dir.ca.gov/public-works/publicworks.html>

DIR contractor registration number and expiration date:

* DIR #1000001669 Expires 6/20/2019

Attachment C

SUBCONTRACTOR LIST

If subcontractors will not be used, proposer must write "NONE". For construction contracts, in accordance with the Public Contract Code, Part 1, Chapter 4, Subletting and Subcontracting, Contractors must list the name and business address of each subcontractor who will perform work or labor or render service to the prime contractor in or about the construction of the work or improvement, or who will specially fabricate and install a portion of the work or improvement according to detailed drawings contained in the plans and specifications, in an amount in excess of one-half of one percent (0.5%) of the prime contractor's total bid, or in the case of bids or offers for the construction of streets and highways, including bridges, in excess of one-half of one percent (0.5%) of the prime contractor's total bid or ten thousand dollars (\$10,000) whichever is greater.

Company Name	NONE
Principal	
Address	
City	
Phone	
Job capacity	
Percentage of total work	
Licenses and numbers	
DIR Contractor Registration Number & Expiration Date	

Company Name	
Principal	
Address	
City	
Phone	
Job capacity	
Percentage of total work	
Licenses and numbers	
DIR Contractor Registration Number & Expiration Date	

Attachment E

**NONCOLLUSION DECLARATION TO BE EXECUTED BY
BIDDER AND SUBMITTED WITH BID**

The undersigned declares:

I am the Owner, Vice President of Cagwin & Dorward, the party making the foregoing bid.

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

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

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on August 21, 2018 [date], at Roseville [city], California [state].



(Signature of Declarant)

TAB L: Exceptions

No proposed exceptions

TAB M: Competency of Proposers

FINANCIAL STATEMENT & INFORMATION

Cagwin & Dorward has been providing professional landscape services for over 60 years, with annual sales approaching 45 million dollars. It has the financial strength to self-finance capital purchases of equipment and vehicles, in addition to the acquisition of smaller companies that have enhanced its presence in the market place. Cagwin & Dorward has executed construction projects exceeding 5 million dollars, and serviced maintenance contracts in excess of 1 ½ million dollars per year.

Executive Officers:	Steve Glennon	President/CEO/COO
	Charlie Thompson	Vice President
	Kristen Giomi	Secretary/Treasurer/CFO

Licenses:	C-27 202399	Landscape Contractor
	A 202399	General Engineering
	D-49 202399	Tree Service
	02618	Pest Control

Incorporated: 1961, State of California
Federal I.D.: 94-1500108
State Corporate I.D.: C0408034
DIR #: 1000001669
Dun & Bradstreet: 009226614

Bonding: INSCO/DICO
Inter West Insurance Services, Inc.
100 Pringle Avenue, Suite 550, Walnut Creek, CA 94596
925/253-1660

Insurance: Liability Insurance \$1,000,000.00/\$2,000,000.00 aggregate
CNA Insurance
Inter West Insurance Services, Inc.
100 Pringle Avenue, Suite 550, Walnut Creek, CA 94596
925/253-1660

Workers Compensation
Berkshire Hathaway
Inter West Insurance Services, Inc.
100 Pringle Avenue, Suite 550, Walnut Creek, CA 94596
925/253-1660

Bank References: Westamerica Bank
P. O. Box 47, Novato, CA 94948
Contact: Carolyn Hoffman
415/898-2003
Account: #0515-222792



cagwin & dorward
landscape contractors

Lic. #202399 • P.O. Box 1600, Novato, CA 94948-1600 • (800) 891-7710 • www.cagwin.com

FINANCIAL INFORMATION

Page 2

Trade References

Ewing Irrigation Products, Inc.
3441 E. Harbor Drive
Phoenix, AZ 85034
(602) 437-9530
(602) 437-0446 – Fax

SiteOne Landscape Supply
File 57055
Los Angeles, CA 90074-7055
(707) 665-4240
(707) 792-5951 - Fax

Horizon
P.O. Box 52896
Phoenix, AZ 85072-2896
(800) 782-8873
(480) 705-4072 - Fax

Fredrik's Nursery
23223 S. Austin Rd.
Ripon, CA. 95366
(209) 599-2900
(209) 599-2999 -Fax

B:\FORMOFF\Financial.doc\10-16 DB



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CLARIFYING INFORMATION

Litigation History

Cagwin & Dorward occasionally finds it necessary to pursue collections in small claims court.

Cagwin & Dorward services more than 1,400 landscape maintenance customers under on-going contract in addition to projects performed by its tree care and construction departments. Given the litigious nature of our society, damage claims and lawsuits, regardless of merit, are a business reality. To this date, after over 60 years of providing landscape services, no suit has ever prevailed in court against Cagwin & Dorward.

Project Completion

Cagwin & Dorward has never been disqualified, removed, or otherwise prevented from completing the terms of any contract. In fact, we enjoy an extremely high renewal rate of over 93% in a very competitive business environment, thanks to our satisfied customers.



EXHIBIT C
Cost Proposal Bid Sheet--Routiae Work

Facility Grounds--Bid at Standard Service Level.

Provide base cost for maintenance as outlined on the corresponding maps in Attachment J.

Sept. 26, 2018

Please refer to the Parks & Landscape Service Levels (Exhibit A) for details.

	Address	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Cost
Barton Water Treatment Plant*	9595 Barton Rd, Granite Bay	1,606	7,659	20,154	77,317	\$ 14,515.00
Carnegie Museum	557 Lincoln St	273	702	1,878	4,602	\$ 1,274.00
Central Pool				45,738	28,700	\$ 14,889.00
Corporation Yard	2005 Hilltop Cir	1,534	13,955	38,247	197,749	\$ 17,741.00
Downtown Library	225 Taylor St	0	1,853	0	14,484	\$ 2,570.00
Dry Creek Waster Water Treatment Plant*	1800 Booth Rd	4,364	6,767	138,811	37,369	\$ 28,558.00
Fire Station # 1 *	80 Lincoln St	0	469	0	2,170	\$ 1,458.00
Fire Station # 2	1398 Junction Bl	497	326	2,567	1,224	\$ 1,955.00
Fire Station # 3	1300 Cirby Wy	310	234	2,874	1,405	\$ 1,955.00
Fire Station # 4	1900 Eureka Rd	0	2,348	0	20,066	\$ 3,802.00
Fire Station #5*	1565 Pleasant Grove Blvd	452	665	4,292	2,970	\$ 3,510.00
Fire Station # 6	1430 E Roseville Pkwy	0	1,468	0	14,759	\$ 2,430.00
Fire Station # 7	911 Highland Pointe Dr	1,576	2,112	34,645	33,770	\$ 4,547.00
Fire Station # 9	2451 Hayden Pkwy	0	3,059	0	62,953	\$ 4,303.00
Johnson Pool	100 D St	664	685	3,677	2,630	\$ 2,365.00
Lois Orlando Bus Transfer Station*	110 Louis Ln	0	2,263	0	7,922	\$ 3,305.00
Old Taylor Street Courthouse	300 Taylor St	0	733	0	2,895	\$ 2,387.00
Pleasant Grove Waste Water Treatment Plant*	5051 Westpark	0	24,424	0	378,558	\$ 27,205.00
Roseville Electric	2090 Hilltop Cir	0	3,452	0	33,172	\$ 9,612.00
Roseville Police Department*	1051 Junction Bl	787	6,099	3,437	49,264	\$ 7,834.00
Solid Waste Recycle Site*	4475 Westpark Dr	0	1,474	0	12,287	\$ 1,782.00
U.S. Post Office	320 Vernon St	0	437	0	2,354	\$ 1,782.00
Vernon Street Parking Garage*	405 Vernon St	0	702	0	2,319	\$ 583.00
Square Footage Totals		3,027	46,909	41,759	602,883	\$ 148,597.00

*Maps and data may have changed, please see addendum for updated map.

Cost totals represent awarded (highlighted) areas only

Cost Proposal Bid Sheet--Routine Work

Sept. 26, 2018

Parks

Provide base cost for all parks listed. Base cost includes mowing, edging and blowing. Please refer to the City of Roseville Parks & Landscape Service Levels (Exhibit A) for details.

Additionally, provide add alternative costs for each column per the description below and refer to the Parks & Landscape Service Levels as needed.

Add Alternative #1: Pruning shall include shearing shrub hedges alongs walls, tree limb pruning to ensure 10' height clearance over sidewalks and 14' height over roads, and trimming of groundcover at hardscape edges.

Add Alternative #2: Irrigation shall include routine irrigation checks and schedule adjustments.

Add Alternative #3: Portering shall include trash pick up, blowing leaves off of hard surfaces, raking play areas, etc.

Parks	Address	Square Footage of Turf	Square Footage of Landscaping	Base Cost	AA- 1: Pruning	AA-2: Irrigation	AA-3: Portering
Baquera Park	100 Painted Desert Ct	43,077	43,493	\$ 4,800.00	\$ 6,851.00	\$ 2,330.00	\$ 5,783.00
Besana Park	1061 Trehowell Dr	132,417	41,751	\$ 6,357.00	\$ 6,576.00	\$ 2,587.00	\$ 3,759.00
Blue Oaks Park	8001 Woodcreek Oaks Bl	63,305	3,101	\$ 6,173.00	\$ 718.00	\$ 1,378.00	\$ 5,783.00
Brown Park	260 Trestle Rd	195,497	26,257	\$ 9,385.00	\$ 5,676.00	\$ 3,012.00	\$ 5,783.00
Buljan Park	150 Hallissy Dr	239,226	19,409	\$ 11,484.00	\$ 4,196.00	\$ 3,136.00	\$ 5,783.00
Burner Park	2196 Eastwood Dr	65,446	24,638	\$ 6,382.00	\$ 5,326.00	\$ 2,342.00	\$ 5,783.00
Cambria Park	1781 Poppy Field Dr	98,647	584	\$ 8,245.00	\$ 361.00	\$ 3,900.00	\$ 7,517.00
Central Park	10200 Fairway Dr	199,882	14,992	\$ 13,922.00	\$ 4,630.00	\$ 3,710.00	\$ 5,783.00
Crabb Park	1000 Scarborough Dr	73,968	117,432	\$ 7,212.00	\$ 8,160.00	\$ 3,075.00	\$ 7,517.00
Crestmont Park	1500 Champion Oaks Dr	139,497	32,182	\$ 6,697.00	\$ 5,069.00	\$ 2,353.00	\$ 5,783.00
Davis Park	1460 Northpark Dr	125,366	17,272	\$ 8,732.00	\$ 3,734.00	\$ 2,493.00	\$ 5,783.00
Diamond Oaks Park	400 Diamond Oaks Rd	173,319	59,926	\$ 12,071.00	\$ 4,627.00	\$ 3,340.00	\$ 5,783.00
Dietrich Park	1201 Stoney Point Dr	43,744	5,978	\$ 2,100.00	\$ 1,385.00	\$ 697.00	\$ 3,759.00
Doyle Park	1701 Calle Campana	131,330	20,898	\$ 9,147.00	\$ 4,518.00	\$ 2,733.00	\$ 5,783.00
Dugan Park	1432 Diamond Woods Ci	138,092	15,658	\$ 7,300.00	\$ 2,385.00	\$ 2,311.00	\$ 5,783.00
Duran Park	944 Pleasant Grove Bl	33,008	35,846	\$ 3,678.00	\$ 5,646.00	\$ 1,865.00	\$ 3,759.00
Eastwood Park	950 Madden Ln	77,193	13,710	\$ 7,527.00	\$ 3,176.00	\$ 2,141.00	\$ 3,759.00
Elliott Park	1421 Cushendall Dr	270,400	30,281	\$ 12,981.00	\$ 6,546.00	\$ 3,905.00	\$ 5,783.00
Erven Park	6201 Grand Canyon Dr	39,978	12,640	\$ 4,455.00	\$ 3,513.00	\$ 1,594.00	\$ 3,759.00
Ferretti Park	601 Circuit Dr	5,179	71	\$ 2,525.00	\$ 144.00	\$ 508.00	\$ 3,759.00

Sept. 26, 2018

Parks	Address	Square Footage of Turf	Square Footage of Landscaping	Base Cost	AA- 1: Pruning	AA-2: Irrigation	AA-3: Portering
Festersen Park	2150 Villages Green Dr	240,206	54,975	\$ 15,057.00	\$ 9,253.00	\$ 6,078.00	\$ 5,783.00
Fiddymment Park	1200 Makeway St	26,556	16,901	\$ 5,549.00	\$ 2,349.00	\$ 1,580.00	\$ 5,783.00
Fratris Park	2400 Corin Dr	185,928	18,483	\$ 14,245.00	\$ 3,996.00	\$ 5,472.00	\$ 5,783.00
Garbolino Park	1015 Camelia Av	123,746	0	\$ 8,619.00	\$ 1,673.00	\$ 3,087.00	\$ 5,783.00
Goto Park	1851 Oak Crest Dr	62,394	159,554	\$ 6,084.00	\$ 11,087.00	\$ 3,434.00	\$ 5,783.00
Hall Park	1411 Raeburn Wy	79,474	88,836	\$ 7,749.00	\$ 13,992.00	\$ 4,348.00	\$ 5,783.00
Hamel Park	10080 Crocker Ranch Rd	262,360	96,092	\$ 14,618.00	\$ 6,677.00	\$ 4,259.00	\$ 5,783.00
Harrigan Greens Park	4051 Parkland Wy	34,056	36,083	\$ 3,795.00	\$ 5,015.00	\$ 1,762.00	\$ 5,783.00
Heredia Park	2201 Spring Grove Dr	88,950	11,459	\$ 7,434.00	\$ 2,654.00	\$ 2,018.00	\$ 5,783.00
Hillsborough Park	1001 Hillsborough Dr	223,420	78,135	\$ 10,726.00	\$ 12,307.00	\$ 4,607.00	\$ 5,783.00
Hughes Park	1600 Parkside Way	391,240	19,326	\$ 19,075.00	\$ 4,178.00	\$ 4,651.00	\$ 7,517.00
Kaseberg Park	1151 Rand Wy	507,292	20,908	\$ 21,906.00	\$ 9,686.00	\$ 6,318.00	\$ 7,517.00
Kennedy Park	4025 Vittorio Dr	33,500	29,091	\$ 6,066.00	\$ 3,145.00	\$ 1,842.00	\$ 5,783.00
Kenwood Oaks Park	1022 Tanzania Dr	5,788	28,101	\$ 2,016.00	\$ 1,302.00	\$ 663.00	\$ 3,759.00
Lincoln Estates Park	331 James Dr	97,905	7,451	\$ 8,183.00	\$ 1,726.00	\$ 1,982.00	\$ 5,783.00
Lockridge Park	2601 Eureka Rd	147,859	25,794	\$ 7,098.00	\$ 5,576.00	\$ 2,535.00	\$ 5,783.00
Lunardi Park	2501 Country Club Dr	16,167	64,068	\$ 4,504.00	\$ 10,091.00	\$ 2,919.00	\$ 5,783.00
Mahan Park	1095 Amington Dr	236,216	94,517	\$ 16,452.00	\$ 11,676.00	\$ 5,626.00	\$ 7,517.00
Marco Dog Park	1800 Sierra Gardens Dr	52,703	0	\$ 2,530.00	\$ -	\$ 506.00	\$ 2,506.00
Misty Wood Park	1501 Misty Wood Dr	43,136	23,623	\$ 4,807.00	\$ 5,107.00	\$ 1,983.00	\$ 5,783.00
Nelson Park	1213 S Bluff Wy	9,240	35,995	\$ 3,861.00	\$ 5,670.00	\$ 1,906.00	\$ 5,783.00
Nichols Park	4525 Bob Doyle Dr	103,421	34,159	\$ 7,203.00	\$ 4,747.00	\$ 2,390.00	\$ 5,783.00
Olympus Park	2551 La Croix Dr	225,895	60,738	\$ 10,844.00	\$ 9,567.00	\$ 4,082.00	\$ 5,783.00
Piches Park	1471 Stone Point Dr	1,958	10,414	\$ 2,182.00	\$ 4,664.00	\$ 1,369.00	\$ 3,759.00
Pineschi Park	9501 Highland Park Dr	125,474	31,474	\$ 8,739.00	\$ 6,804.00	\$ 3,109.00	\$ 5,783.00
Rickey Park	1475 Parkside Wy	67,819	43,363	\$ 6,613.00	\$ 6,830.00	\$ 2,689.00	\$ 5,783.00
Santucci Park	1831 Morningstar Dr	394,019	22,837	\$ 18,916.00	\$ 4,937.00	\$ 4,771.00	\$ 5,783.00
Sculpture Park	350 N Sunrise Av	2,411	0	\$ 2,183.00	\$ 1,673.00	\$ 771.00	\$ 2,506.00
Silverado Oaks Park	1430 Badovinac Dr	209,813	30,896	\$ 11,691.00	\$ 4,866.00	\$ 3,311.00	\$ 5,783.00
SSP48	2232 Dorrington Dr	0	16,326	\$ -	\$ 3,277.00	\$ 655.00	\$ 3,759.00
Stephenson Park	6665 Maple Creek Dr	80,230	18,955	\$ 6,705.00	\$ 5,825.00	\$ 2,506.00	\$ 5,783.00
Stizzo	4141 Brick Mason Ci	208,018	122,768	\$ 7,244.00	\$ 3,412.00	\$ 2,664.00	\$ 5,783.00

Sept. 26, 2018

Parks	Address	Square Footage of Turf	Square Footage of Landscaping	Base Cost	AA- 1: Pruning	AA-2: Irrigation	AA-3: Porterling
Summerhill Park	648 Grenada Pass Dr	76,957	25,412	\$ 7,504.00	\$ 3,296.00	\$ 2,700.00	\$ 5,783.00
Sunrise Corridor	1100's Sunrise Bl	179,361	350,603	\$ 13,741.00	\$ 4,873.00	\$ 3,723.00	\$ 5,783.00
Taylor Park	700 Parry St	13,344	18,110	\$ 3,718.00	\$ 1,902.00	\$ 1,124.00	\$ 3,759.00
Twinwood Park	575 Twinwood Lp	27,884	4,320	\$ 3,496.00	\$ 2,602.00	\$ 1,219.00	\$ 3,759.00
Uribe Park	3051 Empingham Wy	111,181	41,597	\$ 7,744.00	\$ 6,552.00	\$ 4,289.00	\$ 5,783.00
Veteran's Memorial Park North	10021 Crocker Ranch Rd	339,687	8,952	\$ 16,561.00	\$ 6,497.00	\$ 4,612.00	\$ 5,783.00
Veteran's Memorial Park	1750 Blue Oaks Bl	60,087	39,697	\$ 5,859.00	\$ 5,824.00	\$ 2,337.00	\$ 5,783.00
Wallace Park (at Cresthaven)	401 Community Dr	99,681	21,054	\$ 8,331.00	\$ 4,552.00	\$ 3,865.00	\$ 5,783.00
Waltrip Park	3800 Miners Ravine	31,088	16,130	\$ 4,330.00	\$ 2,615.00	\$ 1,389.00	\$ 5,783.00
Wanish Park	1351 Junction Bl	206,353	51,653	\$ 9,906.00	\$ 8,136.00	\$ 3,608.00	\$ 5,783.00
Weber Park	320 Circuit Dr	54,438	9,012	\$ 6,066.00	\$ 2,087.00	\$ 1,631.00	\$ 5,783.00
White Park	504 Sixth St	7,457	6,836	\$ 358.00	\$ 1,583.00	\$ 388.00	\$ 3,759.00
Woodbridge Park	415 Sierra Bl	87,586	2,953	\$ 4,205.00	\$ 684.00	\$ 978.00	\$ 5,783.00
Square Footage Totals		7,870,870	2,433,769	\$ 518,004.00	\$ 60,856.00	\$ 96,945.00	\$ 0.00

Cost totals represent awarded (highlighted) areas only

Cost Proposal Bid Sheet--Routine Work

Schools

Provide cost for mowing only 1x a week.

Sept. 26, 2018

Refer to the City of Roseville Parks & Landscape Service Levels (Exhibit A) and maps in Attachment J for details. irrigation work at three school sites noted.

Add Alternative #1: Provide add alternative costs to perform

Irrigation work includes programming 2x/week and systems check 1x/week

	Address	Square Footage of Turf	Cost	AA-1: Irrigation
Buljan Middle School	100 Hallissy Dr	239,700	\$ 6,840.00	Not Applicable
Chilton Middle School	4501 Bob Doyle DR	290,140	\$ 8,384.00	Not Applicable
Cirby Elementary	814 Darling Wy	47,537	\$ 3,441.00	Not Applicable
Cooley Middle School	9300 Prairie Woods Wy	363,838	\$ 10,374.00	Not Applicable
Diamond Creek Elementary	3151 Hopscotch Wy	33,915	\$ 3,151.00	Not Applicable
Eich Intermediate*	1509 Sierra Gardens Dr	223,500	\$ 6,454.00	Not Applicable
Heritage Oaks Elementary	2271 Americana Dr	138,206	\$ 5,029.00	\$ 1,509.00
Junction Elementary	2150 Ellison Dr	91,363	\$ 5,106.00	Not Applicable
Olympus Junior High School	2625 La Croix Dr	82,121	\$ 4,954.00	\$ 1,486.00
Orchard Ranch Middle School	4375 Brookstone Dr	30,050	\$ 2,712.00	Not Applicable
Quail Glen Elementary	1250 Canevari Dr	119,293	\$ 4,485.00	\$ 1,346.00
Sargeant Elementary*	1200 Ridgecrest Wy	172,391	\$ 5,492.00	Not Applicable
Spanger Elementary*	699 Shasta St	81,917	\$ 4,789.00	Not Applicable
Stoneridge Elementary*	2501 Alexandra Dr	244,653	\$ 7,156.00	Not Applicable
Thomas Jefferson Elementary*	750 Central Park Dr	106,511	\$ 4,454.00	Not Applicable
Woodbridge Elementary*	515 Niles St	52,527	\$ 3,790.00	Not Applicable
Square Footage Totals		2,317,662.0	\$ 86,611.00	\$ 2,855.00

*Maps and data may have changed, please see addendum for updated map.

Cost totals represent awarded (highlighted) areas only

Cost Propospl Bid Sheet--Routine Work

Streetscapes--Bid according to Service Level assigned.

Provide the base cost for streetscapes. Base cost shall include mowing, blowing, edging, pruning, irrigation and litter removal.

Sept. 26, 2018

Please refer to the Parks & Landscape Service Levels (Exhibit A) for details on service level assigned and Attachment J for all maps.

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
680 Olympus Pointe -Zone A LLD						
680-L-03	398	2,647	5,092	17,088	Standard	\$ 3,836.00
680-L-04	0	4,809	0	36,292	Standard	\$ 5,444.00
680-L-05	29	1,394	1,577	17,096	Standard	\$ 2,959.00
680-M-01	0	2,574	0	24,744	Standard	\$ 3,712.00
680-M-02	0	2,671	0	14,920	Standard	\$ 2,238.00
680-M-03	0	5,059	0	29,486	Standard	\$ 4,423.00
TOTAL	427	19,154	6,669	139,625		\$ 22,612.00
681 Olympus Pointe -Zone D LLD						
681-L-01	522	478	37,526	65,849	Standard	\$ 19,259.00
681-L-02	2,080	3,609	14,267	47,862	Standard	\$ 10,746.00
TOTAL	2,602	4,087	51,793	113,711		\$ 30,005.00

Sept. 26, 2018

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
682 Northwest Zone A						
682-L-01	1,192	1,827	7,928	17,544	Core	\$ 4,087.00
682-L-02	818	1,796	9,841	33,863	Core	\$ 6,524.00
682-L-03	3,398	43,833	72,461	43,833	Core	\$ 23,375.00
682-L-05	891	3,748	41,768	40,123	Core	\$ 15,257.00
682-L-06	426	3,607	14,594	15,080	Core	\$ 5,458.00
682-L-07	3,691	4,686	20,310	48,973	Core	\$ 10,954.00
682-L-08	2,287	7,022	51,792	75,554	Core	\$ 22,014.00
682-L-09	3,427	13,158	35,753	86,176	Core	\$ 19,279.00
682-L-10	264	4,212	5,474	63,855	Core	\$ 9,031.00
682-L-11	1,393	2,923	32,074	33,975	Core	\$ 12,096.00
682-L-14	1,789	4,349	28,387	56,612	Core	\$ 13,890.00
682-L-17	2,675	11,169	50,526	97,309	Core	\$ 24,309.00
682-L-18	996	4,603	83,399	135,326	Core	\$ 37,089.00
682-L-20	414	6,003	5,177	34,101	Core	\$ 5,386.00
682-L-21	129	6,543	8,610	99,167	Core	\$ 14,053.00
682-L-23	0	3,140	0	39,743	Core	\$ 4,769.00
682-L-24	0	966	0	22,693	Core	\$ 2,723.00
682-L-29	0	614	0	4,245	Core	\$ 509.00
682-L-30	0	498	0	6,063	Core	\$ 728.00
682-L-31	0	178	0	1,891	Core	\$ 227.00
682-L-37	1,055	6,699	10,139	78,838	Core	\$ 11,995.00
682-L-38	0	676	0	9,156	Core	\$ 1,099.00
682-L-39	0	148	0	948	Core	\$ 114.00
TOTAL	24,843	132,396	478,232	1,045,066		\$ 244,966.00
683 Northwest Zone B						
683-L-34	1,421	1,043	10,732	29,046	Core	\$ 6,169.00
683-L-40	0	3,429	0	32,621	Core	\$ 3,915.00
TOTAL	1,421	4,472	10,732	61,668		\$ 10,084.00

Sept. 26, 2018

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
689 North Central District Wide Zone						
689-L-05	4,802	9,194	54,351	83,587	Standard	\$ 26,126.00
689-L-06	3,496	6,379	119,697	123,133	Standard	\$ 48,394.00
689-L-07	419	1,065	42,603	58,633	Standard	\$ 19,446.00
689-L-10	1,390	9,426	41,017	74,485	Standard	\$ 21,427.00
689-L-12	2,814	4,104	30,794	20,718	Standard	\$ 10,806.00
689-L-13	2,669	9,250	28,608	77,783	Standard	\$ 18,819.00
689-L-16	2,096	8,895	48,642	111,717	Standard	\$ 28,918.00
689-M-01	0	6,464	0	41,349	Standard	\$ 6,202.00
TOTAL	17,686	54,776	365,712	591,405		\$ 180,138.00
690 North Central-Local Benefit Zone						
690-L-08*	0	1,498	0	7,501	Standard	\$ 1,125.00
690-L-10	2,814	4,104	30,794	20,718	Standard	\$ 10,806.00
690-L-11	3,487	3,212	15,914	23,472	Standard	\$ 7,499.00
690-L-12	2,333	3,844	27,139	31,921	Standard	\$ 11,573.00
690-L-14	2,005	3,301	12,123	21,315	Standard	\$ 6,228.00
690-L-15	4,055	4,379	24,874	29,207	Standard	\$ 10,600.00
690-L-16	1,148	1,356	3,815	41,489	Standard	\$ 7,177.00
690-L-17	0	471	0	5,353	Standard	\$ 803.00
690-L-18	0	211	0	1,574	Standard	\$ 236.00
690-L-19	992	0	27,709	0	Standard	\$ 6,927.00
TOTAL	16,833	22,375	142,367	182,547		\$ 62,974.00
691 North Central Zone F (Diamond Oaks 10) LLD						
691-L-01	366	848	27,909	23,814	Standard	\$ 10,549.00
691-L-04	142	618	5,752	14,858	Standard	\$ 3,667.00
TOTAL	509	1,466	33,661	38,672		\$ 14,216.00
692 North Central Zone G (Diamond Oaks 10) LLD						
692-L-04	1,282	2,909	5,752	14,858	Standard	\$ 3,667.00
TOTAL	1,282	2,909	5,752	14,858		\$ 3,667.00
693 Infill Zone A (Pheasant Run) LLD						
693-L-02	0	1,792	0	8,592	Standard	\$ 1,289.00
TOTAL	0	1,792	0	8,592		\$ 1,289.00

Sept. 26, 2018

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
694 Infill Zone B (Cirby Oaks II) LLD						
694-L-07	2,154	1,057	6,483	1,782	Standard	\$ 1,888.00
TOTAL	2,154	1,057	6,483	1,782		\$ 1,888.00
695 Infill Zone C (Reuter Ranch) LLD						
695-L-06	0	1,524	0	24,774	Standard	\$ 3,716.00
TOTAL	0	1,524	0	24,774		\$ 3,716.00
697 North Roseville Zone B						
697-L-03	3,782	3,548	19,503	19,178	Standard	\$ 7,752.00
697-L-04	608	3,180	15,169	19,549	Standard	\$ 6,725.00
TOTAL	4,390	6,727	34,672	38,727		\$ 14,477.00
698 North Roseville Zone C						
698-L-06	4,264	4,505	18,150	52,083	Standard	\$ 12,350.00
698-L-07	462	3,694	7,641	38,753	Standard	\$ 7,723.00
698-L-08	808	1,912	2,769	14,259	Standard	\$ 2,831.00
698-L-09	378		2,661		Standard	\$ 665.00
TOTAL	5,913	10,111	31,222	105,096		\$ 23,569.00
698 North Roseville Zone D						
698-L-01	1,752	6,178	16,725	56,685	Standard	\$ 12,684.00
698-L-02	824	2,973	20,424	27,280	Standard	\$ 9,198.00
698-L-04	1,098	8,368	16,071	199,036	Standard	\$ 33,873.00
698-L-05	3,581	7,516	15,089	41,910	Standard	\$ 10,059.00
TOTAL	7,254	25,034	68,309	324,911		\$ 65,814.00
720 Historic District LLD						
720-L-01	0	5,528	0	32,550	Standard	\$ 12,180.00
TOTAL	0	5,528	0	32,550		\$ 12,180.00
721 Riverside LLD						
721-L-01	0	510	0	8,424	Standard	\$ 2,895.00
721-L-02	0	541	0	6,195	Standard	\$ 2,129.00
721-L-03	0	2,417	0	6,124	Standard	\$ 2,104.00
TOTAL	0	3,468	0	20,742		\$ 7,128.00

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Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
725 Westbrook						
725-L-01*	2,161	18,923	8,365	106,501	Standard	\$ 18,066.00
725-L-02*	0	15,185	0	167,852	Standard	\$ 25,178.00
725-L-03*	0	11,368.9	0	102,925.6	Standard	\$ 15,439.00
TOTAL	2,161	45,477	8,365	377,279		\$ 58,683.00
767 Stoneridge CFD						
767-L-01	844	6,415	4,594	103,121	Standard	\$ 16,617.00
767-L-02	1,467	7,166	25,453	63,565	Standard	\$ 15,898.00
767-L-03	1,386	4,484	7,473	30,684	Standard	\$ 6,471.00
767-L-04	340	8,700	20,225	132,137	Standard	\$ 24,877.00
767-L-05	1,389	19,518	11,194	155,219	Standard	\$ 26,081.00
767-L-06	791	7,407	4,604	55,071	Standard	\$ 9,412.00
767-L-09	0	548	0	2,687	Standard	\$ 403.00
767-L-10	1,037	5,296	38,632	76,567	Standard	\$ 21,143.00
767-L-11	597	3,380	6,543	29,362	Standard	\$ 6,040.00
767-L-12	1,464	5,027	23,959	80,779	Standard	\$ 18,107.00
767-L-15	0	11,341	0	95,432	Standard	\$ 14,315.00
TOTAL	9,315	79,281	142,676	824,624		\$ 195,540.00
768 Stoneridge Parcel 1 CFD						
768-L-13	470	3,230	8,266	38,451	Standard	\$ 7,834.00
TOTAL	470	3,230	8,266	38,451		\$ 8,832.00

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Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
769 Woodcreek West						
769-L-01	3,220	4,897	115,723	69,925	Standard	\$ 39,420.00
769-L-02	4,001	4,242	208,754	48,674	Standard	\$ 59,490.00
769-L-03	971	3,743	16,432	25,157	Standard	\$ 7,882.00
769-L-04	1,115	3,883	15,647	15,561	Standard	\$ 6,246.00
769-L-05	2,858	6,333	40,293	34,655	Standard	\$ 15,272.00
769-L-06	1,320	5,560	21,345	46,405	Standard	\$ 12,297.00
769-L-07	4,200	5,945	33,695	28,490	Standard	\$ 12,697.00
769-L-08	677	5,302	35,835	33,778	Standard	\$ 14,025.00
769-L-09	0	1,532	0	8,839	Standard	\$ 1,326.00
769-L-10	0	6,963	0	41,622	Standard	\$ 6,243.00
TOTAL	18,362	48,400	487,724	353,106		\$ 174,898.00
770 Crocker Ranch						
770-L-01	1,125	6,025	12,948	55,956	Standard	\$ 11,630.00
770-L-03	781	8,415	20,033	71,590	Standard	\$ 15,747.00
770-L-04	983	4,887	19,373	27,161	Standard	\$ 8,917.00
770-L-05	1,079	6,249	16,233	38,345	Standard	\$ 9,810.00
770-L-06	1,948	5,642	16,833	34,476	Standard	\$ 9,380.00
TOTAL	5,916	31,217	85,419	227,528		\$ 55,484.00
771 Highland Reserve North						
771-L-01	144	10,339	5,893	99,170	Standard	\$ 16,349.00
771-L-02	814	12,574	17,924	136,217	Standard	\$ 24,914.00
771-L-03	1,601	6,202	26,358	85,839	Standard	\$ 19,465.00
771-L-04	1,786	12,590	14,524	129,891	Standard	\$ 23,115.00
TOTAL	4,345	41,705	64,699	451,117		\$ 83,843.00
772 Vernon Infill						
772-L-12	0	4,924	0	9,712	Standard	\$ 4,680.00
TOTAL	0	4,924	0	9,712		\$ 4,680.00
773 Woodcreek East						
773-L-01	4,113	10,113	161,753	129,917	Standard	\$ 44,800.00
TOTAL	4,113	10,113	161,753	129,917		\$ 44,800.00

Sept. 26, 2018

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
774 Stone Point CFD 2						
774-L-01	299	1,362	1,768	10,580	Standard	\$ 2,532.00
TOTAL	299	1,362	1,768	10,580		\$ 2,532.00
722 Stone Point CFD #4						
722-L-01		2,671		26,597	Standard	\$ 6,420.00
TOTAL						\$ 6,420.00
775 West Park						
775-L-01	196	6,721	34,693	169,194	Standard	\$ 34,052.00
775-L-02	4,322	9,576	64,145	136,642	Standard	\$ 36,533.00
775-L-03	1,442	9,842	19,936	132,036	Standard	\$ 24,789.00
775-L-04	719	6,531	10,259	78,128	Standard	\$ 14,284.00
775-L-06	2,675	6,740	31,179	50,566	Standard	\$ 15,380.00
775-L-09	938	5,832	15,533	42,953	Standard	\$ 10,326.00
775-L-10	594	9,137	10,354	77,282	Standard	\$ 14,181.00
775-L-11	2,012	5,065	14,861	36,316	Standard	\$ 9,163.00
775-L-13	4,677	20,281	43,976	226,202	Standard	\$ 44,924.00
775-L-14	0	3,877	0	32,911	Standard	\$ 4,937.00
775-L-15	466	9,022	15,938	122,101	Standard	\$ 22,300.00
775-L-16	127	11,495	4,292	117,016	Standard	\$ 18,625.00
TOTAL	18,168	104,117	265,165	1,221,347		\$ 341,988.00
776 Fiddymont						
776-L-01	1,018	2,442	38,273	35,299	Standard	\$ 14,863.00
776-L-02	1,867	2,270	56,958	76,947	Standard	\$ 25,782.00
776-L-03	2,004	8,717	87,321	119,908	Standard	\$ 39,816.00
776-L-04	2,788	2,771	24,197	20,978	Standard	\$ 9,196.00
776-L-05	1,199	16,903	15,032	131,741	Standard	\$ 23,519.00
776-L-06	1,775	13,315	51,167	137,669	Standard	\$ 33,442.00
776-L-07	0	13,024	0	85,237	Standard	\$ 12,786.00
776-L-08	1,661	4,602	60,763	84,617	Standard	\$ 27,883.00
776-L-09	766	4,987	47,661	67,469	Standard	\$ 22,036.00
776-L-10	914	17,965	6,418	116,748	Standard	\$ 19,117.00
776-L-13	0	6,220	0	82,145	Standard	\$ 12,322.00
TOTAL	13,990	93,215	387,791	958,757		\$ 330,204.00

Sept. 26, 2018

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
778 Longmeadow						
778-L-01	211	4,909	10,666	62,155	Standard	\$ 11,990.00
778-L-02	899	7,926	5,536	75,643	Standard	\$ 12,730.00
TOTAL	1,110	12,835	16,202	137,797		\$ 24,720.00
779 Infill 4						
779-L-01	2,452	3,317	13,121	18,652	Standard	\$ 6,078.00
779-L-02	0	584	0	7,180	Standard	\$ 864.00
779-L-03	1,703	1,748	18,022	14,599	Standard	\$ 4,400.00
772-L-04 (American Dream)*	0	4,305	0	21,973	Standard	\$ 2,887.00
779-L-05 (Old Auburn Ranch)*	0	1,921	0	17,261	Standard	\$ 2,268.00
TOTAL	4,155	5,649	31,142	40,431		\$ 16,497.00

Sept. 26, 2018

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
8555 General Fund						
IV-L-01	2,886	6,796	31,922	84,574	Standard	\$ 20,667.00
IV-L-02 *	0	435	0	2,134	Standard	\$ 320.00
IV-L-03	181	9,782	1,361	27,649	Standard	\$ 4,488.00
IV-L-04	0	8,187	0	248,078	Standard	\$ 37,212.00
IV-L-07	1,255	4,329	1,410	24,264	Standard	\$ 3,992.00
IV-L-09	357	1,113	2,757	10,058	Standard	\$ 2,198.00
IV-L-10	0	3,451	0	18,280	Standard	\$ 2,742.00
IV-L-11	5,494	12,308	44,319	69,927	Standard	\$ 21,569.00
IV-L-12	0	4,041	0	25,697	Standard	\$ 3,855.00
IV-L-13	0	1,418	0	45,223	Standard	\$ 6,783.00
IV-L-14	0	1,868	0	42,814	Standard	\$ 6,422.00
IV-L-15	0	1,587	0	10,524	Standard	\$ 1,579.00
IV-L-17	0	3,012	0	24,566	Standard	\$ 3,685.00
NC-L-02	690	352	5,977	13,465	Standard	\$ 3,514.00
NC-L-20	0	386	0	1,209	Standard	\$ 181.00
NW-L-07	0	139	0	786	Standard	\$ 118.00
NW-L-11	431	2,289	3,450	16,522	Standard	\$ 3,341.00
NW-L-12	438	297	2,451	4,135	Standard	\$ 1,233.00
NW-L-15	0	3,116	0	21,189	Standard	\$ 3,178.00
NW-L-16	1,279	4,581	12,673	33,326	Standard	\$ 8,167.00
NW-L-28	0	1,022	0	3,652	Standard	\$ 548.00
NW-L-32	0	4,676	0	27,416	Standard	\$ 4,112.00
TOTAL	13,011	75,185	106,319	755,488		\$ 139,904.00
Total	180,725	852,585	769,398	8,275,038		\$ 1,669,455.00

*Maps and data may have changed, please see addendum for updated map.

Cost totals represent awarded (highlighted) areas only

EXHIBIT C
Cost Proposal Bid Sheet--On Demand/Extra Work

October 8, 2018

Provide costs for on demand or extra work per category and unit below.

Labor	Unit	Hourly Rate
Common Labor	Hour	\$ 40.00
Skilled Technician - Irrigation Technician	Hour	\$ 65.00
Skilled Technician - Pesticide Applicator	Hour	\$ 70.00
Field Supervisor	Hour	\$ 70.00
Emergency/Off Hour Response	Hour	\$ 70.00
Other (describe)		

Extra Work - Agronomics (Labor & Equipment Only)	Unit	Unit Cost
Fertilization - Parks	Hour	\$ 45.00
Fertilization - Streetscapes	Hour	\$ 45.00
Chemical Application - Parks	Hour	\$ 100.00
Chemical Application - Streetscapes	Hour	\$ 100.00
Core Aerification and Clean-up - Parks	Hour	\$ 45.00
Core Aerification and Clean-up - Streetscapes	Hour	\$ 45.00
Solid Tine Aerification	Hour	\$ 45.00
Other (describe)		

Extra Work - Planting (Labor & Equipment Only)	Unit	Unit Cost
Tree planting - 24" box w/ staking	Each	\$ 425.00
Tree planting - 15 gal w/ staking	Each	\$ 135.00
Shrub planting - 5 gallon	Each	\$ 38.00
Shrub Planting - 1 gallon	Each	\$ 14.00
Seasonal Color - 4" pot, per 16 ct. flat	Each	\$ 36.00
Sod (Removal, preparation, installation)	Sq. Ft.	\$ 2.00
Mulch installation - small areas (up to 10 CY)	CY	\$ 100.00
Mulch installation - large areas (over 10 CY)	CY	\$ 80.00
Other (describe)		

Extra Work - Weed Abatement	Unit	Unit Cost
Disking	Hour	\$ 150.00
Rough Mowing	Hour	\$ 125.00
Hand Work / String Line Trimmer	Hour	\$ 45.00
Herbicide Application (Labor & Equipment Only)	Hour	\$ 100.00
Other (describe)		

Materials	Unit	Mark-Up %
Provide Materials at Cost + ____% (Mark-up after any applicable tax)	Percent	10%



REQUEST FOR PROPOSALS

Park and Landscape Maintenance Services

DUE: August 14, 2018

3:00 PM

Deliver to:

**City of Roseville
Attn: City Clerk Department
311 Vernon Street
Roseville, CA 95678**

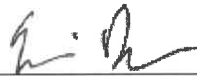
CITY OF ROSEVILLE
NOTICE FOR PROPOSALS

Park and Landscape Maintenance Services

NOTICE IS HEREBY GIVEN that proposals for **Park and Landscape Maintenance Services** will be received by the City of Roseville. Proposals will be accepted **ONLY** at the office of the **City Clerk, Civic Center, 311 Vernon Street, Roseville, CA, 95678**, until 3:00 p.m., **August 14, 2018**. Said proposals will be evaluated and results will be made public after completion of the negotiation process with the selected contractor. The City reserves the right to reject any or all proposals and to waive any informalities or irregularities in any proposal or in the proposal process.

7/13/18

Date



Eric Dexter
Parks Superintendent

IMPORTANT!!!

The City is not responsible for misdelivered proposals, and the proposer is strictly liable for its chosen method of delivery. It is the proposer's sole responsibility to make sure that proposals arrive at the proper location. Any proposal which does not actually arrive in the City Clerk's Office by the RFP due date and time will be rejected as non-responsive, even if properly addressed or delivered to another City Department.

Your proposal **MUST** be addressed and delivered as follows:

**City of Roseville
Attn: City Clerk Department
311 Vernon Street
Roseville, CA 95678**

The proposer is also directed to include the attached "Sealed Proposal" label on the outside of the package or envelope so that it is visible when delivered to the City.

City of Roseville RFP
PREVAILING WAGE NOTIFICATION

This is a prevailing wage project. Accordingly, all prevailing wage and fair employment laws and regulations shall be adhered to. For prevailing wage contracts over \$25,000.00, copies of certified payroll must be submitted with invoices. Prevailing wage rates may be obtained from the Department of Industrial Relations and/or the following website address:

<http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm>

PARK AND LANDSCAPE MAINTENANCE SERVICES

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INTRODUCTION

The City of Roseville (hereinafter "City"), is soliciting proposals for Park and Landscape Maintenance Services. Service areas include streetscapes, parks, schools, open space and a variety of facilities. This will be a competitive negotiation process. Qualified individuals, firms, contractors, consultants or entities (hereinafter "Contractor(s)"), that meet the requirements set forth in this Request for Proposals (hereinafter "RFP"), and are capable of providing the services requested are encouraged to participate.

1.1 BACKGROUND

The City of Roseville encompasses approximately 76 developed parks and facilities, 263 acres of landscape area adjacent to roadways and neighborhoods, 4100 acres of open space, two championship golf courses, two community centers, three swimming pool facilities, the Maidu Museum and Historic Site, 17 child care facilities and three libraries. The City continues to grow in parks, facilities, programs and attendance and is focused on sustaining service standards and prioritizing core services.

The City has historically been divided into three (3) geographical zones and it is Roseville's past practice and current intent to award contracts, by zone, to at least two (2) qualified bidders.

The City of Roseville considers this to be an outcome based Request for Proposals. Generally, determinations for specific frequencies of service will be at the discretion of the contractor. There are exceptions which are clearly noted throughout this document and the associated exhibits.

1.2 CITY OVERVIEW

The City of Roseville is an incorporated city with a population of more than 137,213 residents, located in Placer County off of Interstate 80, approximately 16 miles northeast of Sacramento, California. The City of Roseville is a Charter city operating under the City Council/City Manager form of government.

1.3 INSTRUCTIONS

This RFP includes a description of the scope of services, proposal requirements, and instructions for submitting your proposal. Failure to follow these instructions may result in rejection of your proposal.

No oral representations or interpretations will be made to any proposer as to the meaning of this RFP.

Direct all inquiries regarding this RFP in writing to:

City of Roseville
Parks, Recreation & Libraries
Attn: Eric Dexter
2005 Hilltop Circle
Roseville, CA 95747
Fax: (916) 746-1749
Email: edexter@roseville.ca.us

Do not contact other individuals or City departments in this regard. Information provided by anyone other than the above contact may be invalid and proposals which are submitted in accordance with such information may be declared non-responsive.

In the event that it becomes necessary to revise any part of this RFP, written addenda will be issued. Any amendment to this RFP is valid only if it is in writing and issued by the City department issuing the RFP. No oral interpretations or answers shall bind the City unless confirmed by the City in writing.

All addenda for this RFP will be distributed to proposers who have registered with PublicPurchase.com and who have downloaded the RFP. **It is the proposer's sole responsibility to monitor this website for possible addenda to this RFP.** Failure of proposer to retrieve addenda from this site shall not relieve him/her of the requirements contained therein. Additionally, failure of proposer to return a signed addendum, when required, may be cause for rejection of his/her proposal.

2.0 TENTATIVE SCHEDULE

The following represents the tentative schedule for this RFP. Any change in the scheduled dates for the Pre-Proposal Conference, Deadline for Final Questions, or Proposal Submission Deadline will be advertised in the form of an addendum to this RFP. The schedule for the evaluation process and other future dates may be adjusted without notice.

RFP Released by the City.....	July 13, 2018
Pre-Proposal Conference.....	July 31, 2018
Deadline for Final Questions.....	August 7, 2018
City Responses to Written Questions.....	August 14, 2018
Proposal Submission Deadline.....	August 21, 2018
Consultant Interviews as needed.....	September 4-5, 2018
Contract Negotiations.....	September-October 2018
Contract Approval by City Council.....	November 2018
Commencement of Services.....	January 1, 2019

3.0 MANDATORY PRE-PROPOSAL CONFERENCE OR JOB WALK

A **mandatory** pre-proposal conference has been scheduled for **July 31, 2018, 9.a.m.** at:

**Maidu Community Center
1550 Maidu Drive
Roseville, California**

Proposals from Contractors who do not attend the **mandatory** pre-proposal conference will be rejected. The pre-proposal conference will begin at the designated start time. **Tardiness may be grounds for disqualification.**

Interested firms will have an opportunity to submit questions regarding the requirements outlined in this RFP. In order to make the meeting more effective for all participants, attendees should read this document thoroughly prior to the meeting.

Substantial clarifications or changes required as a result of the meeting will be issued in the form of a written addendum to the RFP. A list of attendees will be distributed upon request.

Before submitting a proposal, Contractors should thoroughly examine this RFP. Contractors should visit proposed work sites and become fully informed of all conditions on in, at and about the sites. Current site conditions may not represent the City's required outcomes and shall not be considered as acceptable. The submission of a proposal shall be conclusive evidence that the Contractor has investigated and is satisfied as to the conditions to be encountered, as to the character, quality and quantities of the work to be performed, materials to be furnished, and as to the requirements of the proposal. Failure to visit the sites will not constitute a basis for claims for extra or additional work caused by the bidder's lack of knowledge of condition of the sites or the scope of the work. The items and quantities listed in this RFP are correct to the best knowledge of the City. However, the Contractor should inspect and verify this information. Any areas found to be below the standards laid out in these specifications will be negotiated as a one-time service after the contract has been awarded to bring areas up to specified standards.

4.0 SCOPE OF SERVICES AND GENERAL CONDITIONS

4.1 SCOPE OF SERVICES

The Park and Landscape Maintenance Contract ("Contract") is an outcome based contract where the City has established specific park and landscape standards as outcomes. The Contractor is responsible for developing a base bid necessary to maintain the expected outcome standards. The City will inspect the work of the Contractor against the stated standards to determine compliance and payment.

The work to be performed under the Contract consists of the furnishing of all labor, insurance, materials, and equipment needed to perform park and landscape maintenance services.

The Contractor is being asked to provide bids for the following types of work:

- A. Park and Landscape Maintenance
- B. Facility Landscape Maintenance
- C. School Mowing
- D. Extra Work

Prospective contractors shall provide the highest quality of landscape maintenance services to parks, streetscapes, schools and various other facilities. In addition to turf care (mowing, blowing and edging), the landscaping activities encompass tree, shrub, and ground cover trimming, edging, fertilization, soil deficiency remediation, weeding, weed abatement, and pest control. Irrigation systems operations includes the maintenance, adjustment, installation and repair of a variety of components, such as: irrigation controllers, valves, moisture sensing devices and sprinkler heads of a variety of manufactured brands and models. Portering services include litter/trash pick-up, emptying trash cans, raking of various soft surface materials, blowing off sports courts, and cleaning drinking fountains.

The scope of services includes all work to perform landscape maintenance at numerous landscape sites described in the General Conditions (Section 4.2) and the Parks & Landscape Maintenance Service Levels (Exhibit A). This document will become part of the executed agreement.

4.2 GENERAL CONDITIONS

4.2.1 Normal Hours and Days of Maintenance Services

Contractor shall perform the required maintenance services between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday. Weekend work requires City approval with service hours between 8:00 a.m.- 7 p.m. No maintenance function that generates excessive noise which would cause annoyance to residents of the area shall be commenced before 8:00 a.m.

On weekdays, school sites must be mowed before or after school hours. If started in the morning all mowing shall start no earlier than 7:00 a.m. and finish no later than 8:00 a.m.

The Contractor shall conduct the work at all times in a manner which will not interfere with normal recreation programs, school programs, pedestrian traffic on adjacent sidewalks, or vehicular traffic on adjacent streets.

Any modification in the hours and days of maintenance services as stated in the Contractor's service schedule is subject to approval by the City.

Park and Facility scheduled service days must meet frequencies by service level identified by the City from the Parks & Landscape Maintenance Service Levels (Exhibit A).

4.2.2 Outcome Based Contract and Inspections

The Contractor shall be responsible for maintaining parks and landscapes as outlined in the General Conditions (Section 4.2) and the Parks & Landscape Maintenance Service Levels (Exhibit A) and the cost of maintaining those areas, to the designated standard, shall be included in the base bid unless otherwise called out as "extra work" in this Request for Proposals

City will regularly inspect the Contractor's work and rate it, in its sole discretion, according to the Parks & Landscape Maintenance Service Levels (Exhibit A). Contractor will only be paid for work rated as "meets standards." If Contractor's work does not meet City standards, it shall be considered "below standard." Contractor will not be paid for work rated as "below standard" until such work is improved to "meets standards." Contractor shall not be paid additional amounts for remedial work required to improve "below standard." City staff will work closely with Contractor's representatives to achieve the results described in the standards and inspection criteria. However, responsibility for meeting standards rests with the Contractor.

During the first three (3) months of the Contract, the Contractor shall identify any pre-existing conditions or issues that may inhibit it from meeting the standards required by the Contract. This timeframe will allow the Contractor and City to work together on a solution. Contractor shall inspect all areas at least monthly and will discuss inspections with City during regular scheduled meetings. Following the initial three (3) month period, the Contractor shall continue to inspect all assigned areas at least monthly and discuss inspections with the City during ongoing meetings.

The Contractor shall provide electronic versions of the monthly inspections to the City by the 10th of the following month as to each site's compliance with City standards. An action plan with deadlines must be provided to the City to indicate when corrections will be made if an area is deemed "below standard." Failure to turn in inspections by the deadline will result in monthly payment being withheld until inspections are turned in.

There will be a financial impact to the Contract if any scheduled use (including, but not limited to, special events or recreation programs) of City facilities are impacted by neglect on the Contractor's part. Any costs associated with re-scheduling the event/activity/program will be the responsibility of the Contractor for time, staffing and costs, including, but not limited to, officials' salaries, part-time staff salaries, maintenance call out person salaries (stand by), light costs, and preparation of fields (which can include a drag, watering and lining of the field), mowing, etc.

For any area that fails to meet City standards as a result of action that is Contractor's responsibility, the Contractor shall notify the City immediately and develop a plan to bring the area back to compliance. Should the City discover an area that does not meet City standards, and the City has not been notified by the Contractor, the Contractor will be put on notice in writing to bring the area back into compliance. The following penalty will result:

- A. The monthly payment for the specific area identified on each map page (Attachment J) will be withheld by the City until the area within the map page is back in conformance with City standards.
- B. If conformance is reached within thirty (30) days of notice, the City will release one hundred percent (100%) of the payment.
- C. If at any time during a notice by the City, the Contractor does not bring the area into conformance within thirty (30) days, the City will keep the monthly payment as a penalty and withhold the next month's payment following the above mentioned conditions until conformance is reached or the Contract is terminated.

If the City has to notice the Contractor a second time for the same specific map page within twelve (12) months of the initial notice, the contract may be terminated.

The parties will observe the following problem resolution process:

1. Written notice of the problem.
2. Field conference with inspector/Contractor's field representative to identify problem and agree on solution as presented by Contractor.
3. Conference between City's representative and Contractor's principal.
4. Imposition of penalties and/or correcting defect at Contractor's cost.
5. Termination of Contract.

In addition, the Contractor shall inspect areas weekly, at a minimum, for insects, disease, and stress. General inspections of turf and plant materials shall be completed at a minimum of weekly for signs of stress or damage. Upon request, the Contractor will walk the with the City's representative for the purpose of determining compliance with the specifications or to discuss required work. The Contractor's representative must be authorized to sign documents and make changes to the work.

All corrective work required as a result of a regular inspection or any additional inspection shall be accomplished to the satisfaction of the City within thirty (30) days of the authorization to repair the deficiencies, except in the case of a broken/leaking irrigation with must be repaired within twenty-four (24) hours and prior to the next watering event. Contractor shall provide the City with written confirmation of all corrective work and may be asked to provide additional photo documentation. Should there be a temporary suspension of work in a specific area of more than one month, the monthly invoices shall be adjusted accordingly to reflect actual work performed.

4.2.3 Fines and Fees

Fines or penalties levied against the City as a result of maintenance practices by the Contractor will be born solely by the Contractor.

4.2.4 Meetings and Reporting

The City and the Contractor shall have an annual meeting once per year held in January to discuss any changes, contract cost and an overall evaluation of work performance over the previous year.

The City and the Contractor shall meet monthly to discuss and review ongoing work and timeline for projects.

The Contractor shall be required to complete reports, including a maintenance schedule, as approved by the City, which shall include mowing, fertilization, aeration, pesticide usage and tree minimum clearance/aesthetic and pruning schedules. This schedule shall be finalized and approved by the City and shall reflect the on-going maintenance schedules for work to be performed.

Contractor shall submit all pesticide applications through a pesticide use report to the County of Placer Agricultural Commissioner on a monthly basis. A copy of the monthly pesticide use reports shall be submitted to the City indicating each site that has been treated the previous month and listing all chemicals used.

4.2.5 Performance During Inclement Weather

During periods of excessive rainfall that hinders normal operations, the Contractor shall adjust its workforce to accomplish those activities that are not affected by weather. The prime factors in assigning work shall be the safety of the workforce and damage to turf and landscaping.

4.2.6 Acceptance

Acceptance by the City of any services furnished under the Contract shall occur only subsequent to the final review of authorized employees of the City.

The City shall reject and refuse to pay for, any and all non-conforming services.

Nothing in this section shall limit or restrict the warranty and remedy obligations of the Contractor specified in the Park and Landscape Maintenance Services Contract.

4.2.7 Safety

Safety provisions shall conform to Cal-OSHA Safety Orders, and all other applicable federal, state, county, and local laws, ordinances, codes, and regulations in performing the work under this Contract. Where any of these are in conflict, the more stringent requirement shall be followed. The Contractor's failure to thoroughly familiarize itself with the aforementioned safety provisions shall not relieve it from compliance with the obligations and penalties set forth therein.

The Contractor shall develop and maintain for the duration of the Contract, a safety program that will effectively incorporate and implement all required safety provisions. The Contractor shall appoint an employee who is qualified and authorized to supervise and enforce compliance with

the safety program. The Contractor shall take all precautions required by applicable regulations of the State Department of Industrial Relations.

4.2.8 Response Time

Contractor supervision shall be immediately available at all times Contractor employees are working on sites, and must be available between 7:00 am and 10:00 pm each working day via phone or mobile device, and must respond to an emergency situation/major discrepancy in the Contract within two (2) hours of initial contact.

4.2.9 Qualified Contractor Supervision

Contractor must dedicate one point of contact for each geographic zone who shall oversee the contract in its entirety for the assigned geographic zone, including any Extra Work assigned. The point of contact shall facilitate all work and activities occurring with assigned City staff.

All Contractor's supervisors must be qualified, proficient in English, trained and capable of providing adequate supervision and direction of all Contractor's employees and must demonstrate verbal and written communication skills sufficient for the work required herein.

4.2.10 Contractor's Employees

This Contract is intended to be a "partnership" between the City and the Contractor. The quality of the Contractor's work reflects directly upon the City. Only Contractor's employees and subcontractors are allowed on City property where work is being performed.

The City reserves the right to direct Contractor to remove from assignment to City facilities such employees of Contractor or subcontractors deemed incompetent, careless, insubordinate, or in any way objectionable by City, including any personnel whose actions are deemed by City to be contrary to the public interest or inconsistent with the best interests of the City.

Contractor's employees and subcontractors shall not use any tobacco product in any City park or within twenty (20) feet of any entrance to a public building.

4.2.11 Employee Uniforms

The Contractor shall provide each of its employees with uniforms. At all times, personnel shall wear uniforms. Uniform apparel shall be kept neat, clean, and in good repair. All uniforms shall include the Contractor's name and logo.

4.2.12 Contractor's Equipment

The on-site supervisor shall ensure that all contractor-supplied equipment is in good working order. Any damaged equipment or equipment in need of repair shall be removed from the site. Contractor shall be responsible for any damage to the work sites, City or private property, or any injuries caused by Contractor's equipment or personnel.

All Contractor vehicles must be neat, clean, well maintained and labeled with company name.

4.2.13 Locks and Keys

The Contractor shall be responsible for the series of keys assigned to it and shall assign these keys to its personnel for use in maintaining the facilities. The Contractor shall properly use and keep safe all keys or locks issued by the City to the Contractor.

The Contractor shall report all lost or stolen keys or locks to the City within twenty-four (24) hours of discovery. The Contractor shall reimburse the City for the total cost of replacement keys and/or locks that have been lost.

Upon termination or cancellation of the Contract, the Contractor shall immediately return all keys, cards, remotes, etc., to the City.

4.2.14 Vandalism and Damage

Contractor shall notify the City of any and all vandalism, defects, and/or safety items within one (1) business day of discovery to Park Maintenance at (916) 774-5748. This includes any concerns with playground equipment, furniture, amenities, etc. located within the assigned geographic zone discovered during regular daily maintenance.

All damage to landscaping, irrigation equipment, real property or any related structures caused by Contractor during its performance of the Contract shall be the responsibility of the Contractor. Repairs to turf shall be made with sod.

The City may request quotes from Contractor for vandalism repairs, which would be awarded as "Extra Work." Commencement of work will proceed only after City approval.

4.2.15 Irrigation

4.2.15.1 Irrigation Program Management

All required scheduling and operation of the irrigation controllers reflecting weather changes and water needs will be covered under this Contract. Contractor shall make all adjustments and setting of controllers to establish frequency and length of watering periods. Any malfunction of controllers must be reported immediately to the City along with a proposal for correction with costs. The City's Irrigation Technician can assist with trouble shooting controller issues.

Controller programs shall incorporate the following conditions:

- Meet City [Water Efficient Landscape Ordinance \(WELO\)](#).
- Program around Park and Facility use and events.
- Reflect actual requirements of soil and plants.
- Avoid runoff onto streets, sidewalks, fences, walls and other non-target areas.
- Maximize public use of City property.

Monthly from March through November at the City's request, the Contractor shall provide the irrigation schedule to the City's Irrigation Technician by the 10th of the month. This report shall include the following information:

- All irrigation programs set on controllers.
- Irrigation schedule start times for each irrigation program.
- Irrigation run days for each irrigation program.
- Irrigation cycle length, in minutes for each station in an irrigation program.

- Number of repeat cycles for each station in an irrigation program.

For any controller schedule not supplied by the 10th day of the current month by Contractor in any month during season, a \$50.00 penalty per controller may be assessed. Contractor shall have the penalty deducted from the monthly bill for the District, Park, and/or Facility financially responsible for that irrigation controller. Each station shall be adjusted to meet the needs of the specific area unless authorized by the City, as well as, adjusted due to weather conditions and run off.

In the future, the City anticipates using additional electronic methods for work orders and irrigation controllers. The Contractor shall incorporate use of the new system as directed by the City and shall provide the appropriate mobile devices to its employees as needed to manage work orders and controllers. Contractor is responsible for equipment repair or replacement if lost or damaged.

4.2.15.1.1 Irrigation Schedule

A monthly irrigation base schedule is developed based upon current controller settings and the feedback of moisture probing results. Adjustments are made at the controller either up or down where soil is found to be too dry or too wet. Once the Contractor has the correct run times for any given month, the starting "base schedule" is acquired.

Adjustments to the "base schedule" shall occur at a minimum of once per week throughout the month to accommodate changes in area use and/or environmental changes to individual areas.

4.2.15.1.2 Soil Moisture Testing

Valve areas suspected to be over or under watered should be tested between May and October by the Contractor by removing soil samples and testing the moisture content. Soil probing is conducted to determine soil moisture levels for automated irrigation circuits.

4.2.15.2 Irrigation Repair & System Checks

December through February of each year of each year, the Contractor shall perform a complete system check of every irrigation system. The Contractor shall supply the City with a written report of every system as it is completed. Needed repairs shall occur throughout that same time period, with the approval of the City, to ensure a fully operational system at the beginning of each spring. System evaluations of head, valves, quick couplers, etc. shall also occur monthly, at a minimum, March through November. Repairs shall be made prior to next watering event as outlined in Parks & Landscape Maintenance Service Levels (Exhibit A).

Irrigation system repair shall occur and be compensated as stated below:

All repairs will be made prior to the next watering event. Declining plant material due to delay of repairs is the responsibility of the Contractor.

Irrigation system repair will be the responsibility of the Contractor. All replacement materials are to be with new original types and models and consistent with Park construction standards, unless a substitute is approved by the City. The Contractor shall implement repairs in accordance with all effective warranties, and no separate payment shall be made for repairs on equipment covered by warranties. All repairs shall be guaranteed for 90 days after repair is complete.

Maintenance, repair, and replacement of malfunctioning irrigation heads and quick couplers, including risers and/or swing joints, shall be included in the Contractor's base bid. The Contractor shall provide labor for the above items at no extra charge and shall bill the City for the required parts with a maximum mark up of 10% over actual cost.

Maintenance and repair of valves, filters, valve boxes, and wiring shall be covered in the Contractor's base bid. The Contractor shall provide labor for the above items at no extra charge and shall bill the City for the required parts with the agreed upon mark up over cost.

Replacement of valves, filters, valve boxes, and wiring shall be considered "Extra Work" in their entirety. Decisions regarding repair versus replacement will be made by the Contractor and the City jointly. In the event that there is a disagreement with regards to how to proceed the City's choice will prevail.

Repair and replacement of lateral lines, main lines, check valves, and controllers shall be considered "Extra Work" in their entirety.

Repairs and replacements of any irrigation component or property damaged by the Contractor or as a result of negligence, error, or omission by the Contractor shall not be submitted to the City for payment and are the responsibility of the Contractor.

Repair and replacement of any irrigation components or property that is a result of vandalism, or unintentional damage, caused by the public shall be considered "Extra Work" in its entirety. All vandalized components must be presented to the City within one (1) working day of the repair or replacement in order for the Contractor to be compensated for the repair or replacement. If the vandalized components are not presented within one (1) working day the Contractor will be paid based on the above stated criteria for repair and replacement.

When the Contractor observes or is notified of water waste due to excessive overspray, overwatering for irrigation system malfunction, Contractor shall respond within 24 hours. Repairs/adjustments shall be made prior to the next watering event. Any fines or fees incurred due to non-compliance with WELO shall be the responsibility of the Contractor.

In all streetscapes, system checks shall be done in accordance with the service levels outlined in the Parks & Landscape Maintenance Service Levels (Exhibit A).

4.2.15.3 Recycled Water

Recycled water is used in areas of City parks and landscapes. Contractor's staff shall be trained in the proper techniques for working with recycled water and it is the responsibility of the Contractor to insure compliance with all safety and health precautions.

The Environmental Utilities Department may request to observe system checks on recycled water systems. This shall be coordinated through the Parks Division.

4.2.15.4 Other Irrigation Conditions

City will provide all the water and electricity necessary for the Contractor to perform the services except instances where excessive costs are incurred by the City due to water/electricity waste or negligence by the Contractor.

- If the City determines that excessive utility costs due to waste or negligence have occurred and are a result of Contractor's actions, the City may withhold from payment to Contractor those funds necessary to reimburse the City for these additional costs.
- If there is a difference of opinion between the City and the Contractor as to the whether or not there has been waste due to the negligence of the Contractor, the opinion of the City will prevail.

No watering shall occur within 48 hours before or after a rain event.

At the City's request the Contractor may be required to attend a monthly water conservation meeting with the City and the City's other partners. This meeting is designed to discuss best management practices, water usage to date, mandated restrictions, and City goals. This group is required to work as a team in order to accomplish City-wide irrigation goals.

4.2.16 Plant Loss

It is one of the Contractor's prime responsibilities to prevent loss of plants caused by pests, diseases, insects, soil conditions, nutrient, micro-climatic conditions, improper planting, or problems in irrigation.

Contractor shall be continuously alert in locating and defining problems and will exercise prompt and proper corrective action. Contractor must report to the City any findings of damage to plants in writing, and will be held responsible for replacement if failure to identify a problem and notify the City in writing prior to plant failure. Within thirty (30) days of the execution of the Contract a preliminary written report shall be submitted for major corrective problems not covered in the Contract along with the costs.

Contractor shall replace, at the Contractor's cost, any dead, stunted, or damaged plantings that are the result of the Contractor's negligence including, but not limited to, irrigation malfunctions that are not addressed. Plants lost from Contractor's negligence shall be replaced, at the Contractor's expense, within thirty (30) days of discovery by City staff. Replacement plants shall be comparable in size to the lost plant up to a maximum size of a thirty-six (36) inch box, or if smaller, the size shall be approved by the City. Planting time frame will be at the discretion of the City and must be approved prior to work being performed.

The Contractor shall not be held responsible for plant losses due to maladies beyond the Contractor's control; this includes, but is not limited to, disease or insect attack for which there is no legal recommended control, acts of vandalism, earthquakes, fires, storms, freezing/frost, and related events. Contractor shall report all such conditions to the City in writing within seventy-two (72) hours of occurrence, and submit a proposal for the work or repairs along with the costs. The Contractor shall obtain City's written permission/direction or authorization prior to proceeding with the work. Failure to notify the City within seventy-two (72) hours of occurrence will result in replacement at the Contractor's cost as if the cause was Contractor negligence.

Plants in a state of decline shall be documented and brought to the City's attention for inspection immediately and before removal. The City shall pay labor and material for plant replacement not caused by Contractor negligence, as deemed by the City, on an actual time and material basis. Plants removed without notification to the City will be the Contractor's responsibility to replace.

The City shall approve all replacement plants that differ in species. However, replacing plants shall not be used by the Contractor as a substitute for proper care. The City will consider Contractor negligence a breach of contract with full responsibility for costs and losses.

It shall be understood that new plantings may have different irrigation requirements than established plantings, and it shall be the Contractor's responsibility to ensure that new plantings have appropriate irrigation scheduling, and at no additional cost to the City. This includes plantings performed by Contractor as Extra Work, as replacement plants, or those plants that may be installed by City staff or other third party, provided that Contractor has received proper notification that such plantings have occurred.

Upon termination of the Contract, the City reserves the sole right to withhold final payment(s) in the amount necessary to replace any damaged or dying plant material that is a result of Contractor negligence, or to restore any site which is in a condition that is worse than when the Contract was executed.

4.2.17 Pesticide Use

Many federal and state agencies have jurisdiction over pest control activities related to: use of pesticides, vegetation management, worker safety, hazardous material disposal, impacts of pesticide use on air and water quality and on wildlife. Primary pesticide regulation is by the US Environmental Protection Agency (EPA) with additional regulation and enforcement by the California Environmental Protection Agency. The California Department of Pesticide Regulation (DPR) is the regulatory arm of California EPA. Local enforcement of pesticide regulations performed by the Placer County Department of Agriculture.

Any pesticides used must be on the Cities approved list for use. Contractor is responsible for acquiring a recommendation from a State of California licensed Pest Control Advisor and safety training of contract employees. Any damage to plants or other property due to pesticide use is the responsibility of the contractor.

Pesticides applications shall be excluded at School sites/property unless requested by the city.

4.2.17.1 Notification

Contractor shall notify the City one week prior to date of application of any pesticide so irrigation schedule can be adjusted. The City will follow the same procedure when notifying the Contractor at sites where the City manages the irrigation schedule.

4.2.17.2 Reports

Contractor shall submit all pesticide applications through a pesticide use report to the County of Placer Agricultural Commissioner on a monthly basis. A copy of the monthly pesticide use reports shall be submitted to the City indicating each site that has been treated the previous month and listing all chemicals used.

4.2.18 Storm Water

The City has a General Stormwater Permit called the [State Water Resources Control Board, Water Quality Order No. 2013-001-DWQ, National Pollutant Discharge Elimination System \(NPDES\), General Permit No. CAS 000004](#). The intent of the permit is to reduce the discharge of pollutants in storm water to the maximum extent practicable, and in a manner designed to achieve compliance with water quality standards and objectives, and effectively prohibit non-storm water discharges into the municipal storm drain system and watercourses within the City and State. The Contractor is responsible for ensuring all landscape maintenance activities adhere to guidelines identified in the permit.

All fertilizers shall be kept out of the gutter and off the sidewalks. Fertilizer deposited onto the gutters, sidewalks or streets during application is to be blown back onto the landscape area immediately. Blowing of lawn clippings, leaves or other landscape debris into the gutter or storm drain inlets is strictly prohibited. During irrigation repairs, all mud and water is to remain in the landscape area. No turbid discharge is allowed into the gutter.

4.2.19 Fertilization

The Contractor will be responsible for performing fertilizations of turf and landscape in parks, streetscapes, and designated facilities at the City's direction within specific time frames.

All fertilizations shall be considered "Extra Work" and shall not be included in the base bid. The City reserves the right to purchase all fertilizer products and have those products delivered to the Contractor. Timing of such deliveries and quantities will be determined jointly by the City and the Contractor.

The City also reserves the right to have the Contractor purchase the product directly and to include the product price in a quote for service. All major fertilizations shall conform to the City's agronomic calendar plan and City approved products.

4.2.20 Agronomic Calendar

On an annual basis the City establishes an agronomic calendar for the upcoming year. This calendar includes timing for pre and post emergent herbicide applications, fertilizer applications, aerification schedules, etc.

If requested by the City, the Contractor shall provide input on the yearly agronomic calendar. The calendar is a guiding tool for maintenance practices each year. The Contractor is expected to be able to perform requested applications within specified timelines, with exception of

uncontrollable circumstances such as weather. The Contractor shall notify the City in writing of such circumstances. The City will provide or approve products to be used throughout the City.

The City understands that specific areas may require specific needs. Those needs may fall outside of the agronomic calendar and will be addressed on a case by case basis.

4.2.21 Bark Mulch

The Contractor shall notify the City when areas are in need of new bark mulch. The City reserves the right to have the bark installed in any manner that it sees fit and by whomever it sees fit. In the event that the City requests that new bark mulch be added by the Contractor, it will be considered "Extra Work" in its entirety.

4.2.22 Clearance Tree Pruning

The Contractor shall prune trees for clearance as part of the base bid per current Parks & Landscape Maintenance Service Levels (Exhibit A).

4.2.23 Turf Management

Turf mowing and edging shall be performed as needed to meet the City parks and landscape service levels. When turf cannot be cut on the scheduled day due to rain, turf shall be cut as soon as weather and ground conditions permit. Sports field mowing when possible shall be done later in the week to provide best possible playing surface on weekends.

The Contractor shall be responsible for the mowing of designated parks and schools at the assigned service level. Frequency and calendar timeframe of mowing are detailed in the Parks & Landscape Maintenance Service Levels (Exhibit A).

At the beginning of every year a mowing schedule shall be provided to the City. Schedule adjustments shall be made throughout the year based on environmental factors. Adjustments to the schedule shall be provided to the City ten (10) business days prior to making the adjustments.

Turf shall be edged at the following areas: all grass along walls, fences, foundations, curbs, sidewalks, shrubs, tree basins, poles, guy wires, irrigation & utility boxes, soccer goals and any other object within or immediately adjacent to the turf areas.

Every effort shall be made to reduce the amount of string trimming required while still protecting City assets. String trimming around valve boxes or drain inlets must be done using a vertical cut and not a flat cut. String trimming shall not be used around the base of trees as chemical control is the preferred method. Trees found to be scarred by maintenance activities may require replacement at the direction of City staff.

Turf around irrigation heads shall be trimmed to provide maximum water coverage. Clippings shall be removed from all adjacent walkways and other paved surfaces immediately after each mowing/edging.

Seed heads on no-mow turf shall be removed on an annual basis. No-mow turf shall be edged as needed to keep from encroaching on walls, fences, sidewalks, etc.

Contractor shall remove litter or debris from the area to be mowed prior to mowing occurring.

The contractor shall inform the City of any issues with the turf within one (1) business day of discovery.

The contractor shall inform the City immediately if and when irrigation is damaged through the course of mowing. Issues related to overwatering, that prevent mowing, should be brought to the City's attention immediately.

Issues caused by mowing are the responsibility of the Contractor to repair. Trees found to be scarred by mowers shall be replaced by the Contractor at the request of the City.

The contractor shall perform seeding/sod replacement as needed to meet standards with approval of the City.

4.2.23.1 School Sites

If weekday mowing occurs on school property a strict schedule must be followed to accommodate school schedules and student safety. School sites must be mowed before or after school hours. If started in the morning all mowing shall start no earlier than 7:00 a.m. and finish no later than 8:00 a.m. The Contractor shall be responsible for all mowing. The Contractor shall not be responsible for edging or for work requiring a string trimmer at School sites.

4.2.23.2 Turf Aeration

The Contractor shall perform core aerations of turf as part of the base bid. For specific number of applications per year refer to specific service level in the Parks & Landscape Maintenance Service Levels (Exhibit A). All aerations shall conform to the City's agronomic calendar. Additional turf aerations may be proposed as "Extra Work" by the Contractor, in order to meet the designated service level.

All proposals, and costs, must be approved by the City prior to additional turf aerations occurring. The Contractor can do more aeration, with City approval, at their own cost to relieve summer stress on turf.

Aeration plugs shall be properly destroyed so as to not pose a safety issue or interfere with the use of parks and facilities.

Any damaged incurred is the responsibility of the Contractor, including valve boxes and irrigation components.

4.2.24 Shrubs and Landscape

All plants shall be maintained in a healthy and attractive condition. Landscaping shall also be maintained to provide secondary functions such as natural barriers, pollution/dust control and/or erosion control. All plant beds shall be maintained free of trash and debris and trash cans emptied every two (2) weeks.

4.2.24.1 Trimming

All plants that require pruning shall be pruned as needed to meet the intent of the landscape design per the assigned service level in the Parks & Landscape Maintenance Service Levels (Exhibit A). In general, shrub planting shall be allowed to grow naturally without excessive amounts of pruning. Shrubs growing along fences and walls shall be maintained at the height of the fence or wall. Clearances against walls and fences may be required to allow access for wall/fence maintenance and/or irrigations maintenance. Shrubs and vines shall be pruned to prevent encroachment over sidewalks or onto private property at all times, and to maintain line of site visibility at select intersections. Vegetation in front of park name signs should be pruned on a regular basis so the park name is always visible.

4.2.24.2 Pruning Frequencies

Pruning shall be completed as described in the Parks & Landscape Maintenance Service Levels (Exhibit A). Most areas require pruning to be completed at least three (3) times per year. Some plant materials may need to be pruned more frequently depending on the species to prevent clearance issues. Additionally, some areas may require less pruning due to budget restrictions. The Contractor shall provide a schedule showing planned dates of completion for all areas. In general, the pruning cycles are designated as January-April, May-August and September-December. Pruning for each area shall be completed by the end of each pruning cycle. If pruning is not complete, payment for the specific area or map page (Attachment J) may be withheld as outlined in Section 4.2.2.

4.2.24.3 Growth Regulators

Using plant growth regulators is an approved substitute for one pruning cycle when approved by the City.

4.2.25 Natural Areas

Undeveloped park sites, natural areas and open spaces shall be maintained in a manner that ensures public safety, preserves the natural habitat and aesthetics and promotes environmental stewardship. These areas are typically associated with bike trails, natural areas adjacent to and in parks, creeks and other natural habitat areas.

Areas intended for nature study or open space enjoyment shall be retained in their natural states and managed for fire protection, noxious weeds and erosion control as appropriate for the intended use, and natural surroundings.

Contractor shall keep vegetation back two (2) feet from edge of City maintained trails, fence lines, v-ditches, and creek banks. Additionally, the Contractor shall mechanically or chemically control growth four (4) feet from any turf or ornamental area.

4.2.26 Facility Grounds Maintenance

All facility grounds shall be maintained as described in Section 4.2 and to the standard service level as described in the Parks Landscape Maintenance Service Levels (Attachment A).

The Pleasant Grove Waste Water Treatment Plant (PGWWTP), the Solid Waste Recycle Plant and the Barton Water Plant require additional maintenance indicated here:

- Bio-filters shall be maintained weed free at all times.

- Pre and post emergent herbicides shall be applied to pond slopes and chip sealed/gravel roadways a minimum of two (2) times per year.
- Native/wild grasses shall be mowed and trimmed annually.
- Pre and post emergent herbicides shall be applied to gravel areas a minimum of two (2) times per year. Remove emerged weeds within thirty (30) days of discovery.
- Pre and post emergent herbicides shall be applied to barked areas a minimum of two (2) times per year. Remove emerged weeds within thirty (30) days of discovery.
- Westpark Drive and Phillips Road locations: Pre and post emergent herbicides shall be applied to all bark areas, tree rings, and shrub rings annually.

4.2.27 Refuse Disposal

Disposal of refuse (litter and green waste) must be handled in one of two ways. All refuse shall to be delivered by the Contractor, or its service provider, to the Materials Recovery Facility (MRF)/Western Placer Waste Management Authority facility or placed in a dumpster serviced by the City of Roseville.

4.2.28 Traffic Control

Traffic control shall conform to the latest Caltrans Standards to ensure safe flow of traffic and safety of workers in traffic zones. All traffic control costs shall be included in the prices paid for the various contract items of work and no additional compensation will be allowed. A master traffic control plan shall be submitted and approved by the City's Traffic Engineering Department prior to work starting.

Access to driveways shall be maintained at all times. When entering or leaving roadways which bear public traffic, the Contractor's equipment, whether empty or loaded, shall in all cases yield to public traffic.

4.2.29 Fingerprinting and Background Checks

Contractor, at its expense, must conduct a background check for each of its employees, as well as for the employees of its subcontractors, who will provide services to the City of Roseville. Background checks are to be conducted via a request with the Department of Justice and the Federal Bureau of Investigations. Contractor shall maintain records for background checks and provide documentation if requested.

4.2.30 Additional Work

Contractor shall agree to accept Additional Work assigned by City during each contract period, at the costs quoted in the proposal or at adjusted costs for succeeding annual periods. "Additional Work" is defined as future work or landscape maintenance in areas yet to be established, such as new park sites or new streetscapes.. The Contractor shall be required to provide bids for Additional Work based on the City's Additional Work Flow Approval Process (Attachment I).

4.2.31 Extra Work and Improvement Work

Extra Work and Improvement Work are not included as part of the base bid. Contractors shall provide a cost proposal for Extra Work. Improvement Work is described for reference only, and does not require a cost proposal at this time.

4.2.31.1 Extra Work

“Extra Work” is defined as those services and tasks specifically pertaining to Landscape Maintenance, as defined by the Department of Industrial Relations (DIR), either Routine or Complex, but beyond the service levels described herein. Any Extra Work will be considered additional requests above and beyond the base service levels identified in the Parks & Landscape Maintenance Service Levels (Exhibit A). Below is a non-exhaustive list of items the City will deem Extra Work, provided they are not required as a result of Contractor’s negligence or failure to perform its contracted duties:

- Repair of damaged or faulty irrigation (as described in Section 4.2.13.2)
- All fertilizations
- Seasonal turf renovation including de-thatching, over-seeding, and sod patching
- Additional turf aerations beyond the assigned service level
- Replacement of plant material
- Replacement of seasonal color flowers
- Herbicide / pesticide application beyond the assigned service level
- Installation of bark / mulch / playground fiber
- Weed abatement, weed mowing, installation of firebreaks
- Cleaning / repair of vandalism
- Any additional landscape maintenance work, at the City’s sole discretion, that is not already described above and is not already a part of the contract scope.

Bid requests for hourly rates, unit costs, markups, etc. can be found in the Cost Proposal Bid Sheet for Extra Work (Exhibit C).

If tree pruning beyond basic clearance pruning is assigned as “Extra Work,” the Contractor shall follow the tree pruning standards as described in the Parks & Landscape Maintenance Service Levels (Attachment A). Additionally, the City maintains a current electronic inventory of every City owned tree. If any tree work is performed ranging from beyond basic clearance pruning to removal, the City’s Urban Forester must be notified prior to work, and at the conclusion of work, so that proper records can be maintained. The Contractor shall identify the tree on an aerial map with notes of the species and measured diameter at breast height (DBH), and provide the map to the Urban Forester. The Contractor shall be required to work with City staff to notify residents living near the where the tree work will be completed prior to commencement of the work.

Emergency items, such as storm damage, do not require advanced notification.

Prior to the Contractor performing any Extra Work, Contractor shall prepare and submit a written description of why the Extra Work is required, what type of work is proposed, and a cost estimate for the Extra Work as stated in the Cost Proposal Bid Sheet for Extra Work (Exhibit C). The cost estimate shall not exceed unit prices provided on Cost

Proposal Bid Sheet for Extra Work form, if applicable, unless otherwise agreed upon by the City that extenuating circumstances or field conditions warrant such adjustment.

No work shall commence without written authorization from the Parks Superintendent, or his designee.

Notwithstanding the above authorization, when a condition exists where there is imminent danger of injury to the public or damage to property, the Parks Superintendent or his designee may verbally authorize the Extra Work to be performed upon receiving a verbal estimate from the Contractor. However, within twenty-four (24) hours after receiving a verbal authorization, the Contractor shall submit a written estimate to the Parks Superintendent for approval.

The cost estimate for Extra Work shall consist of the following elements:

- Unit costs, if applicable, or anticipated labor hours at appropriate rates provided in Cost Proposal Bid Sheet for Extra Work (Exhibit C), unless certain higher wage rates are required for specific tasks.
- Actual cost of materials with negotiated percentage increase for overhead and profit, with a maximum mark up of 10% over actual cost.

Materials may be provided by the City of Roseville.

All Extra Work shall commence on the specified date established and shall diligently proceed until completion.

Upon completion of the Extra Work the Parks Superintendent, or his designee shall be notified so that the work may be verified.

Contractor shall submit an invoice for compensation with the approved Cost Proposal Bid Sheet for Extra Work (Exhibit C), as well as photocopies of original invoices for materials. If Contractor is using parts from its stock, an itemized list of parts used with unit prices shall accompany the invoice. Compensation shall not exceed the written estimate.

The Contractor's invoice shall be subject to audit and review by the City prior to payment.

The City reserves the right to repair and/or contract with a third party to perform Extra Work.

4.2.31.2 Improvement Work

Included for reference only, Improvement Work is defined as landscape-related services, tasks, or projects that require prevailing wage trade categories not covered by DIR under Landscape Maintenance, and will be performed under a separate contract. This includes new landscape construction and renovation work. Below is a non-exhaustive list of items the City will deem Improvement Work:

- New landscape construction projects;
- Large scale landscape conversions and renovations;
- Irrigation system conversions;
- New drainage installation;
- Concrete / hardscape / fence repair and installation.

4.3 MULTIYEAR AGREEMENTS

The initial contract will be from date of award through December 31, 2022. The City reserves the right to renew the contract for three (3) additional extensions, two years at a time, at its sole discretion. The vendor(s) receiving the contract award for the initial contract will retain that contract award throughout the life of the contract, including the optional renewal years.

The initial contract will be awarded based on the prices determined through the initial contract negotiation process. Sixty days prior to the expiration date of the current contract, the City is willing to re-negotiate out-year pricing (increases and/or decreases) based on market fluctuations. The pricing for each renewal year will be evaluated based on what the City deems to be fair and reasonable pricing. Any requests made by the vendor for a price increase must be fully documented utilizing an appropriate Consumer or Producer Price Index or other relevant market data to justify a price change. In its request for price increases vendor shall cite sources, specific conditions, and document how those conditions affect the cost. The City of Roseville is also willing to re-negotiate pricing if it is affected by catastrophic circumstances (example: unforeseen national/world crisis or acts of God).

Price adjustments will not be automatic. They must be mutually agreed upon by both the City and the vendor. The City will review the proposed pricing and determine if it is allowable, fair, reasonable, and in the best interest of the City to extend the agreement.

5.0 ASSURANCE OF DESIGNATED PROJECT TEAM

Proposer shall assure that the designated project team, including sub-consultants or sub-contractors (if any), is used for this project. Departure or reassignment of, or substitution for, any member of the designated project team, sub-consultant(s) or sub-contractor(s) shall not be made without the prior written approval of the City.

6.0 PROPOSAL FORMAT REQUIREMENTS

Each response to this RFP shall include the information described in this section. Provide the information in the specified order. Failure to include all of the information specified may be cause for rejection. Additional information may be provided, but should be succinct and relevant to the goals of this RFP. Any additional information that a proposing Contractor wishes to include that is not specifically requested should be included in an appendix to the proposal.

Contractors are encouraged to keep the proposals brief and to the point, but sufficiently detailed to allow evaluation of the project approach. Unauthorized conditions, omissions, limitations or provisions attached to a proposal will render the proposal non-responsive and may cause its rejection.

Proposers are warned against making erasures or alterations of any kind, without initialing each and every such change. Proposals that contain erasures or irregularities of any kind, without such initialing, or omissions, may be rejected.

The proposal should be bound or contained in a loose leaf binder. Document pages shall be 8-1/2 inches by 11 inches in size or folded to such a size. Use section dividers, tabbed in accordance with this section as specified below.

6.1 Cover Letter with the following information:

- Title of this RFP
- Name and Mailing Address of Firm (include physical location if mailing address is a PO Box)
- Contact Person, Telephone Number, Fax Number, and Email Address
- A statement that the submitting Contractor will perform the services and adhere to the requirements described in this RFP, including any addenda (reference the addenda by date and/or number).

6.2 Signature Requirements - The attached Proposer's Certification (**Attachment A**) shall be executed by an official(s) legally authorized to bind the Contractor which states that the proposal is valid for ninety (90) days. Include the executed copy of the Proposer's Certification under Tab G. Note: This is ninety (90) days following the closing date for the receipt of all proposals.

- Proposals submitted on behalf of a Partnership shall be signed in the firm name by a partner or the Attorney-in-Fact. If signed by the Attorney-in-Fact, there shall be attached to the proposal a Power-of-Attorney evidencing authority to sign proposals, dated the same date as the proposal and executed by all partners of the firm.
- Proposals which are submitted on behalf of a Corporation shall have the correct corporate name thereon and the actual signature of the authorized officer of the corporation written (not typed) below the corporate name. The title of the office held by the person signing for the corporation shall appear below the signature of the officer.
- Proposals which are submitted on behalf of a Limited Liability Company ("LLC") shall be signed by the person or persons authorized to bind the LLC under the LLC's articles of organization.
- Proposals which are submitted by an Individual Doing Business under a firm name ("dba") shall be signed in the name of the individual doing business under the proper firm name and style.

6.3 TAB A: Statement of Qualifications – Provide a summary of your firm's qualifications in providing these services. Include a detailed description of the company and experience with government agencies. Additionally, provide a brief summary of the role, qualifications and experience, including length of service with the company, of each key team member and how they will be designated to manage this contract. A company organizational diagram and brief resume of each team member and the account manager shall be included. List any contracts canceled or not extended and/or state any and all instances of being disqualified, removed, or otherwise prevented from completing the terms of any previous contracts over the past five (5) years. Provide dates, client names and contact persons' names, addresses and telephone numbers

6.4 TAB B: Experience and References – Provide a minimum of three (3) references for projects or services similar in nature and scope that your firm's team members have completed in the last five (5) years. Include brief descriptions of the projects, dates, client names and contact persons' names, addresses and telephone numbers. Public sector references are preferred.

6.5 TAB C: Project Understanding – Based on the available information, supplemental research, field observations, and experience with similar projects, provide a narrative describing your

understanding of the services requested in this RFP, your general approach and any major challenges you perceive. Special emphasis should be placed on how your company will "partner" with the City to provide innovative approaches and techniques in both the services provided today and in the way it will respond to future needs in this community. Include how you can build trust between your company and the City. Identify any issues that you believe will require special consideration for this project. Also identify any unique approaches or strengths that your firm may have related to this project.

- 6.6 **TAB D: Staffing, Resources and Service Description**—Provide details of your company's approach to the successful management of this contract based on the General Conditions in Section 4 and the Parks & Landscape Maintenance Service Levels (Exhibit A). Include detailed descriptions regarding your company's approach to the following operational items:
- Resources and methodology that will be used to complete each element of the requested services.
 - Describe how your company will make available the equipment and supplies (i.e., machinery, signs, cones, tools, chemicals, etc.) needed to perform all work and where equipment will be stored.
 - Communication methods between supervisors, office staff and field staff.
 - Systems your company uses to assign, track and evaluate work performed by employees.
 - Staffing and work plans that include work strategies needed to maintain each park, district or area throughout all seasons of the year.
 - Describe your company's employee retention program and philosophy. Include an overview of employee benefits packages for all employee categories to be assigned to this contract, including supervisors, full time line staff and part time line staff for each area in the bid.
 - Provide a complete overview of all training programs provided by your company.
- 6.7 **TAB E: Customer Service and Quality Assurance** – Discuss your company's vision of customer service and quality assurance. Describe steps your company takes to ensure all staff will provide an exceptional experience to the public and the City of Roseville. Provide details and methodology on how your company performs quality control and measures taken to correct items not meeting the City of Roseville standards identified in the Section 4.2 and in the Parks & Landscape Maintenance Service Levels (Exhibit A).
- Attachment G provides a sample quality assurance document used by the City of Roseville. Please provide samples of documents your company uses to facilitate thorough quality assurance checks.
- 6.8 **TAB F: Liability Issues** – Discuss how your company handles damage or theft claims from the public. What is the process you follow to ensure claims are handled in a timely manner?
- 6.9 **TAB G: Chemicals** -- List the chemicals proposed for use in this Contract. Describe how each will be used and methods used to comply with the Department of Pesticide Regulation.
- 6.10 **TAB H: Irrigation** – Describe your company's plan and strategy for maintaining irrigation systems and preventative measures taken to assure maximum efficiency and water conservation. Discuss experience with any and all centralized irrigation systems, specifically Motorola and

Calsense. Include any strategies used in designating responsibilities of the Contractor and the City and how it differs from a non-centrally controlled system.

- 6.11 **TAB I: Billing and Invoicing** – The City requires billing and invoices to meet the needs of our accounting and budgeting structure. Bills and invoices must be presented to the City in a timely manner. Invoices shall include district or general fund area name, if it is a Park, Landscape or Facility, Service Agreement number, Service Agreement line number and monthly cost or individual amount for specific work. In addition, “Extra Work” invoices shall include a description of work performed, billable hours, cost for any parts, and grouping of work performed within a district or general fund area.

- Attachment F provides a sample invoice that shows the variety of districts, contracts and account information required on all billing invoices and a sample extra work invoice. Describe your company’s ability to provide similar invoices or other options that will meet the needs as shown.

- 6.12 **TAB J: Cost Proposal** – The Parks and Landscape Maintenance Services RFP is formulated for the Contractor to provide a proposal for all of the landscape areas within the City of Roseville. The City reserves the right to award individual geographic zones to different contractors and/or negotiate cost proposals. Additionally, the City reserves the right to adjust the geographic zones as needed.

Base bid prices shall include everything necessary for the completion of and fulfillment of the Contract, including but not limited to, furnishing all transportation, materials, equipment, and all management, supervision, permits, labor and services, to comply with the designated service level standard, for each area, unless otherwise identified as “Extra Work” within this document.

Proposal prices shall include all applicable federal, state, and local taxes. The prices should be listed by yearly lump sums. The basis of payment shall be on a monthly fixed price basis or as otherwise agreed to in writing by the City.

All proposers must complete the Cost Proposal Bid Sheet for Routine Work (Exhibit B). Please provide a total cost to complete all services at each park, streetscape, school and facility listed to meet the standard service level, unless otherwise noted, described in the Parks & Landscape Maintenance Service Levels (Exhibit A). Additionally, the Contractor shall provide pricing for the add alternatives as listed to allow the contracted services to be selected as needed to meet budgets in certain districts.

All proposers must complete the Cost Proposal Bid Sheet for Extra Work (Exhibit C). “Extra Work” is described in Section 4.2.27.1 and will not be considered part of the routine maintenance or base bid prices. Additionally, indicate what your material markup is over wholesale price.

The Parks and Landscape Maintenance Services RFP reflects consistent maintenance service levels across the City. Depending on proposal prices submitted and the current funding status, the City may be required to lower or increase services to individual zones or areas based on funding availability. Examples of possible reductions include mowing less frequently, or no fertilization or aeration. Possible increases could include adding an additional pruning cycle, additional weed management or more mowing. The City will only award a contract if the cost of the agreement is at or below the approved funding allotment for specific areas, parks, and districts.

The initial proposed pricing must be in effect for eighteen (18) months based on the time period of the initial contract. At the request of the Contractor, City and Contractor will meet and revise prices to be effective for the next fiscal year (July 1– June 30) in January of each year. This increase shall not exceed 4% in any one year, including any extensions in the term of the Agreement. City also agrees to adjust payments to reflect changes in work quantities and to pay for new work assigned to Contractor at the contract rates then in effect. Adjustments to quantities may be requested by either party and is subject to field verification by City.

Contractor must further agree to accept new work assigned by City during each contract period at the costs quoted in the proposal or at adjusted costs for succeeding annual periods.

- 6.13 **TAB K: Required Statements/Documents** – Include statements of assurance regarding the following requirements in the proposal:
- Non-substitution for the designated members of the team without approval by City staff (**Section 5.0**)
 - The absence of a conflict of interest (**Section 10.4**)
 - Indicate your ability and agreement to fulfill the indemnification and insurance requirements contained in the sample contract (**Section 10.7**). (Please note that actual certificates of insurance are not required as part of your submittal.)
 - A statement that nothing contained in the submitted proposal will be proprietary. (**Section 10.21**)

Submit the following documents with proposal:

- Executed copy of Proposer's Certification (**Attachment A**)
 - Contractor Licenses and Proof of DIR Registration (**Attachment B**)
 - Subcontractor List (**Attachment C**)
 - Executed copy of Noncollusion Declaration (for construction contracts only) (**Attachment E**)
- 6.14 **TAB L: Exceptions** – Describe any and all proposed exceptions, alterations or amendments to the Scope of Services or other requirements of this RFP, including the Sample Contract (**Attachment D**). The nature and scope of your proposed exceptions may negatively affect the evaluation of your submittal and the City's determination of whether it is possible to successfully negotiate a contract with your firm.
- 6.15 **TAB M: Competency of Proposers** – The City wants to ensure that the successful Contractor has the necessary facilities, ability, experience, and financial resources to provide the services specified herein in a satisfactory and timely manner. Please list and explain any pending bankruptcies, liens, stop payment notices, judgments, lawsuits, arbitrations, mediations, foreclosures, and any similar actions filed or resolved in the past seven (7) years. Please indicate whether a client has ever terminated a contract with your firm for breach, and if so, please explain. Also, furnish a statement of financial resources demonstrating that the Contractor has the ability to maintain a staff of regular employees, sub-consultants or sub-contractors adequate to insure continuous performance of work, and demonstrating that the equipment for the work contemplated is sufficient, adequate and suitable.

7.0 SUBMITTAL INSTRUCTIONS

7.1 Your submittal package shall include the following:

- **One (1) original and five (5) printed copies** of your proposal; and
- **One (1) electronic copy** of your proposal in PDF format on CD, flash drive or other electronic media

7.2 Proposals shall be submitted not later than the time and date indicated on the cover page of this RFP. All submittals shall be submitted in a sealed envelope or container and clearly marked with the RFP title on the outside of the parcel. **Complete and attach the “Sealed Proposal” label to the outside of the envelope containing your proposal.**

7.3 Proposals shall be submitted ONLY to:

City of Roseville
Attn: City Clerk Department
311 Vernon Street
Roseville, CA 95678

7.4 Faxed and/or emailed proposals will not be accepted.

7.5 The City shall not be responsible for proposals delivered to a person or location other than that specified herein.

7.6 Postmarks will not be accepted and proposals received after the deadline date and time will not be accepted or considered. **No exceptions.**

7.7 The City reserves the right to waive minor defects and/or irregularities in proposals, and shall be the sole judge of the materiality of any such defect or irregularity.

7.8 All costs associated with proposal preparation shall be borne by the proposer.

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

8.0 EVALUATION CRITERIA

The following evaluation criteria and rating schedule will be used to determine the most highly qualified firm(s).

<u>Evaluation Criteria</u>	<u>Maximum Points Possible</u>
A. Experience and qualifications of firm and proposed staff (per Sections 6.3 - 6.4)	15

B. Understanding of the Project – Proposed Plan (per Section 6.5)	35
C. Performance & Ability (per Section 6.6)	35
D. Customer Service & Quality (per Section 6.7)	10
E. Proposed Cost (per Section 6.8)	5
Total Possible Points:	100

9.0 SELECTION PROCESS

- 9.1 Award of the RFP shall be made to the responsible proposer whose proposal is determined, through a formal evaluation panel process, to be the most advantageous to the City after the evaluation panel has taken into consideration the evaluation factors set forth in the RFP. A master score sheet shall be created based on the evaluation panel's initial evaluation. Proposals shall be scored according to the criteria stated in the RFP.
- 9.2 Proposals submitted will be reviewed by a selection committee. Contractors that have submitted the best and most complete proposals may be invited to an interview. The number of Contractors invited to an interview may vary depending upon the number of proposals submitted.
- 9.3 Should the City elect to conduct interviews with any proposers, the following criteria shall be considered and each proposer ranked by the evaluation panel during the interview process: a) Quality of presentation, b) Ability to meet the City's business goals, c) Communication style.
- 9.4 The City reserves the right to make a selection after review of the proposals without oral interviews; therefore, the proposal should be submitted initially on the most favorable terms that the Contractor might propose.
- 9.5 A contract will be negotiated with the Contractor considered best meeting the City's need for this project. In the event a mutually satisfactory contract cannot be negotiated with the City's first choice, negotiations may be terminated and commenced with the Contractor considered next best in meeting the City's needs for this particular project.
- 9.6 The selected Contractor will be required to execute a City prepared contract. The contract may further refine the scope of services and will provide for the terms and conditions of employment.
- 9.7 The award of any contract is expressly contingent upon City Council approval and the availability of funds. City staff may not legally bind the City to a contract.
- 9.8 The City reserves the right to reject any or all proposals, or to waive minor irregularities in said proposals, or to negotiate minor deviations with the successful Contractor(s). In the case of differences between written words and figures in a proposal, the amount stated in written words shall govern. In the case of a difference in unit price versus the extended figure, the unit price shall govern.

- 9.9 Once a decision has been made to award the contract, then a formal notice of the intent to award to the recommended proposer(s) shall be made by the Department.
- 9.10 A City of Roseville business license as well as all applicable permits, licenses and certifications required by local, state or federal law are required before the award of contract.

10.0 GENERAL TERMS & CONDITIONS

- 10.1 **Standard Contract.** Upon completion of the evaluation and recommendation for award, the selected Contractor will be required to execute an agreement prepared by the City, a sample of which is included as **Attachment D**.
- 10.2 **Independent Contractor.** At all times the Contractor shall represent himself/herself to be an independent contractor offering such services to the general public and shall not represent himself/herself, or his/her employees, to be an employee of the City. Therefore, the Contractor shall assume all legal and financial responsibility for taxes, FICA, employee fringe benefits, workers' compensation, employee insurance, minimum wage requirements, overtime, etc., and agrees to indemnify, save, and hold the City, its officers, agents, and employees, harmless from and against, any and all loss, cost (including attorneys' fees), and damage of any kind related to such matters.
- 10.3 **Non-Appropriation.** The City may terminate any resulting contract at the end of any fiscal year, June 30th, without further liability other than payment of debt incurred during such fiscal year, should funds not be appropriated by its governing body to continue services for which the contract was intended.
- 10.4 **Conflict of Interest.** The Contractor shall warrant that no official or employee of the City has an interest, has been employed or retained to solicit or aid in the procuring of the resulting contract, nor that any such person will be employed in the performance of such contract without immediate divulgence of such fact to the City. Contractors submitting a proposal in response to this RFP must disclose any actual, apparent, direct, indirect, or potential conflicts of interest that may exist with respect to the Contractor or the Contractor's management or employees relative to the services to be provided to the City. Conflict of interest issues may require consultation with legal counsel. If a Contractor has no conflicts of interest, a statement to that effect must be included in the proposal. Violation of this section shall be a material breach of the contract entitling the City to any and all remedies by law or in equity.
- 10.5 **Undue Influence.** The Contractor shall warrant via an executed Proposer's Certification (**Attachment A**) that no undue influence or pressure is used against or in concert with any officer or employee of the City in connection with the award or terms of the contract that will be executed as a result of this RFP, including any method of coercion, confidential financial arrangement or financial inducement. No officer or employee of the City shall receive compensation, directly or indirectly, from the Contractor, or from any officer, employee or agent of the Contractor, in connection with the award of the contract or any work to be conducted as a result of this RFP. Violation of this section shall be a material breach of the contract entitling the City to any and all remedies by law or in equity.

- 10.6 **Non-Collusion.** Contractors submitting proposals shall warrant via an executed Proposer's Certification (**Attachment A**) that their offer is made without any previous understanding, agreement or connection with any person, firm or corporation submitting a separate proposal for the same project and is in all respects fair, without outside control, collusion, fraud or otherwise illegal action. This condition shall not apply to proposals which are submitted by firms who have partnered with others to submit a cooperative proposal that clearly identifies a primary contractor and the associated sub-consultants or sub-contractors. For construction contracts, proposers shall submit a properly completed and executed "Non-collusion Declaration" which is attached as **Attachment E**.
- 10.7 **Indemnification & Insurance Requirements.** The City's standard indemnification and insurance requirements are provided in the sample contract, included in **Attachment D**. All costs of complying with the insurance requirements shall be as included in your pricing. The selected Contractor shall provide complete and valid insurance certificates within ten (10) days of the City's written request. Failure to provide the documents within the time stated may result in rejection of the Contractor's proposal. Alterations to the terms and conditions shall not be allowed.
- 10.8 **Cost of Preparing Proposal.** The City will not pay any costs incurred by any Contractor in preparing or submitting a proposal in response to this RFP.
- 10.9 **Proposals Property of the City.** All documents or materials submitted with or in conjunction with any proposal, including but not limited to electronic files, shall become the property of the City after the proposal submission deadline. No submission documents will be returned. During negotiations, the scope of services may be amended by the City and negotiated based upon ideas provided by other proposers or any other source.
- 10.10 **Proposals are Public Records.** All proposals submitted are subject to the public disclosure requirements under the laws of the State of California, unless the City identifies and exercises a right or obligation to exempt any record from public disclosure. However, proposals will not be disclosed until negotiations are complete and a recommendation for selection and award is made.
- 10.11 **Protests.**
- (a) Protest Requirements
- (1) Any proposer who is aggrieved in connection with the solicitation or award of a contract may file a protest with the City Clerk's office. The protest must be received in writing by the City Clerk's office within seven (7) calendar days after such aggrieved proposer 1) knows or should have known of the facts giving rise thereto or 2) the date of the notice of intent to award, whichever is sooner. In no event shall a protest be allowed after an award has been made by City Council. If the seventh calendar day falls on a weekend or City holiday, the protesting party may submit the protest prior to close of business on the first business day following such weekend or holiday. Failure to submit a timely protest shall bar consideration of a protest.
- (b) Grounds for Protest

(1) The alleged grounds for protest shall be limited to the following: (a) computation errors, (b) violations of local, state, or federal law, or (c) the City failed to follow the procedures specified in this Policy.

(2) The protest shall state all grounds claimed for the protest and include supporting documentation. Failure to clearly state the grounds for the protest and provide supporting documentation shall be deemed a waiver of all protest rights.

(c) Administrative Review

Upon receipt of the protest and after determining the protest was properly filed, the Department Director shall provide a copy of the protest to other proposers who might become aggrieved as a result of the protest and issue a written decision within fourteen (14) calendar days after receipt of the protest. The protest will be evaluated by the Department Director, the City Attorney's Office, and the Purchasing Manager. The protesting proposer shall promptly provide any information requested by City staff as part of such investigation. The decision shall either deny or uphold the protest and include reasons for the decision. The written decision shall be final.

(d) Stay of Action During a Protest

In the event a protest is filed under Section 10.11, the City shall not proceed further with the award of the contract until the protest is resolved, unless:

(1) The Director of Central Services makes a determination that the award of the contract without delay is necessary to protect a substantial interest of the City, or

(2) The City decides to reject all proposals and issue a new RFP.

10.12 **Rejection of RFP.** The City reserves the right to reject any or all proposals, to waive defects or irregularities in any proposal or in the RFP process, and to offer to negotiate or contract with any Contractor in response to any RFP. This RFP does not constitute any form of offer to contract.

10.13 **Multiple Award.** The City reserves the right to award the contract to multiple contractors when applicable.

10.14 **Increasing/Decreasing Portions of RFP.** The City reserves the right to increase or decrease the amount of any portions of the work represented in the RFP and/or to omit portions of said work, as may be deemed necessary by the City.

10.15 **Rejection as Non-Responsive.** Proposals may be rejected as non-responsive at the City's sole discretion if there are alterations of form, the proposal is conditional or the proposal is incomplete.

10.16 **Modifying RFP.** The City reserves the right to modify any portion of, or to postpone or cancel this RFP at any time, and/or reject any and all submissions without indicating any reason.

10.17 **If no proposal is accepted,** the City may elect to have the services performed in some other manner.

10.18 **Rejecting Team Members, Firms or Sub-contractors.** The City reserves the right to reject individual team members, firms, sub-consultants or sub-contractors and request substitution prior to contract award.

10.19 **Local Business, Small Business, Minority and Women Owned Business.** Although no preferences will be given, the City highly encourages submission of proposals by local businesses, by small business owners, and by minority and women-owned businesses.

10.20 **Withdrawal of Proposals.** Proposals may be withdrawn prior to the date and time specified for proposal submission with a formal written notice by an authorized representative of the proposer delivered to the City Clerk's Office. Proposals submitted will become property of the City after the proposal submission deadline.

Proposals may not be withdrawn for ninety (90) days after the due date unless the City enters into a contract with another Contractor prior to the expiration of that ninety (90) day period.

10.21 **Electronic Transmittals.** No electronic mail, telephone or facsimile proposals will be accepted. If a photocopy is submitted, the proposal must be signed in ink.

10.22 **Proposal Postponement and Amendment.** The City reserves the right to revise or amend the RFP or specifications up to the time set for opening of the proposals. Such revisions and amendments, if any, shall be announced by amendments to this RFP through the City's web site. Copies of such amendments shall be furnished to all prospective proposers. Prospective proposers are defined as those proposers who have registered and are on the City's RFP list for this material/service. If revisions and amendments require changes in quantities, prices or scope of services, the date set for opening of the proposals may be postponed by such number of days as in the opinion of the City shall enable proposers to revise their proposals. Proposals which fail to acknowledge a substantive addendum to the RFP, as determined by the City Attorney's Office, on the City supplied addendum form will be rejected as non-responsive. Any revisions or amendments to the RFP will become incorporated into any contract awarded pursuant to the RFP.

10.23 **Proprietary Information.** Proposers submitting a proposal in response to this RFP must provide a statement that nothing contained in the submitted proposal will be proprietary. However, if a proposer desires to claim a privilege against public disclosure for a trade secret or other proprietary information, such information must be submitted with the proposal in a separate envelope marked "confidential." The City Attorney's Office will determine if the information is in fact proprietary, based on state and federal law. Note that under California law, a price proposal to a public agency is not a trade secret. The Contractor shall defend, indemnify and hold harmless the City regarding any claim by any third party for the public disclosure of the "confidential" portion of the proposal.

10.24 **Right to Request Additional Information.** During the evaluation process, the City reserves the right, where it may serve the best interests of the City, to request additional information and clarifications from proposers. Such information will be requested in writing to the specific proposer. This information will become a part of the original proposal submitted by the specific

proposer and will be used by the City in evaluating the proposal and will not be shared with other proposers during the evaluation and negotiation process.

- 10.25 **Modification of Proposals.** Modification of a proposal already received will be considered only if the modification is received prior to the deadline date for receiving proposals. All modifications shall be made in writing, executed, and submitted in the same form and manner as the original proposal.
- 10.26 **Examination of Contract Documents.** Each proposer shall thoroughly examine and be familiar with the terms of this RFP, the sample contract attached as **Attachment D**, legal and procedural documents, general conditions, specifications, and addenda (if any), which will constitute the contract documents. Submission of a proposal shall constitute acknowledgement, upon which the City may rely, that the proposer has thoroughly examined and is familiar with the contract documents. Failure or neglect of a proposer to receive or examine any of the contract documents shall in no way relieve the proposer of any obligation with respect to their proposal or to the contract. No claim for additional compensation will be allowed which is based upon lack of knowledge of any contract document.
- 10.27 **Non-Discrimination.** The City maintains various policies related to contractual service providers. Among these is an anti-discrimination policy, which requires that the City's contractors not discriminate in hiring on the basis of gender, race, religion, sexual orientation, medical condition, and all other categories protected by law. Upon acceptance of a proposal, the City may request that the selected Contractor sign a statement affirming its compliance with this policy.
- 10.28 **No Assignment or Modifications.** This awarded contract is to be binding on the successors and assigns of the parties hereto. The services called for herein are deemed unique and except as provided herein Contractor shall not assign, transfer, subcontract, or otherwise substitute its interest in the agreement or any of its obligations herein without the written consent of the City. The Agreement may be modified only by a written amendment signed by the parties.
- 10.29 **Bankruptcy.** Upon filing for any bankruptcy or insolvency proceeding whether voluntary or involuntary, or upon the appointment of a receiver, trustee, or assignee for the benefit of creditors, the Contractor must notify the City immediately. Upon learning the actions herein identified, the City reserves the right, at its sole discretion, to cancel the contract.
- 10.30 **Bonds.** The successful Contractor will be required to provide a **100% Faithful Performance Bond and a 100% Labor and Materials Bond** using the City's forms.

Attachment A

PROPOSER'S CERTIFICATION

I hereby propose to furnish the goods or services specified in the Request for Proposals ("RFP"). I agree that my proposal will remain firm for a period of up to ninety (90) days in order to allow the City of Roseville ("City") adequate time to evaluate the qualifications submitted.

I have carefully examined the Request for Proposals and any other documents accompanying or made a part of this RFP. The information contained in this proposal is true and correct to the best of my knowledge and is signed under penalty of perjury under the laws of the State of California. I further certify that I am duly authorized to submit this proposal on behalf of the firm as its authorized agent and that the firm is ready, willing and able to perform if awarded the contract.

I further certify that this proposal is made without prior understanding, agreement, connection, discussion, or conspiracy with any other person, firm or corporation submitting a proposal for the same product or service; that this proposal is fair and made without outside control, collusion, fraud or illegal action; that no officer, employee or agent of the City or any other proposer is financially interested in said proposal; that no undue influence or pressure was used against or in concert with any officer, employee or agent of the City in connection with the award or terms of the contract that will be executed as a result of this RFP; and that the undersigned executed this Proposer's Certification with full knowledge and understanding of the matters therein contained and was duly authorized to do so.

NAME OF BUSINESS

SIGNATURE

NAME & TITLE, TYPED OR PRINTED

MAILING ADDRESS

TELEPHONE NUMBER

EMAIL

Type of Organization:

☐ Sole Proprietorship

☐ Corporation

☐ State of Incorporation

☐ Partnership

☐ Limited Liability Company

Attachment B

CONTRACTOR LICENSES

List the licenses held by your company and/or employees. The following representations are made under penalty of perjury:

CA State Lic No.	Name on License	Class/Type	Expiration Date
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Do you have a City of Roseville Business License? Yes____ No____

License # _____

***For Public Works Projects (SB854):** Contractors must register with the Department of Industrial Relations (DIR) pursuant to Labor Code section 1725.5. The Contractor shall provide proof of current registration with the Department of Industrial Relations for both itself and all listed subcontractors with their proposal. Contractors may register at: <http://www.dir.ca.gov/public-works/publicworks.html>

DIR contractor registration number and expiration date:

* _____

Attachment C

SUBCONTRACTOR LIST

If subcontractors will not be used, proposer must write "NONE". For construction contracts, in accordance with the Public Contract Code, Part 1, Chapter 4, Subletting and Subcontracting, Contractors must list the name and business address of each subcontractor who will perform work or labor or render service to the prime contractor in or about the construction of the work or improvement, or who will specially fabricate and install a portion of the work or improvement according to detailed drawings contained in the plans and specifications, in an amount in excess of one-half of one percent (0.5%) of the prime contractor's total bid, or in the case of bids or offers for the construction of streets and highways, including bridges, in excess of one-half of one percent (0.5%) of the prime contractor's total bid or ten thousand dollars (\$10,000) whichever is greater.

Company Name _____
Principal _____
Address _____
City _____
Phone _____
Job capacity _____
Percentage of total work _____
Licenses and numbers _____
DIR Contractor Registration Number & Expiration Date _____

Company Name _____
Principal _____
Address _____
City _____
Phone _____
Job capacity _____
Percentage of total work _____
Licenses and numbers _____
DIR Contractor Registration Number & Expiration Date _____

Company Name _____
Principal _____
Address _____
City _____
Phone _____
Job capacity _____
Percentage of total work _____
Licenses and numbers _____
DIR Contractor Registration Number & Expiration Date _____

Company Name _____
Principal _____
Address _____
City _____
Phone _____
Job capacity _____
Percentage of total work _____
Licenses and numbers _____
DIR Contractor Registration Number & Expiration Date _____

Company Name _____
Principal _____
Address _____
City _____
Phone _____
Job capacity _____
Percentage of total work _____
Licenses and numbers _____
DIR Contractor Registration Number & Expiration Date _____

Attachment D
SAMPLE CONTRACT

**PARK AND LANDSCAPE MAINTENANCE
SERVICES AGREEMENT**

Parks, Recreation & Libraries

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

W I T N E S S E T H:

WHEREAS, CITY issued a Request for Proposals (RFP) for Park and Landscape Maintenance Services; and

WHEREAS, CONTRACTOR has prepared a proposal dated _____, which describes the scope of work to be performed by CONTRACTOR, the budget for the work, and the schedule for performance of the work; and

WHEREAS, CONTRACTOR is qualified and experienced to provide park and landscape maintenance services.

NOW, THEREFORE, the parties agree as follows:

1. Term. The initial term of this Agreement shall be three (3) years, commencing on January 1, 2019 and expiring on December 31, 2022. CITY may elect to extend the term, at its sole discretion, for up to three (3) additional two (2) year terms by giving written notice to CONTRACTOR no later than sixty (60) days before the initial or renewed

term ends. If CITY elects to extend the term, the compensation payable to CONTRACTOR under Sections 3 and 4 may be adjusted as set forth in this Agreement.

2. Services. CONTRACTOR shall perform, at the direction of City, the scope of services ("Work") as described in EXHIBIT "A," (CONTRACTOR's proposal) in accordance with the specifications set forth in EXHIBIT "B" (CITY's Request for Proposals), both of which are attached hereto and incorporated herein by this reference, for the following areas: _____.

3. Compensation. For its services provided hereunder, CONTRACTOR shall be compensated on a time and expense basis in accordance with the budget estimate as described in EXHIBIT "C," attached hereto and incorporated herein by this reference. Compensation for the Work for the term of this Agreement shall not exceed _____ dollars (\$ _____) subject to adjustments for changes in the Work as may be directed in writing by CITY pursuant to Section 6. Compensation for changes in the Work for the term of this Agreement shall not exceed _____ dollars (\$ _____). Total compensation for the entire Agreement shall not exceed _____ dollars (\$ _____).

CONTRACTOR shall submit monthly invoices for its services. Invoices for monthly base bid services shall indicate the area, the contract line item, and the exact monthly amount. Invoices for "Extra Work" shall be delineated by task, the person performing the services, and the hourly rate, which shall be stated in time increments of not greater than one-tenth (1/10) hours. CITY shall pay invoices within thirty (30) days after receipt, if the services specified in the invoice have been satisfactorily completed as outlined in Section 5 of this Agreement.

4. Annual Pricing Adjustments. CONTRACTOR agrees to perform the described Work and any additional work requested by CITY for the prices indicated in its proposal (Exhibit "C") and any markup stipulated in this Agreement, or as negotiated by CITY, for a period of four (4) years. At the request of CONTRACTOR, CITY and CONTRACTOR will meet in prior to January of each year to revise prices which will be effective for the next fiscal year (July 1 – June 30). This increase shall not exceed five percent (5%) in any one year, including any extensions in the term of this Agreement, unless the CITY agrees in writing to increase this amount due to unforeseen and uncontrollable

circumstances including, but not limited to, fuel price increases, changes in workers' compensation rates, and prevailing wage changes. CITY also agrees to adjust payments to reflect changes in work quantities and to pay for new work assigned to CONTRACTOR at the contract rates then in effect. Adjustments to quantities may be requested by either party and is subject to field verification by CITY.

In the event CONTRACTOR and CITY cannot come to a mutually agreed upon annual price adjustment, this Agreement will continue at the current pricing for the remainder of the then current calendar year and will be considered mutually terminated on December 31 of such year.

5. Performance Based Payments.

5.1. CONTRACTOR shall make work sites accessible at all reasonable times for inspection by CITY. CITY will regularly inspect CONTRACTOR's work and rate it according to the maintenance standards and inspection criteria, attached as Exhibits A – H to CITY's RFP. CONTRACTOR will be paid for work rated as "meets standards." CONTRACTOR will not be paid for work rated as "below standard" until conditions improve and rate as "meet standards" if the below standard work is attributed to neglect on the part of CONTRACTOR. If an area does not meet CITY standards, it will be considered "below standard." CONTRACTOR will not be paid additional amounts for remedial work required to improve "below standard" areas if the below standard work is attributed to neglect on the part of CONTRACTOR. CITY staff will work closely with CONTRACTOR to achieve the results described in the standards and inspection criteria. However, responsibility for meeting standards rests with CONTRACTOR.

5.2. During the first three (3) months of this Agreement, CONTRACTOR will receive one hundred percent (100%) of the monthly contract payment as set forth in EXHIBIT "C." During this period, CONTRACTOR will inspect the sites at least monthly and will discuss inspections with CITY. Following this period, CONTRACTOR shall perform quality assurance inspections a minimum of every month, or more frequently if deemed necessary by the CONTRACTOR.

5.3. CONTRACTOR will provide electronic versions of the monthly inspections to CITY by the 10th of the following month as to each site's compliance with CITY standards. An action plan with

deadlines must be provided to CITY to indicate when corrections will be made if an area is deemed “below standard.” Failure to turn in inspections by the deadline will result in monthly payments being withheld until inspections are turned in.

5.4. CONTRACTOR agrees that CITY will suffer damages if any scheduled use, (including, but not limited to, special events or recreation programs) of CITY facilities are impacted by neglect on CONTRACTOR’s part. Any costs associated with re-scheduling the event/activity/program will be the responsibility of CONTRACTOR. Such costs include, but are not limited to, staffing costs (e.g., officials’ salaries, part-time staff salaries, stand by salaries), light costs, costs associated with preparation of fields (e.g., dragging, watering and lining of fields), and mowing costs.

5.5. For any site that fails to meet CITY standards as a result of some action that is CONTRACTOR’s responsibility, CONTRACTOR is to notify CITY immediately and develop a plan to bring the site into compliance. Should CITY discover a site(s) that does not meet CITY standards, and CITY has not been notified by CONTRACTOR, CONTRACTOR will be put on notice in writing to bring the site back into compliance. The following penalty will result:

(a) The monthly payment for the specific site(s) will be withheld by CITY until the site is back in conformance with CITY standards.

(b) If conformance is reached within thirty (30) days of notice, CITY will release one hundred percent (100%) of the payment.

If CITY is required to send a notice to CONTRACTOR a second time at the same site within twelve (12) months of the initial notice, the following penalty will occur:

(a) CITY will withhold the monthly payment for the site. If conformance is reached within thirty (30) days of notice by CITY, CITY will release eighty percent (80%) of the payment, keeping twenty percent (20%) as a penalty.

If CONTRACTOR does not bring the site into conformance within thirty (30) days of CITY’s notice, the following penalty will occur:

(a) CITY will keep the monthly payment as a penalty and withhold the next month's payment following the above mentioned conditions until conformance is reached or this Agreement is terminated.

5.6. The parties will observe the following problem resolution process:

- (a) Written notice of the problem.
- (b) Field conference with inspector/CONTRACTOR's field representative to identify problem and agree on solution as presented by CONTRACTOR.
- (c) Conference between CITY's representative and CONTRACTOR's principal.
- (d) Imposition of penalties and/or correcting defect at CONTRACTOR's cost.
- (e) Termination of the Agreement.

6. Changes in Work.

6.1. CITY may, from time to time, request changes to this Agreement or the Work as provided in Section 4.2.29.1 of EXHIBIT "B" (CITY's Request for Proposals). All such work shall be performed pursuant to the terms of this Agreement, unless specifically provided otherwise at the time the change is ordered. Requests for changes in work shall be made in writing by the applicable Parks and Recreation Manager, and shall describe in detail the proposed additions, deletions, or modifications to the Work. CONTRACTOR shall respond to such request in writing, with a statement of the costs, expenses and time required to perform the requested work. Neither the CITY's request nor the CONTRACTOR's response shall constitute a modification of this Agreement. Any modification shall be contained in a written amendment to this Agreement signed by an authorized representative on behalf of CITY. CITY's execution of the amendment shall constitute authorization to proceed with the changed work and will specify: (1) the work to be done in connection with the change to be made; (2) the amount of the adjustment of the contract price, if any, and the basis for compensation for the work ordered; and (3) the extent of the adjustment in the contract time, if any.

6.2. Except in the case of an emergency, CONTRACTOR shall make no changes in the Work or perform additional work without a written amendment to this Agreement. CONTRACTOR shall not be compensated for

any work performed without any such written amendment. In no event shall CITY pay for additional work made necessary by CONTRACTOR's errors or oversights. In the case of an emergency and upon receipt of a written directive by the CITY's Parks and Recreation Manager, CONTRACTOR shall proceed with the ordered work and CITY will prepare a written contract amendment as soon thereafter as practicable.

6.3. If CITY directs CONTRACTOR in writing to make changes in the Work that materially affect the cost of performing the Work, the contract price will be adjusted based on one or more of the following methods in the order of precedence listed below:

- (a) Unit price previously agreed upon in this Agreement.
- (b) An agreed lump sum.
- (c) CONTRACTOR's actual cost for labor, direct overhead, materials, supplies, equipment, and other services necessary to complete the extra work.
- (d) Reduction or addition of tasks and/or parcels.

6.4. Disagreement by CONTRACTOR with CITY's determination of the need for, or amount of, an adjustment in contract price or contract time associated with an approved contract amendment, or disagreement by CONTRACTOR with CITY's determination that a change has not occurred and no contract amendment is needed, shall not, under any circumstances, relieve CONTRACTOR from its obligation to promptly begin and diligently prosecute the work, including the change, as described in the approved contract amendment.

6.5. In the event CONTRACTOR encounters any unanticipated conditions or contingencies that may affect the Work and would result in an adjustment in the amount of the contract, CONTRACTOR shall so advise CITY in writing immediately upon notice of such condition or contingency. The written notice shall explain the circumstances giving rise to the unforeseen condition or contingency and shall set forth the proposed adjustment in compensation resulting thereof. No adjustment in contract price will be made except by a written amendment to this Agreement.

7. Claims. If any dispute shall arise between CITY and CONTRACTOR regarding performance of the Work, or any alleged change in the Work, CONTRACTOR shall timely perform the disputed work and shall

give written notice of a claim for additional compensation to CITY within ten (10) days after commencement of the disputed work. CONTRACTOR's failure to give written notice within the ten (10) day period constitutes an agreement by CONTRACTOR that it will receive no extra compensation for the disputed work.

8. Stop Notices. CITY may withhold payment under this Agreement pursuant to stop notices, if any, as required by law and CITY's Administrative Regulation 4.01.

9. Prevailing Wages. For purposes of this Agreement, CONTRACTOR and its Subcontractors shall comply with all applicable prevailing wage laws, e.g., but not limited to, California Labor Code Sections 1770 et seq. In accordance with said Section 1775, CONTRACTOR shall forfeit as a penalty to the City Two Hundred Dollars (\$200) for each calendar Day or portion thereof for each worker paid less than the prevailing rates for such work or craft in which such worker is employed for any work done on-Site under the Agreement by CONTRACTOR or by any Subcontractor in violation of the provisions of the Labor Code and in particular, Labor Code Sections 1770 to 1780, inclusive. In addition to said penalty and pursuant to said Section 1775, the difference between such stipulated prevailing wage rates and the amount paid to each worker for each calendar Day or portion thereof for which each worker was paid less than the stipulated prevailing wage shall be paid to each worker by SUBCONTRACTOR or the applicable Subcontractor.

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

Pursuant to Labor Code Section 1773.2, General Prevailing Wage Rates set forth above, which forms a part of this Agreement, shall be posted by CONTRACTOR at a prominent place at the Site. Prevailing wage rates to be posted at the Site will be furnished by the Department. The possibility of wage increases is one of the elements to be considered by CONTRACTOR in determining its Proposal, and will not under any circumstances be considered as the basis of a claim against CITY or the Agreement.

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

11. Bonds. For all work under this Agreement, CONTRACTOR shall furnish and deliver to CITY a Faithful Performance Bond and a Labor and Materials Bond on CITY supplied forms issued by an admitted surety prior to, and as a condition precedent to, commencement of services. Such bond shall remain in effect during the entire term of this Agreement or may be renewed on an annual basis.

12. Licensing Laws. CONTRACTOR shall comply with all licensing laws as set forth in Exhibit B. CONTRACTOR shall be deemed in automatic and immediate breach of this Agreement for failure to comply with licensing laws.

13. Indemnification. To the fullest extent allowed by law, CONTRACTOR shall defend, indemnify, and save and hold harmless CITY, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of CONTRACTOR 's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from CITY's sole negligence or willful misconduct. The parties intend that this provision shall be broadly construed.

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

14. Hazardous Chemicals and Wastes.

14.1. CONTRACTOR shall bear full and exclusive responsibility for any release of hazardous or non-hazardous chemicals or substances during the course of performance of this Agreement. CONTRACTOR shall immediately report any such release to CITY. CONTRACTOR shall be solely responsible for all claims and expenses associated with the response to, removal and remediation of the release, including, without limit, payment of any fines or penalties levied against CITY by any agency as a result of such release and shall hold harmless, indemnify and defend CITY from any claims arising from such release. For purposes of this section only, the term "claims" shall include: (i) all notices, orders, directives, administrative or judicial proceedings, fines, penalties, fees or charges imposed by any governmental agency with jurisdiction, and (ii) any claim, cause of action, or administrative or judicial proceeding brought against CITY, its officials, or employees, or for any loss, cost (including reasonable attorney's fees), damage or liability, sustained or suffered by any person or entity, including CITY.

14.2. If the performance of the services outlined by this Agreement creates any hazardous wastes, those wastes shall be properly disposed of according to federal, state and local laws, at the expense of CONTRACTOR. CONTRACTOR shall dispose of the wastes under its own Environmental Protection Agency Generator Number. In no event shall CITY be identified as the generator. CONTRACTOR shall notify CITY of any such hazardous wastes and CITY reserves the right to a copy of the results of any tests conducted on the wastes and, at its cost, to perform additional tests or examine those wastes, prior to its disposition. CONTRACTOR shall hold harmless, indemnify and defend CITY from any claims arising from the disposal of the hazardous wastes, regardless of the absence of negligence or other malfeasance by CONTRACTOR.

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

COVERAGE

LIMITS OF LIABILITY

Workers' Compensation

Statutory

Commercial General Liability

\$2,000,000 each occurrence

\$4,000,000 aggregate

Personal Injury:

\$2,000,000 each occurrence

\$4,000,000 aggregate

Automobile Liability

limit

\$1,000,000 combined single

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

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

whichever is greater.

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

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

e. Subcontractors. CONTRACTOR agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work.

Furthermore, CONTRACTOR shall require its subcontractors to agree to be bound to CONTRACTOR and CITY in the same manner and to the same extent as CONTRACTOR is bound to CITY under this Agreement. Additionally, CONTRACTOR shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of CITY's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.

f. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability.

Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or CITY. CITY reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

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

officers, agents, employees and volunteers for all work performed by CONTRACTOR, its employees, agents and subcontractors.

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

CITY may withhold any payment under this Agreement at any time CONTRACTOR fails to comply with this section.

16. Risk of Loss. All loss or damage arising from any unforeseen obstruction or difficulties, either natural or artificial, which may be encountered in the execution of the Work, or the furnishing of the supplies, materials, or equipment, or from any action of the elements prior to final written acceptance of the Work, or of the supplies, materials or equipment, or from any act or omission not authorized by this Agreement on the part of the CONTRACTOR or any agent or person employed by it, shall be sustained and borne solely by the CONTRACTOR.

17. Records/Audits.

17.1. CONTRACTOR and its subcontractors shall establish and maintain records pertaining to this Agreement. CONTRACTOR's and subcontractors' accounting systems shall conform to generally accepted accounting principles and all records shall provide a breakdown of total costs charged under this Agreement, including properly executed payrolls, time records, invoices and vouchers.

17.2. CONTRACTOR shall permit CITY and its authorized representatives to inspect and examine CONTRACTOR's books, records, accounts, and any and all data relevant to this Agreement at any reasonable time for the purpose of auditing and verifying statements, invoices, or bills submitted by CONTRACTOR pursuant to this Agreement and shall provide such assistance as may be reasonably required in the course of such inspection. CITY further reserves the right to examine and re-examine said books, records, accounts, and data during the three (3) year period following the termination of this Agreement. CONTRACTOR shall in no event dispose of, destroy, alter, or mutilate said books, records, accounts, and data in any manner whatever for this three-year period.

18. Time is of the Essence. Time is of the essence of this Agreement.

19. Compliance with Laws.

19.1. CONTRACTOR shall comply with all federal, state and local laws and ordinances as may be applicable to the performance of services under this Agreement. CONTRACTOR shall, if requested by CITY, provide certification and evidence of such compliance.

19.2. CONTRACTOR must insure that employees and applicants for employment are not discriminated against on the basis of age, color, race, national origin, ancestry, religion, sex, sexual preference or marital status, and shall comply with the Americans with Disabilities Act.

20. Ability to Perform. CONTRACTOR agrees and represents that it has the time, ability and professional expertise to perform the services required under this Agreement.

21. Governing Agreement. In the event of any conflict between this Agreement and its EXHIBITS, the provisions of this Agreement shall govern. In the event of any conflict between any of the EXHIBITS, EXHIBIT B shall govern.

22. Assignment. CONTRACTOR is employed to perform unique personal services. CONTRACTOR shall not assign this Agreement without the prior written consent of City. CONTRACTOR shall not employ or otherwise incur any obligation to pay other specialists or experts for services in connection with this Agreement, without prior written consent of CITY.

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

24. Representation and Warranties.

24.1. CONTRACTOR warrants that it has not employed or retained any company or person, other than a bona fide employee working for CONTRACTOR, to solicit or secure this Agreement, and that it has not paid or agreed

to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, CITY shall have the right to terminate as void this Agreement, without liability, or, in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

24.2. CONTRACTOR covenants that neither it, nor any officer or principal of its firm, has, or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of CITY or which would in any way affect CONTRACTOR's performance of Work under this Agreement.

CONTRACTOR further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of CITY. CONTRACTOR agrees to at all times avoid conflicts of interest, or the appearance of any conflicts of interest, with the interests of CITY in the performance of this Agreement.

24.3. Contractor also warrants to CITY, its successors, and assigns that the title to the materials, supplies or equipment covered by this Agreement, when delivered to CITY or to its successors or assigns, is free from all liens and encumbrances. Furthermore, CONTRACTOR warrants that all materials, supplies and products furnished meet the requirements and conditions of this Agreement and are fit for the purposes intended.

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

26. Termination of Agreement. CITY may terminate this Agreement without cause by giving CONTRACTOR thirty (30) days advance written notice. In the event of termination through no fault of CONTRACTOR, CITY shall compensate CONTRACTOR for services performed as of the date of termination, upon the release to CITY of all documents, papers, maps, photos, drawings and reports prepared hereunder, in any and all media or formats in which such materials have been created or are maintained. CONTRACTOR acknowledges that CITY may terminate this Agreement in its sole discretion should funds not be appropriated by its governing body to continue services under this Agreement.

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

28. Notices. Any notices to parties required by this Agreement shall be delivered personally or mailed, U.S. first class postage prepaid, addressed as follows:

CITY OF ROSEVILLE

CONTRACTOR

Parks & Recreation Department
Operations Superintendent

Attn: Eric Dexter, Park

2005 Hilltop Circle

Roseville, CA 95747

Either party may amend its address for notice by giving notice to the other party in writing.

29. Severability. In the event that any covenant, condition or other provision of this Agreement is held to be invalid, void or illegal by any court of competent jurisdiction, the same shall be deemed severable from the remainder of this Agreement and shall in no way affect, impair or invalidate any other covenant, condition or other provision of this Agreement.

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

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No.

_____, adopted by the Council of the City of Roseville on the ____ day of _____, 20____, and CONTRACTOR has caused this Agreement to be executed.

CITY OF ROSEVILLE, a
municipal corporation

, a _____

BY: _____
DOMINICK CASEY
Acting City Manager

BY: _____
its: _____

ATTEST:

and

BY: _____
its: _____

BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE

BY: _____

DION LOUTHAN

Acting Director of Parks, Recreation & Libraries

EXHIBIT "A"

Contractor's Proposal

On File with the Roseville City Clerk's Office

311 Vernon Street

Roseville, CA 95678

EXHIBIT "B"

City's Request for Proposals

On File with the Roseville City Clerk's Office

311 Vernon Street

Roseville, CA 95678

EXHIBIT “C”

Pricing

Attachment E

NONCOLLUSION DECLARATION TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID

The undersigned declares:

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

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

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

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

(Signature of Declarant)

Attachment F

Assembly Bill No. 626

CHAPTER 810

An act to add and repeal Section 9204 of the Public Contract Code, relating to public contracts.

[Approved by Governor September 29, 2016. Filed with Secretary of State September 29, 2016.]

LEGISLATIVE COUNSEL'S DIGEST

AB 626, Chiu. Public contracts: claim resolution.

Existing law prescribes various requirements regarding the formation, content, and enforcement of state and local public contracts. Existing law applicable to state public contracts generally requires that the resolution of claims related to those contracts be subject to arbitration. Existing law applicable to local agency contracts prescribes a process for the resolution of claims related to those contracts of \$375,000 or less.

This bill would establish, for contracts entered into on or after January 1, 2017, a claim resolution process applicable to any claim by a contractor in connection with a public works project. The bill would define a claim as a separate demand by the contractor for one or more of the following: a time extension for relief from damages or penalties for delay, payment of money or damages arising from work done pursuant to the contract for a public work, or payment of an amount disputed by the public entity, as specified.

This bill would require a public entity, defined to exclude certain state entities, upon receipt of a claim sent by registered or certified mail, to review it and, within 45 days, provide a written statement identifying the disputed and undisputed portions of the claim. The bill would authorize the 45-day period to be extended by mutual agreement. The bill would require any payment due on an undisputed portion of the claim to be processed within 60 days, as specified. The bill would require that the claim be deemed rejected in its entirety if the public entity fails to issue the written statement.

This bill would authorize, if the claimant disputes the public entity's written response or if the public entity fails to respond to a claim within the time prescribed, the claimant to demand to meet and confer for settlement of the issues in dispute. The bill would require any disputed portion of the claim that remains in dispute after the meet and confer conference to be subject to nonbinding mediation, as specified. The bill would provide that unpaid claim amounts accrue interest at 7% per annum. The bill would prescribe a procedure by which a subcontractor or lower tier contractor may make a claim through the contractor.

This bill would require the text of these provisions, or a summary, to be set forth in the plans or specifications for any public work which may give rise to a claim. The bill would specify that a waiver of these rights is void and contrary to public policy, except as specified. The bill would also specify that it does not impose liability on a public entity that makes loans or grants available through a competitive application process, for the failure of an awardee to meet its contractual obligations.

By increasing the duties of local agencies and officials, this bill would impose a state-mandated local program.

This bill would, on January 1, 2020, repeal the provision establishing the claim resolution process.

This bill would specify that these provisions constitute a matter of statewide concern.

The California Constitution requires the state to reimburse local

agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to these statutory provisions.

The people of the State of California do enact as follows:

SECTION 1. Section 9204 is added to the Public Contract Code, to read: 9204. (a) The Legislature finds and declares that it is in the best interests of the state and its citizens to ensure that all construction business performed on a public works project in the state that is complete and not in dispute is paid in full and in a timely manner.

(b) Notwithstanding any other law, including, but not limited to, Article 7.1 (commencing with Section 10240) of Chapter 1 of Part 2, Chapter 10 (commencing with Section 19100) of Part 2, and Article 1.5 (commencing with Section 20104) of Chapter 1 of Part 3, this section shall apply to any claim by a contractor in connection with a public works project.

(c) For purposes of this section:

(1) "Claim" means a separate demand by a contractor sent by registered mail or certified mail with return receipt requested, for one or more of the following:

(A) A time extension, including, without limitation, for relief from damages or penalties for delay assessed by a public entity under a contract for a public works project.

(B) Payment by the public entity of money or damages arising from work done by, or on behalf of, the contractor pursuant to the contract for a public works project and payment for which is not otherwise expressly provided or to which the claimant is not otherwise entitled.

(C) Payment of an amount that is disputed by the public entity.

(2) "Contractor" means any type of contractor within the meaning of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code who has entered into a direct contract with a public entity for a public works project.

(3) (A) "Public entity" means, without limitation, except as provided in subparagraph (B), a state agency, department, office, division, bureau, board, or commission, the California State University, the University of California, a city, including a charter city, county, including a charter county, city and county, including a charter city and county, district, special district, public authority, political subdivision, public corporation, or nonprofit transit corporation wholly owned by a public agency and formed to carry out the purposes of the public agency.

(B) "Public entity" shall not include the following:

(i) The Department of Water Resources as to any project under the jurisdiction of that department.

(ii) The Department of Transportation as to any project under the jurisdiction of that department.

(iii) The Department of Parks and Recreation as to any project under the jurisdiction of that department.

(iv) The Department of Corrections and Rehabilitation with respect to any project under its jurisdiction pursuant to Chapter 11 (commencing with Section 7000) of Title 7 of Part 3 of the Penal Code.

(v) The Military Department as to any project under the jurisdiction of that department.

(vi) The Department of General Services as to all other

projects.

(vii) The High-Speed Rail Authority.

(4) "Public works project" means the erection, construction, alteration, repair, or improvement of any public structure, building, road, or other public improvement of any kind.

(5) "Subcontractor" means any type of contractor within the meaning of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code who either is in direct contract with a contractor or is a lower tier subcontractor.

(d) (1) (A) Upon receipt of a claim pursuant to this section, the public entity to which the claim applies shall conduct a reasonable review of the claim and, within a period not to exceed 45 days, shall provide the claimant a written statement identifying what portion of the claim is disputed and what portion is undisputed. Upon receipt of a claim, a public entity and a contractor may, by mutual agreement, extend the time period provided in this subdivision.

(B) The claimant shall furnish reasonable documentation to support the claim.

(C) If the public entity needs approval from its governing body to provide the claimant a written statement identifying the disputed portion and the undisputed portion of the claim, and the governing body does not meet within the 45 days or within the mutually agreed to extension of time following receipt of a claim sent by registered mail or certified mail, return receipt requested, the public entity shall have up to three days following the next duly publicly noticed meeting of the governing body after the 45-day period, or extension, expires to provide the claimant a written statement identifying the disputed portion and the undisputed portion.

(D) Any payment due on an undisputed portion of the claim shall be processed and made within 60 days after the public entity issues its written statement. If the public entity fails to issue a written statement, paragraph (3) shall apply.

(2) (A) If the claimant disputes the public entity's written response, or if the public entity fails to respond to a claim issued pursuant to this section within the time prescribed, the claimant may demand in writing an informal conference to meet and confer for settlement of the issues in dispute. Upon receipt of a demand in writing sent by registered mail or certified mail, return receipt requested, the public entity shall schedule a meet and confer conference within 30 days for settlement of the dispute.

(B) Within 10 business days following the conclusion of the meet and confer conference, if the claim or any portion of the claim remains in dispute, the public entity shall provide the claimant a written statement identifying the portion of the claim that remains in dispute and the portion that is undisputed. Any payment due on an undisputed portion of the claim shall be processed and made within 60 days after the public entity issues its written statement. Any disputed portion of the claim, as identified by the contractor in writing, shall be submitted to nonbinding mediation, with the public entity and the claimant sharing the associated costs equally. The public entity and claimant shall mutually agree to a mediator within 10 business days after the disputed portion of the claim has been identified in writing. If the parties cannot agree upon a mediator, each party shall select a mediator and those mediators shall select a qualified neutral third party to mediate with regard to the disputed portion of the claim. Each party shall bear the fees and costs charged by its respective mediator in connection with the selection of the neutral mediator. If mediation is unsuccessful, the parts of the claim remaining in dispute shall be subject to applicable procedures outside this section.

(C) For purposes of this section, mediation includes any nonbinding process, including, but not limited to, neutral evaluation or a dispute review board, in which an independent third party or board

assists the parties in dispute resolution through negotiation or by issuance of an evaluation. Any mediation utilized shall conform to the timeframes in this section.

(D) Unless otherwise agreed to by the public entity and the contractor in writing, the mediation conducted pursuant to this section shall excuse any further obligation under Section 20104.4 to mediate after litigation has been commenced.

(E) This section does not preclude a public entity from requiring arbitration of disputes under private arbitration or the Public Works Contract Arbitration Program, if mediation under this section does not resolve the parties' dispute.

(3) Failure by the public entity to respond to a claim from a contractor within the time periods described in this subdivision or to otherwise meet the time requirements of this section shall result in the claim being deemed rejected in its entirety. A claim that is denied by reason of the public entity's failure to have responded to a claim, or its failure to otherwise meet the time requirements of this section, shall not constitute an adverse finding with regard to the merits of the claim or the responsibility or qualifications of the claimant.

(4) Amounts not paid in a timely manner as required by this section shall bear interest at 7 percent per annum.

(5) If a subcontractor or a lower tier subcontractor lacks legal standing to assert a claim against a public entity because privity of contract does not exist, the contractor may present to the public entity a claim on behalf of a subcontractor or lower tier subcontractor. A subcontractor may request in writing, either on his or her own behalf or on behalf of a lower tier subcontractor, that the contractor present a claim for work which was performed by the subcontractor or by a lower tier subcontractor on behalf of the subcontractor. The subcontractor requesting that the claim be presented to the public entity shall furnish reasonable documentation to support the claim. Within 45 days of receipt of this written request, the contractor shall notify the subcontractor in writing as to whether the contractor presented the claim to the public entity and, if the original contractor did not present the claim, provide the subcontractor with a statement of the reasons for not having done so.

(e) The text of this section or a summary of it shall be set forth in the plans or specifications for any public works project that may give rise to a claim under this section.

(f) A waiver of the rights granted by this section is void and contrary to public policy, provided, however, that (1) upon receipt of a claim, the parties may mutually agree to waive, in writing, mediation and proceed directly to the commencement of a civil action or binding arbitration, as applicable; and (2) a public entity may prescribe reasonable change order, claim, and dispute resolution procedures and requirements in addition to the provisions of this section, so long as the contractual provisions do not conflict with or otherwise impair the timeframes and procedures set forth in this section.

(g) This section applies to contracts entered into on or after January 1, 2017.

(h) Nothing in this section shall impose liability upon a public entity that makes loans or grants available through a competitive application process, for the failure of an awardee to meet its contractual obligations.

(i) This section shall remain in effect only until January 1, 2020, and as of that date is repealed, unless a later enacted statute, that is enacted before January 1, 2020, deletes or extends that date.

SEC. 2. The Legislature finds and declares that it is of statewide concern to require a charter city, charter county, or charter city and county to follow a prescribed claims resolution process to ensure there are uniform and equitable procurement practices.

SEC. 3. If the Commission on State Mandates determines that this act contains costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7(commencing with Section 17500) of Division 4 of Title 2 of the Government Code.



Attachment G

SAMPLE QUALITY ASSURANCE DOCUMENT

LLD/CFD/General Fund Landscapes & Medians Quality Assurance Inspection

DATE: 6/6/2018
STANDARD

LOCATION:
INSPECTOR:

2 nd Notification ☐	DATE: 6/6/2018
---	----------------

M or B: Meets or Below Standards

Comments: Specific on area. Document map # to specify area below standard.

CATEGORY	RATING	MAP LOCATION	COMMENTS
Irrigation			
Uniform Moisture			
Public Safety			
Breaks/Leaks			
Turf Care			
Mow Height			
Edging			
Bare Areas			
Weeds			
Litter/debris			

Landscape Beds			
Plant Material			
Trimming			
Annuals			
Litter/debris			
Weeds			
Line of Sight			
Bio-swale			
Trees			
Height (8' for walkways)			
Heights (15' for streets)			
Line of Sight			
Tree wells			
Staking			
Hardscape			
Clean/blown off			
Litter/debris			
Amenities			
Access Restrictions			
Walls			
Signage			
Lighting			
Vandalism & Graffiti			

Open Space				
Additional Comments:				

Attachment H

SAMPLE BILLING INVOICES

SAMPLE MONTHLY INVOICE

COMPANY LETTERHEAD

City of Roseville
2005 Hilltop Cir
Roseville CA 95747

January Landscape Maintenance
Invoice #: 1234
Period/Dates: 1/1/2018-1/31/2018

Areas	Service Agreement	Monthly Line No	Monthly Amount
Crocker Ranch - Landscapes	K180000	1	\$
Crocker Ranch - Parks	K180000	2	\$
Fiddymment - Landscapes	K180001	1	\$
Fiddymment - Parks	K180001	2	\$
Highland Reserve North - Landscapes	K180002	1	\$
Highland Reserve North - Parks	K180002	2	\$
Historic District LLD - Landscapes	K180003	1	\$
Infill DVD#4 Svcs (Church St)- Landscapes	K180004	1	\$
Infill LLD-ZONE A (Pheasant Run) - Landscapes	K180005	1	\$
Infill LLD-ZONE B (Cirby Oaks II) - Landscapes	K180005	3	\$
Infill LLD-ZONE C (Reuter Ranch) - Landscapes	K180005	5	\$
N Central LLD - Zone A - Landscapes	K180006	1	\$
N Central LLD - Zone B - Landscapes	K180006	3	\$
N Central LLD - Zone F - Landscapes	K180006	5	\$
N Central LLD - Zone G - Landscapes	K180006	7	\$
Olympus Pointe LLD - Zone A - Landscapes	K180007	1	\$
Olympus Pointe LLD - Zone A - Parks	K180007	2	\$
Olympus Pointe LLD - Zone D - Landscapes	K180007	4	\$
Riverside LLD - Landscapes	K180008	1	\$
Stone Point CFD #2 - Landscapes	K180009	1	\$
Stone Point CFD #2 - Parks	K180009	2	\$
		TOTAL	\$

SAMPLE MONTHLY INVOICE

SAMPLE EXTRA WORK INVOICE

COMPANY LETTERHEAD

City of Roseville
2005 Hilltop Cir
Roseville CA 95747

Extra Work
Invoice #: 5678
Period/Dates: 1/1/2018-1/31/2018
Job number or description

Landscape Services

Installed/staked (1) 15 gallon crepe myrtle tree at 1234 City Street. Work completed week ending 1/25/2018.

Labor

<u>Item</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
12-456	Common Labor	1.00	15.00	15.00
12-458	Irrigation Technician	0.5	60.00	30.00

Material

<u>Item</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
	Tree material			50.00

TOTAL DUE \$ 95.00

SAMPLE EXTRA WORK INVOICE

Attachment I

ADDITIONAL WORKFLOW APPROVAL PROCESS

New Streetscape and Park Areas

Concurrent

Description	Begin rough estimate of costs	Provide rough cost	Send Status Summary with rough costs on projects entering establishment	Review and provide approvals for new work,	Concurrent with formal approval, finalize costs using contract map	Return approved added projects for processing	Add line items with final costs to SA
Timing of	@ completion of pre-plant irrigation audit	@ substantial completion	1 st of each month, minimum	One week after Summary submission	One week after start of establishment	@ approval (one week after approval provided)	First two weeks of the 30 day establishment period
Provided by?	PO	PO	PD	Director or designee	Contract Partner	Director or designee	PO/BS
To Whom?	Contract Partner (CP)	PD/BS	Director/PO/BS	PO/BS	PO	PO/BS	Purchasing

PO = Park Operations of the City of Roseville Parks, Recreation & Libraries department

PD = Park Development of the City of Roseville Parks, Recreation & Libraries department

BS = Business Services of the City of Roseville Parks, Recreation & Libraries department

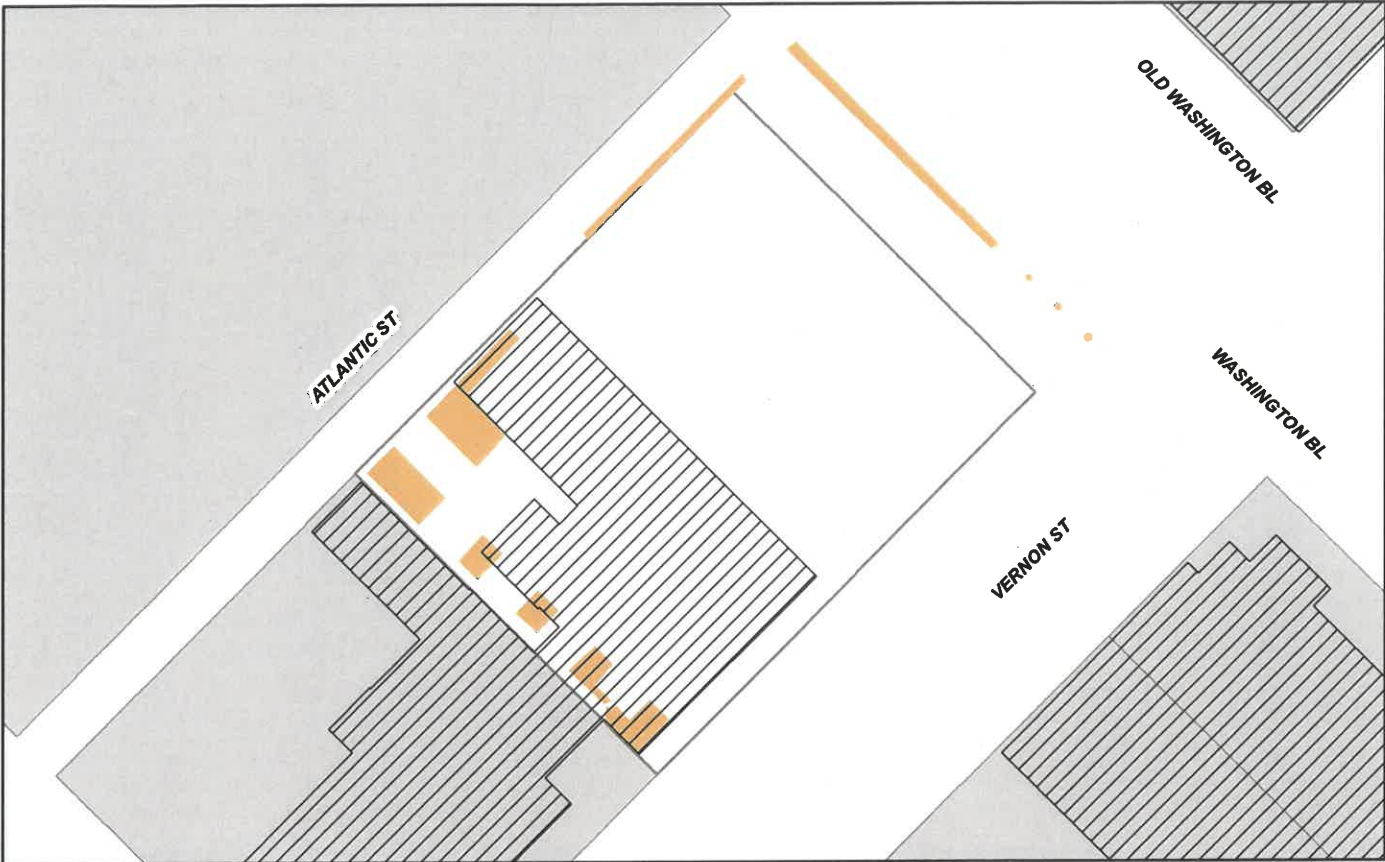
Attachment J

MAPS

Maps are published as a separate document.

316 VERNON ST

Funded by General Fund



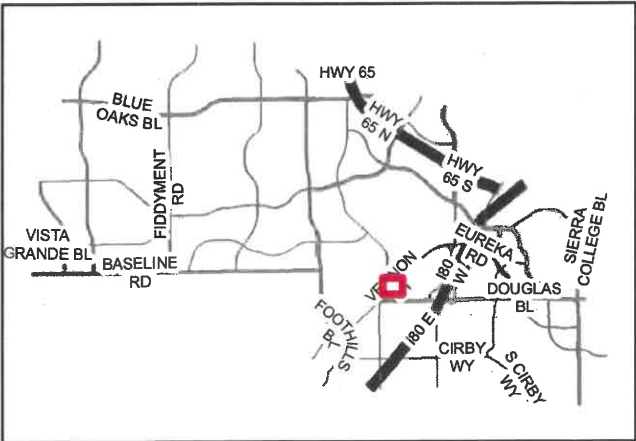
Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	841.7	2163.1	

Turf

Landscape

Natural Areas

Building

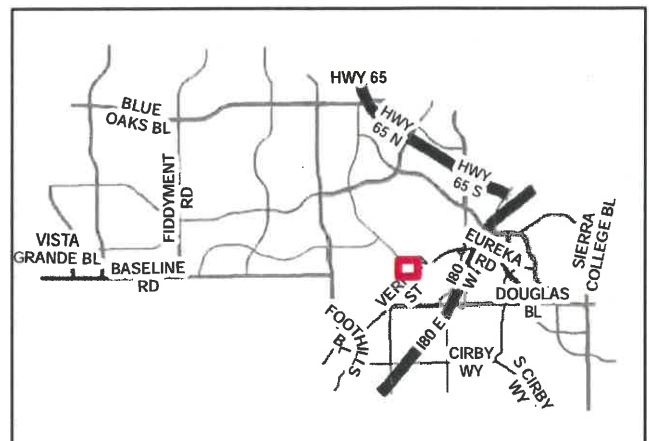
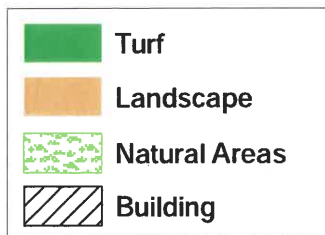


CARNEGIE LIBRARY

Funded by General Fund

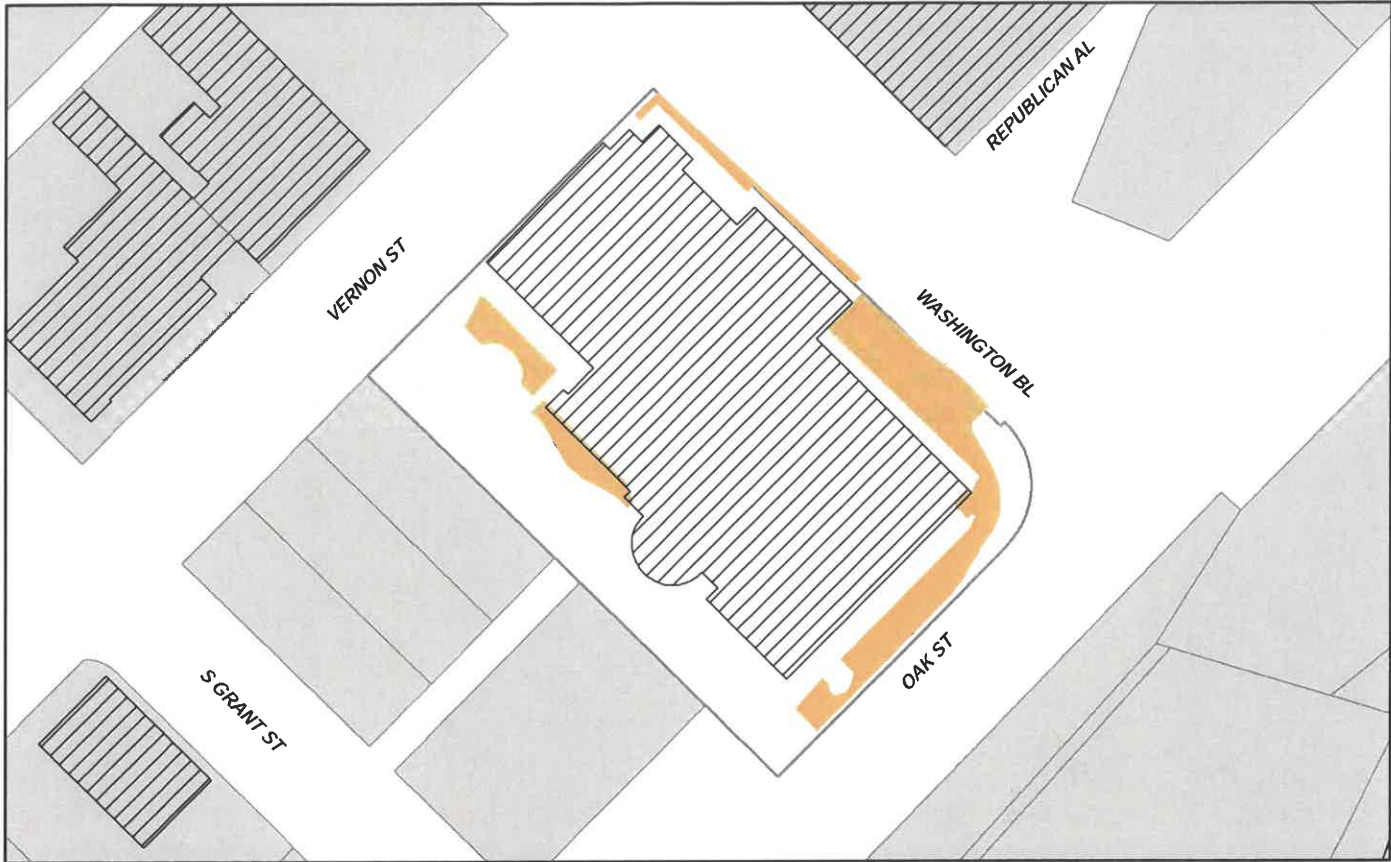


Type	Linear Feet	Square Feet	Notes:
TURF	273.2	1877.6	
LANDSCAPE	701.6	4602.4	

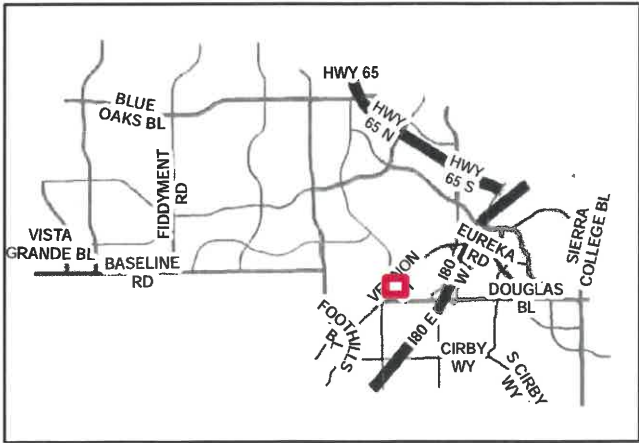
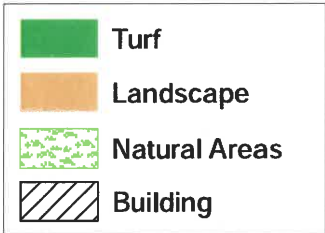


CIVIC CENTER

Funded by General Fund



Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	1407.2	9164.2	

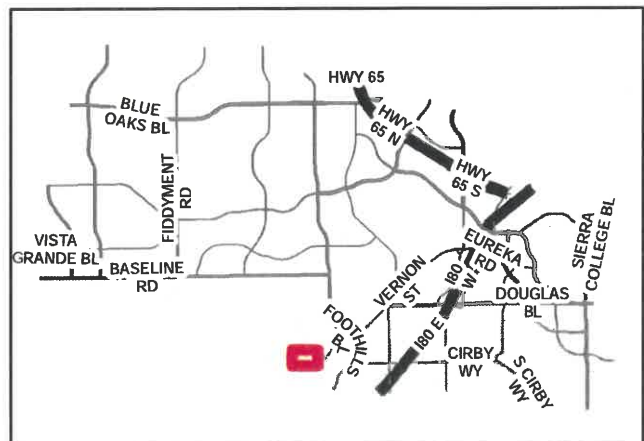
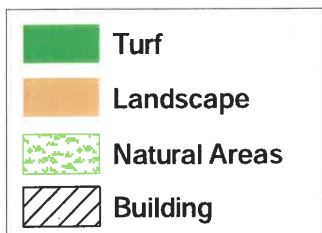


CORPORATION YARD

Funded by General Fund

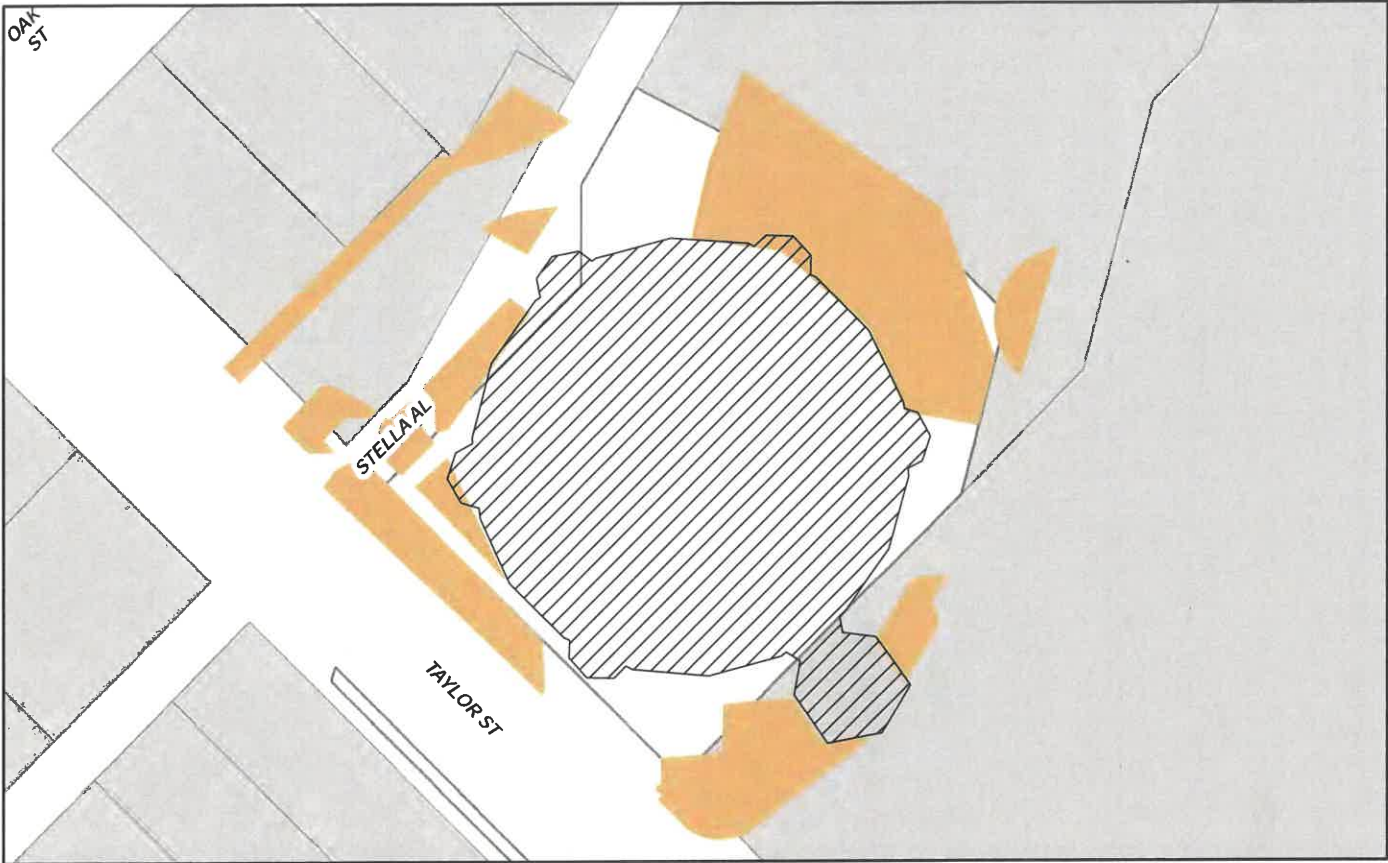


Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	13954.9	197749.1	
TURF	1534.1	38246.9	

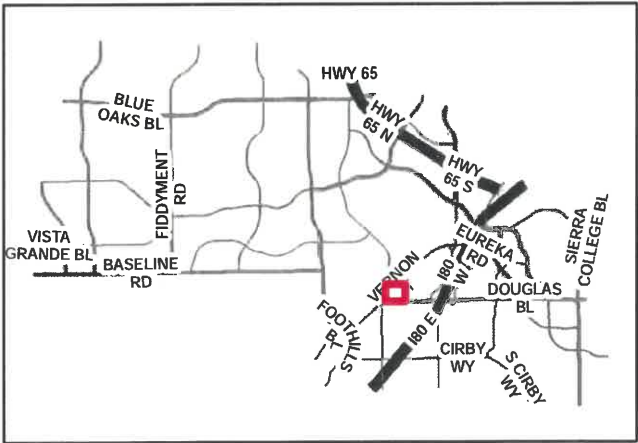
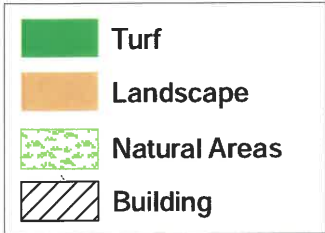


DOWNTOWN LIBRARY

Funded by General Fund



Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	1852.5	14484.4	

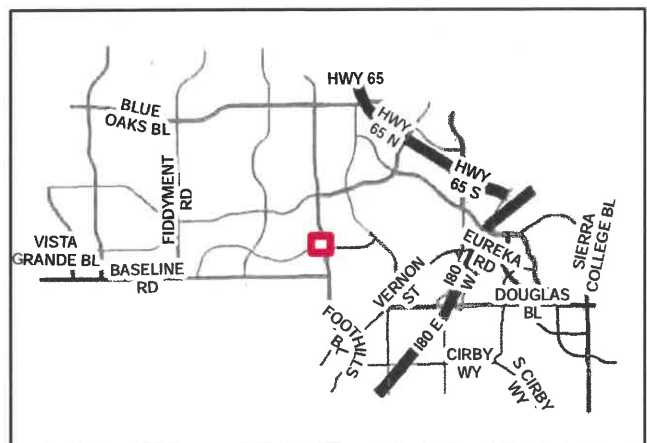
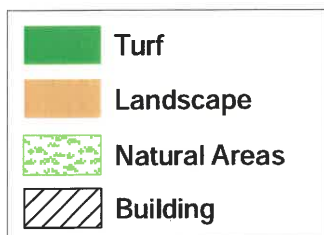


FIRE STATION 2

Funded by General Fund



Type	Linear Feet	Square Feet	Notes:
TURF	496.5	2566.6	
LANDSCAPE	325.5	1224.3	

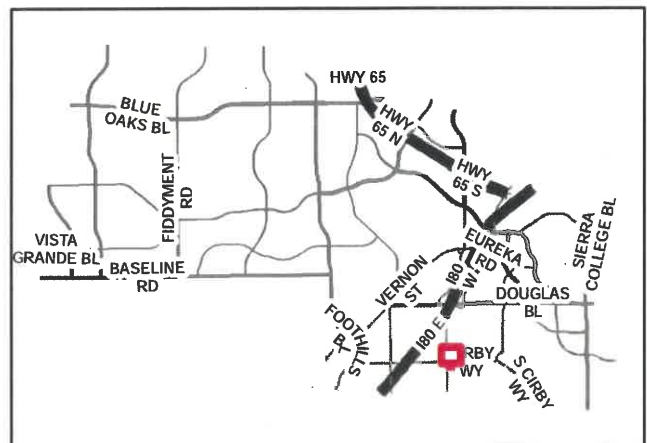
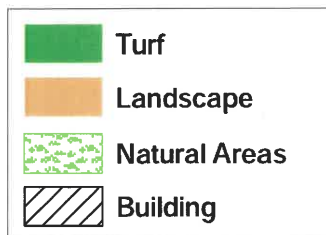


FIRE STATION 3

Funded by General Fund

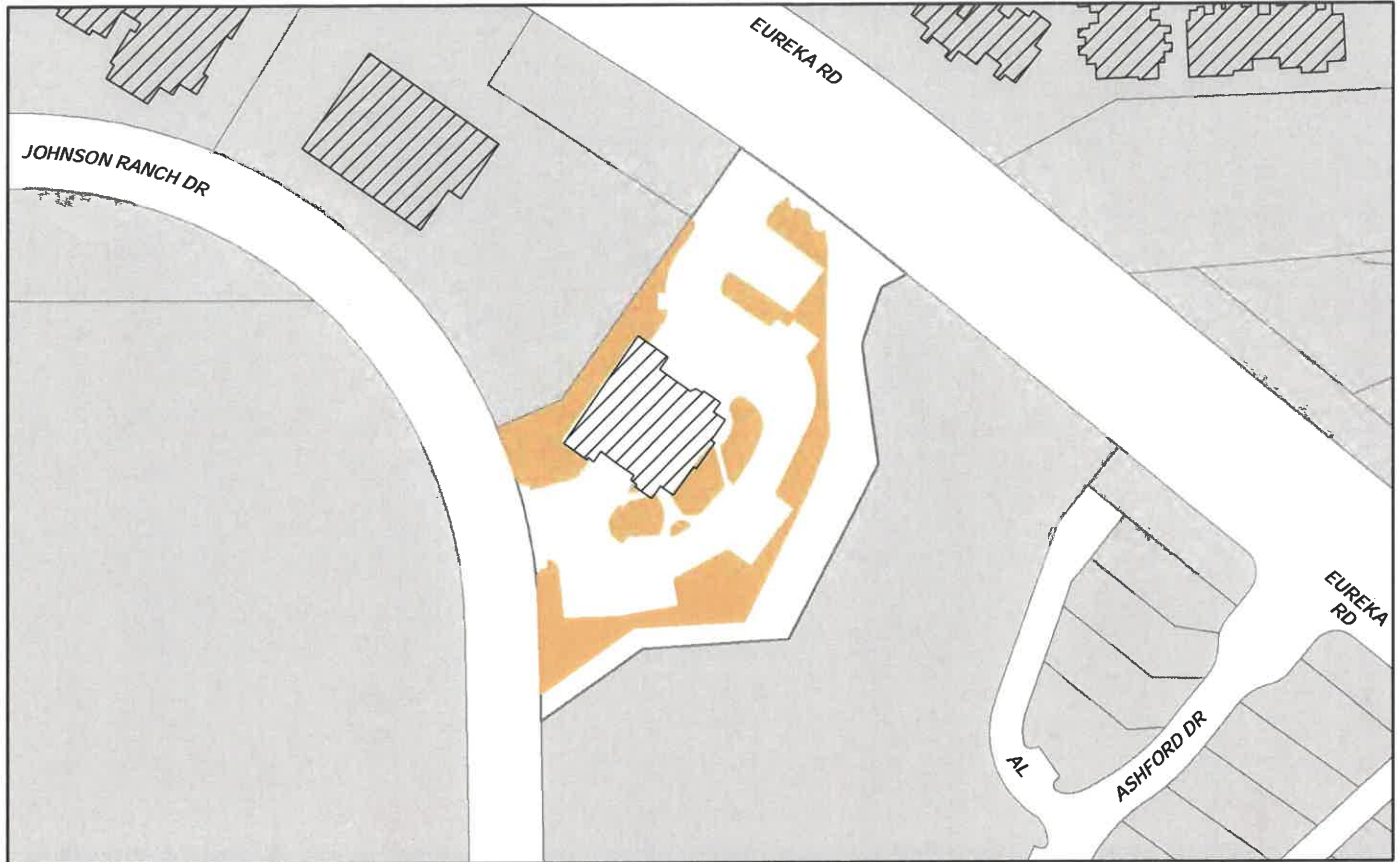


Type	Linear Feet	Square Feet	Notes:
TURF	310.3	2874.2	
LANDSCAPE	233.9	1405.4	

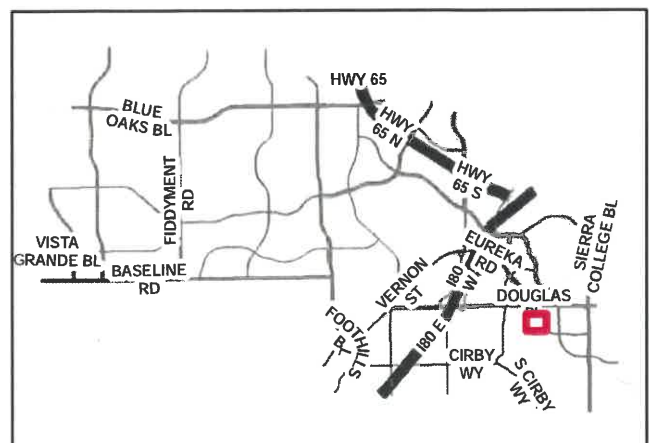
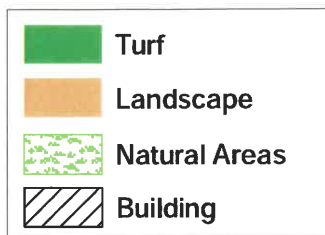


FIRE STATION 4

Funded by General Fund



Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	2347.7	20066.0	

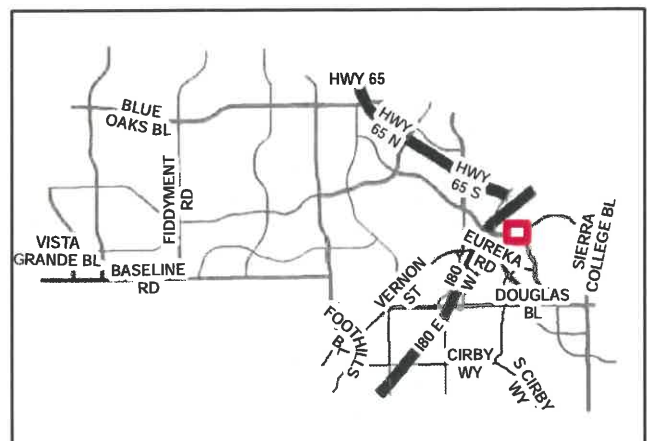
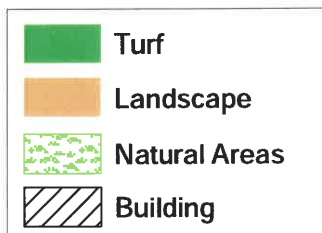


FIRE STATION 6

Funded by General Fund



Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	1467.8	14759.3	

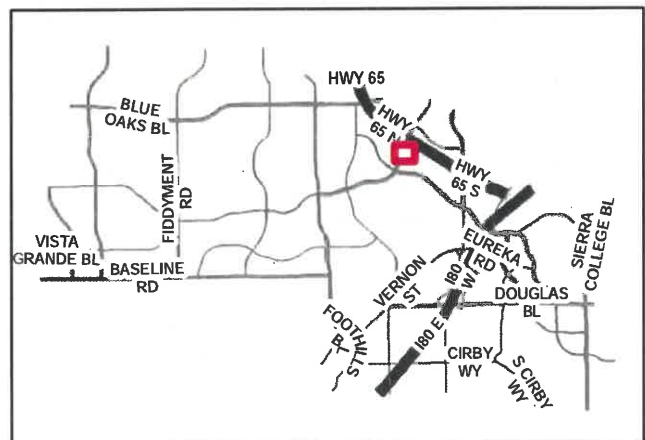
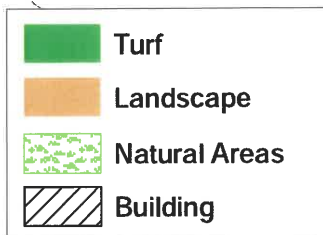


FIRE STATION 7

Funded by General Fund

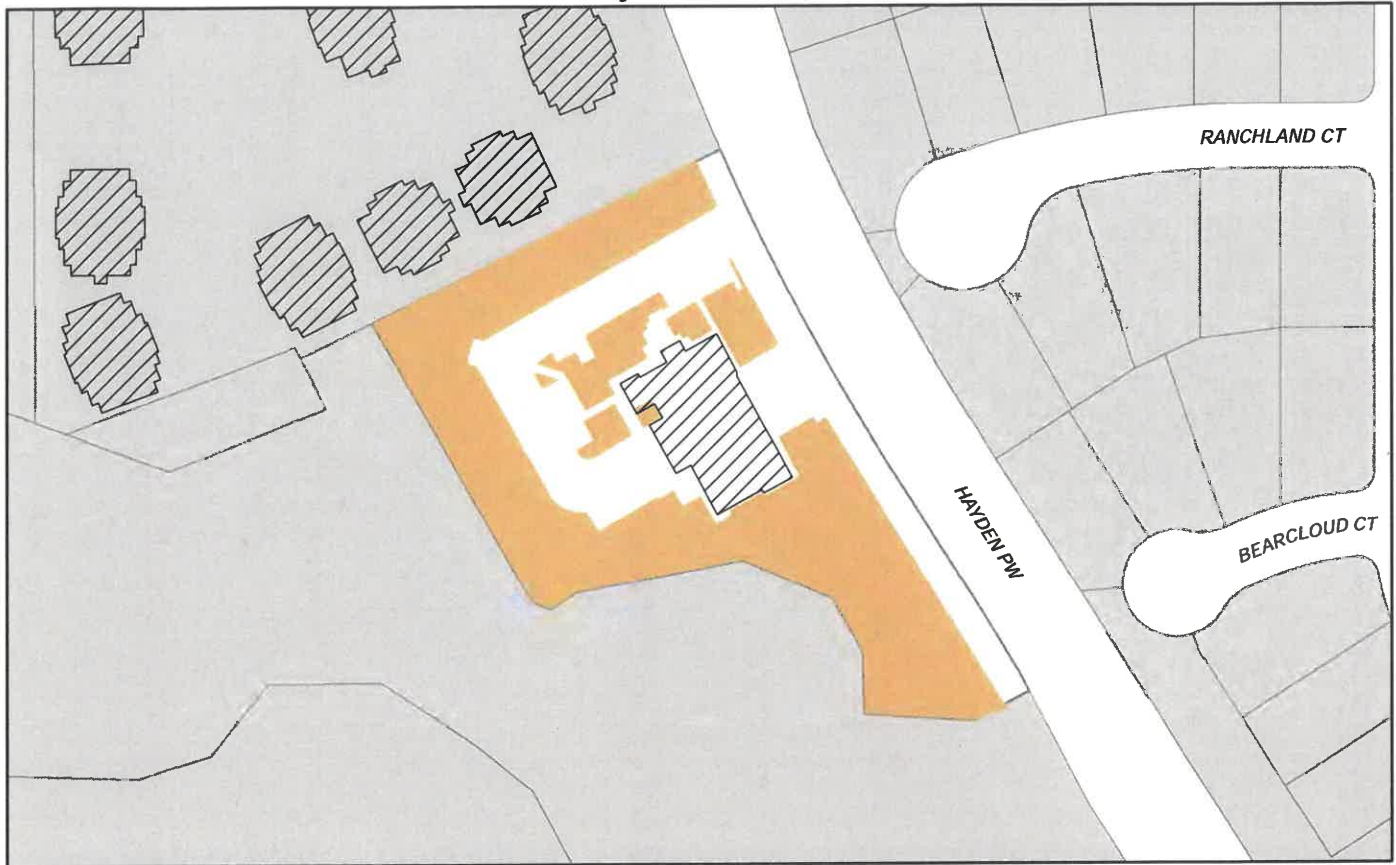


Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	2111.9	33769.7	
TURF	1576.0	34644.8	

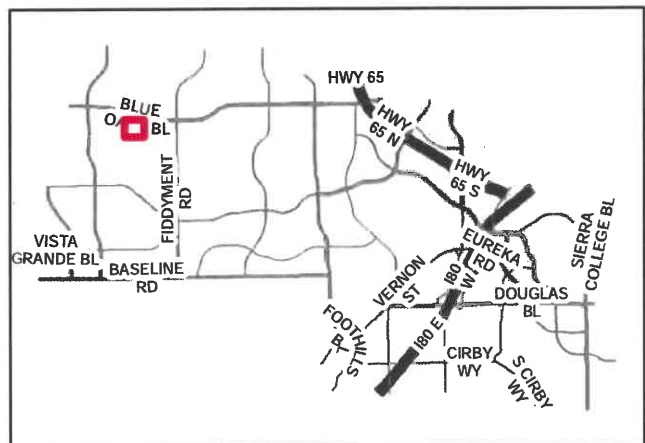
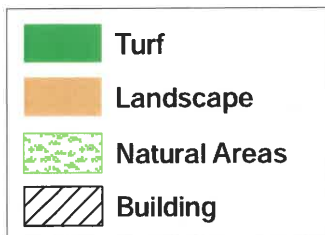


FIRE STATION 9

Funded by General Fund

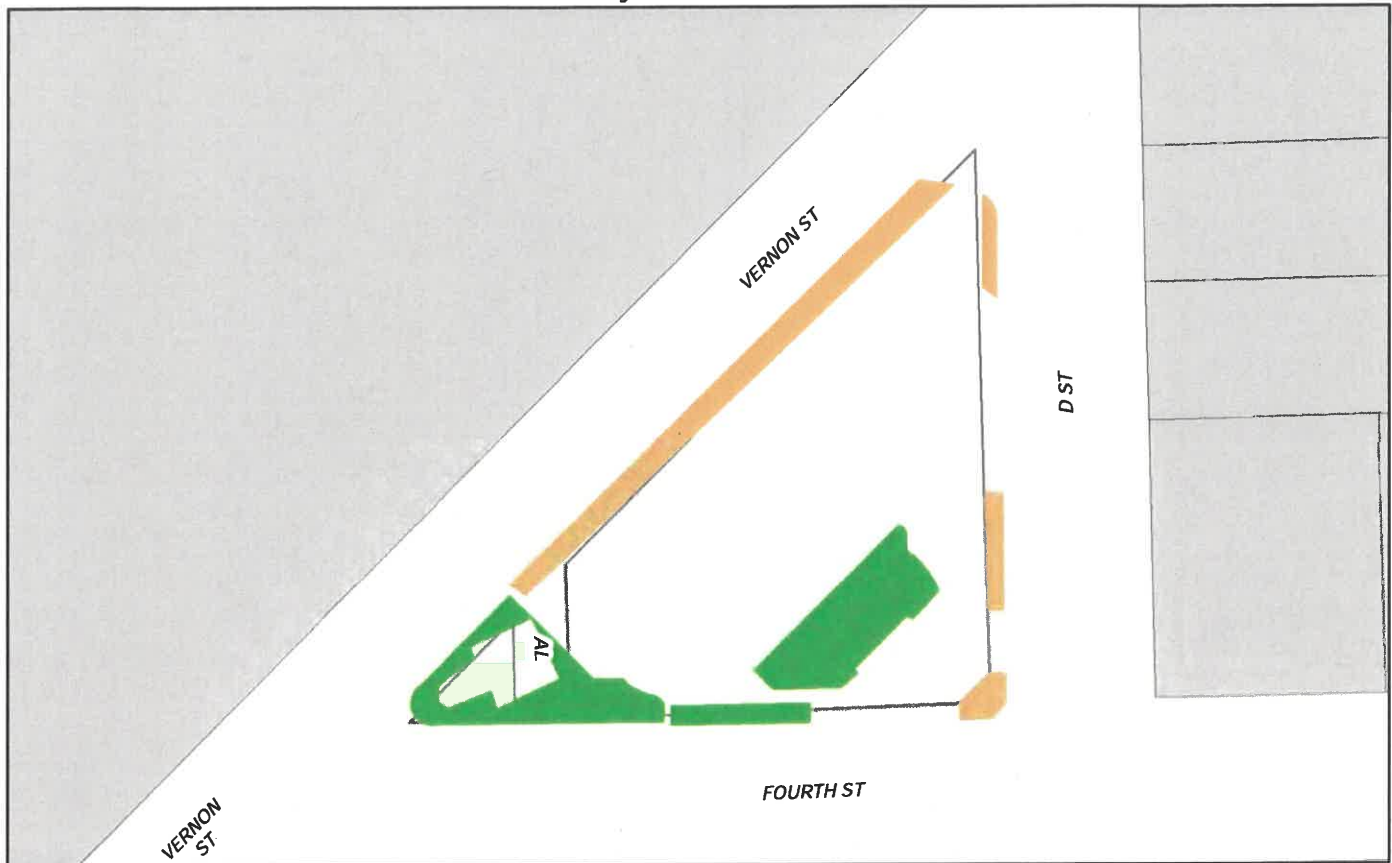


Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	3059.4	62953.1	

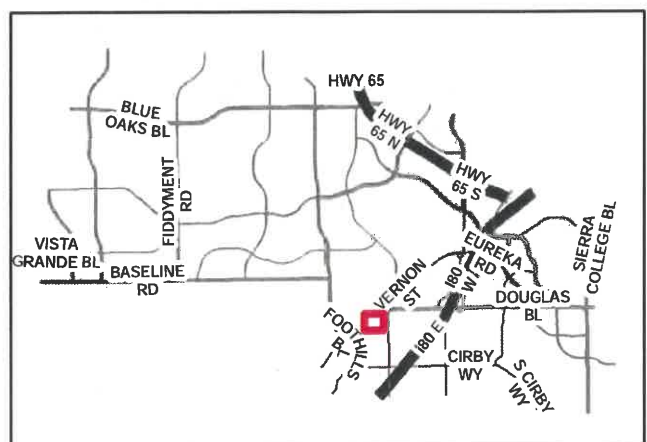
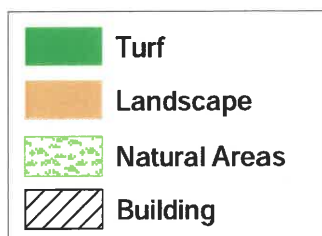


JOHNSON POOL

Funded by General Fund

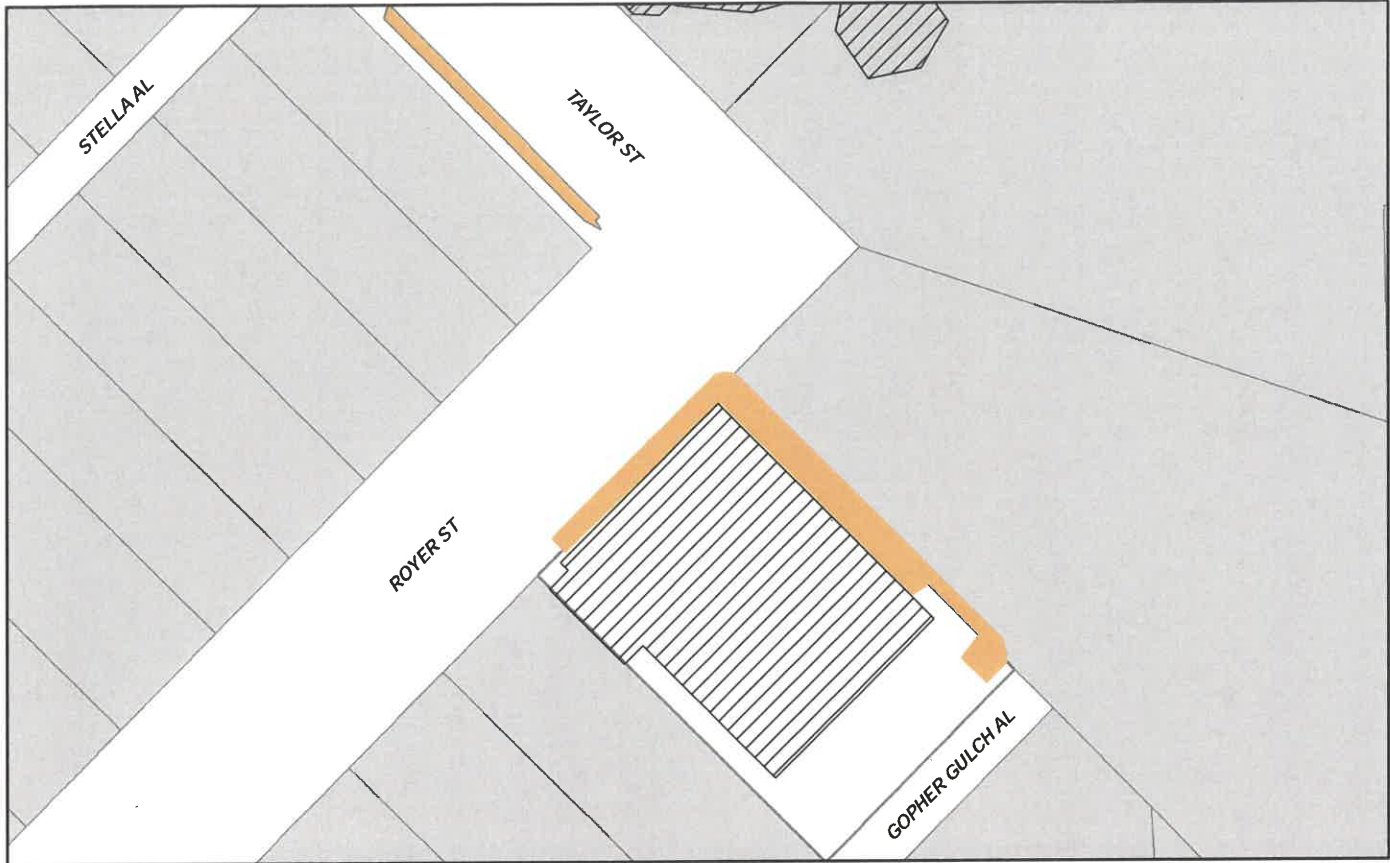


Type	Linear Feet	Square Feet	Notes:
TURF	664.3	3677.4	
LANDSCAPE	685.4	2629.9	

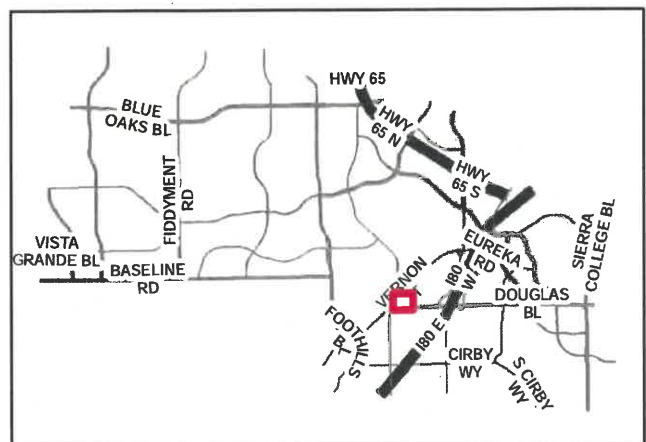
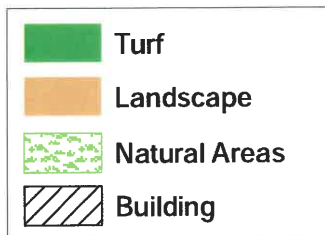


OLD TAYLOR STREET COURTHOUSE

Funded by General Fund



Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	733.3	2895.3	

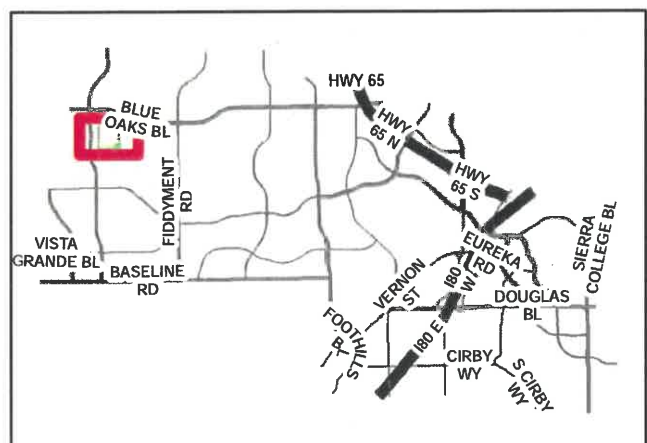
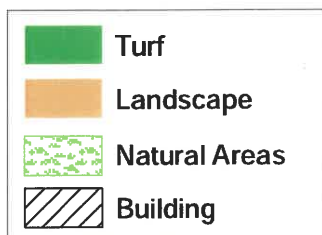


PLEASANT GROVE WASTEWATER TREATMENT PLANT

Funded by General Fund

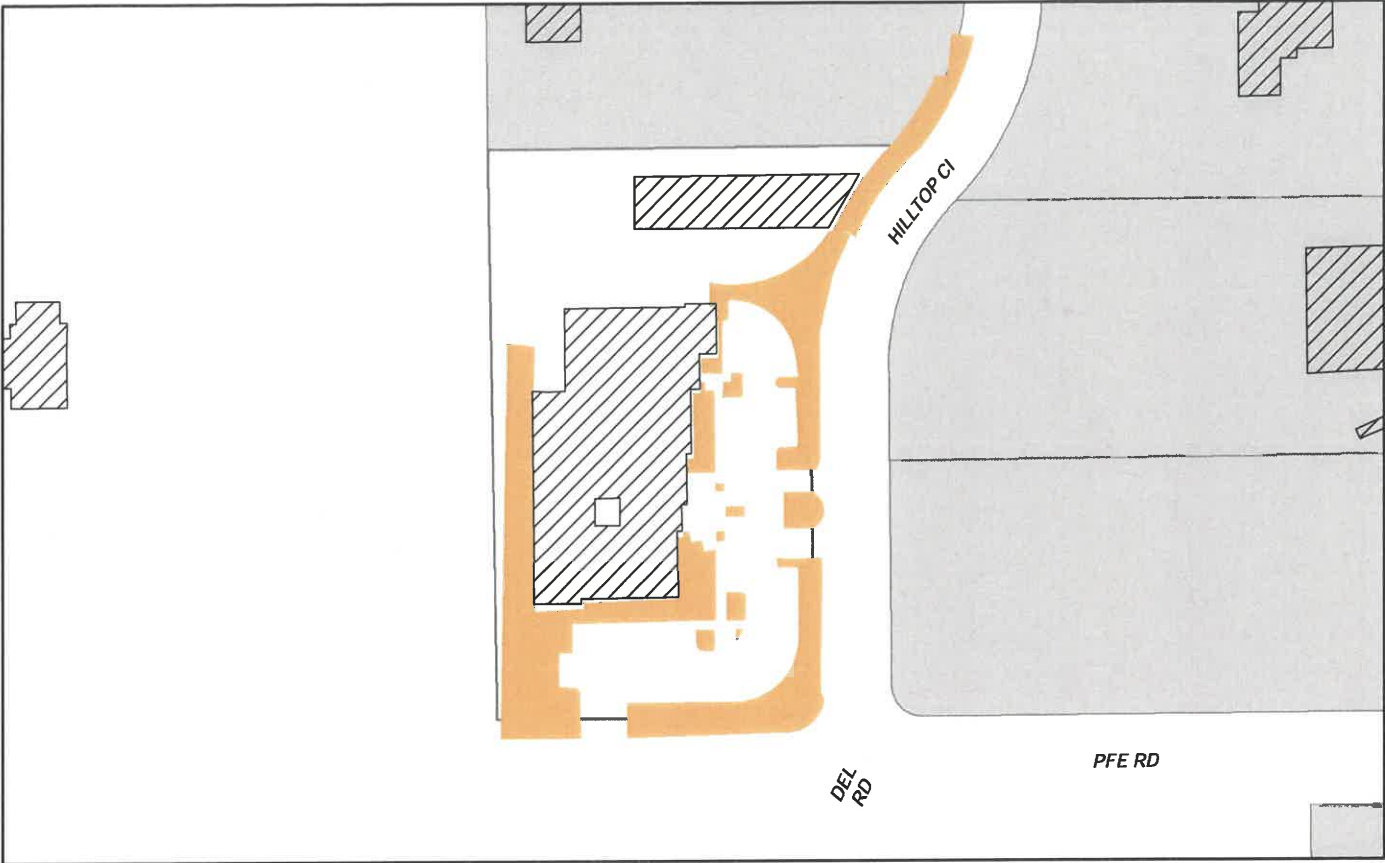


Type	Linear Feet	Square Feet	Notes:
NATURAL AREAS	21066.2	458230.9	
LANDSCAPE	3779.2	50060.9	



ROSEVILLE ELECTRIC

Funded by Electric - Administration



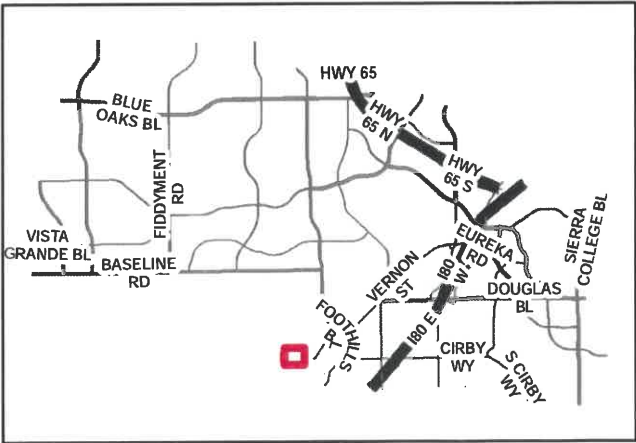
Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	3452.2	33172.1	

Turf

Landscape

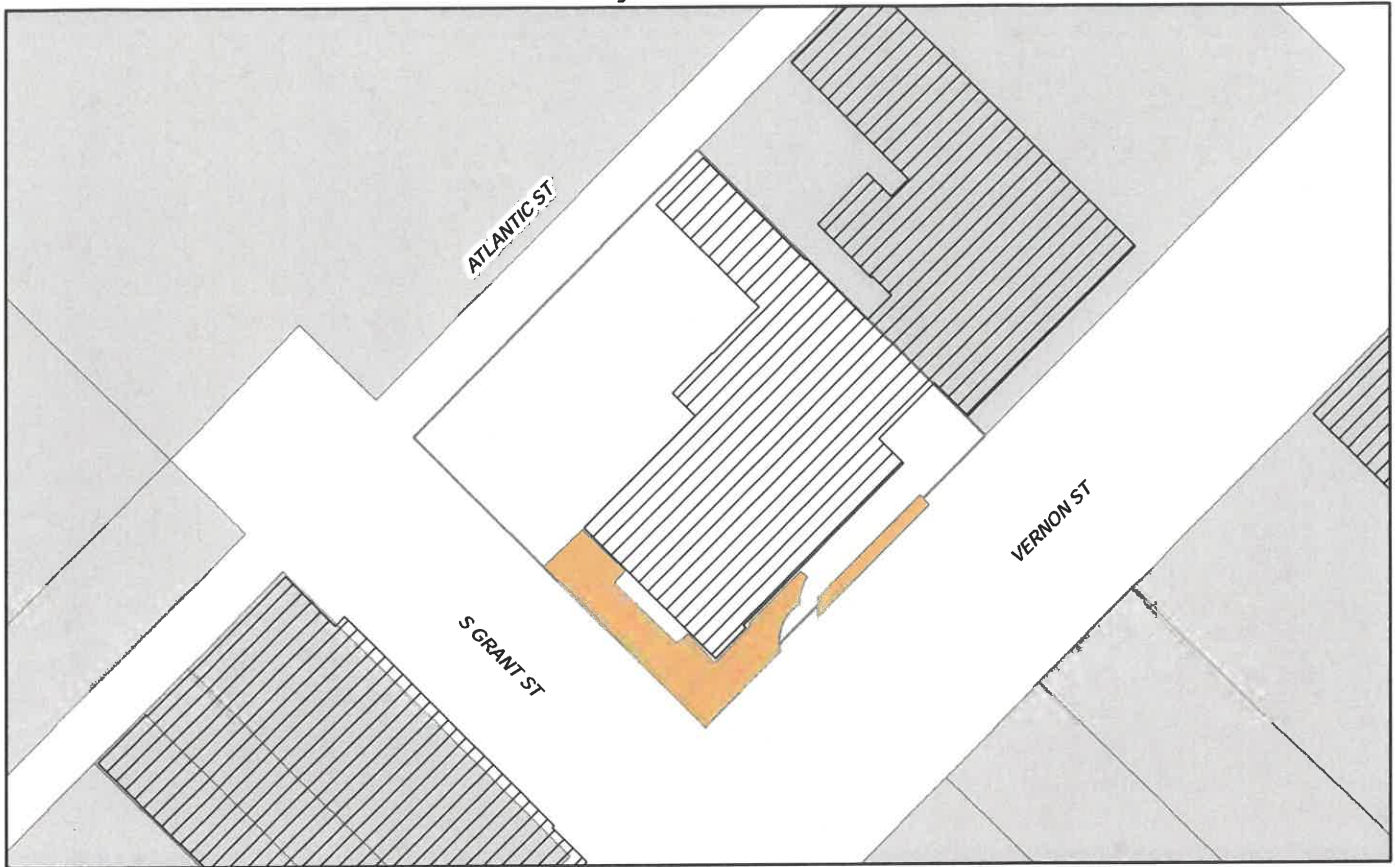
Natural Areas

Building

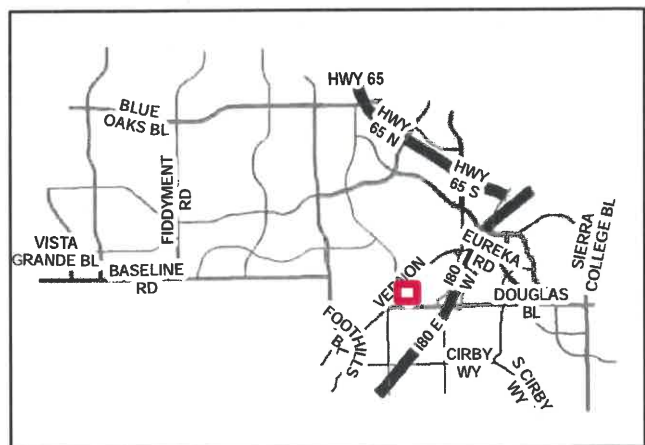
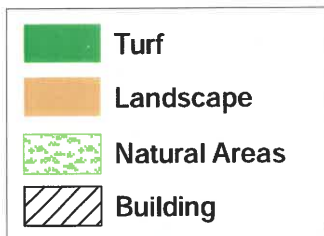


U.S. POST OFFICE

Funded by General Fund



Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	436.6	2354.4	



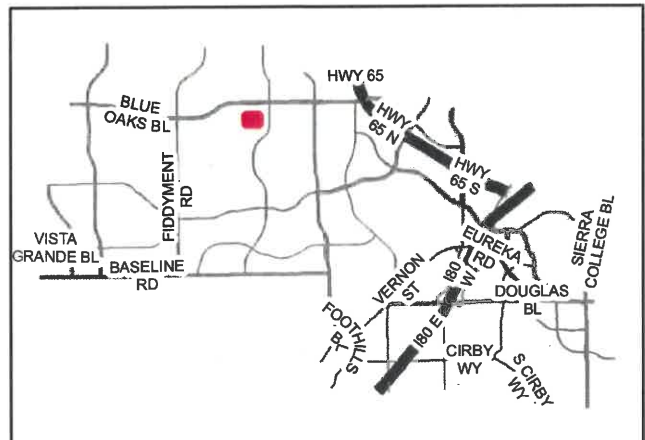
ADAM V. BAQUERA PARK

Funded by GENERAL FUND



Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	2754.1	43492.6	
TURF	1791.0	43077.2	
FIELDS/COURTS	243.2	3692.5	
PLAYGROUND	217.5	2744.7	
NATURAL COMMUNITY	587.6	6014.8	

- Turf
- Landscape
- Parking Lot
- Playground
- Fields/Courts
- Water Feature
- Natural Community

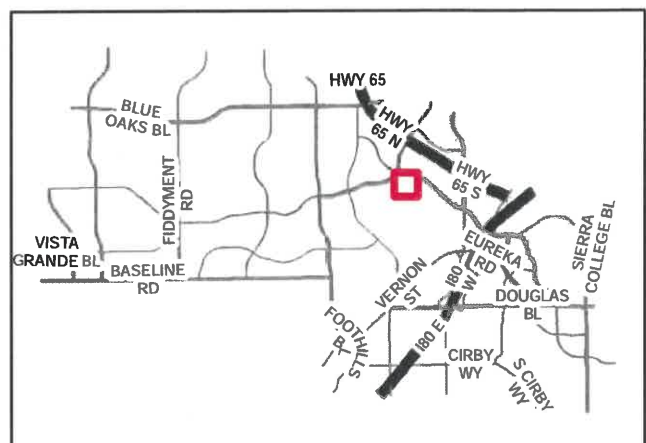


SYLVIA BESANA PARK

Funded by GENERAL FUND



Type	Linear Feet	Square Feet	Notes:
TURF	2625.5	132417.2	
LANDSCAPE	3330.4	41751.2	
PLAYGROUND	367.6	2730.9	

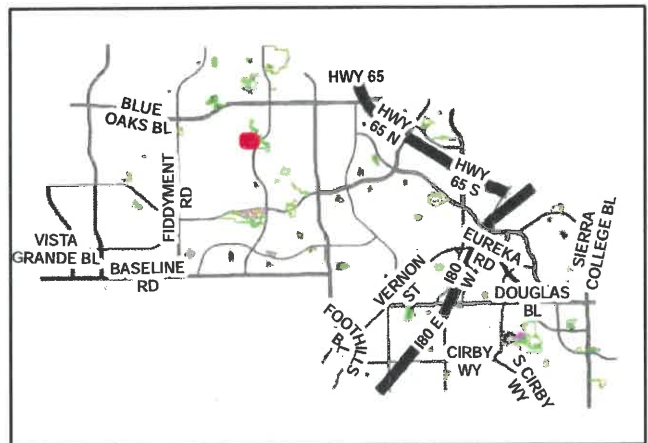


BLUE OAKS PARK

Funded by General Fund



Type	Linear Feet	Square Feet	Notes:
TURF	1799.6	63305.3	
LANDSCAPE	602.9	3101.3	
SPORTS COURT	241.5	3484.9	
PLAYGROUND	346.1	3741.0	
NATURAL AREAS	19676.8	1703839.4	



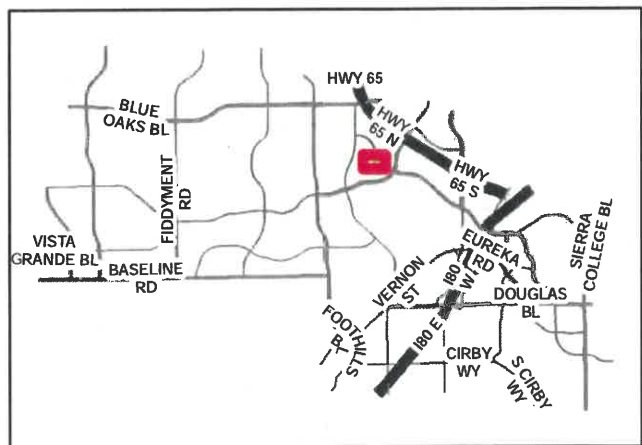
VENCIL BROWN PARK

Funded by GENERAL FUND



Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	2620.5	26256.8	
TURF	4493.9	195496.7	
FIELDS/COURTS	907.0	28014.8	
NATURAL COMMUNITY	2148.6	164146.9	

- Turf
- Landscape
- Parking Lot
- Playground
- Fields/Courts
- Water Feature
- Natural Community

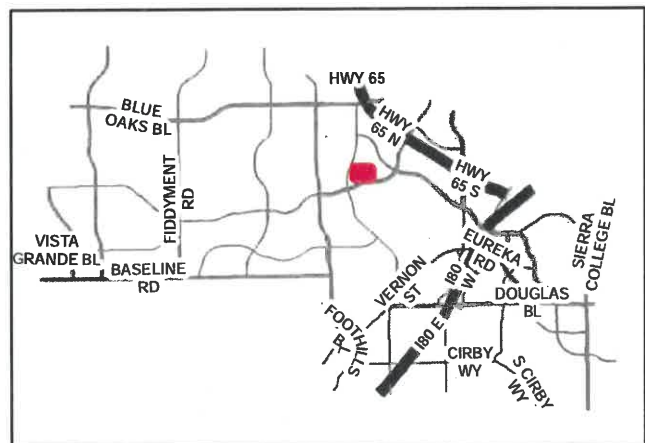
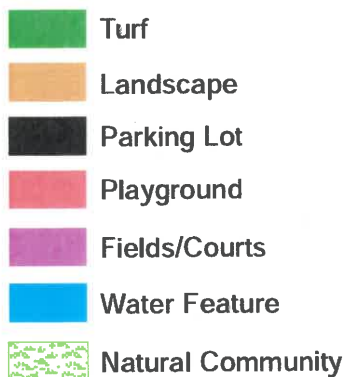


BULJAN PARK

Funded by GENERAL FUND



Type	Linear Feet	Square Feet	Notes:
TURF	5741.5	239226.4	
LANDSCAPE	2052.4	19409.1	
FIELDS/COURTS	988.4	34757.6	
PLAYGROUND	324.6	5071.0	
PARKING LOT	528.3	8994.0	
OTHER	501.4	12201.5	



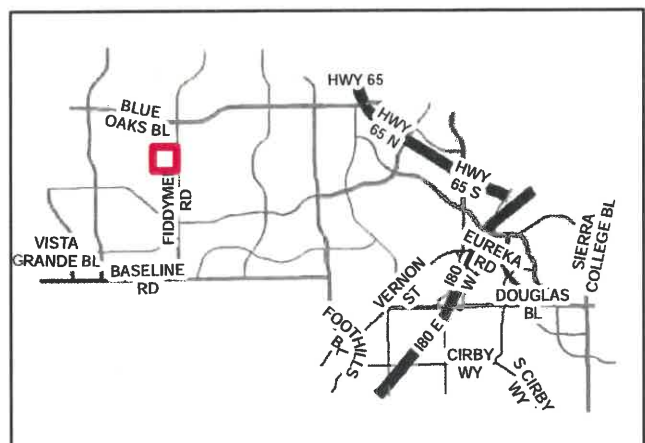
C. DOULTON BURNER PARK

Funded by FIDDYMENT



Type	Linear Feet	Square Feet	Notes:
TURF	1526.3	65446.4	
LANDSCAPE	3409.6	24638.1	
PLAYGROUND	399.1	5406.6	

- Turf
- Landscape
- Parking Lot
- Playground
- Fields/Courts
- Water Feature
- Natural Community



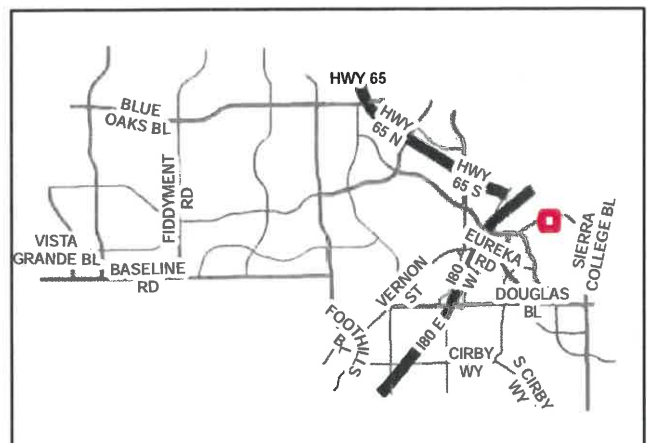
CAMBRIA PARK

Funded by GENERAL FUND



Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	94.7	583.7	
TURF	4732.1	98647.3	
FIELDS/COURTS	460.8	7074.1	
PLAYGROUND	397.9	3799.1	

	Turf
	Landscape
	Parking Lot
	Playground
	Fields/Courts
	Water Feature
	Natural Community

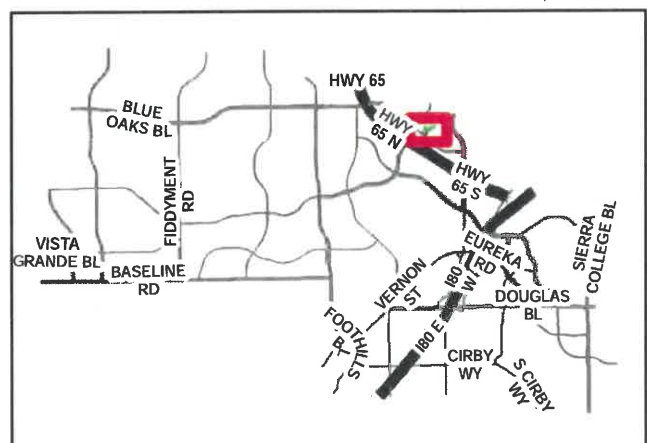


CENTRAL PARK

Funded by GENERAL FUND



Type	Linear Feet	Square Feet	Notes:
TURF	4880.7	199882.3	
NATURAL COMMUNITY	5327.3	420153.9	
OTHER	613.9	14992.6	
PARKING LOT	4787.6	78645.5	
PLAYGROUND	306.6	5072.5	

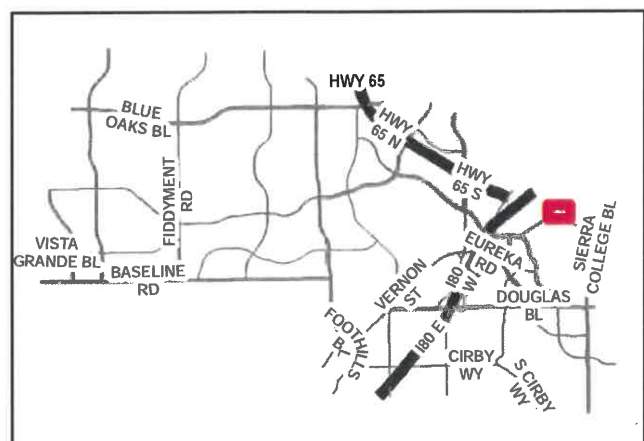


HARRY CRABB PARK

Funded by GENERAL FUND



Type	Linear Feet	Square Feet	Notes:
TURF	2248.8	73967.5	
LANDSCAPE	9819.9	117431.8	
FIELDS/COURTS	620.5	27531.0	
PLAYGROUND	246.1	4791.7	
NATURAL COMMUNITY	4642.1	534245.4	
PARKING LOT	898.6	15824.3	



CRESTMONT PARK

Funded by GENERAL FUND



Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	2617.9	32181.9	
TURF	3444.8	139497.0	
PLAYGROUND	404.7	5108.7	
FIELDS/COURTS	541.4	13984.4	

Turf

Landscape

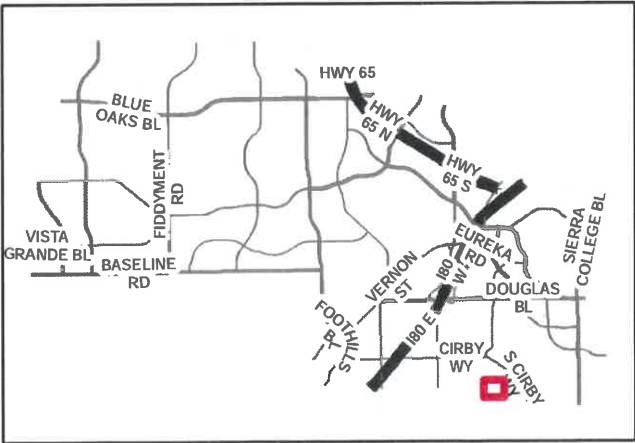
Parking Lot

Playground

Fields/Courts

Water Feature

Natural Community

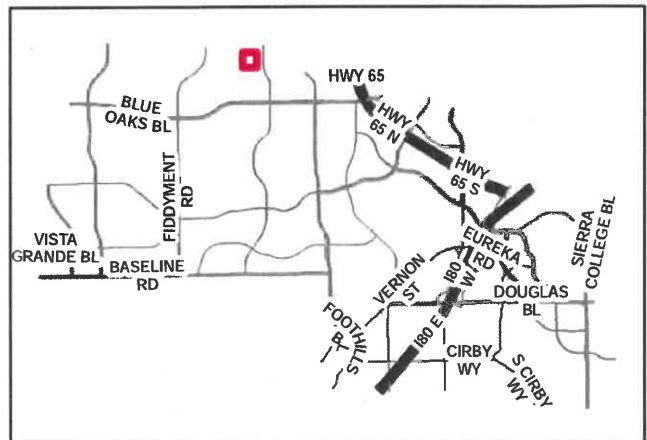


LEONARD "DUKE" DAVIS PARK

Funded by GENERAL FUND

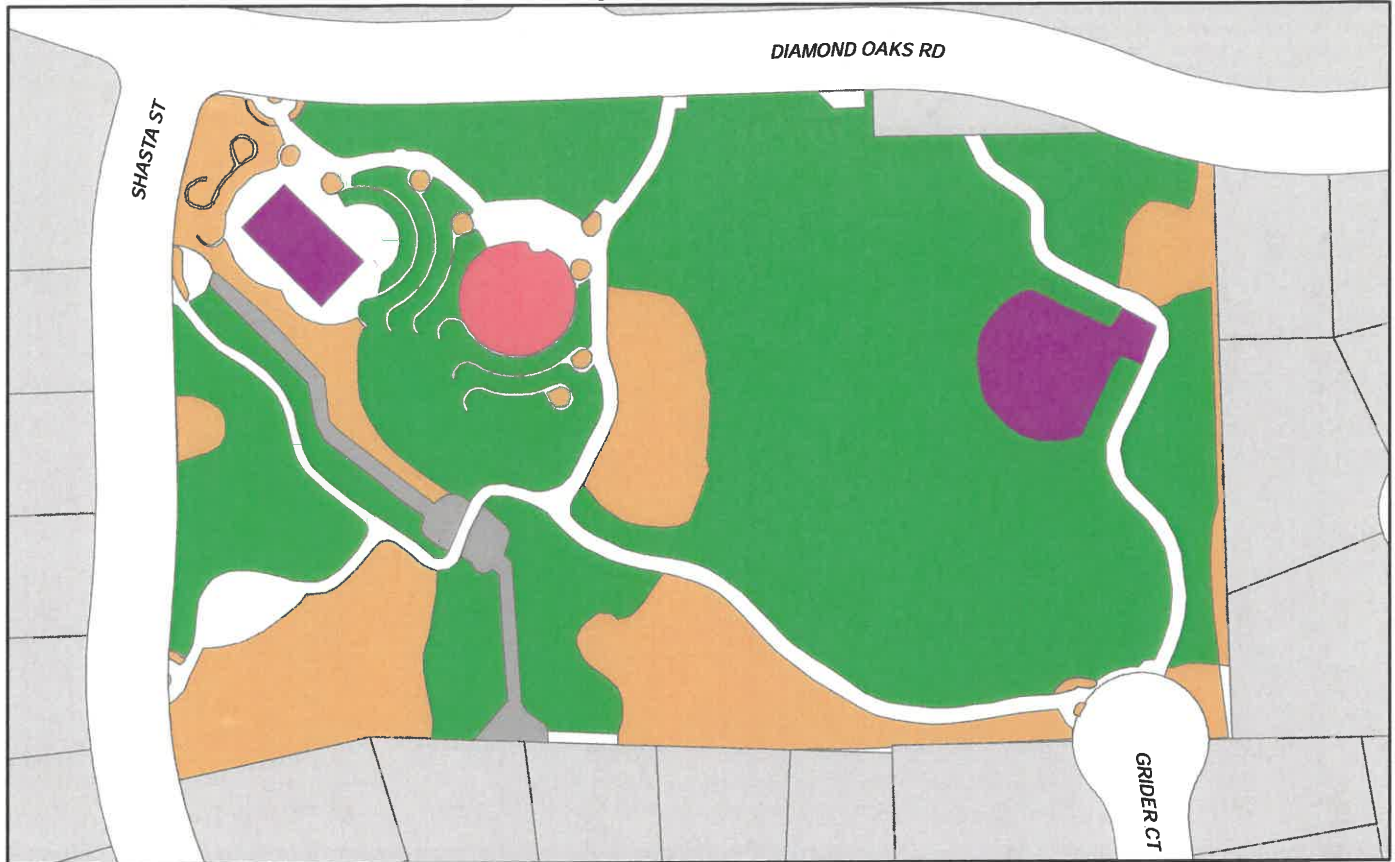


Type	Linear Feet	Square Feet	Notes:
TURF	3541.3	125365.8	
LANDSCAPE	2169.9	17271.6	
FIELDS/COURTS	209.1	3179.1	
PLAYGROUND	831.8	6824.0	



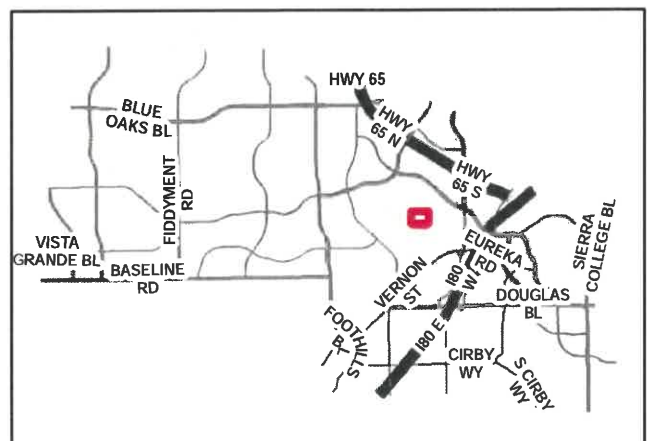
DIAMOND OAKS PARK

Funded by GENERAL FUND



Type	Linear Feet	Square Feet	Notes:
SPORTS COURT	587.4	10453.3	
PLAYGROUND	410.6	6433.7	
LANDSCAPE	4615.6	59925.9	
TURF	7253.0	173318.8	
HARDSCAPE	946.9	5713.1	

- Turf
- Landscape
- Parking Lot
- Playground
- Fields/Courts
- Water Feature
- Hardscape



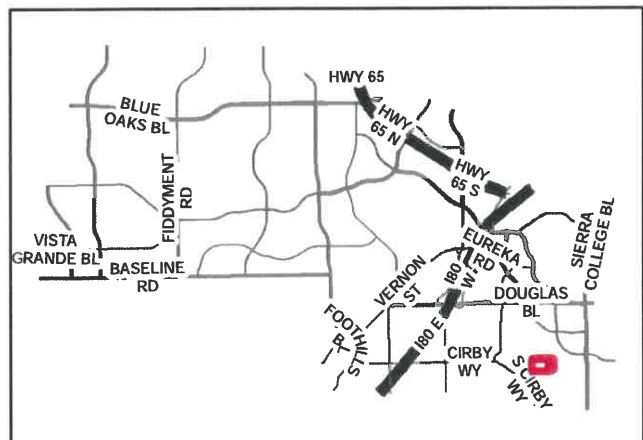
WILLARD DIETRICH PARK

Funded by GENERAL FUND



Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	522.8	5977.6	
TURF	1704.6	43744.1	
PLAYGROUND	298.9	2850.3	
OTHER	1132.0	31312.4	
SCHOOL SITE	1511.6	124797.2	

- Turf
- Landscape
- Parking Lot
- Playground
- Fields/Courts
- Water Feature
- School Site



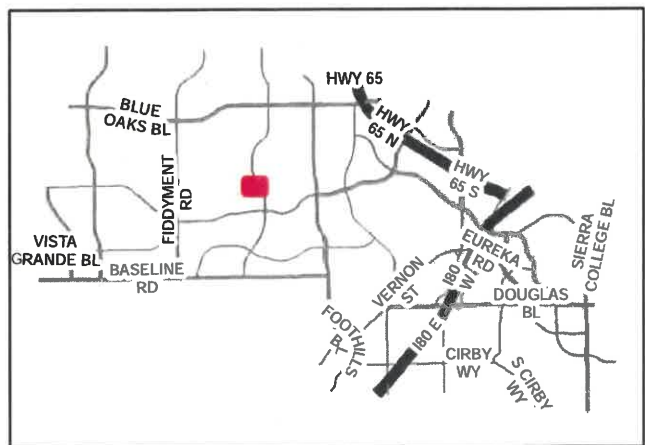
ROBERT L. DOYLE PARK

Funded by GENERAL FUND



Type	Linear Feet	Square Feet	Notes:
TURF	3724.5	131330.3	
LANDSCAPE	2893.0	20897.9	
FIELDS/COURTS	451.4	13826.1	
PLAYGROUND	704.8	13281.2	

- Turf
- Landscape
- Parking Lot
- Playground
- Fields/Courts
- Water Feature
- Natural Community



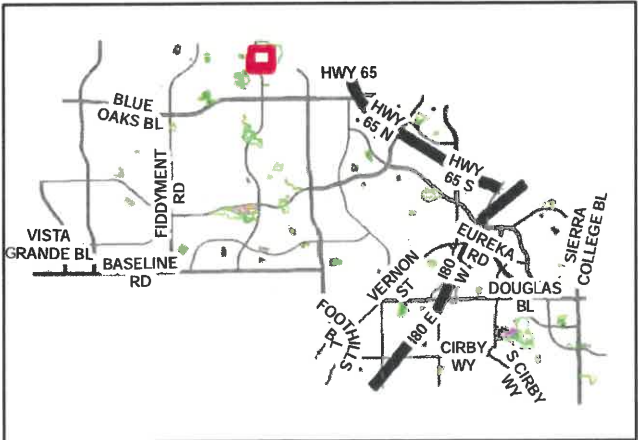
PAUL J. DUGAN PARK

Funded by WOODCREEK EAST



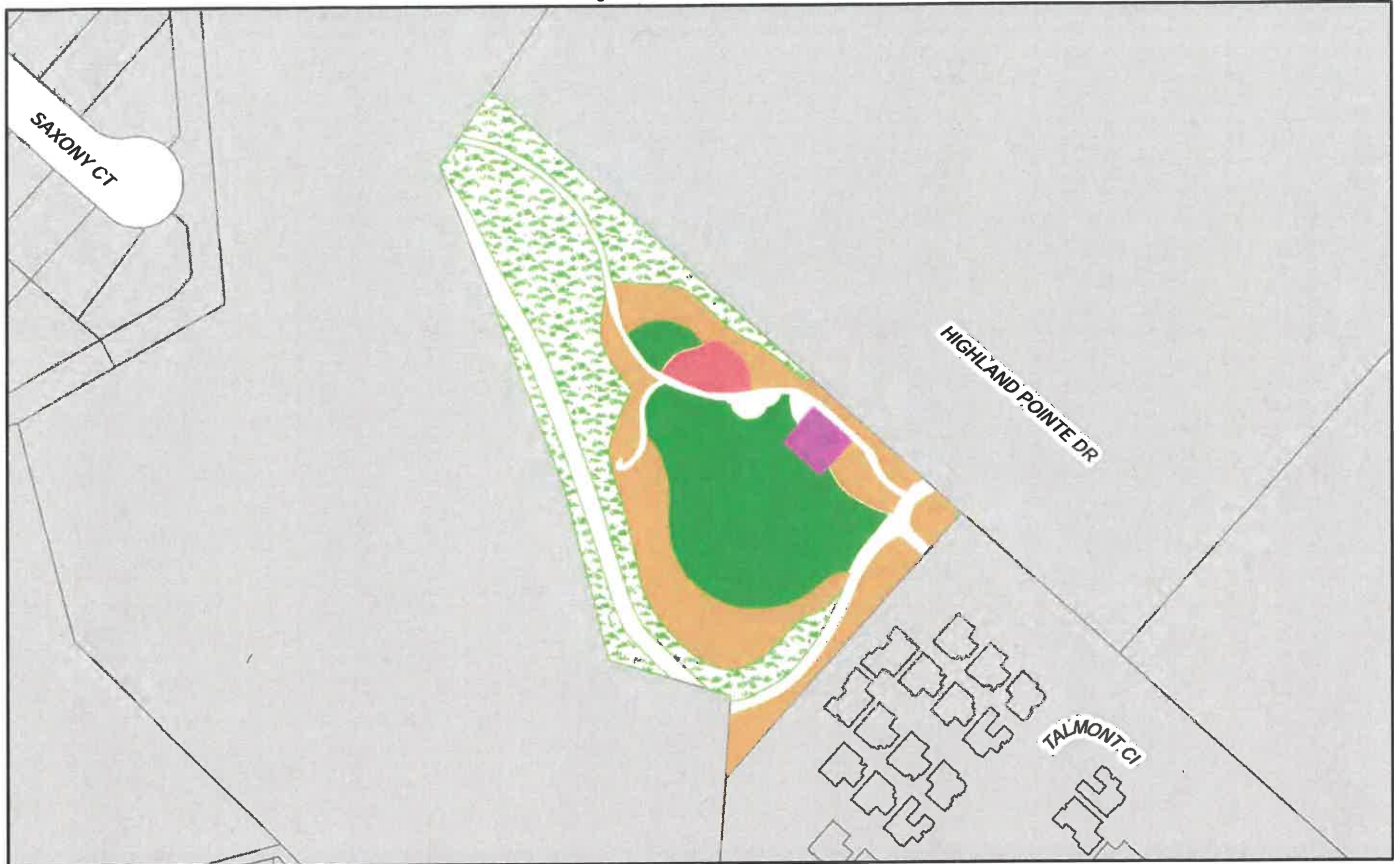
Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	1341.9	15658.2	
TURF	3105.5	138092.3	
FIELD/COURT	484.2	8462.2	
PLAYGROUND	356.1	4376.3	
NATURAL AREAS	14497.8	666065.7	

- Turf
- Landscape
- Parking Lot
- Playground
- Fields/Courts
- Water Feature
- Natural Community



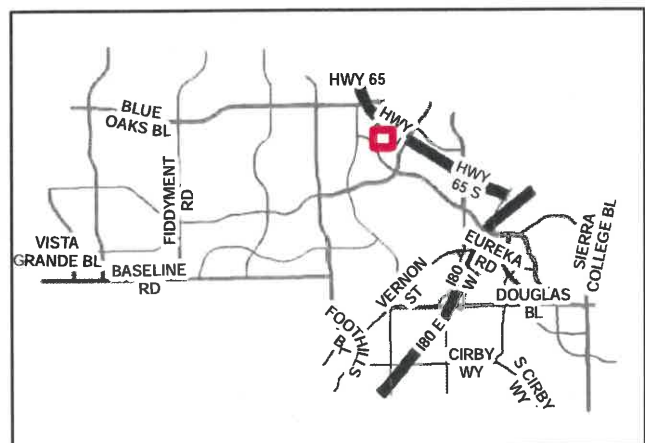
GILBERT AND HELEN DURAN PARK

Funded by GENERAL FUND



Type	Linear Feet	Square Feet	Notes:
FIELDS/COURTS	191.7	2293.2	
TURF	973.3	33007.7	
PLAYGROUND	218.7	2999.2	
LANDSCAPE	2983.7	35846.3	
NATURAL AREAS	3345.6	46839.6	

- Turf
- Landscape
- Parking Lot
- Playground
- Fields/Courts
- Water Feature
- Natural Areas



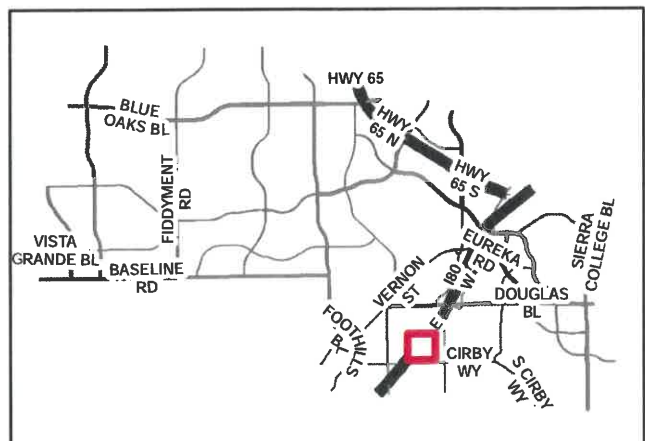
EASTWOOD PARK

Funded by GENERAL FUND



Type	Linear Feet	Square Feet	Notes:
TURF	2673.9	77193.4	
PLAYGROUND	391.0	4218.0	
LANDSCAPE	1060.4	13710.3	
NATURAL COMMUNITY	2342.5	68973.1	

- Turf
- Landscape
- Parking Lot
- Playground
- Fields/Courts
- Water Feature
- Natural Community

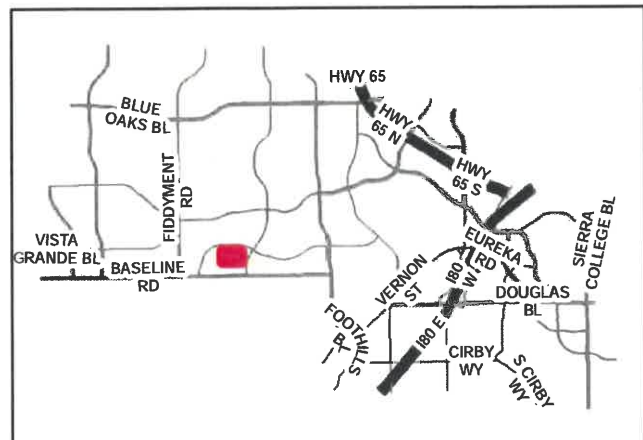
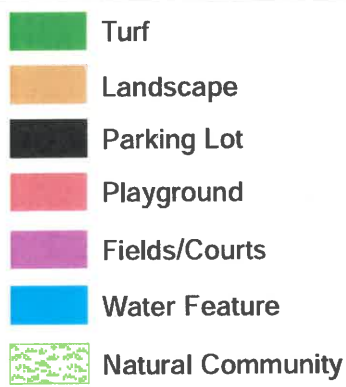


H.C. ELLIOTT PARK

Funded by GENERAL FUND

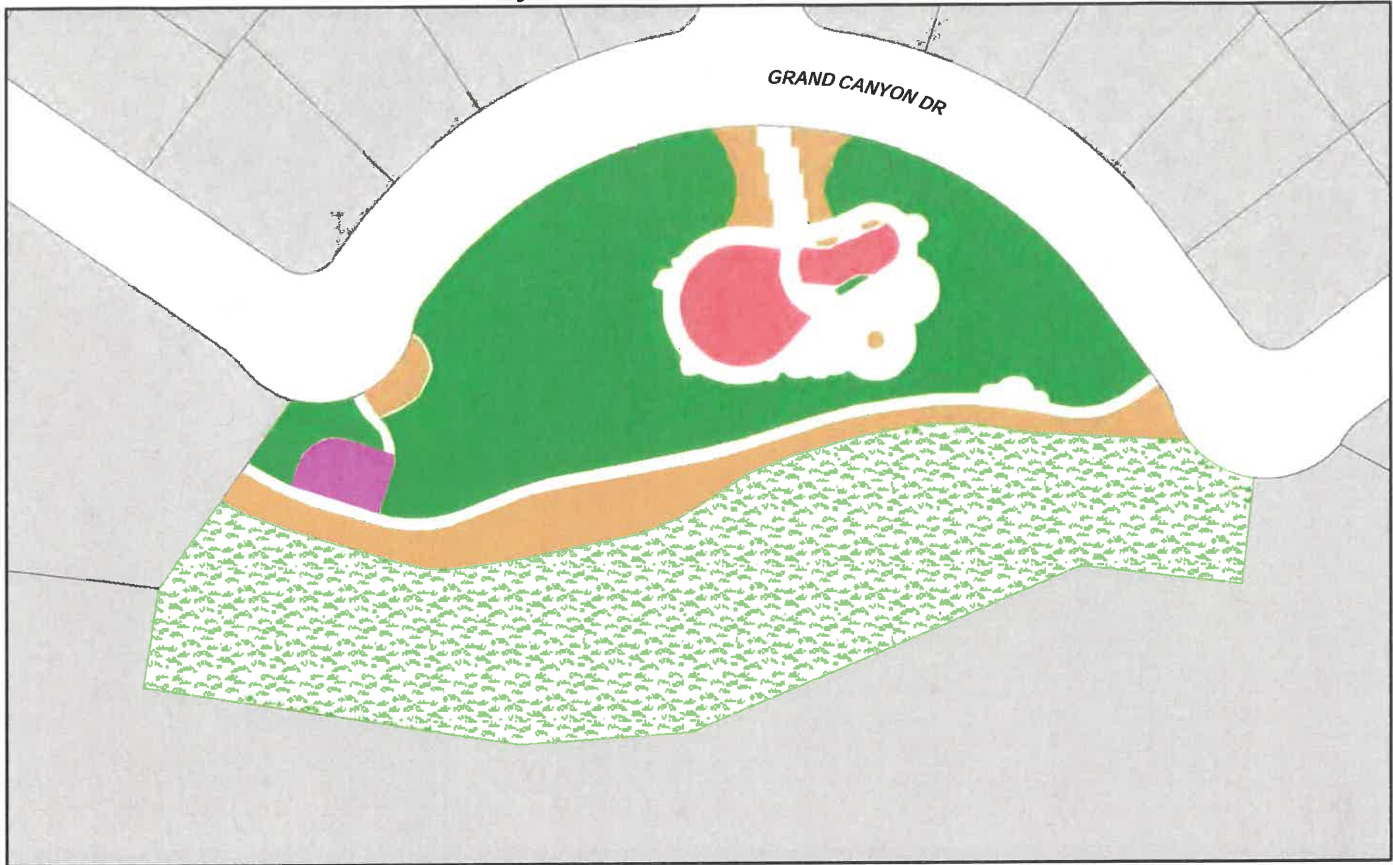


Type	Linear Feet	Square Feet	Notes:
TURF	5207.8	270399.8	
LANDSCAPE	2789.9	30281.3	
FIELDS/COURTS	337.1	6623.4	
PLAYGROUND	561.9	7190.4	
PARKING LOT	906.5	20512.0	



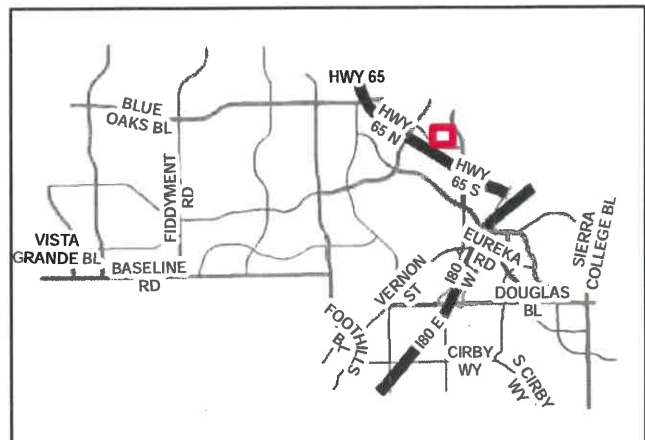
MELBA AND WILLIAM "AL" ERVEN PARK

Funded by HIGHLAND RESERVE NORTH



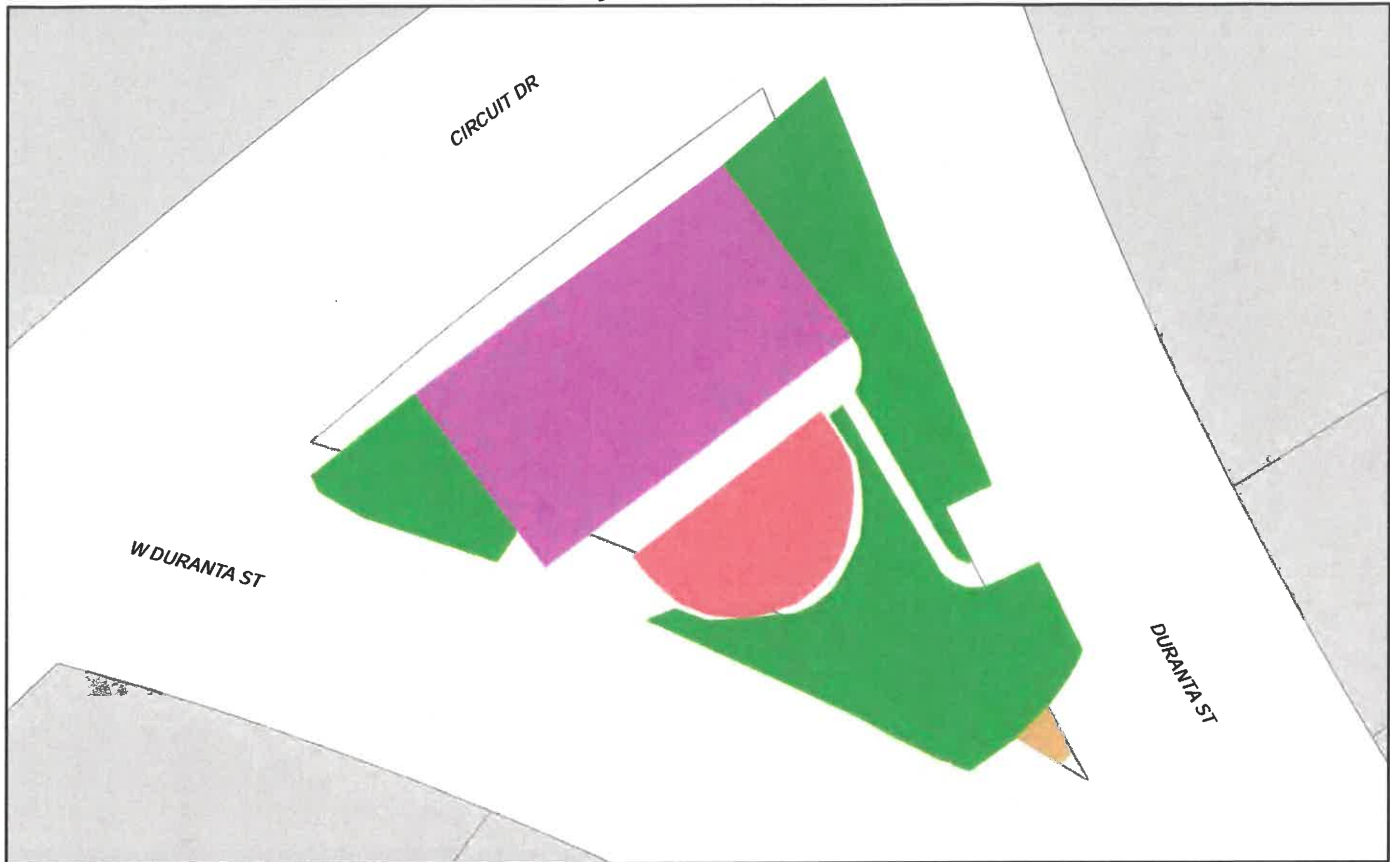
Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	1654.1	12639.6	
TURF	1730.0	39978.4	
FIELDS/COURT	155.0	1532.6	
PLAYGROUND	393.9	4409.5	
NATURAL AREAS	1372.8	57594.9	

- Turf
- Landscape
- Parking Lot
- Playground
- Fields/Courts
- Water Feature
- Natural Areas



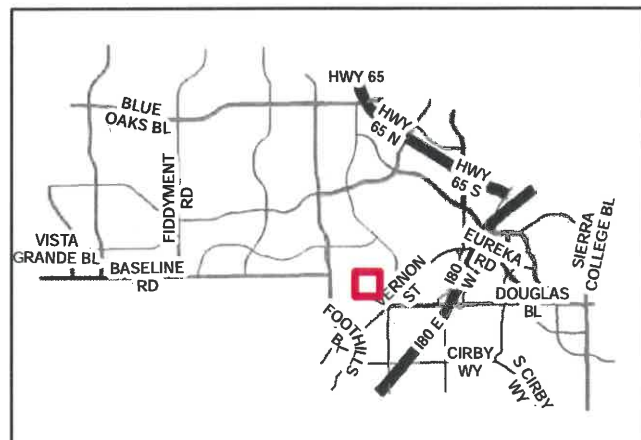
SHIRLEY FERRETTI PARK

Funded by GENERAL FUND



Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	35.7	71.0	
TURF	663.2	5178.9	
FIELDS/COURTS	259.3	3883.0	
PLAYGROUND	140.4	1242.9	

- Turf
- Landscape
- Parking Lot
- Playground
- Fields/Courts
- Water Feature
- Natural Community

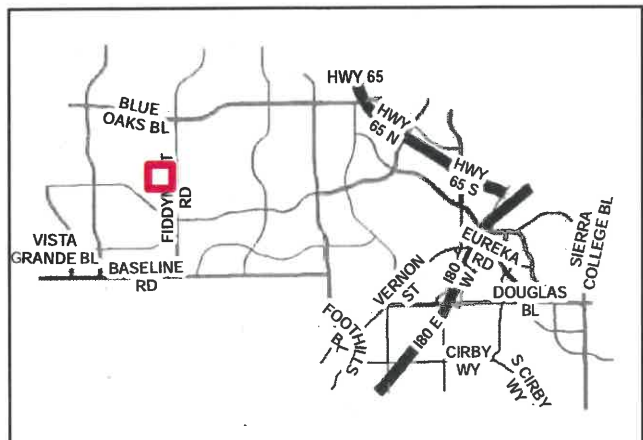


FRED FESTERSEN PARK

Funded by WESTPARK

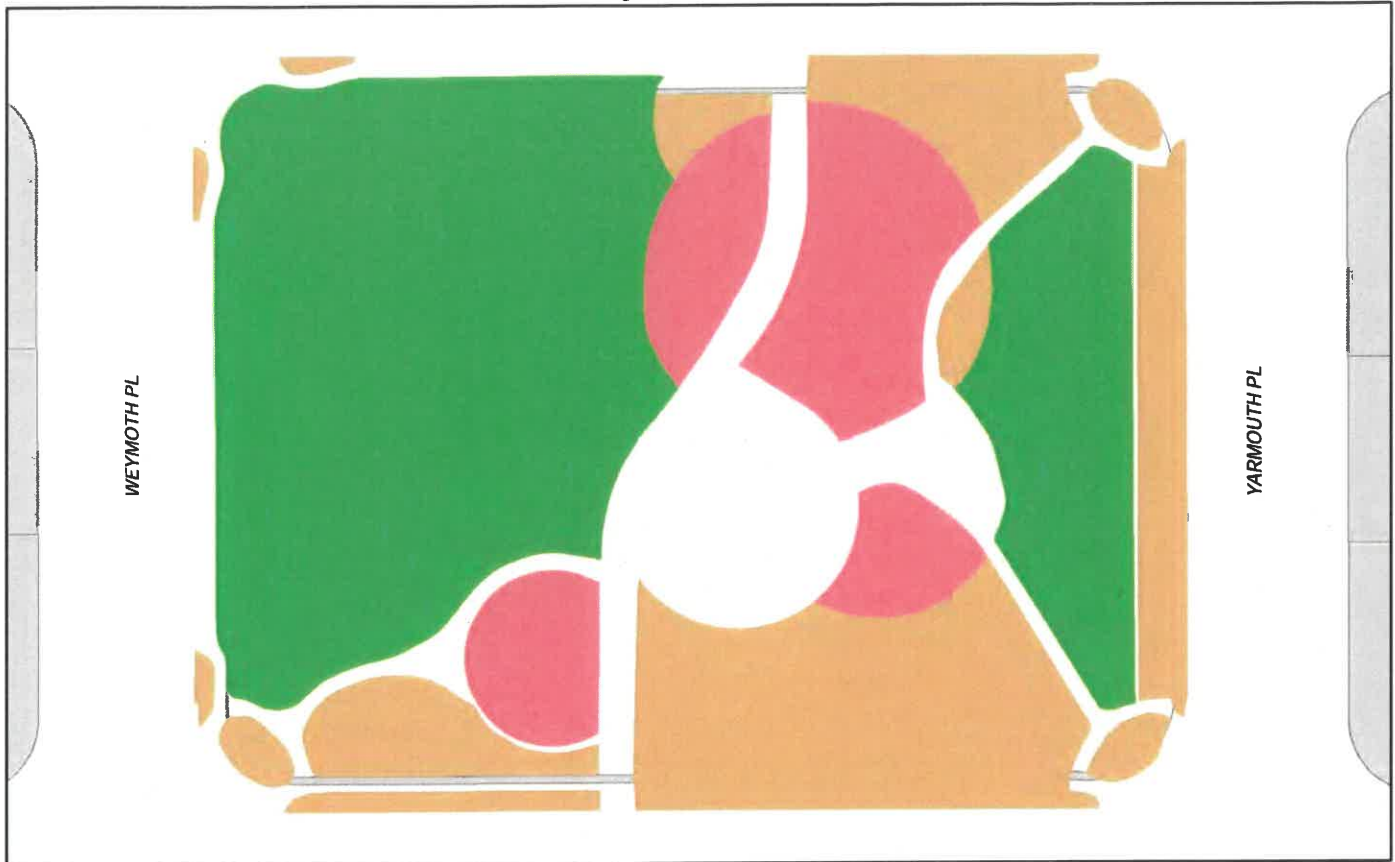


Type	Linear Feet	Square Feet	Notes:
TURF	2892.2	240206.1	
LANDSCAPE	3596.9	54975.2	
FIELDS/COURTS	471.9	15252.2	
PLAYGROUND	567.1	5510.1	



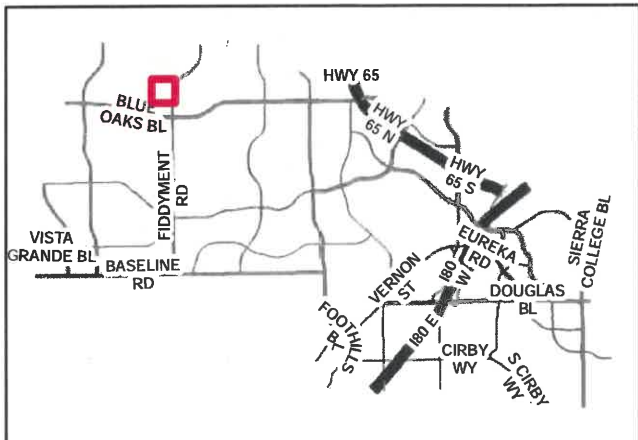
ELIZABETH JANE FIDDYMENT

Funded by FIDDYMENT



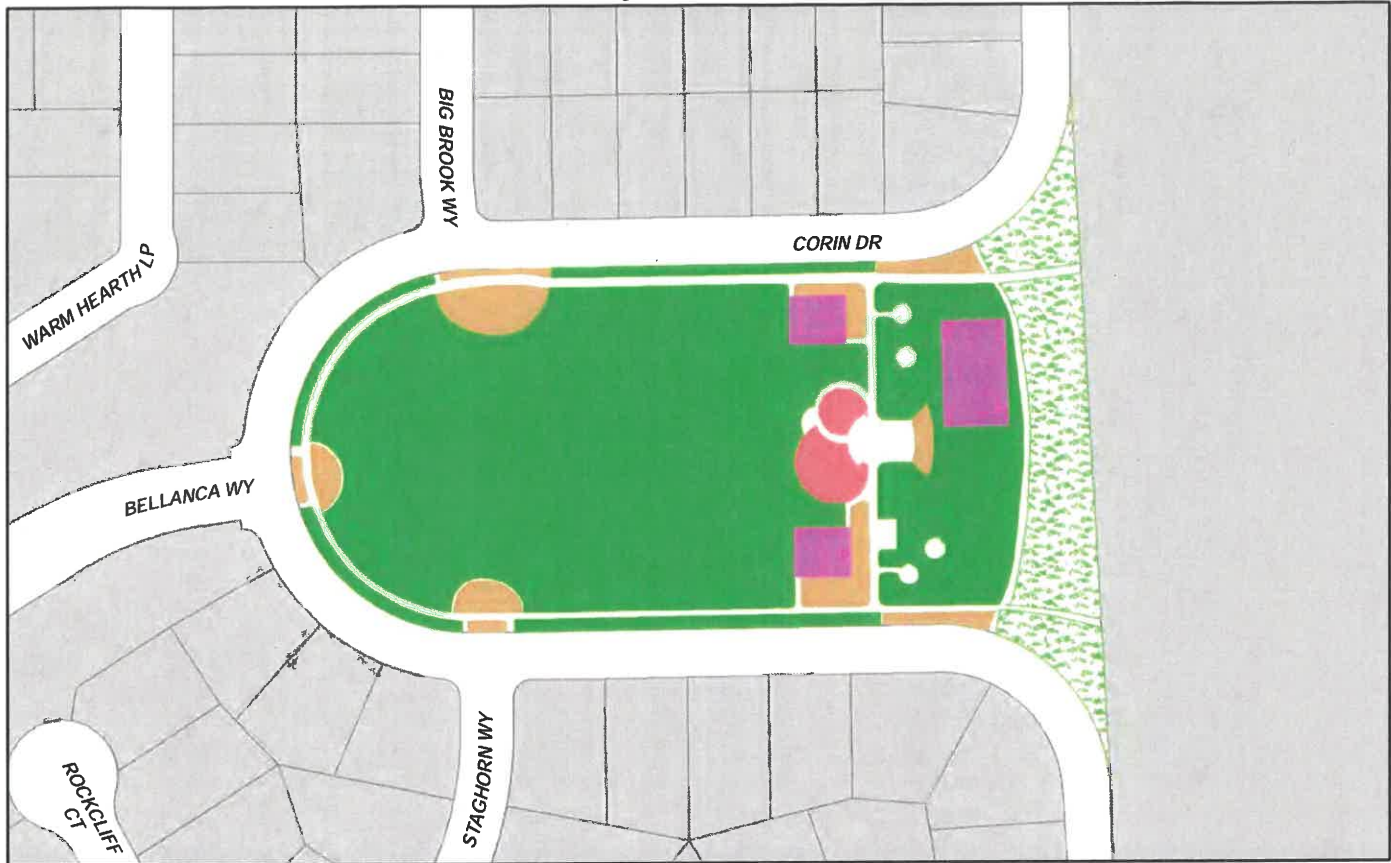
Type	Linear Feet	Square Feet	Notes:
TURF	975.1	26555.9	
PLAYGROUND	766.9	9106.4	
LANDSCAPE	2005.0	16900.6	

- Turf
- Landscape
- Parking Lot
- Playground
- Fields/Courts
- Water Feature
- Natural Community



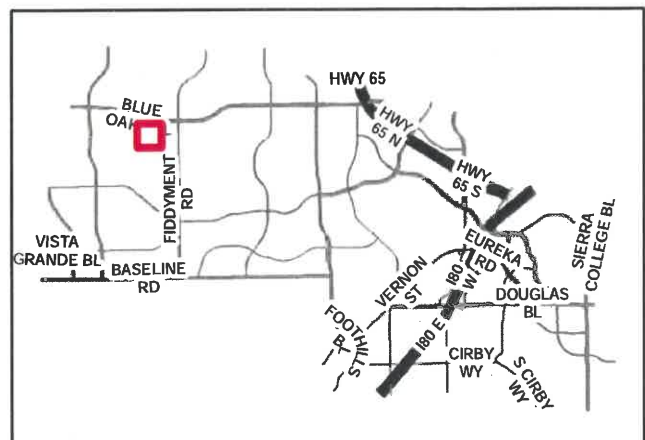
NORM FRATIS PARK

Funded by FIDDYMENT



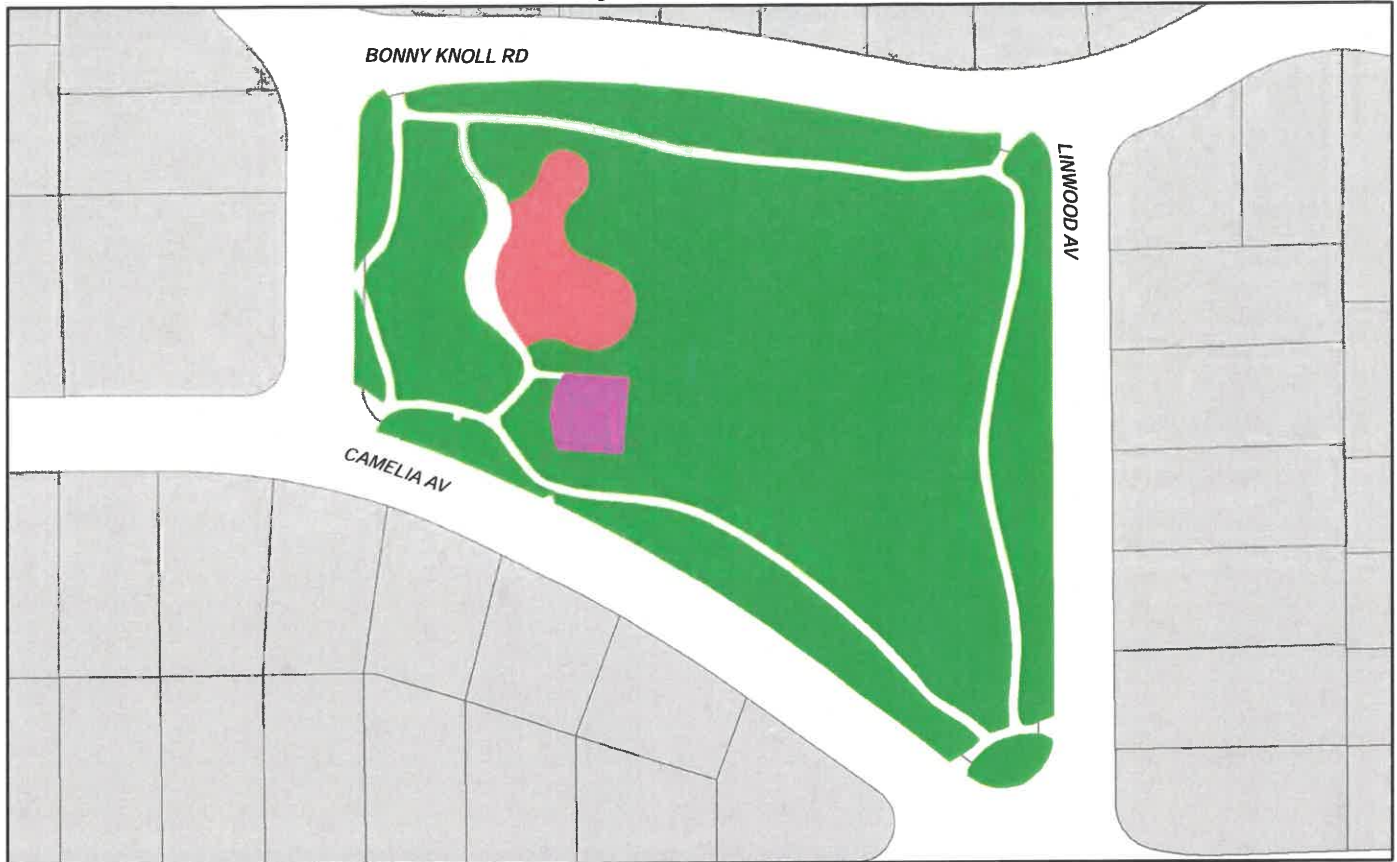
Type	Linear Feet	Square Feet	Notes:
FIELDS/COURTS	416.3	5390.2	
FIELDS/COURTS	334.5	6592.3	
PLAYGROUND	398.0	5189.7	
TURF	5394.8	185927.7	
LANDSCAPE	2280.0	18482.6	
NATURAL COMMUNITY	1768.5	34567.3	

- Turf
- Landscape
- Parking Lot
- Playground
- Fields/Courts
- Water Feature
- Natural Community

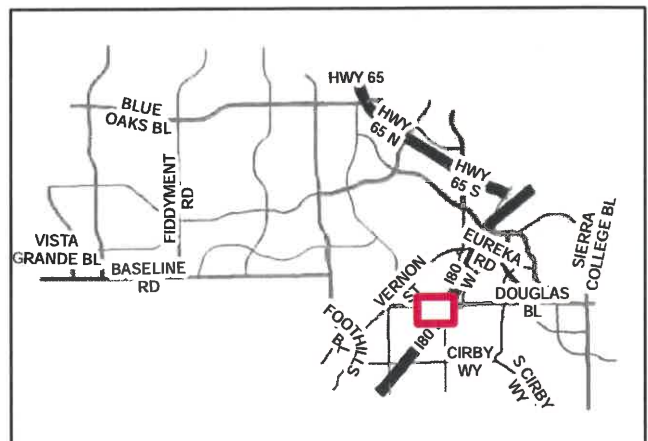


GARBOLINO PARK

Funded by GENERAL FUND



Type	Linear Feet	Square Feet	Notes:
TURF	5353.0	123745.6	
FIELDS/COURTS	188.0	2376.1	
PLAYGROUND	400.1	6878.5	
PLAYGROUND	44.1	116.5	



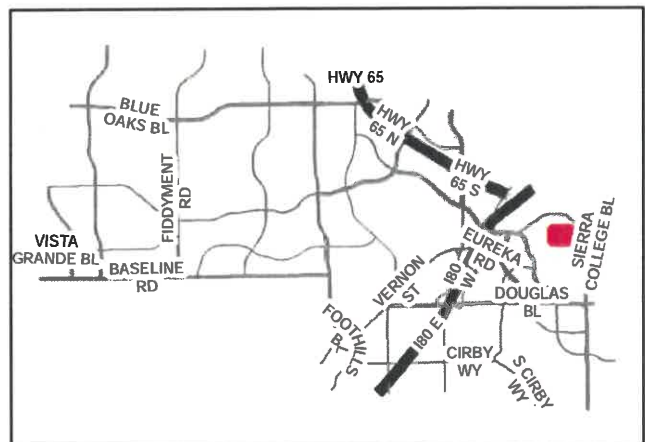
GEORGE GOTO PARK

Funded by GENERAL FUND



Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	4463.5	159553.8	
TURF	1520.8	62394.1	
FIELDS/COURTS	481.8	14506.1	
PLAYGROUND	282.5	4945.7	
OTHER	1397.4	83275.7	

- Turf
- Landscape
- Parking Lot
- Playground
- Fields/Courts
- Water Feature
- Natural Community



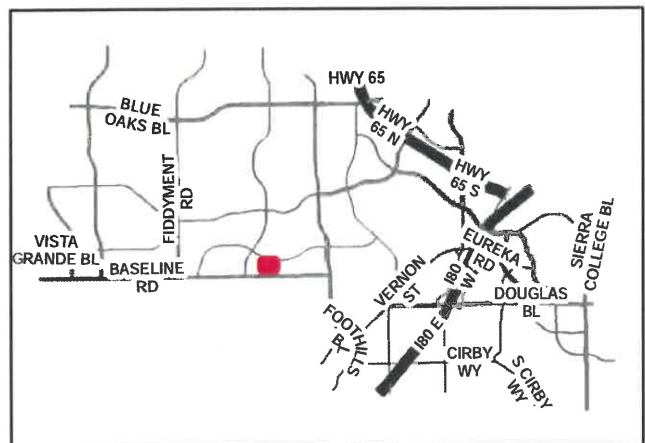
JAMES A. HALL PARK

Funded by GENERAL FUND



Type	Linear Feet	Square Feet	Notes:
TURF	3096.3	79474.4	
LANDSCAPE	3339.0	88836.1	
PLAYGROUND	504.9	5718.7	

- Turf
- Landscape
- Parking Lot
- Playground
- Fields/Courts
- Water Feature
- Natural Community



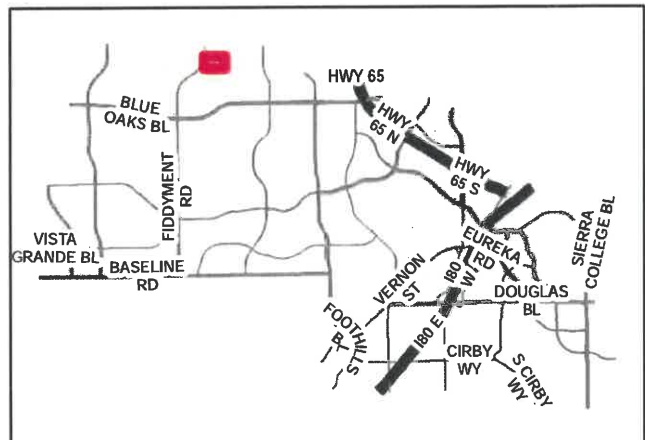
MEL HAMEL PARK

Funded by CROKER RANCH



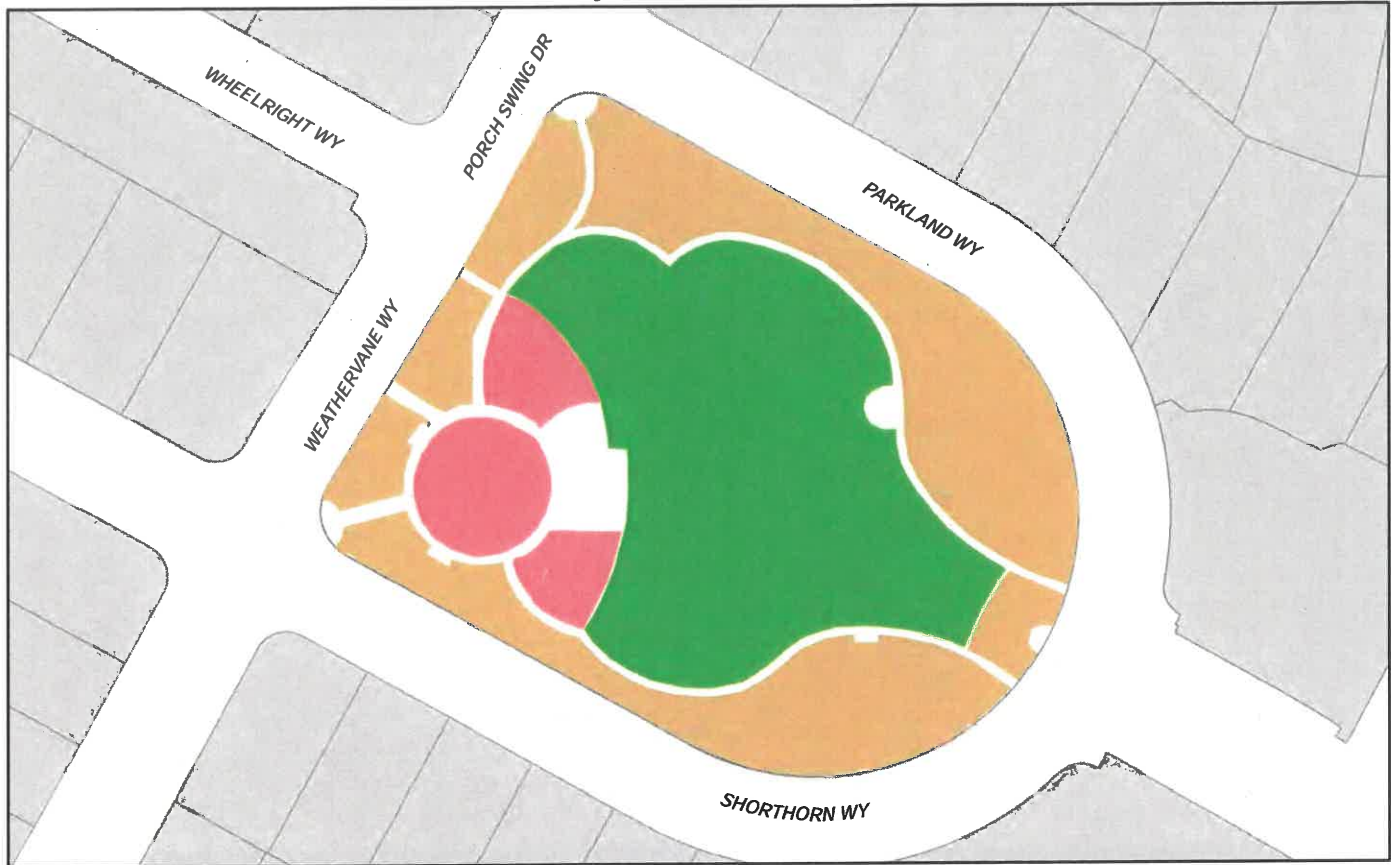
Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	4109.6	96091.6	
TURF	3717.7	262359.5	
FIELDS/COURTS	187.5	2738.2	
PLAYGROUND	547.7	5883.8	

- Turf
- Landscape
- Parking Lot
- Playground
- Fields/Courts
- Water Feature
- Natural Community



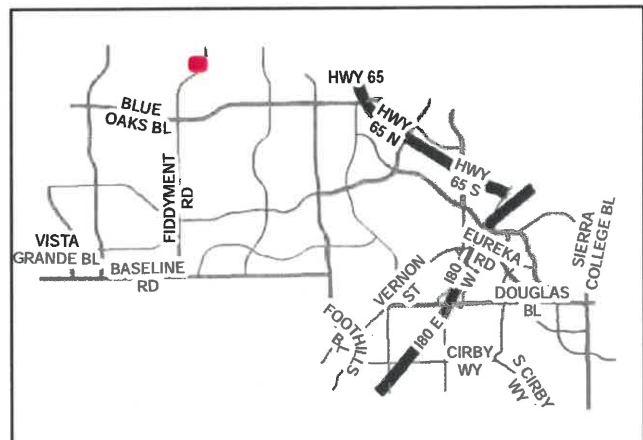
HARRIGAN GREENS

Funded by CROKER RANCH



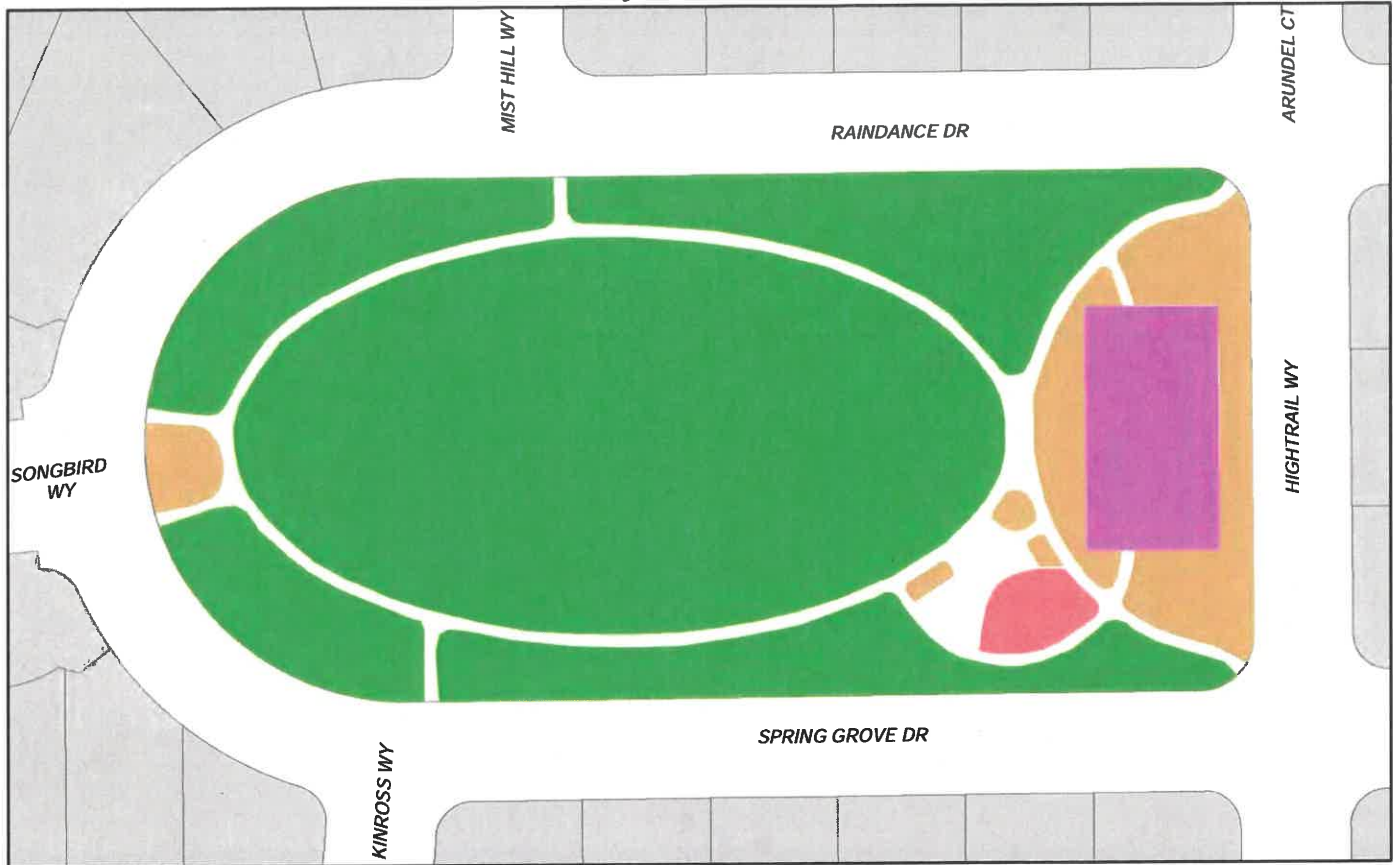
Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	2410.7	36083.0	
TURF	858.4	34055.8	
PLAYGROUND	635.1	8242.2	

	Turf
	Landscape
	Parking Lot
	Playground
	Fields/Courts
	Water Feature
	Natural Community



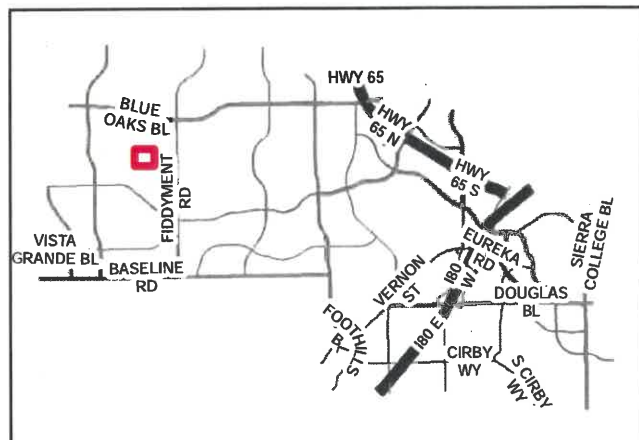
ALBERTO AND CARMEN HEREDIA PARK

Funded by FIDDYMENT



Type	Linear Feet	Square Feet	Notes:
TURF	3231.4	88950.2	
LANDSCAPE	1280.9	11458.7	
PLAYGROUND	155.8	1661.1	
FIELDS/COURTS	354.3	7210.0	

- Turf
- Landscape
- Parking Lot
- Playground
- Fields/Courts
- Water Feature
- Natural Community



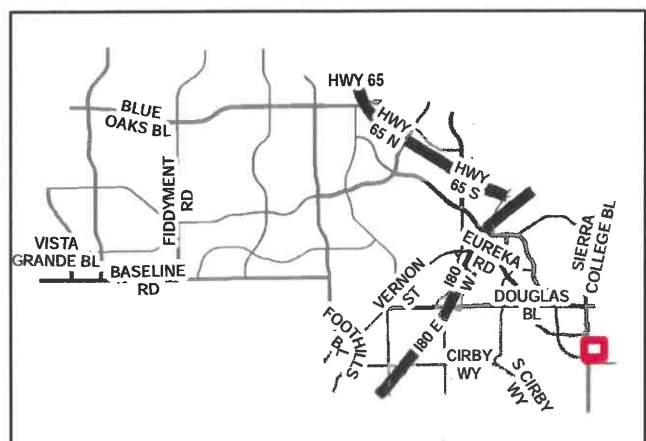
HILLSBOROUGH PARK

Funded by GENERAL FUND



Type	Linear Feet	Square Feet	Notes:
PLAYGROUND	578.8	9325.3	
FIELDS/COURTS	1508.4	37538.2	
PARKING LOT	1073.3	21546.8	
TURF	5488.7	223420.4	
LANDSCAPE	4926.4	78135.4	

- Turf
- Landscape
- Parking Lot
- Playground
- Fields/Courts
- Water Feature
- Natural Areas



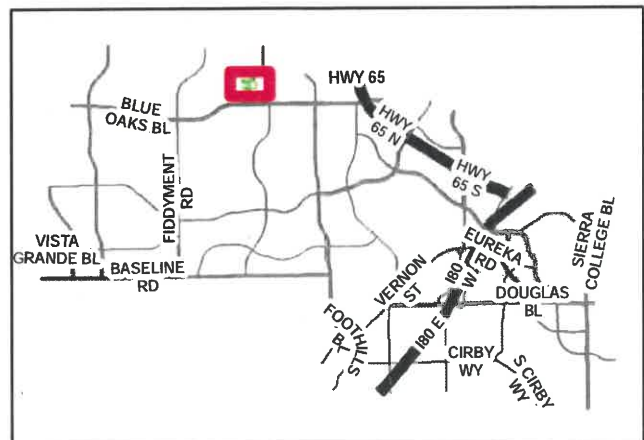
WILLIAM "BILL" HUGHES PARK

Funded by GENERAL FUND



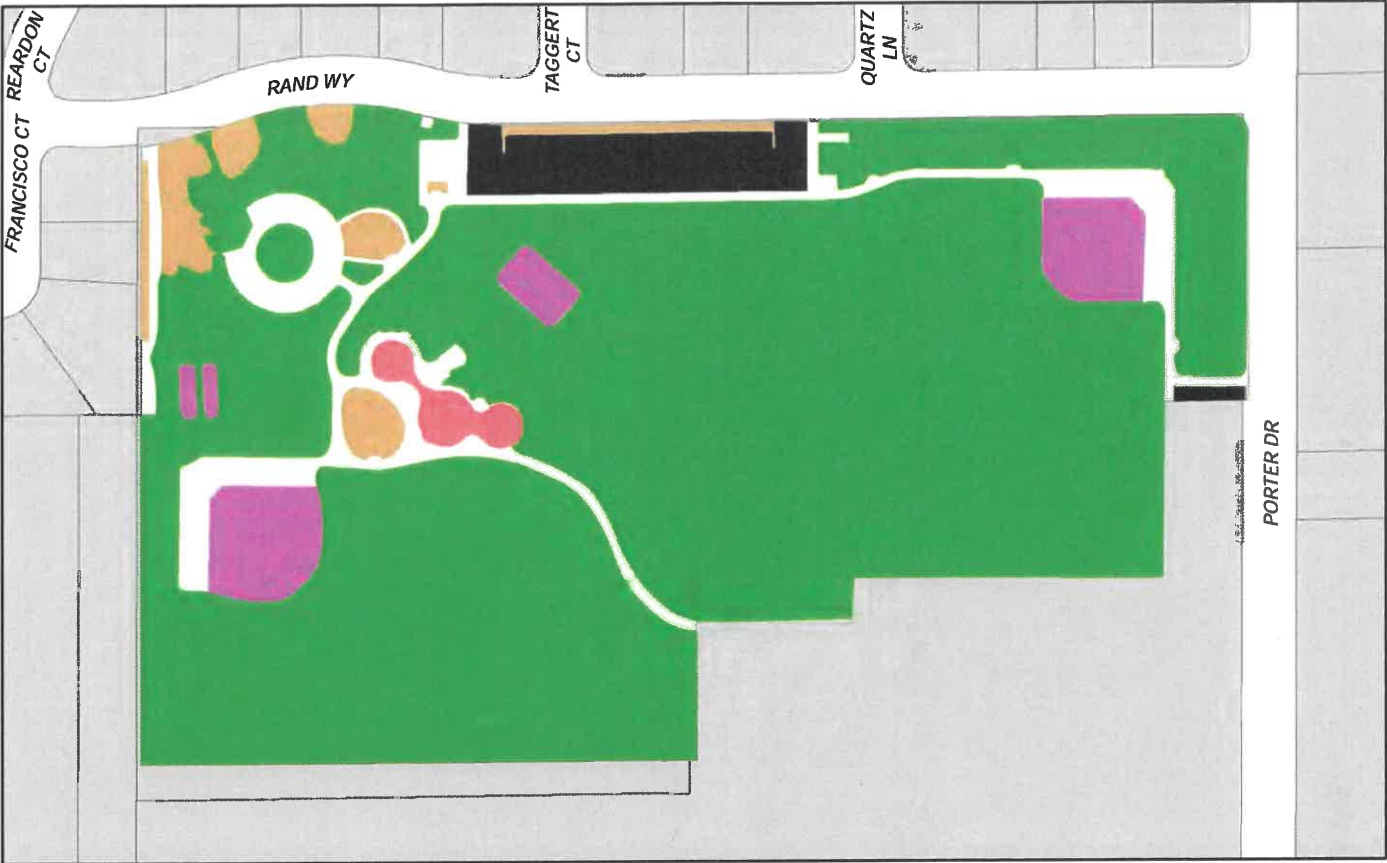
Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	3941.6	19326.1	
TURF	8180.7	391240.0	
FIELDS/COURTS	837.3	20193.3	
PLAYGROUND	402.2	4518.0	
NATURAL AREAS	12435.8	789434.9	
PARKING LOT	1364.5	25929.1	

- Turf
- Landscape
- Parking Lot
- Playground
- Fields/Courts
- Water Feature
- Natural Areas

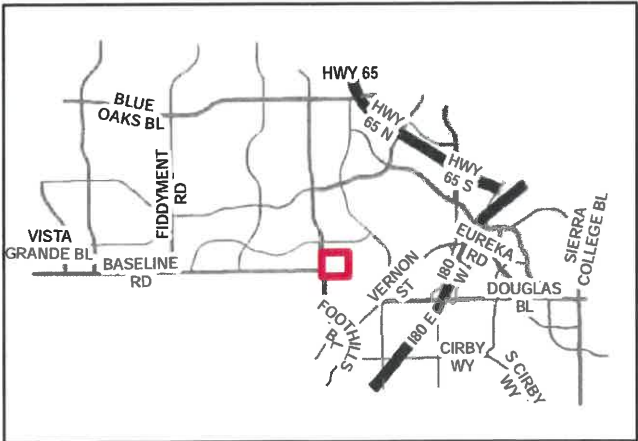


KASEBERG PARK

Funded by GENERAL FUND



Type	Linear Feet	Square Feet	Notes:
TURF	8342.1	507292.2	
LANDSCAPE	2299.9	20908.1	
FIELDS/COURTS	245.9	3974.1	
PLAYGROUND	562.8	6481.7	
PARKING LOT	1113.0	23046.5	

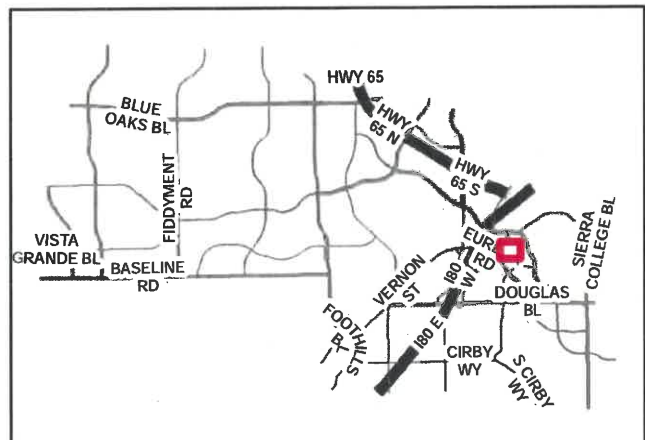


PATRICIA KENNEDY PARK

Funded by FIDDYMENT

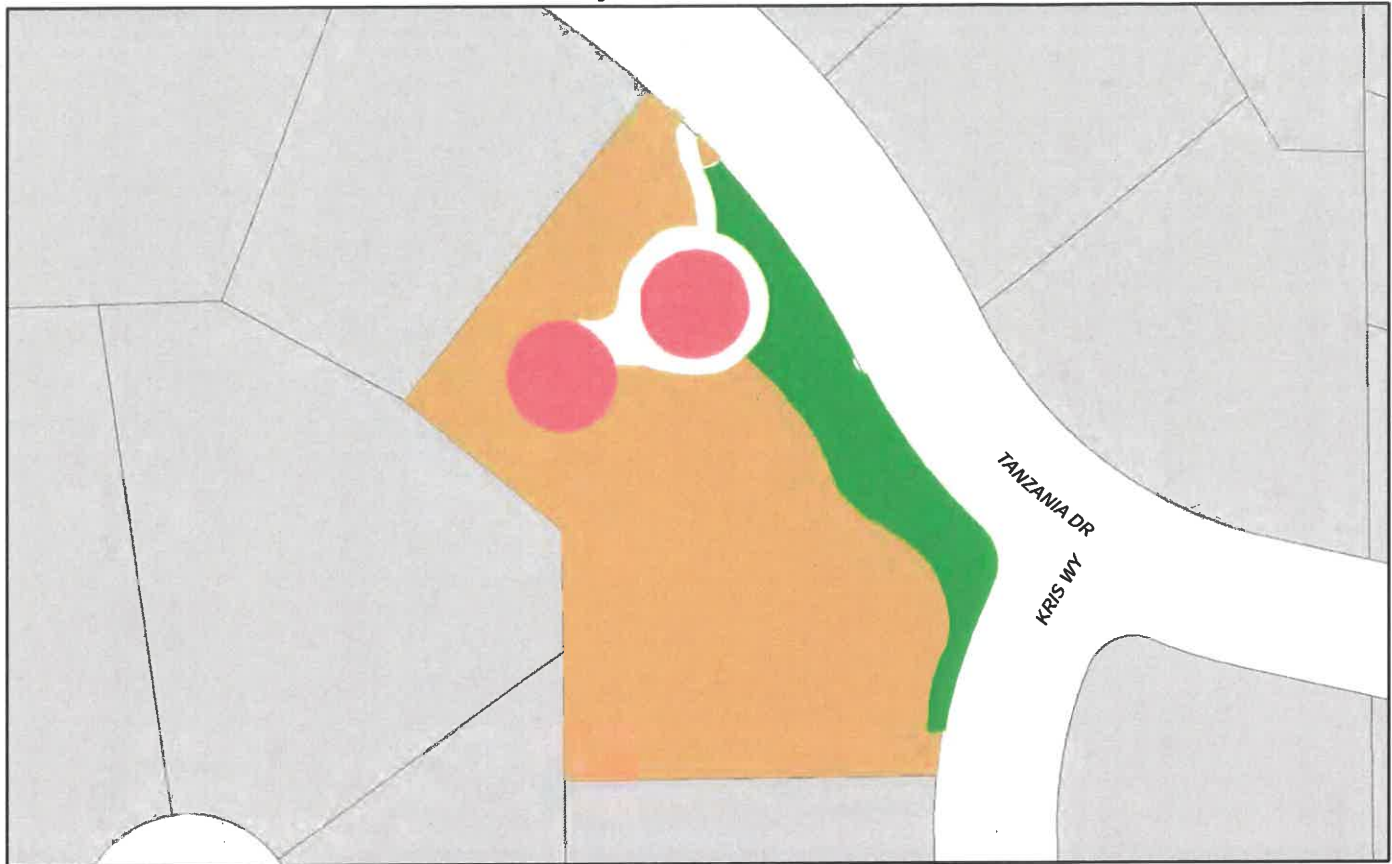


Type	Linear Feet	Square Feet	Notes:
PLAYGROUND	369.2	5422.3	
TURF	2039.8	33499.8	
LANDSCAPE	2101.1	29091.0	



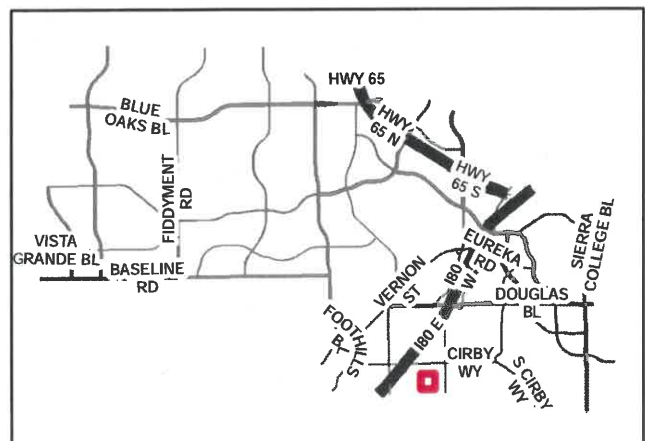
KENWOOD OAKS PARK

Funded by GENERAL FUND



Type	Linear Feet	Square Feet	Notes:
TURF	565.6	5787.7	
LANDSCAPE	1054.6	28100.9	
PLAYGROUND	281.6	3135.4	

- Turf
- Landscape
- Parking Lot
- Playground
- Fields/Courts
- Water Feature
- Natural Community

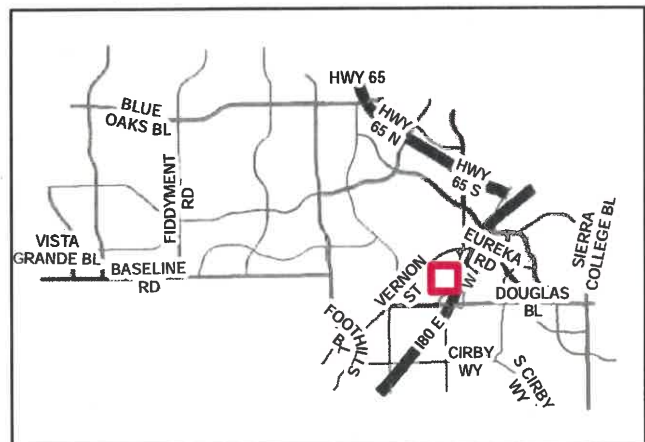


LINCOLN ESTATES PARK

Funded by GENERAL FUND



Type	Linear Feet	Square Feet	Notes:
TURF	1991.0	97904.6	
FIELDS/COURTS	351.7	8486.3	
PLAYGROUND	232.7	3396.4	
LANDSCAPE	645.6	7450.9	
NATURAL COMMUNITY	2201.2	91809.3	



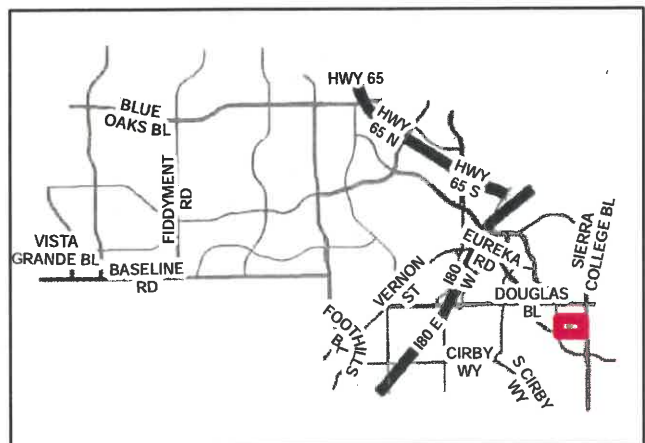
RAY E. LOCKRIDGE PARK

Funded by GENERAL FUND



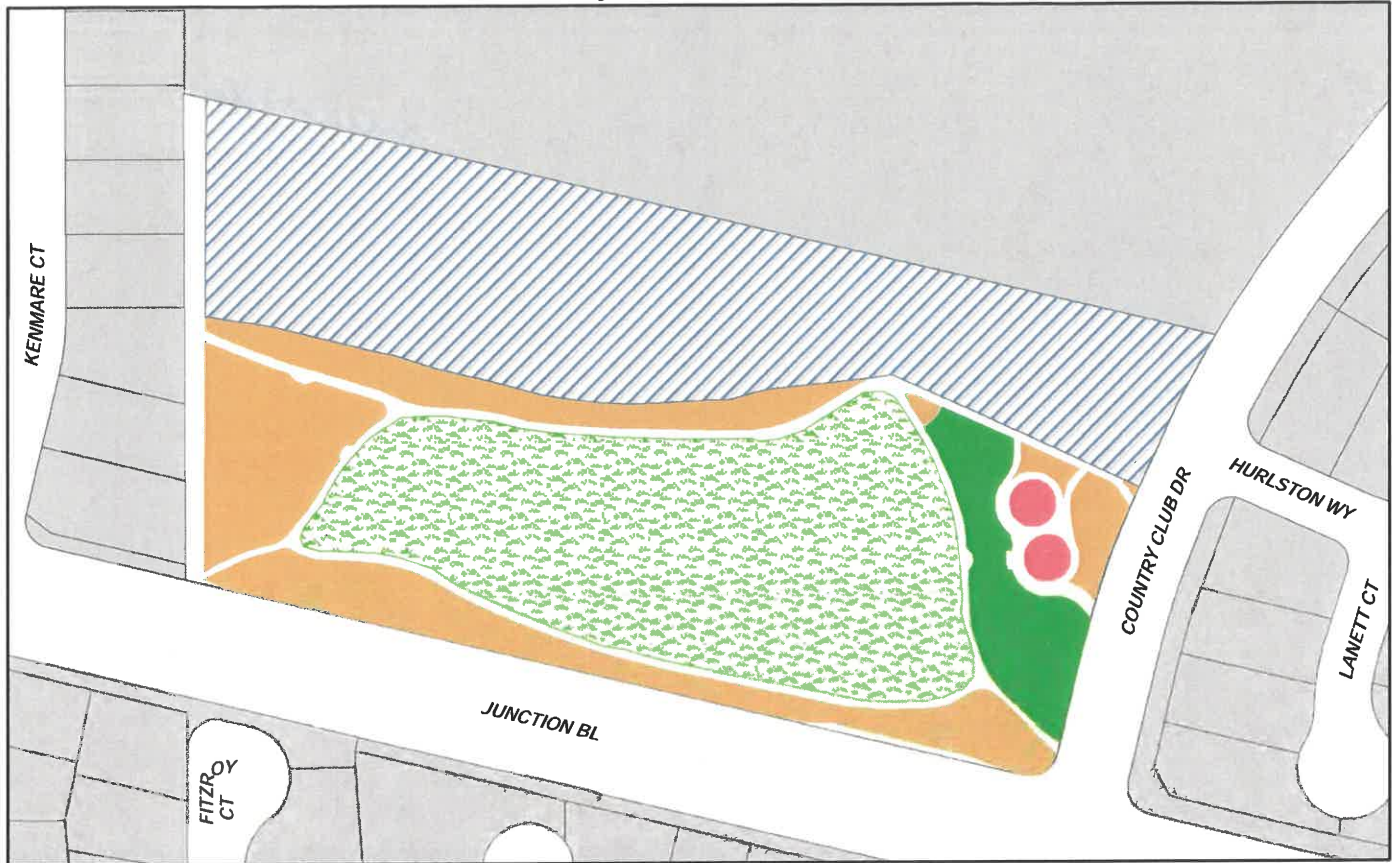
Type	Linear Feet	Square Feet	Notes:
TURF	3510.0	147858.5	
LANDSCAPE	2493.4	25793.8	
PLAYGROUND	284.9	4415.8	
NATURAL AREAS	4970.9	380075.5	
PARKING LOT	1518.0	28942.9	
FIELDS/COURTS	551.0	22291.4	

- Turf
- Landscape
- Parking Lot
- Playground
- Fields/Courts
- Water Feature
- Natural Areas

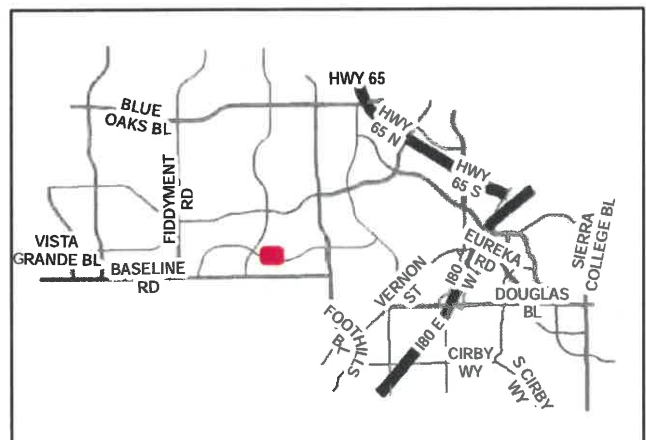


PAUL LUNARDI PARK

Funded by GENERAL FUND



Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	4015.7	64068.3	
TURF	746.2	16166.5	
PLAYGROUND	294.8	2755.1	
NATURAL COMMUNITY	1477.3	103684.5	
OTHER	2109.9	135476.7	

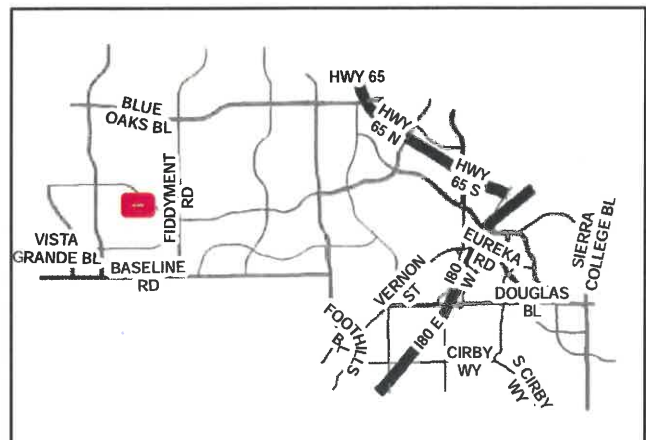
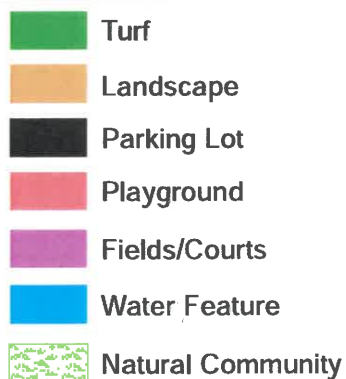


ROBERT P. "BOB" MAHAN PARK

Funded by WESTPARK

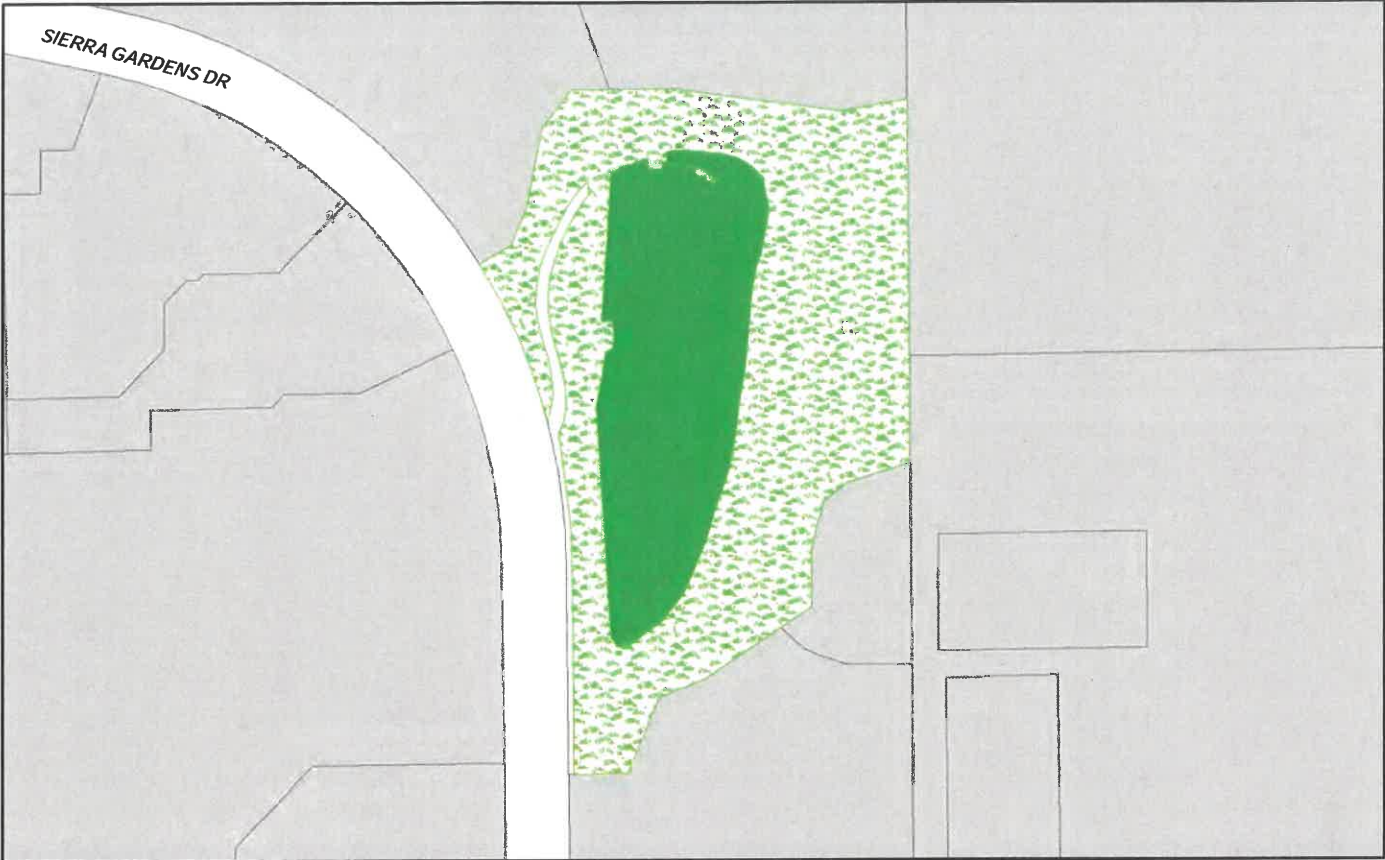


Type	Linear Feet	Square Feet	Notes:
TURF	8237.6	236216.2	
FIELDS/COURTS	784.1	21154.5	
LANDSCAPE	8216.5	94516.8	
PLAYGROUND	580.7	7006.3	

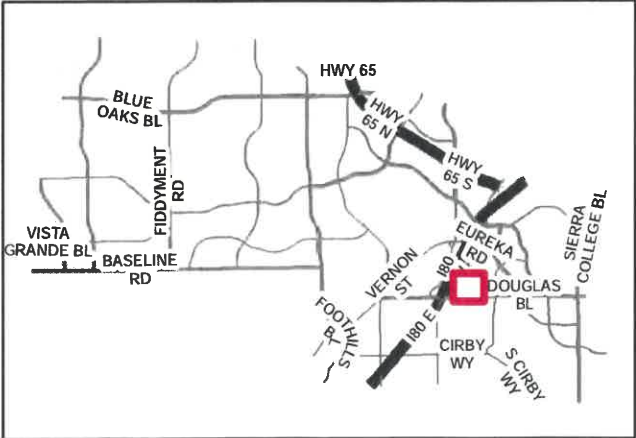


MARCO DOG PARK

Funded by GENERAL FUND



Type	Linear Feet	Square Feet	Notes:
TURF	1231.1	52703.2	
NATURAL COMMUNITY	3524.8	115625.3	



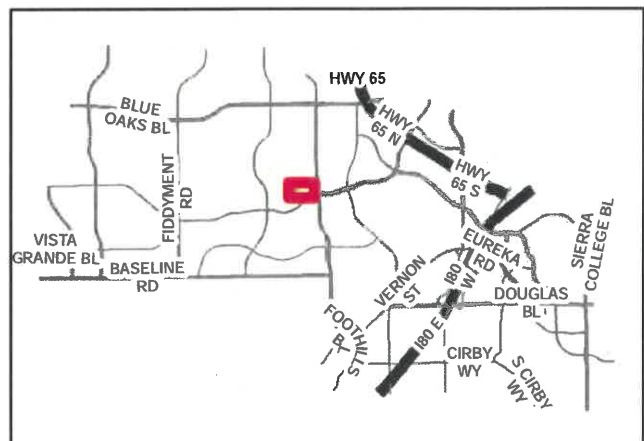
MISTY WOOD PARK

Funded by GENERAL FUND



Type	Linear Feet	Square Feet	Notes:
TURF	1117.1	43135.7	
LANDSCAPE	1864.1	23623.4	
FIELDS/COURTS	175.7	2439.5	
PLAYGROUND	308.8	4367.4	
NATURAL COMMUNITY	4900.6	216093.0	

- Turf
- Landscape
- Parking Lot
- Playground
- Fields/Courts
- Water Feature
- Natural Community



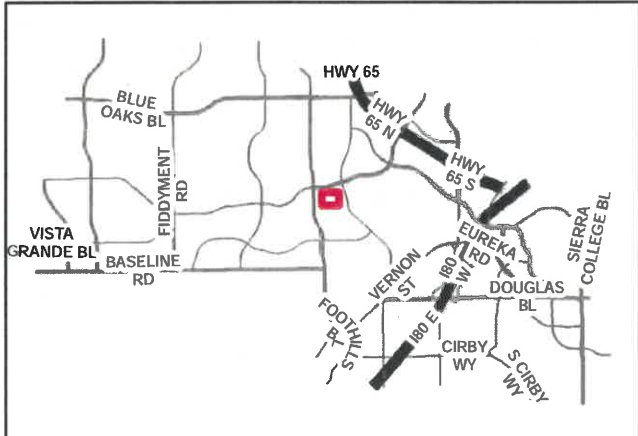
R.F. (RUBE) NELSON PARK

Funded by GENERAL FUND



Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	1971.7	35994.9	
TURF	1133.3	9240.4	
SPORTS COURT	185.4	2157.6	
PLAYGROUND	311.3	2971.5	

- Turf
- Landscape
- Parking Lot
- Playground
- Fields/Courts
- Water Feature
- Natural Community

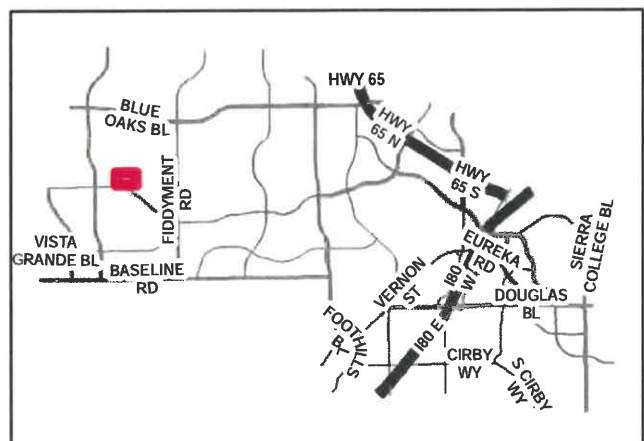
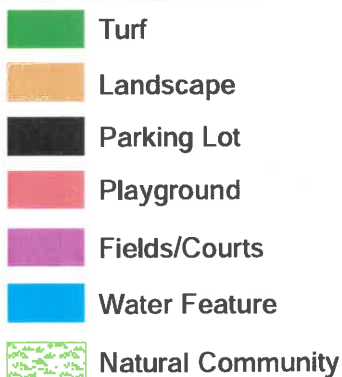


BUD NICHOLS PARKS

Funded by WESTPARK

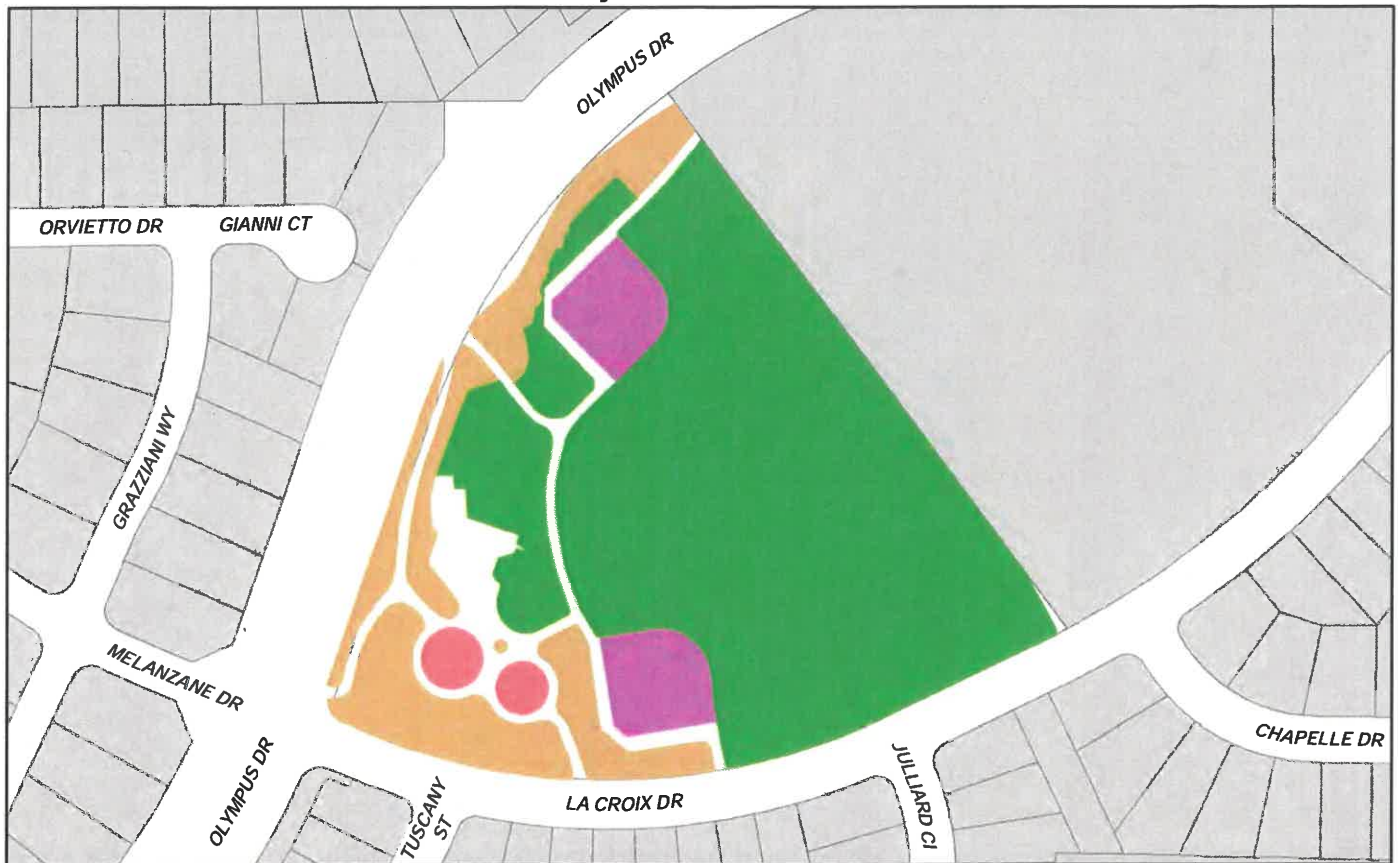


Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	1995.2	34159.0	
TURF	2175.7	103421.0	
NATURAL COMMUNITY	5372.6	152958.9	
FIELDS/COURTS	384.0	10086.7	
PLAYGROUND	407.0	4987.3	

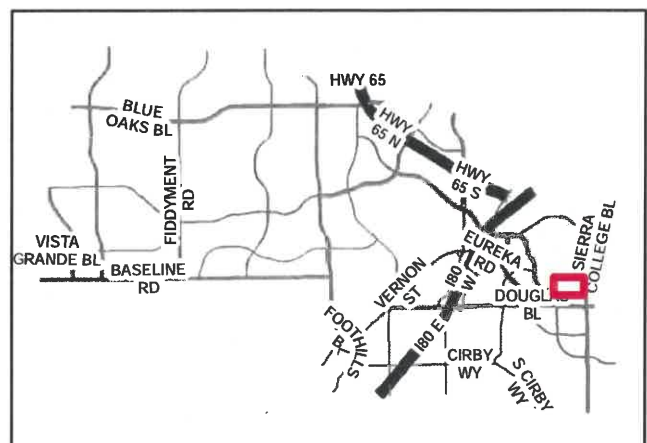
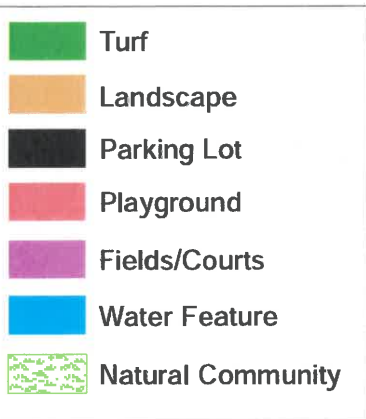


OLYMPUS PARK

Funded by GENERAL FUND



Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	3834.4	60737.7	
TURF	3461.4	225894.6	
FIELDS/COURTS	838.6	23848.8	
PLAYGROUND	403.0	6501.9	

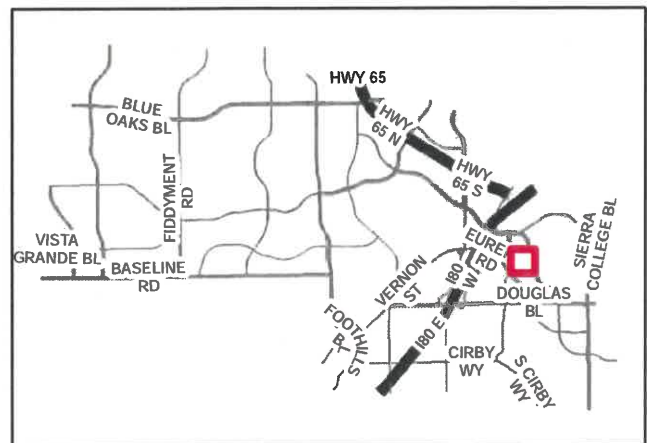


JOHN PICHES PARK

Funded by STONE POINT CFD 2

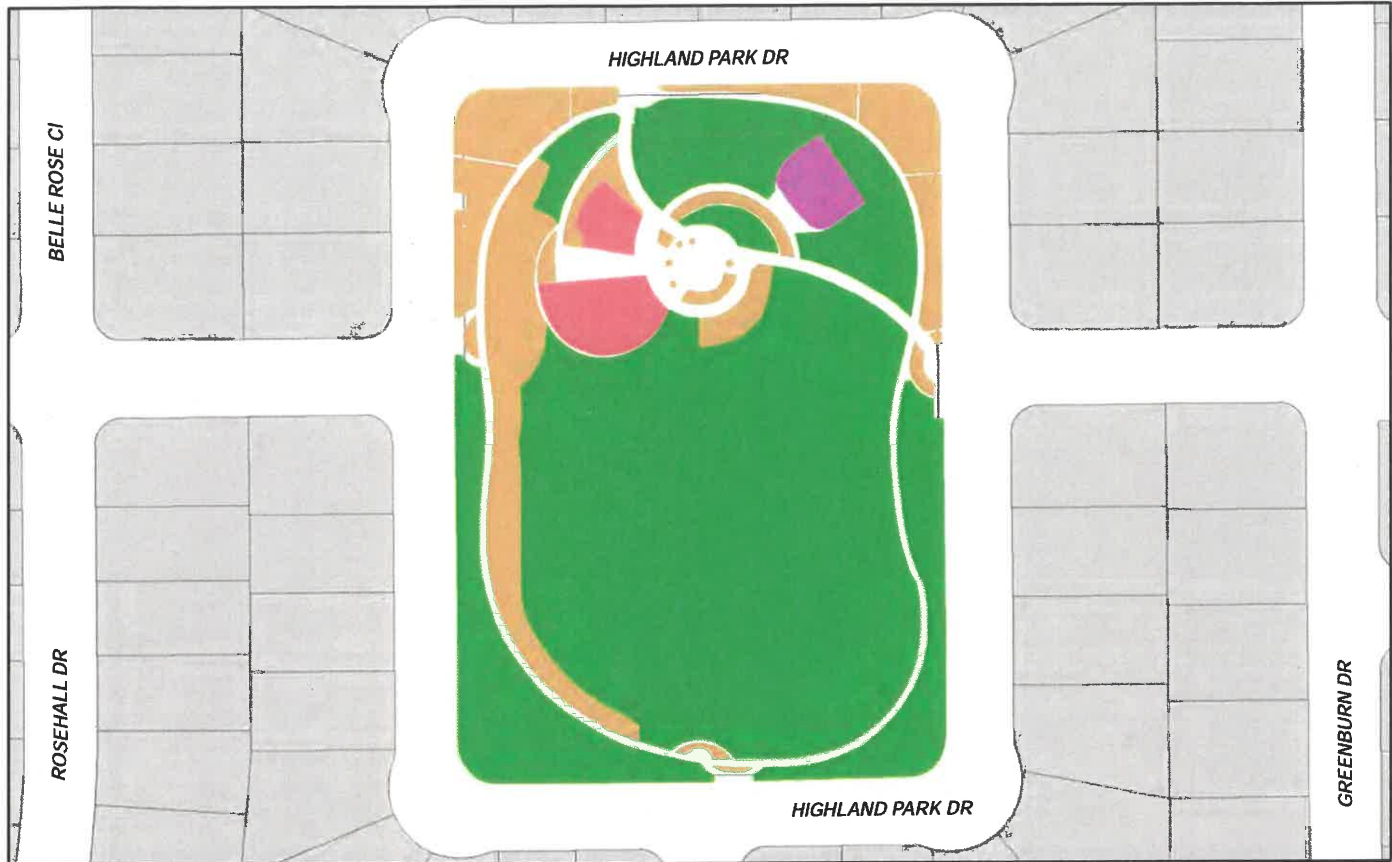


Type	Linear Feet	Square Feet	Notes:
TURF	178.5	1958.2	
LANDSCAPE	2031.3	10413.5	
FIELDS/COURTS	324.6	6233.2	
NATURAL COMMUNITY	1539.5	51139.6	



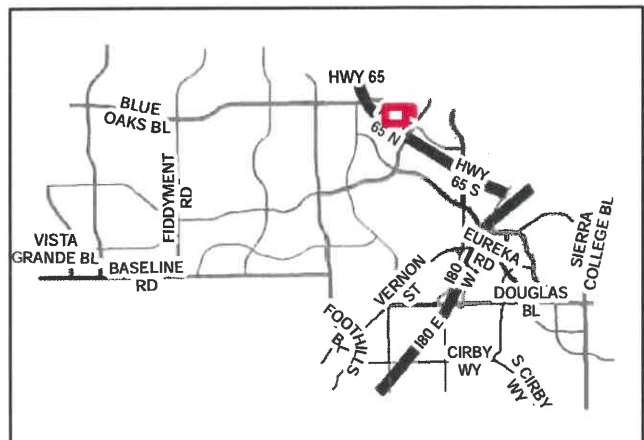
ALDO PINESCHI PARK

Funded by HIGHLAND RESERVE NORTH



Type	Linear Feet	Square Feet	Notes:
TURF	4160.5	125474.0	
LANDSCAPE	3906.3	31474.4	
FIELDS/COURTS	199.3	2683.5	
PLAYGROUND	440.8	6015.6	

- Turf
- Landscape
- Parking Lot
- Playground
- Fields/Courts
- Water Feature
- Natural Community

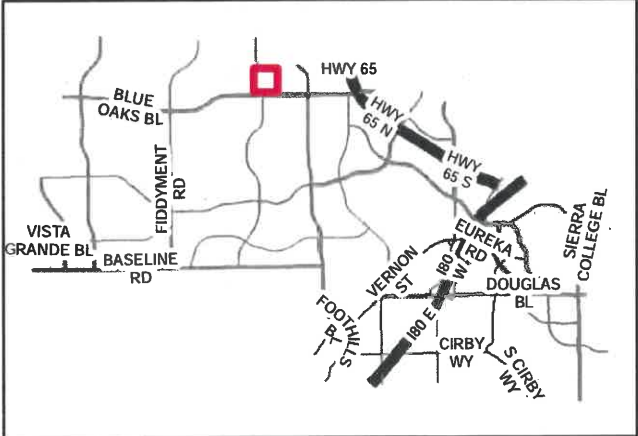


WALTER & DORIS RICKEY PARK

Funded by LONGMEADOW

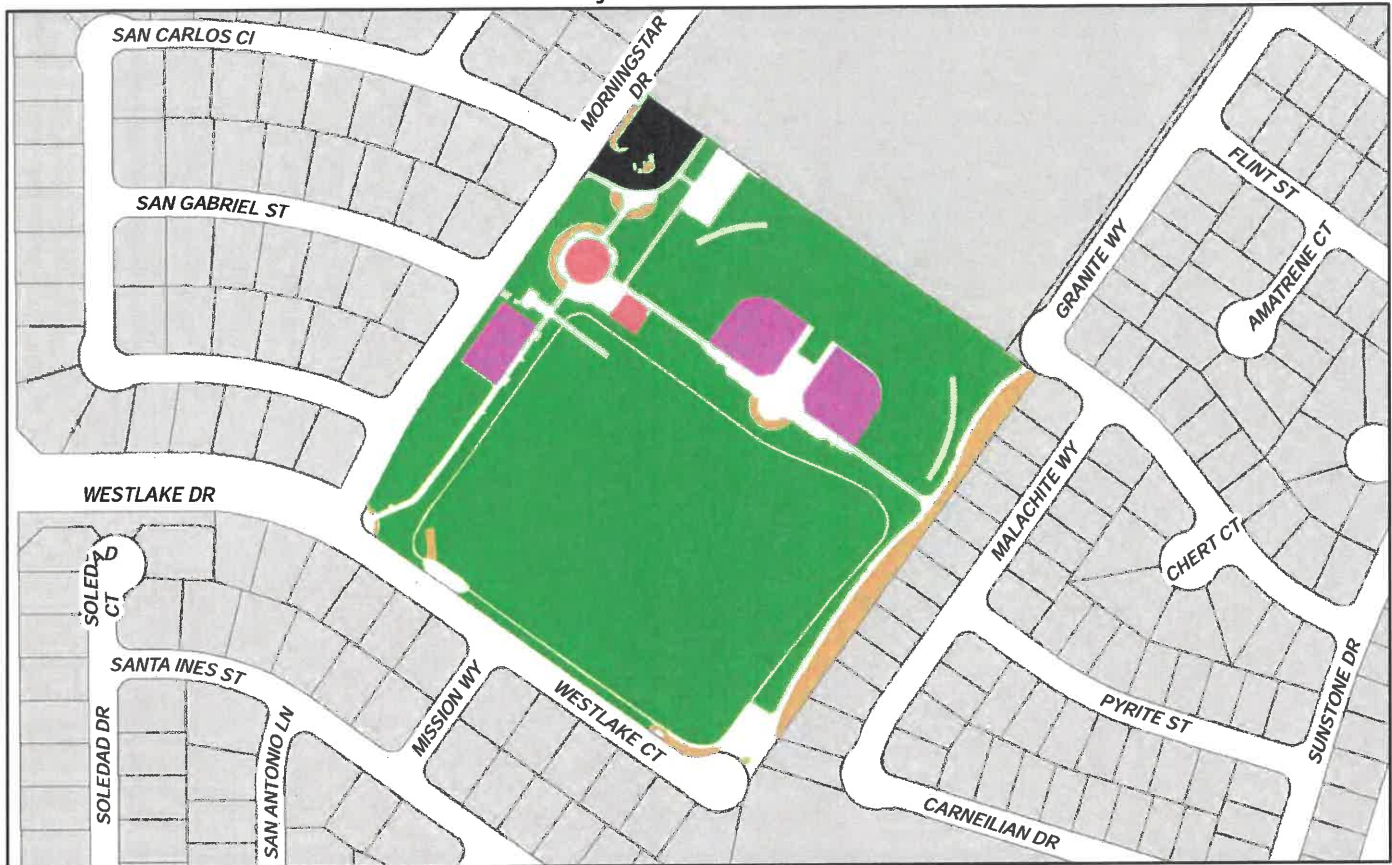


Type	Linear Feet	Square Feet	Notes:
TURF	3639.8	67818.5	
LANDSCAPE	2704.6	43362.6	
PLAYGROUND	339.9	4206.2	



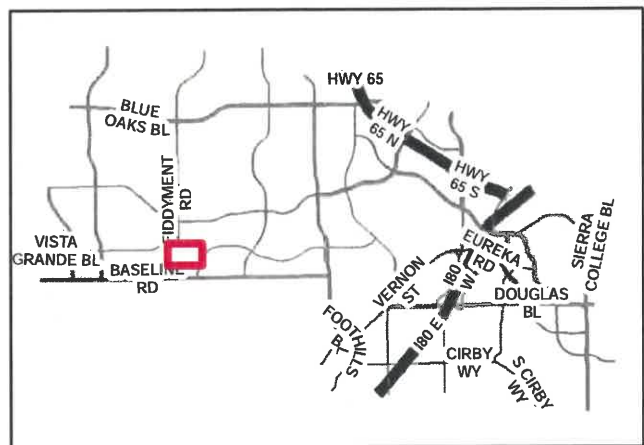
BILL SANTUCCI PARK

Funded by GENERAL FUND



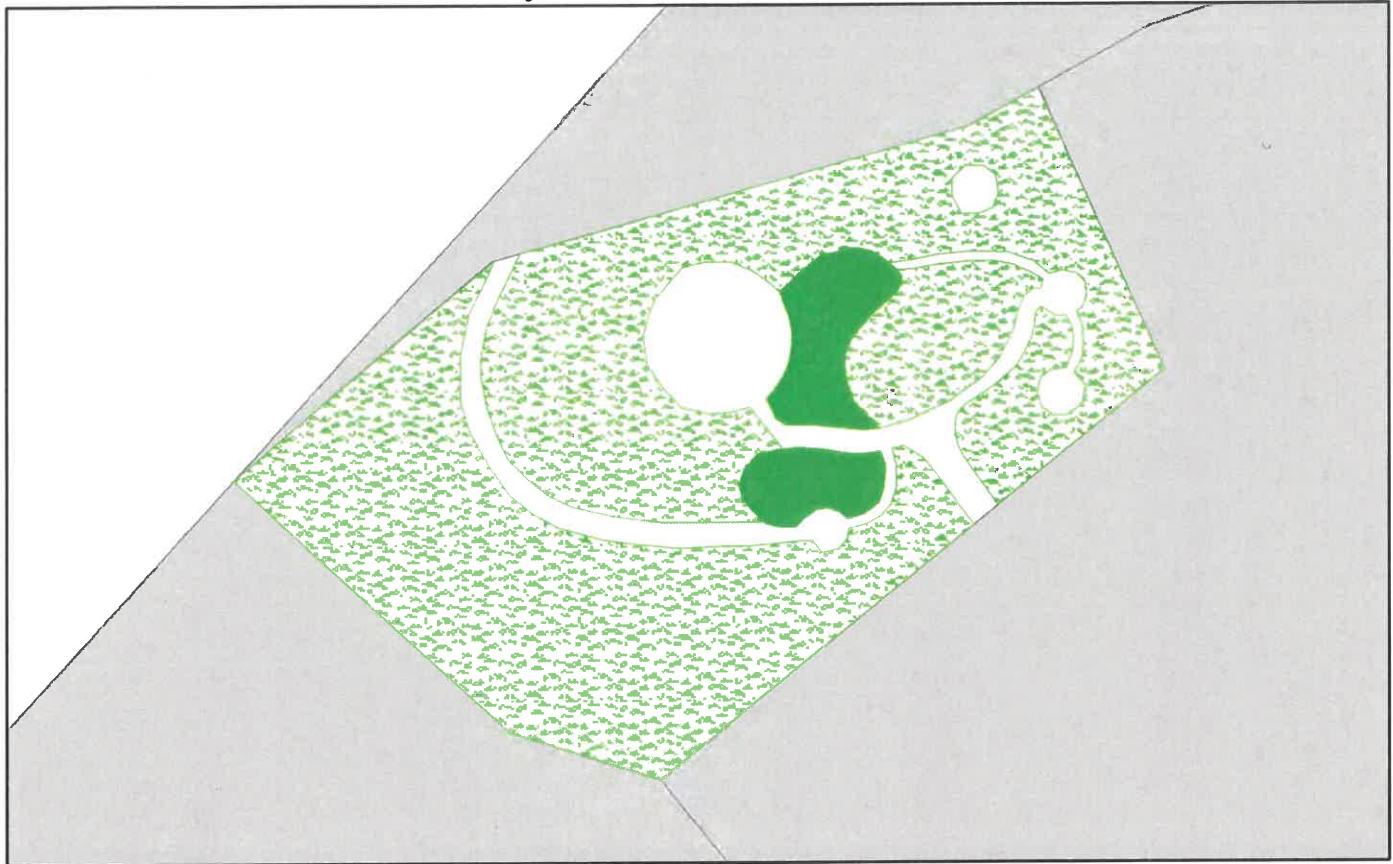
Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	2988.1	22837.4	
TURF	10440.6	394019.3	
FIELDS/COURTS	1105.1	26738.8	
PLAYGROUND	383.2	5305.3	
PARKING LOT	642.3	11402.8	

- Turf
- Landscape
- Parking Lot
- Playground
- Fields/Courts
- Water Feature
- Natural Community



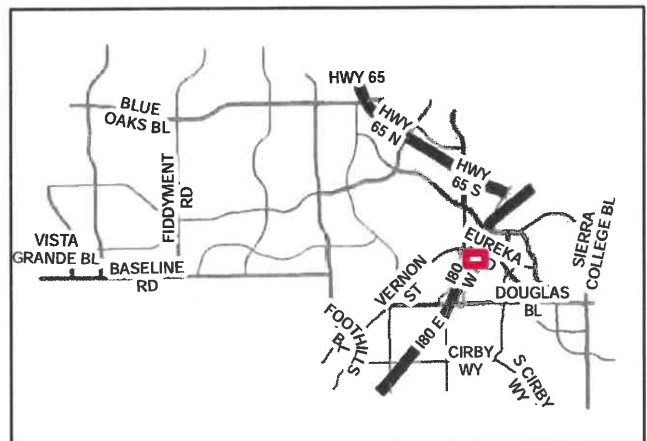
SCULPTURE PARK

Funded by OLYMPUS POINTE - ZONE A



Type	Linear Feet	Square Feet	Notes:
TURF	312.0	2410.9	
NATURAL COMMUNITY	1866.0	27921.4	

	Turf
	Landscape
	Parking Lot
	Playground
	Fields/Courts
	Water Feature
	Natural Community



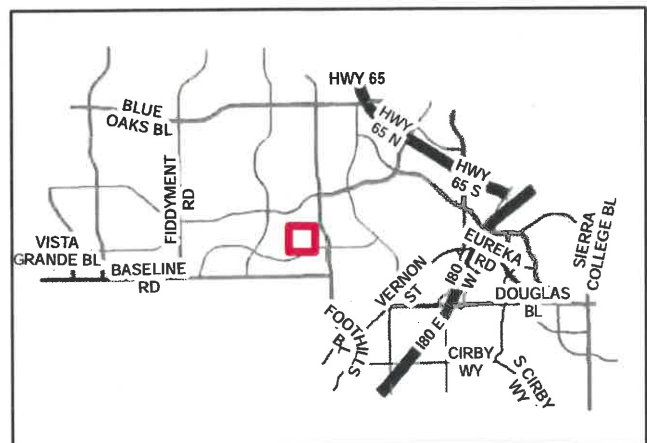
SILVERADO OAKS PARK

Funded by GENERAL FUND



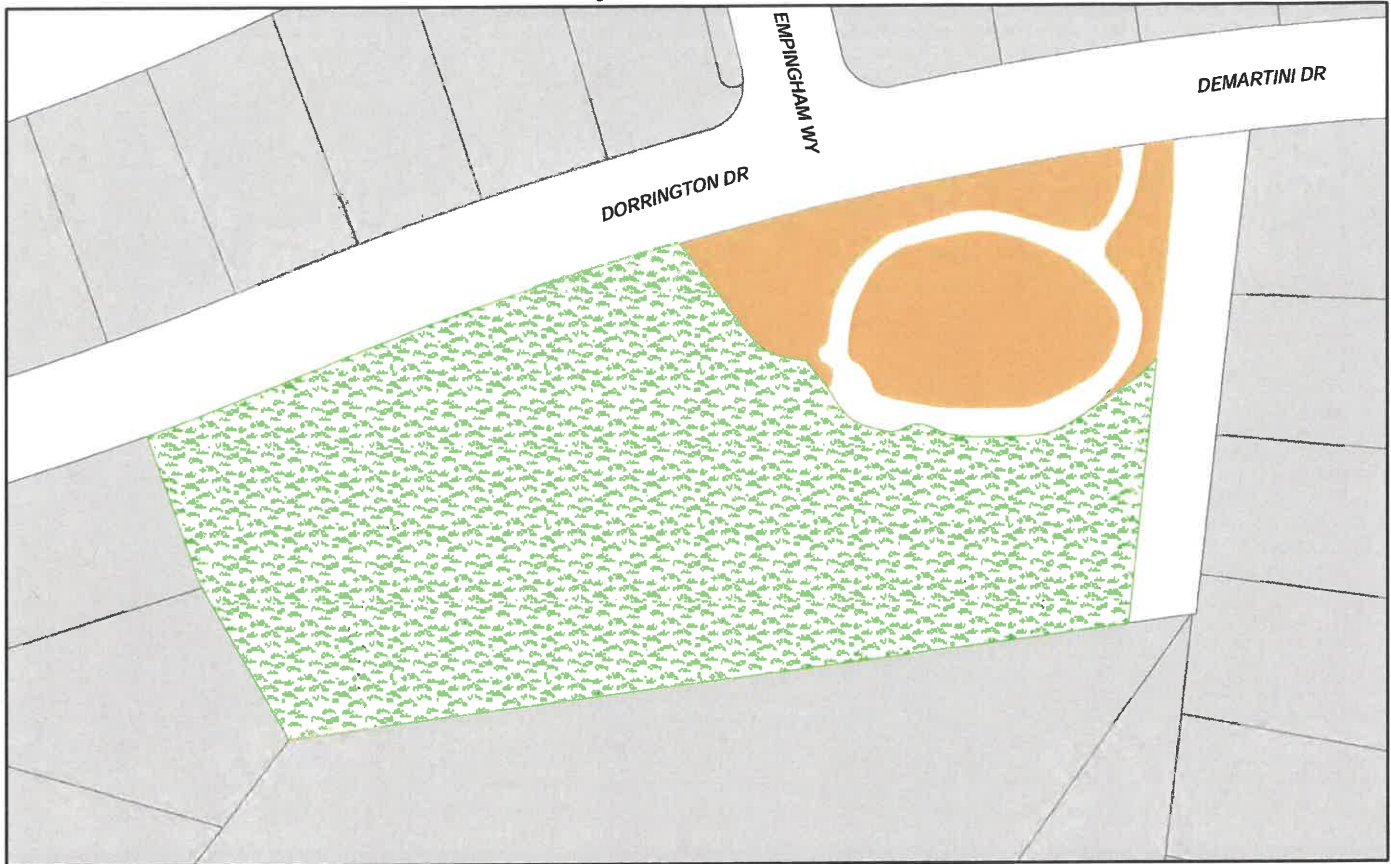
Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	2613.3	30896.4	
TURF	6091.8	209813.0	
FIELDS/COURTS	351.3	8102.8	
PLAYGROUND	459.5	5625.0	

- Turf
- Landscape
- Parking Lot
- Playground
- Fields/Courts
- Water Feature
- Natural Community



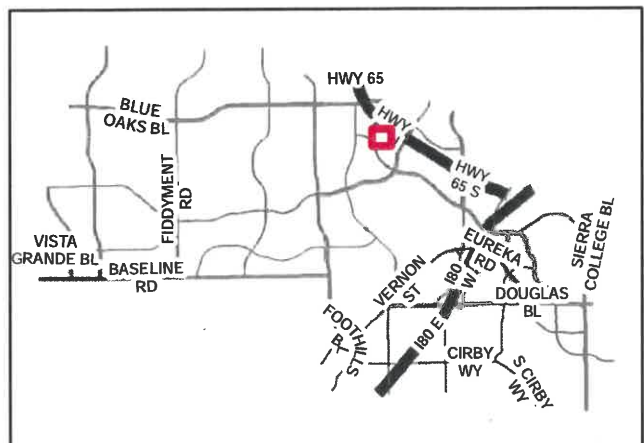
SSP 48

Funded by GENERAL FUND



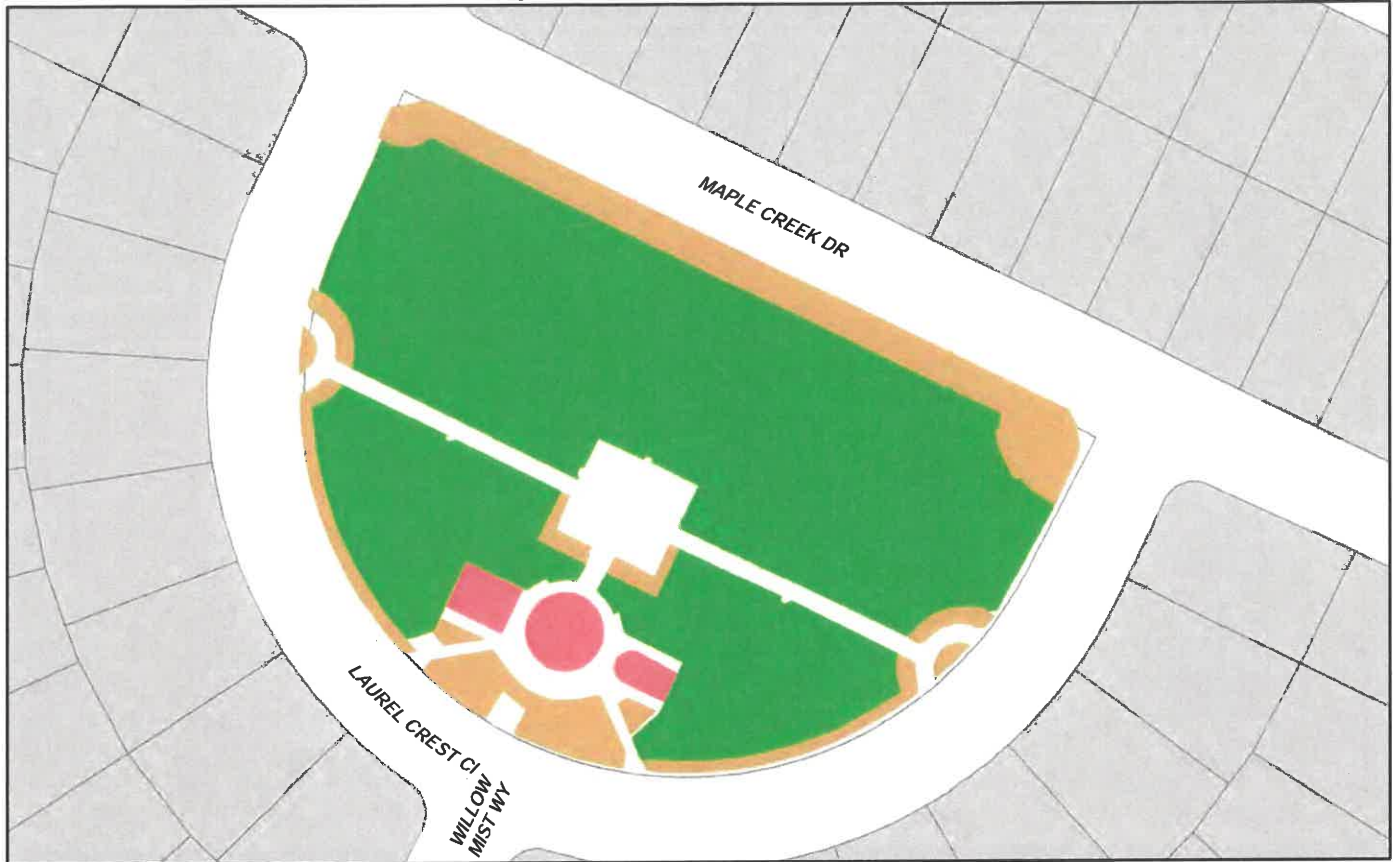
Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	1144.1	16325.8	
NATURAL AREAS	1187.7	63867.1	

	Turf
	Landscape
	Parking Lot
	Playground
	Fields/Courts
	Water Feature
	Natural Areas



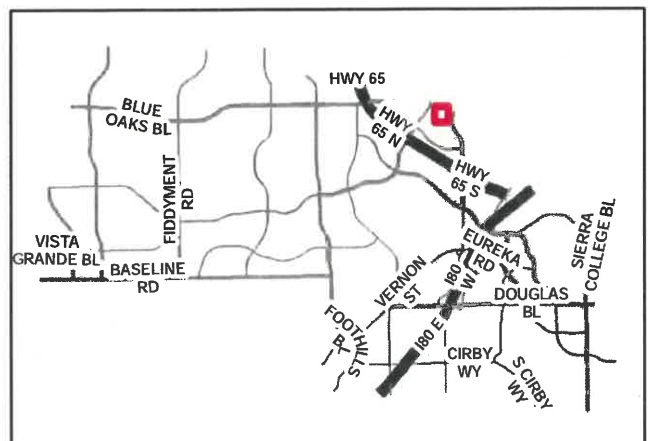
DEL STEPHENSON PARK

Funded by HIGHLAND RESERVE NORTH



Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	2845.6	18954.9	
TURF	2217.0	80230.0	
PLAYGROUND	417.4	3369.9	

- Turf
- Landscape
- Parking Lot
- Playground
- Fields/Courts
- Water Feature
- Natural Community

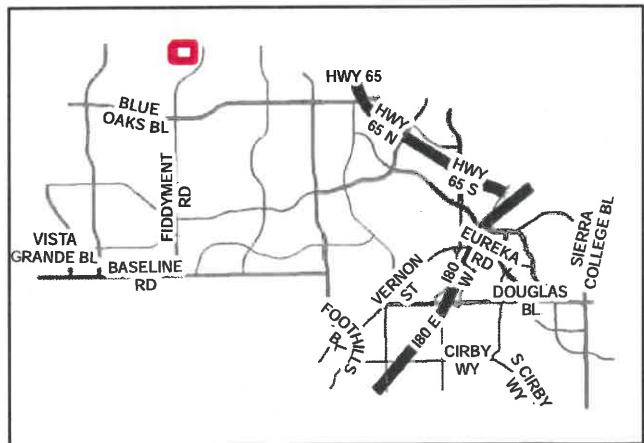


LAUREL T STIZZO PARK

Funded by Fiddymint



Type	Linear Feet	Square Feet	Notes:
TURF	4086.6	208018.1	
LANDSCAPE	8951.4	122768.1	
PLAYGROUND	362.3	5440.4	
PARKING LOT	435.1	7815.4	

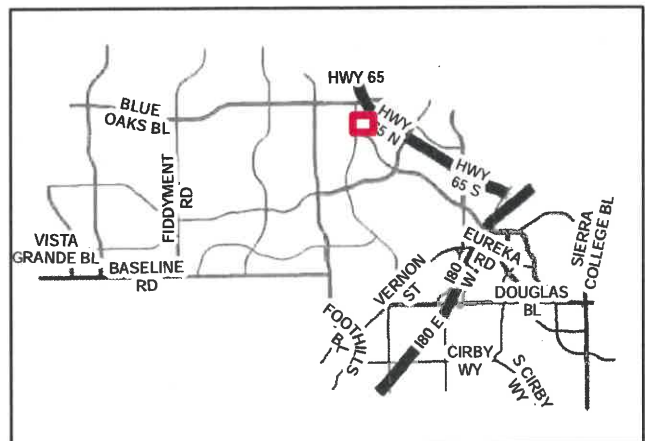


SUMMERHILL PARK

Funded by GENERAL FUND



Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	1450.8	25412.0	
TURF	2816.0	76957.1	
FIELDS/COURTS	200.3	2488.7	
PLAYGROUND	278.9	3605.9	

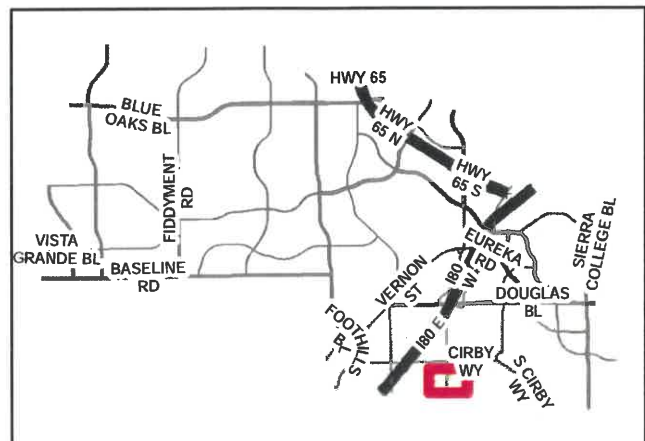


SUNRISE CORRIDOR

Funded by General Fund

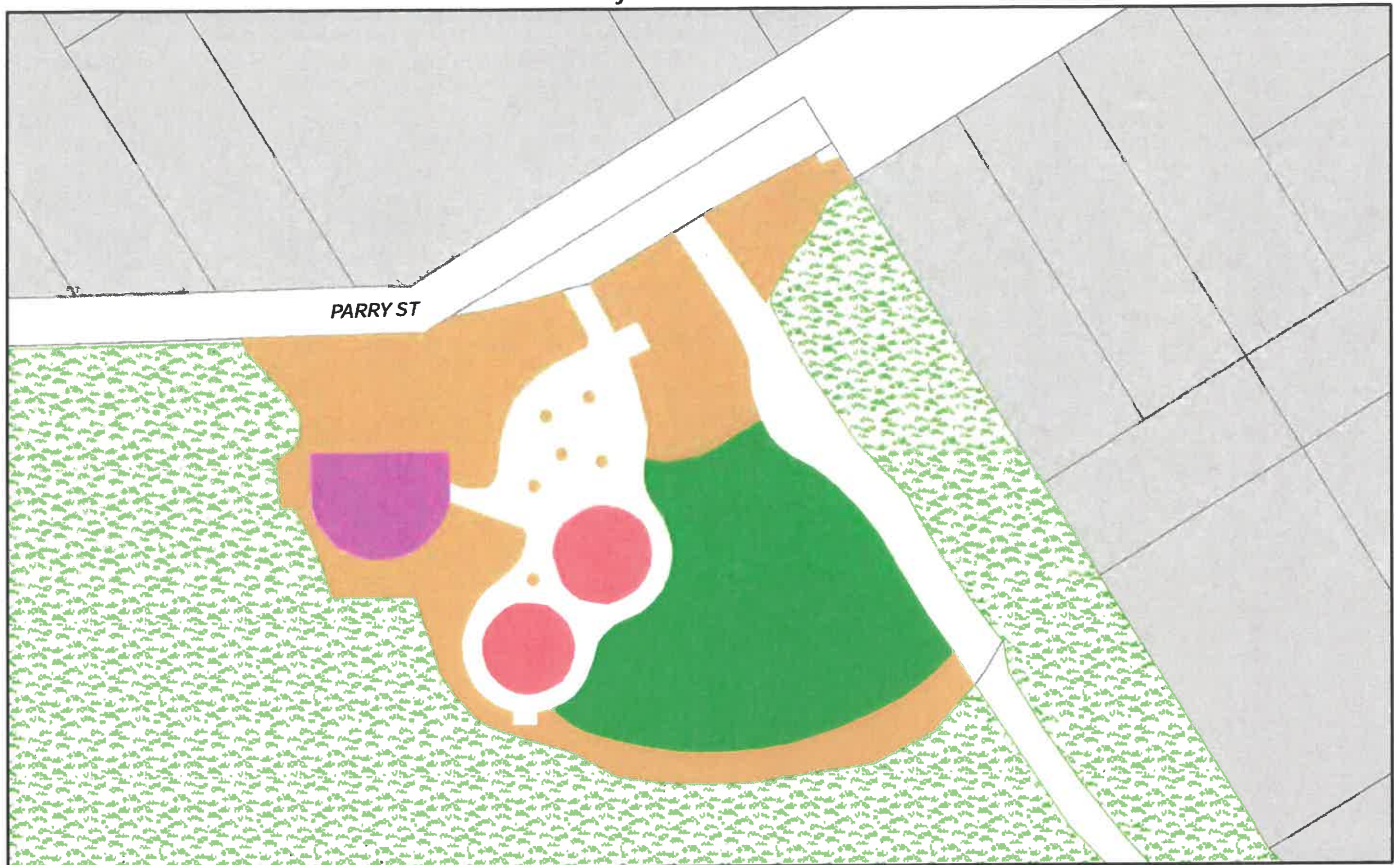


Type	Linear Feet	Square Feet	Notes:
TURF	5655.7	179360.7	
LANDSCAPE	9987.7	350602.9	



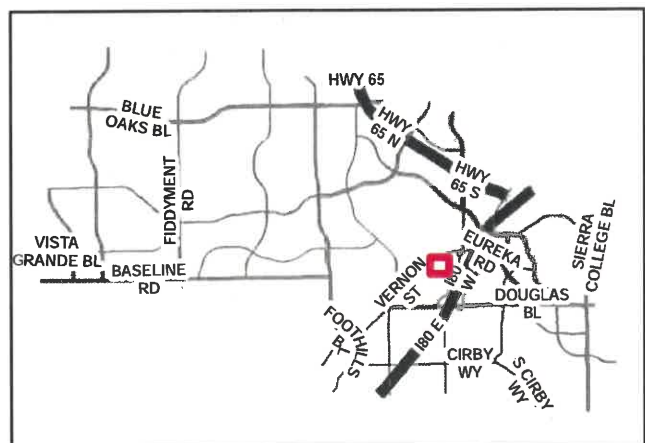
TAYLOR PARK

Funded by General Fund



Type	Linear Feet	Square Feet	Notes:
TURF	492.6	13343.9	
LANDSCAPE	1814.0	18109.9	
SPORTS COURT	180.7	2236.6	
PLAYGROUND	252.9	2521.1	
NATURAL AREAS	7273.4	520580.0	

- Turf
- Landscape
- Parking Lot
- Playground
- Fields/Courts
- Water Feature
- Natural Community

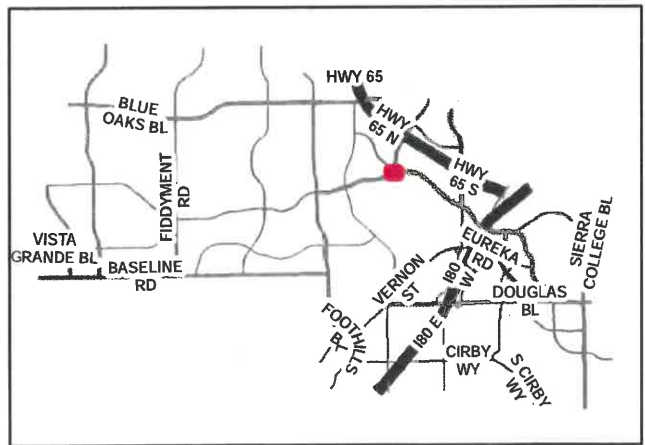
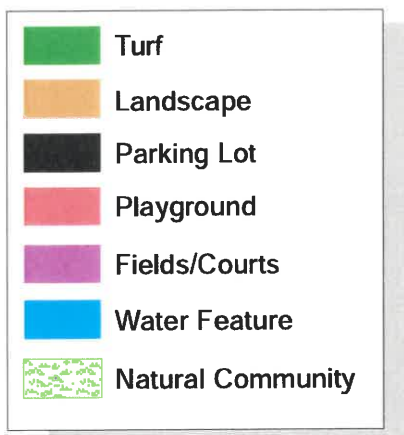


TWINWOOD PARK

Funded by GENERAL FUND



Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	1162.1	4320.3	
TURF	2943.0	27884.4	
PLAYGROUND	193.0	2637.6	

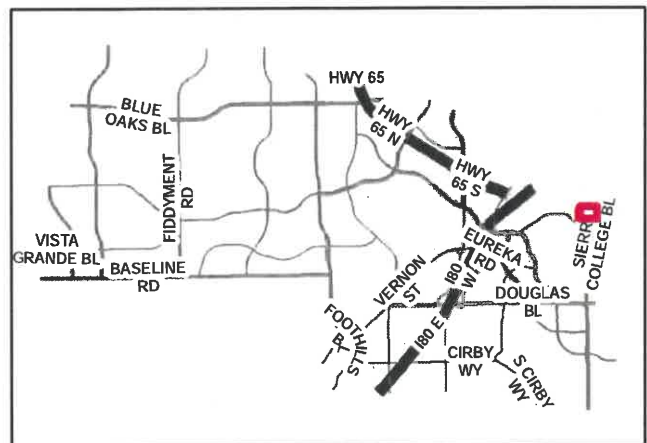


DAVID URIBE PARK

Funded by GENERAL FUND



Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	2996.3	41596.7	
TURF	3359.4	111180.8	
SPORTS COURT	233.8	3240.4	
PLAYGROUND	452.1	4967.8	

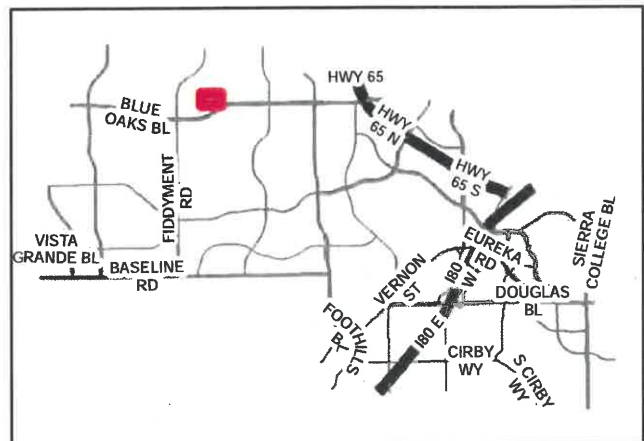


VETERANS MEMORIAL PARK NORTH

Funded by GENERAL FUND



Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	1484.6	8952.4	
TURF	4503.4	339687.2	
PLAYGROUND	319.7	3356.9	
NATURAL COMMUNITY	5694.2	113937.1	
PARKING LOT	1715.5	40512.3	

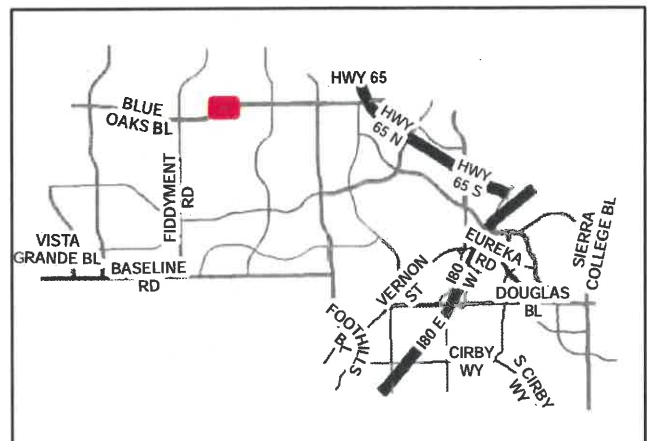


VETERANS MEMORIAL PARK

Funded by GENERAL FUND



Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	3220.6	39697.2	
TURF	1731.9	60087.0	
FIELDS/COURTS	303.7	5424.3	
PLAYGROUND	266.4	2398.0	
NATURAL COMMUNITY	4179.5	160349.8	
PARKING LOT	738.6	14973.2	



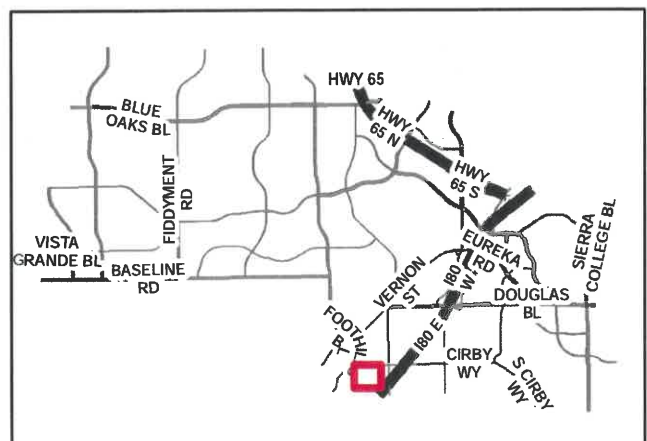
WALLACE PARK AT CRESTHAVEN

Funded by GENERAL FUND



Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	1867.7	21054.1	
TURF	4086.7	99681.0	
FIELDS/COURTS	236.5	973.5	
PLAYGROUND	462.7	5991.7	

	Turf
	Landscape
	Parking Lot
	Playground
	Fields/Courts
	Water Feature
	Natural Community

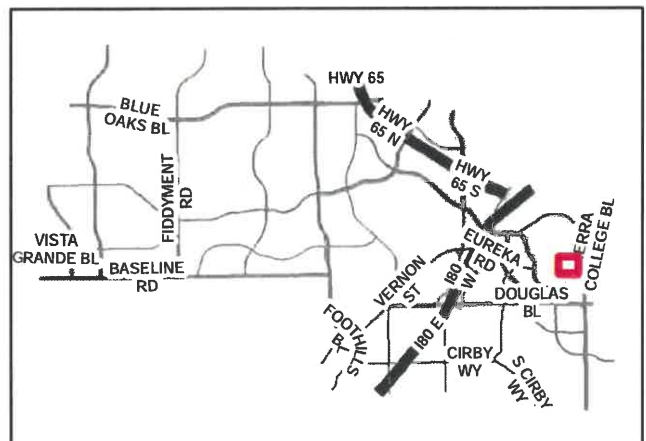


OWEN "RUSS" JR. WALTRIP

Funded by STONERIDGE



Type	Linear Feet	Square Feet	Notes:
PLAYGROUND	435.1	5251.0	
TURF	1467.7	31088.4	
LANDSCAPE	2899.8	16130.2	
NATURAL AREAS	5590.0	264115.2	

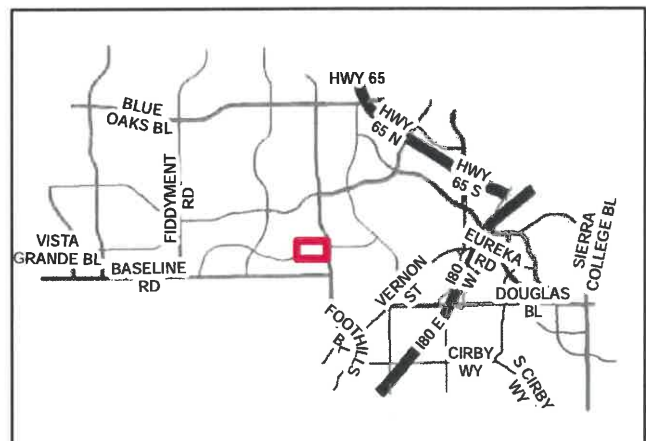


JAMES W. WANISH PARK

Funded by GENERAL FUND



Type	Linear Feet	Square Feet	Notes:
TURF	3989.7	206353.3	
LANDSCAPE	4094.6	51652.7	
FIELDS/COURTS	430.2	12609.5	
PLAYGROUND	367.0	3978.8	
PARKING LOT	699.5	12850.2	



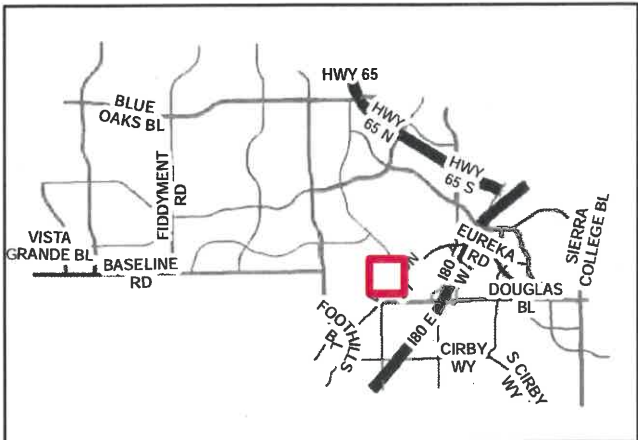
WEBER PARK

Funded by GENERAL FUND



Type	Linear Feet	Square Feet	Notes:
TURF	1543.2	54437.6	
LANDSCAPE	1740.5	9011.9	
FIELDS/COURTS	229.9	3025.6	
PLAYGROUND	378.4	4087.8	

- Turf
- Landscape
- Parking Lot
- Playground
- Fields/Courts
- Water Feature
- Natural Community



MARK WHITE PARK

Funded by GENERAL FUND



Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	1625.9	6836.4	
TURF	458.0	7457.4	
FIELDS/COURTS	229.4	3370.7	
PLAYGROUND	476.6	3973.9	

Turf

Landscape

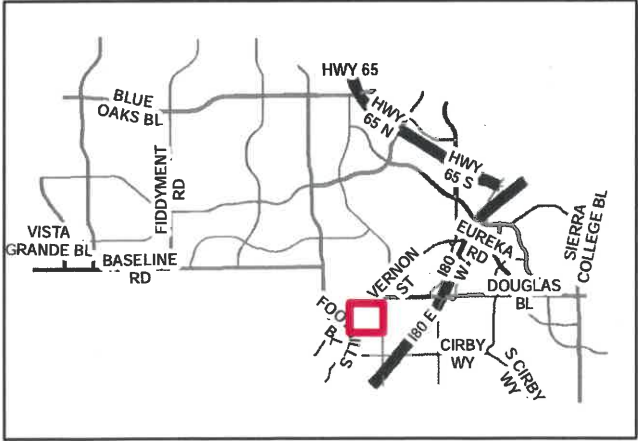
Parking Lot

Playground

Fields/Courts

Water Feature

Natural Community

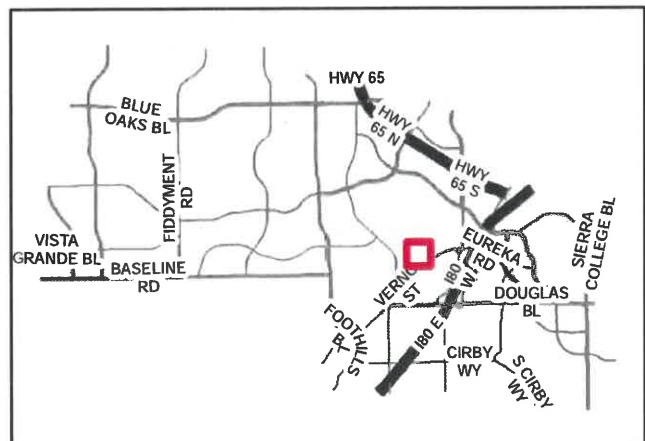


WOODBIDGE PARK

Funded by GENERAL FUND

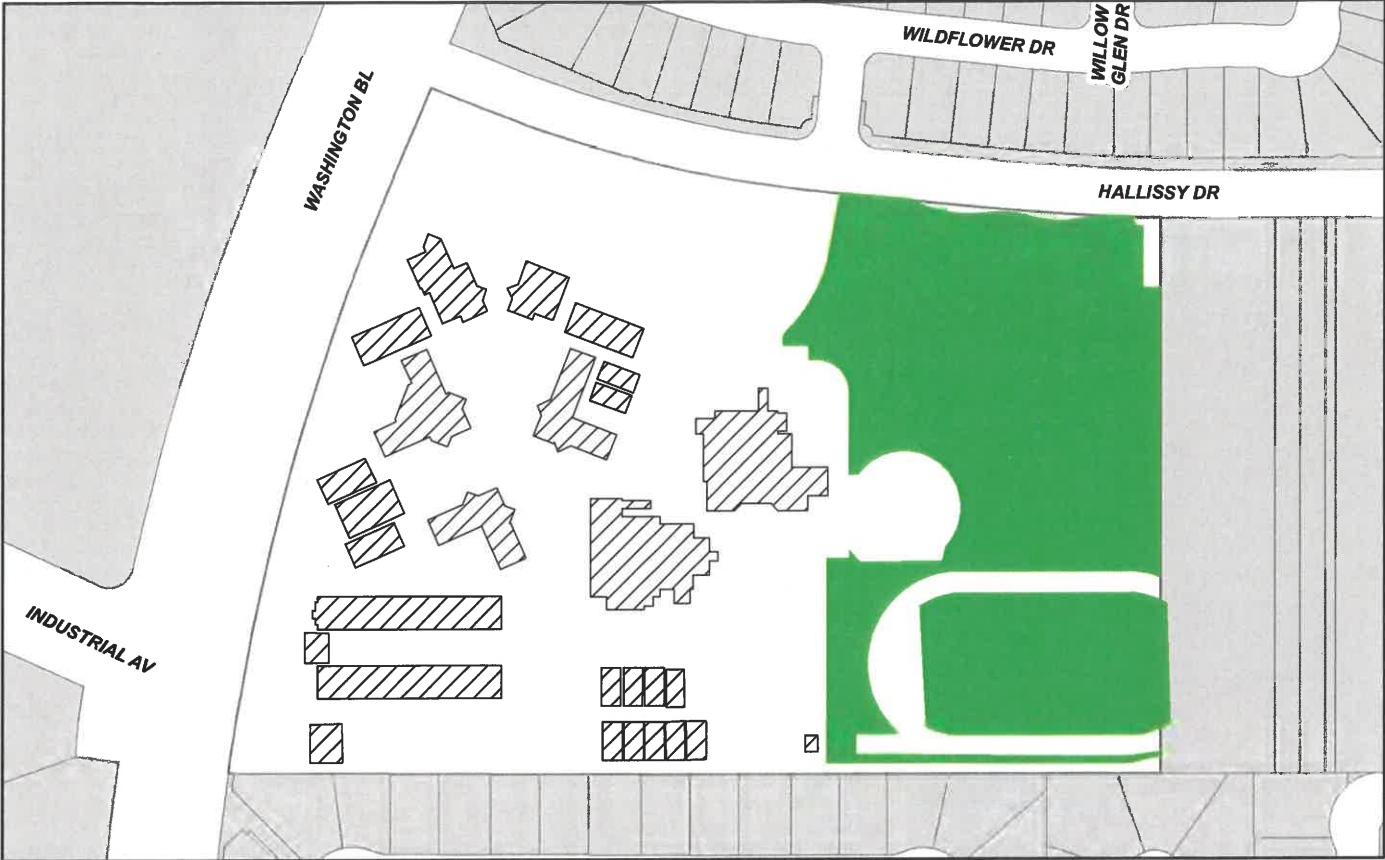


Type	Linear Feet	Square Feet	Notes:
TURF	3276.8	87586.0	
LANDSCAPE	720.4	2952.7	
FIELDS/COURTS	422.9	11950.6	
PLAYGROUND	304.1	2922.0	

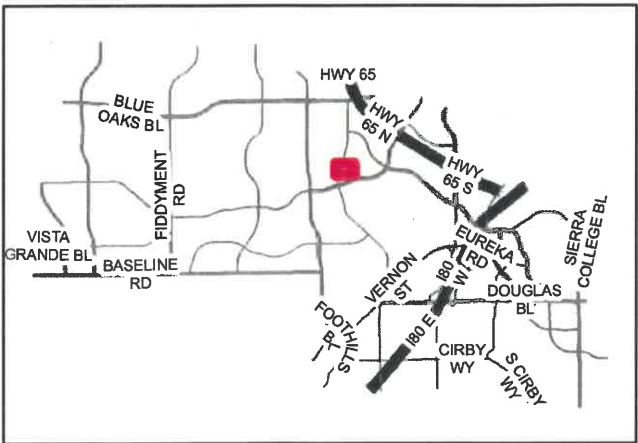
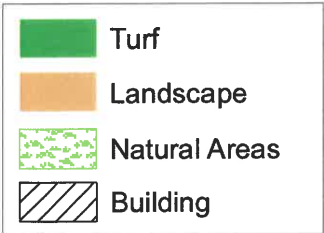


BULJAN MIDDLE SCHOOL

Funded by General Fund



Type	Linear Feet	Square Feet	Notes:
TURF	4302.6	239699.7	

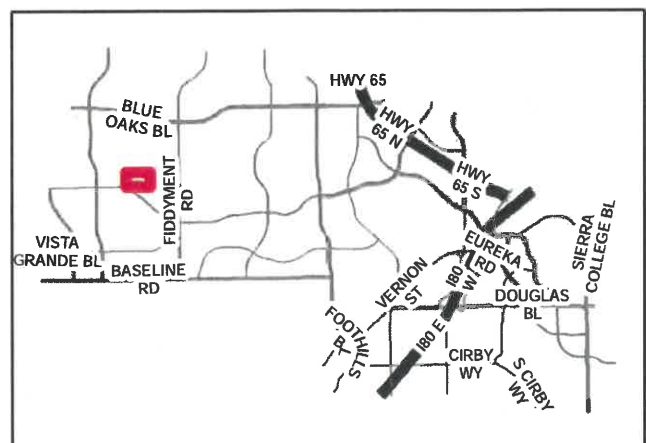
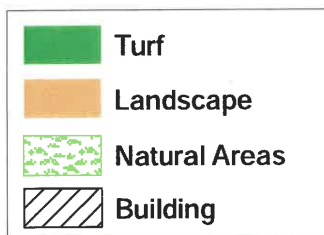


CHILTON MIDDLE SCHOOL

Funded by General Fund



Type	Linear Feet	Square Feet	Notes:
TURF	4494.8	290139.7	

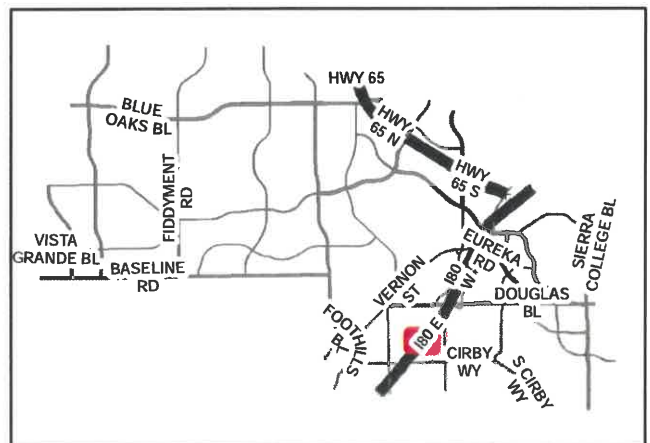
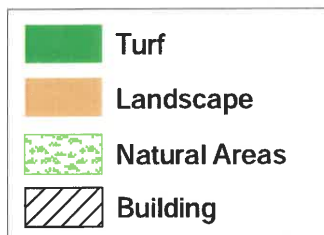


CIRBY ELEMENTARY SCHOOL

Funded by General Fund

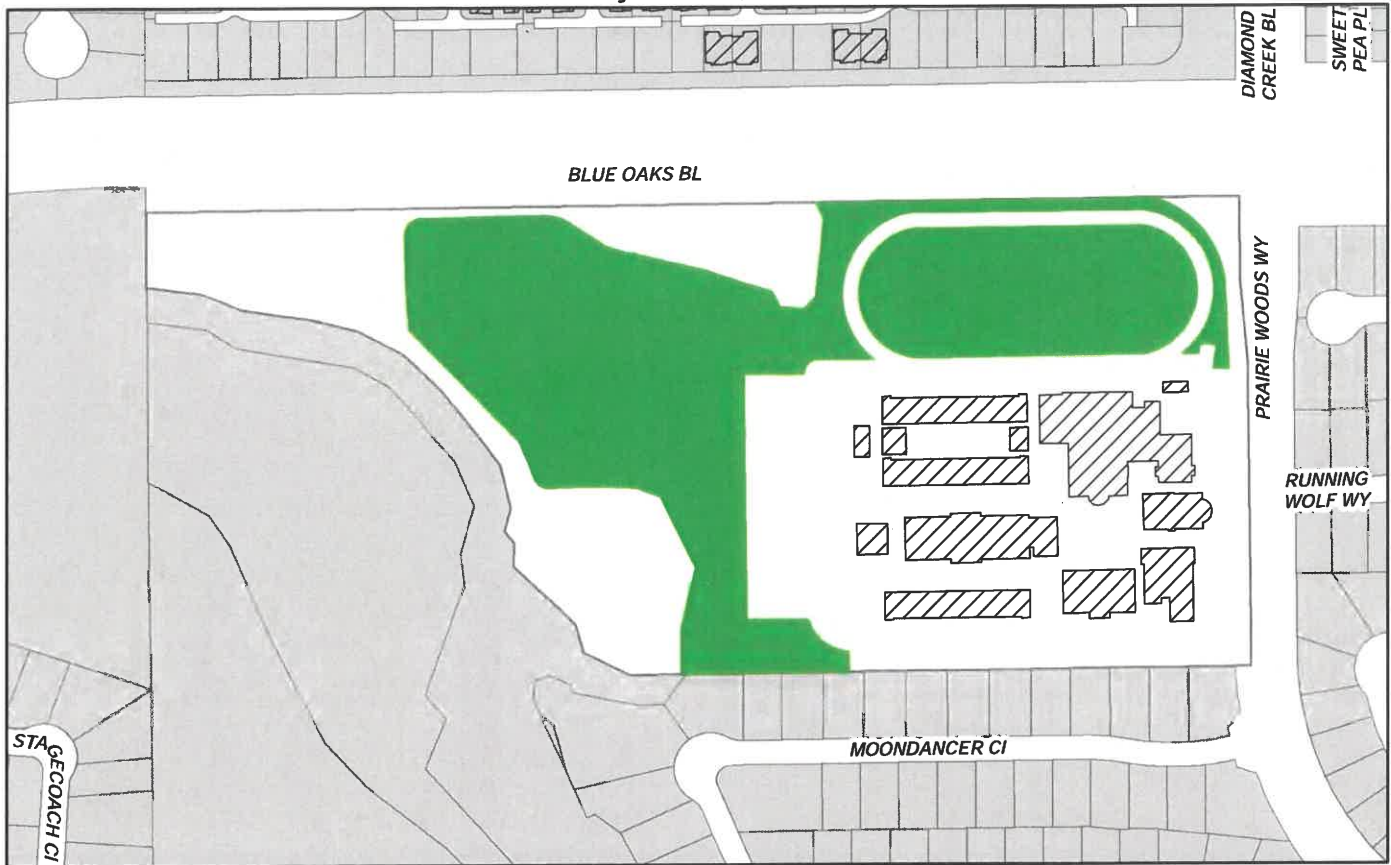


Type	Linear Feet	Square Feet	Notes:
TURF	1567.7	47537.4	

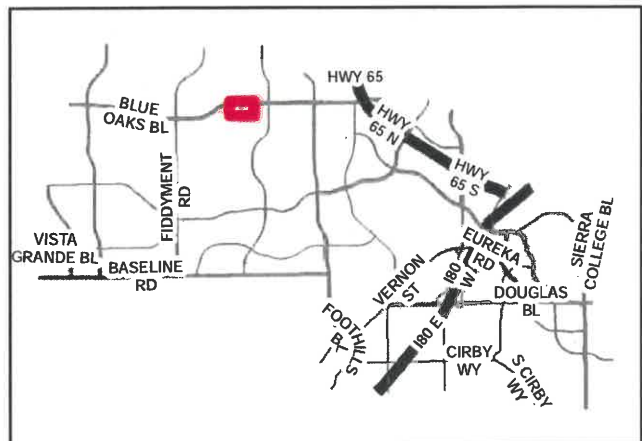
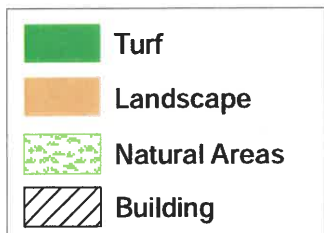


COOLEY MIDDLE SCHOOL

Funded by General Fund



Type	Linear Feet	Square Feet	Notes:
TURF	6139.4	363837.8	

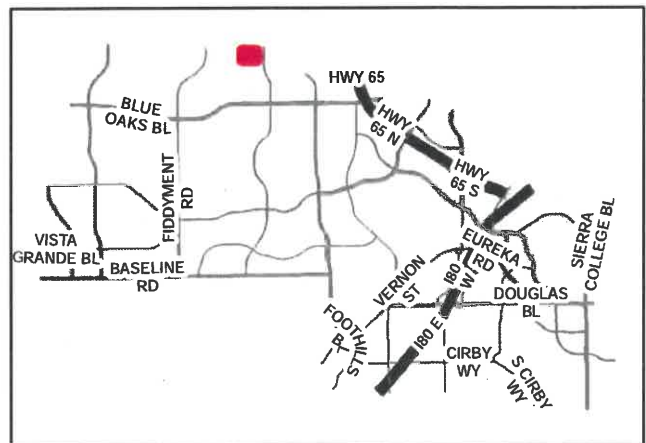
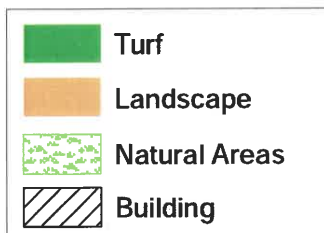


DIAMOND CREEK ELEMENTARY SCHOOL

Funded by General Fund

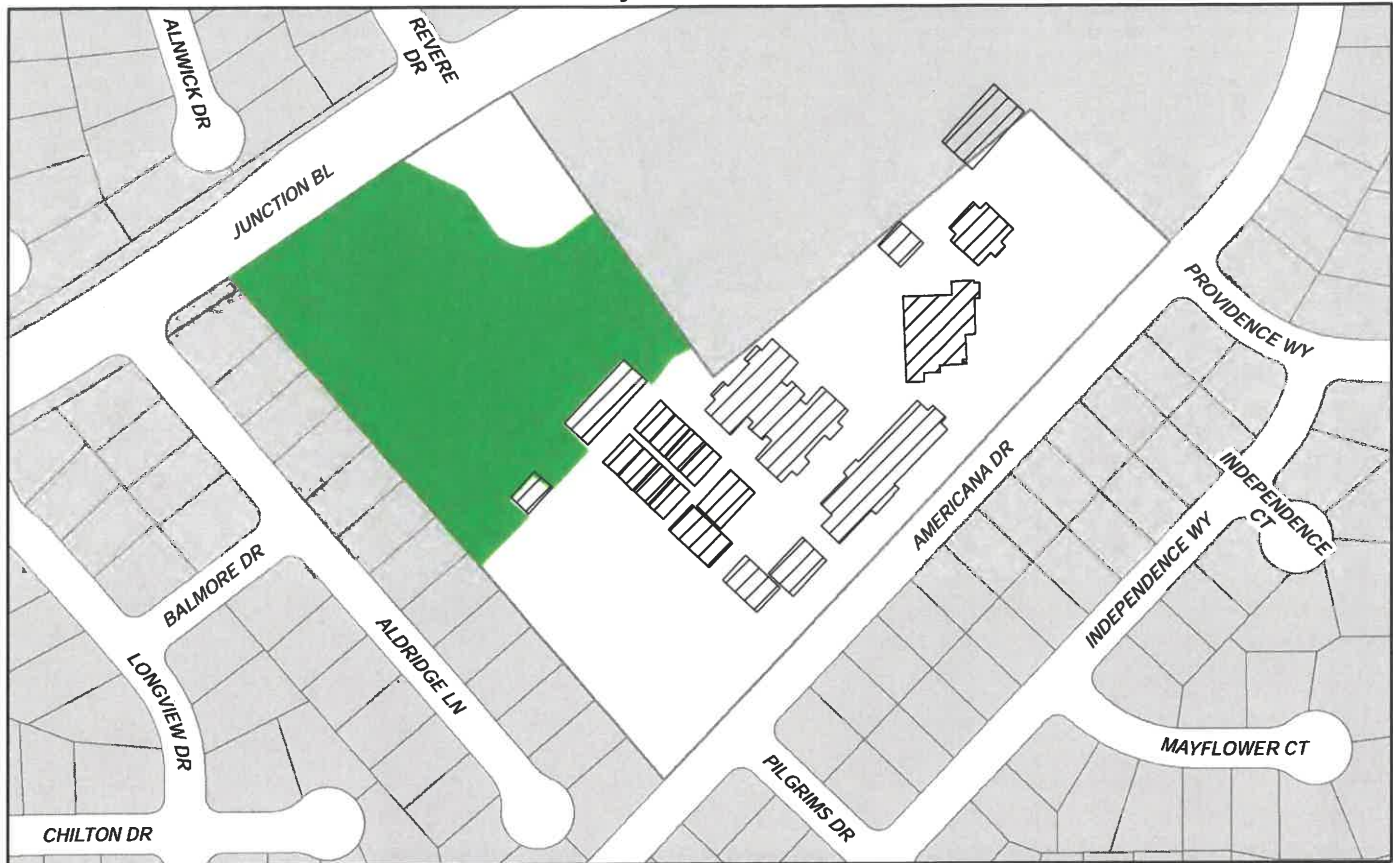


Type	Linear Feet	Square Feet	Notes:
TURF	1191.2	33914.9	

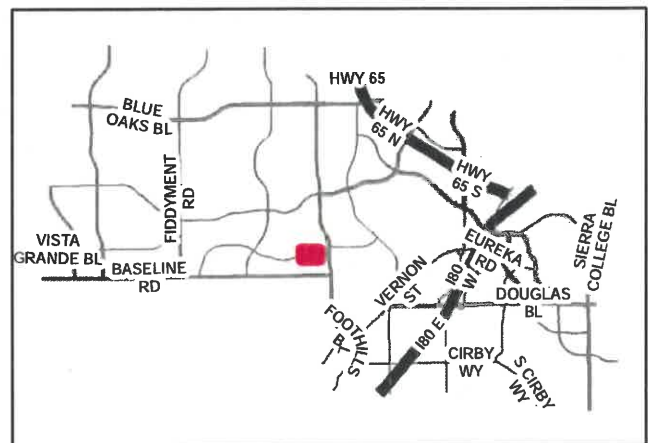
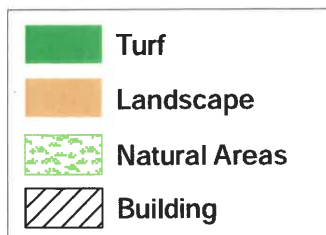


HERITAGE OAK ELEMENTARY SCHOOL

Funded by General Fund



Type	Linear Feet	Square Feet	Notes:
TURF	1744.4	138205.8	

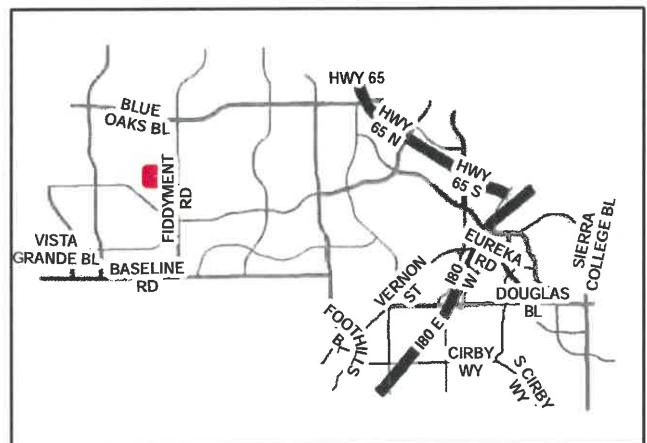
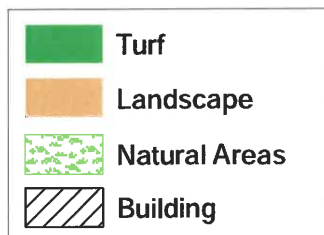


JUNCTION ELEMENTARY SCHOOL

Funded by General Fund



Type	Linear Feet	Square Feet	Notes:
TURF	1459.5	91363.3	

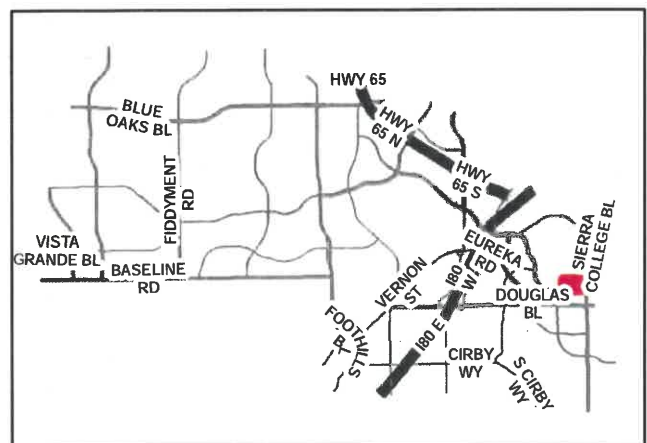
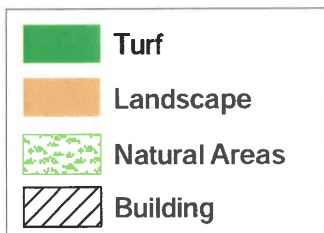


OLYMPUS JUNIOR HIGH

Funded by General Fund

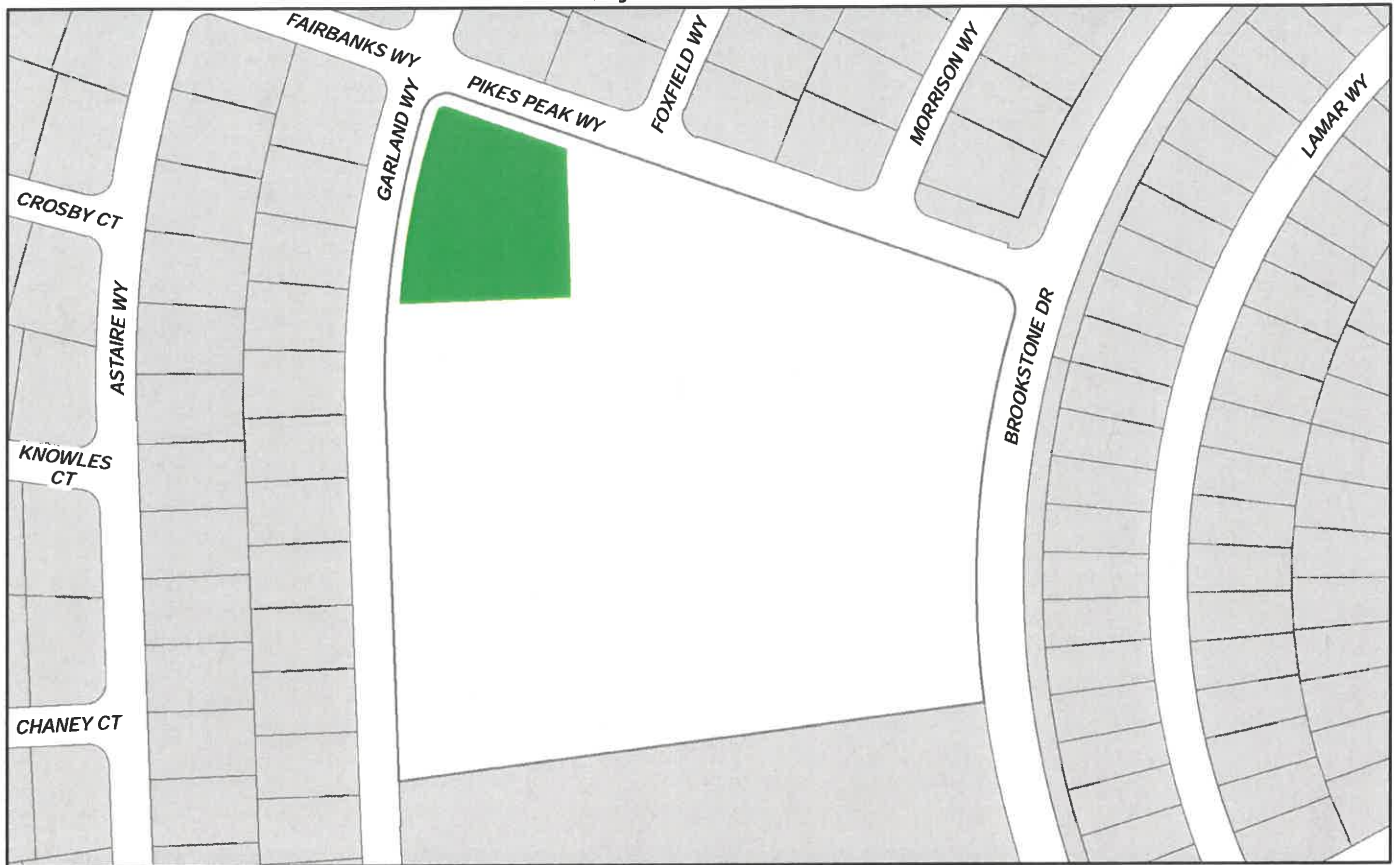


Type	Linear Feet	Square Feet	Notes:
TURF	1651.0	82121.0	

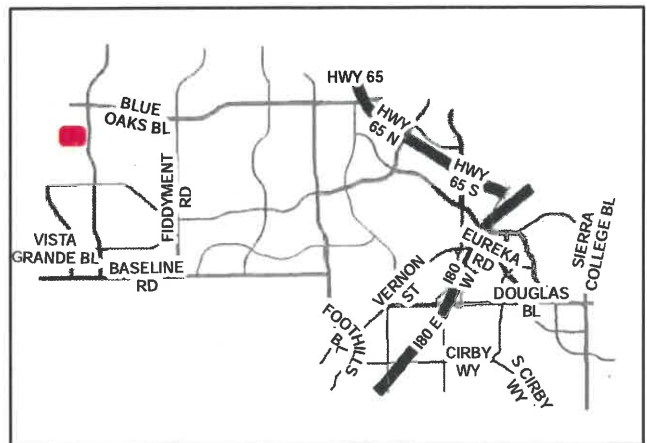
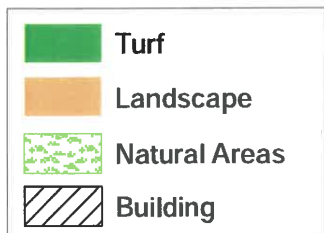


ORCHARD RANCH ELEMENTARY SCHOOL

Funded by General Fund



Type	Linear Feet	Square Feet	Notes:
TURF	689.3	30050.1	

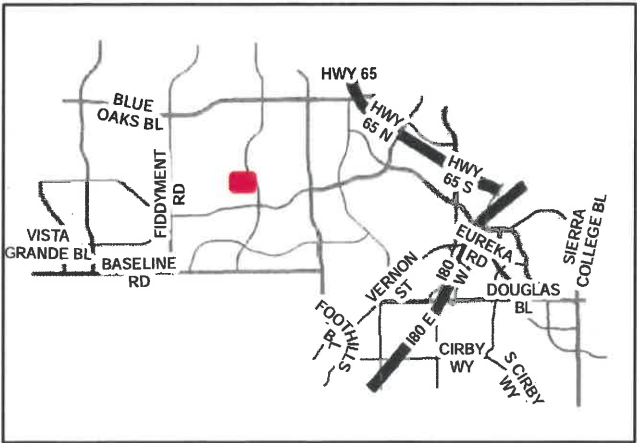
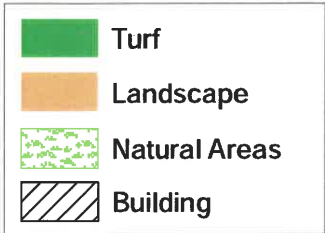


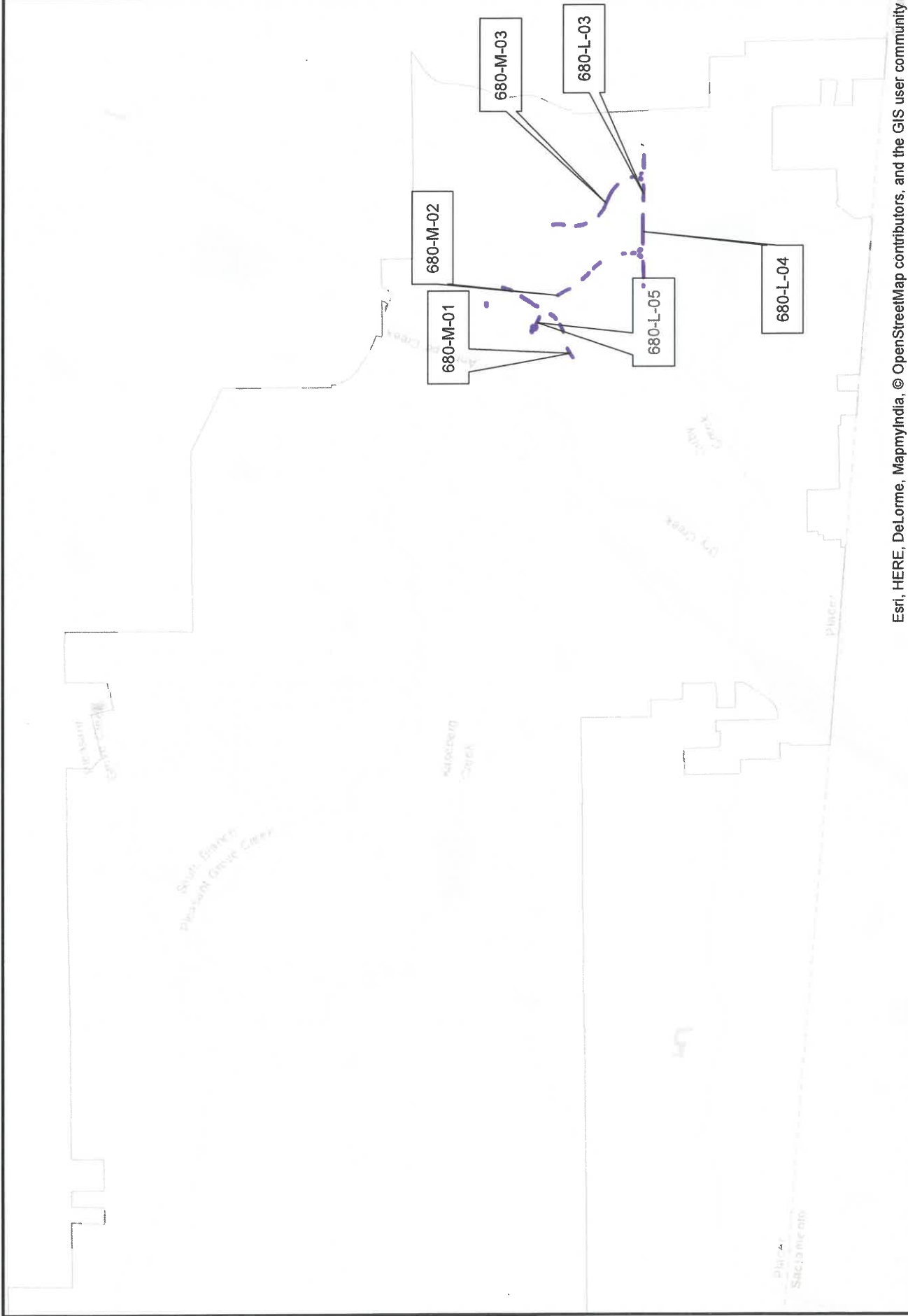
QUAIL GLEN ELEMENTARY SCHOOL

Funded by General Fund



Type	Linear Feet	Square Feet	Notes:
TURF	1655.0	119292.6	



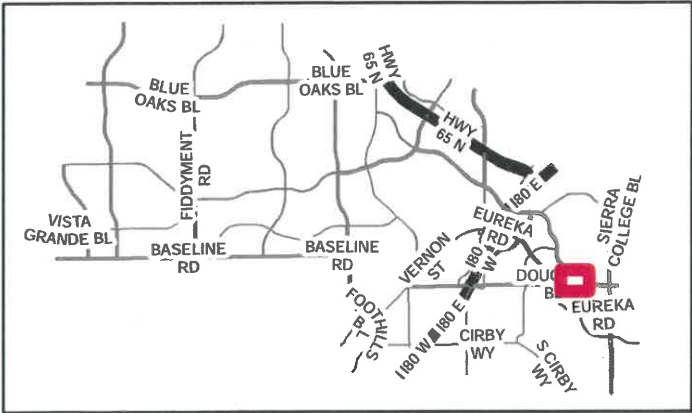


680-L-03

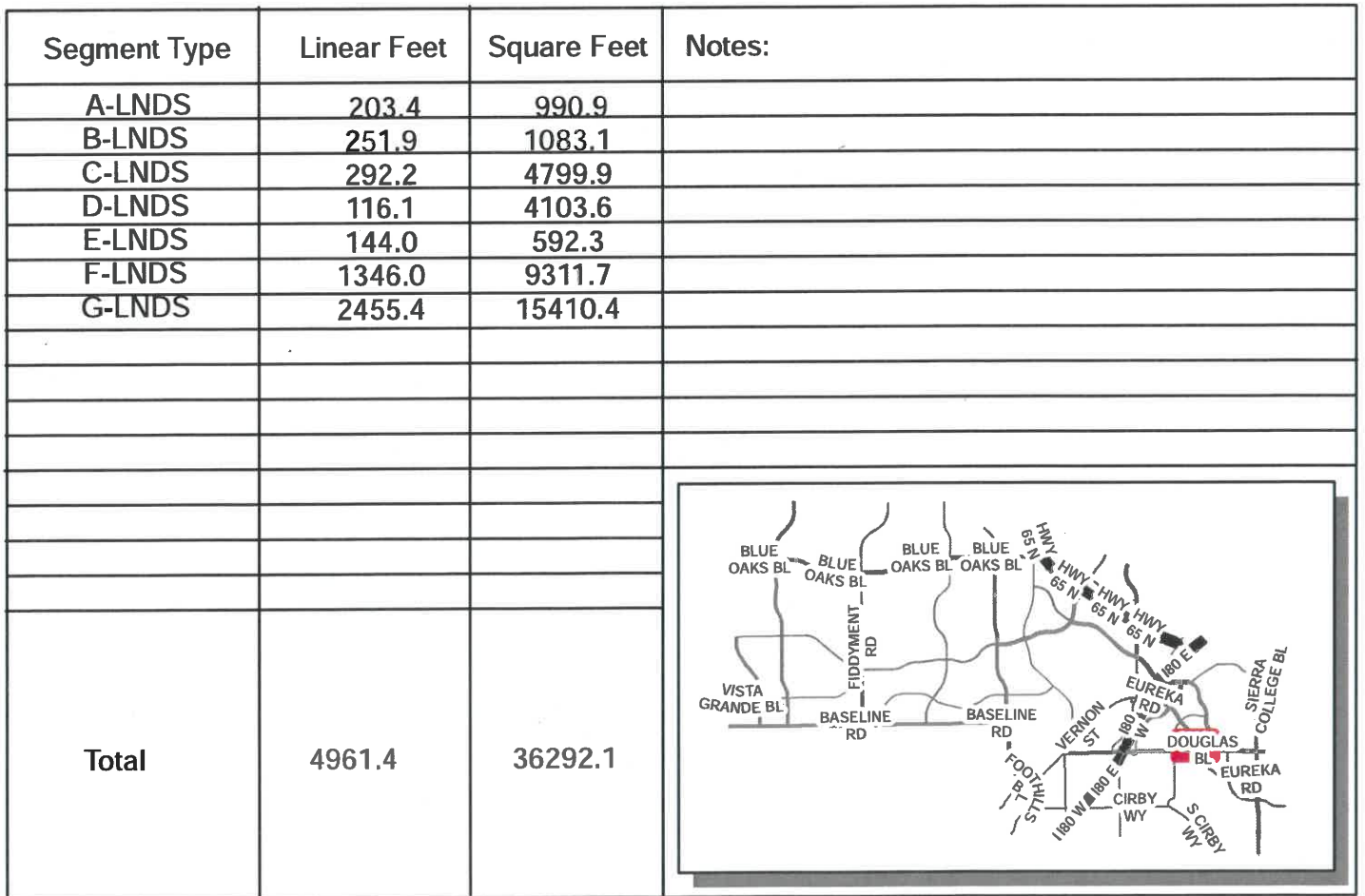
Funded by Olympus Pointe - ZONE A



Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	352.5	1879.6	
B-TURF	277.9	4757.4	
C-TURF	120.2	334.6	
D-LNDS	1304.3	8755.2	
E-LNDS	990.3	6453.1	
Total	3102.4	22180.0	

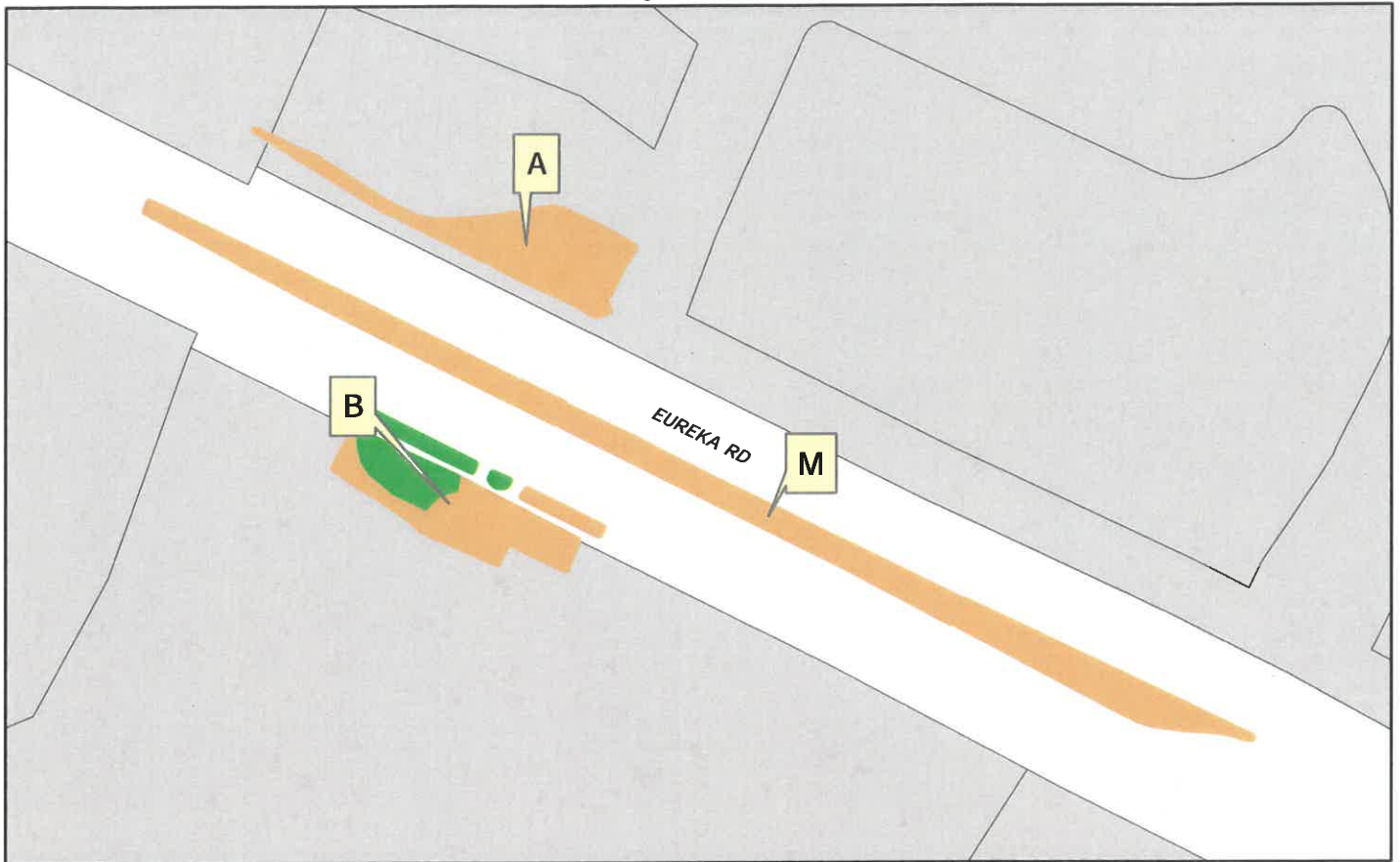


Funded by OLYMPUS POINTE - ZONE A

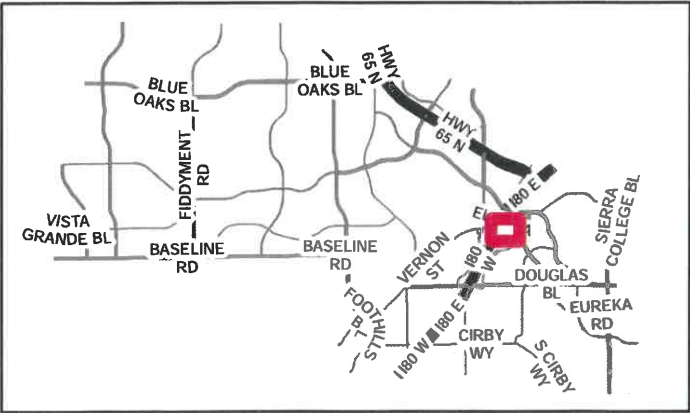


680-L-05

Funded by OLYMPUS POINTE - ZONE A

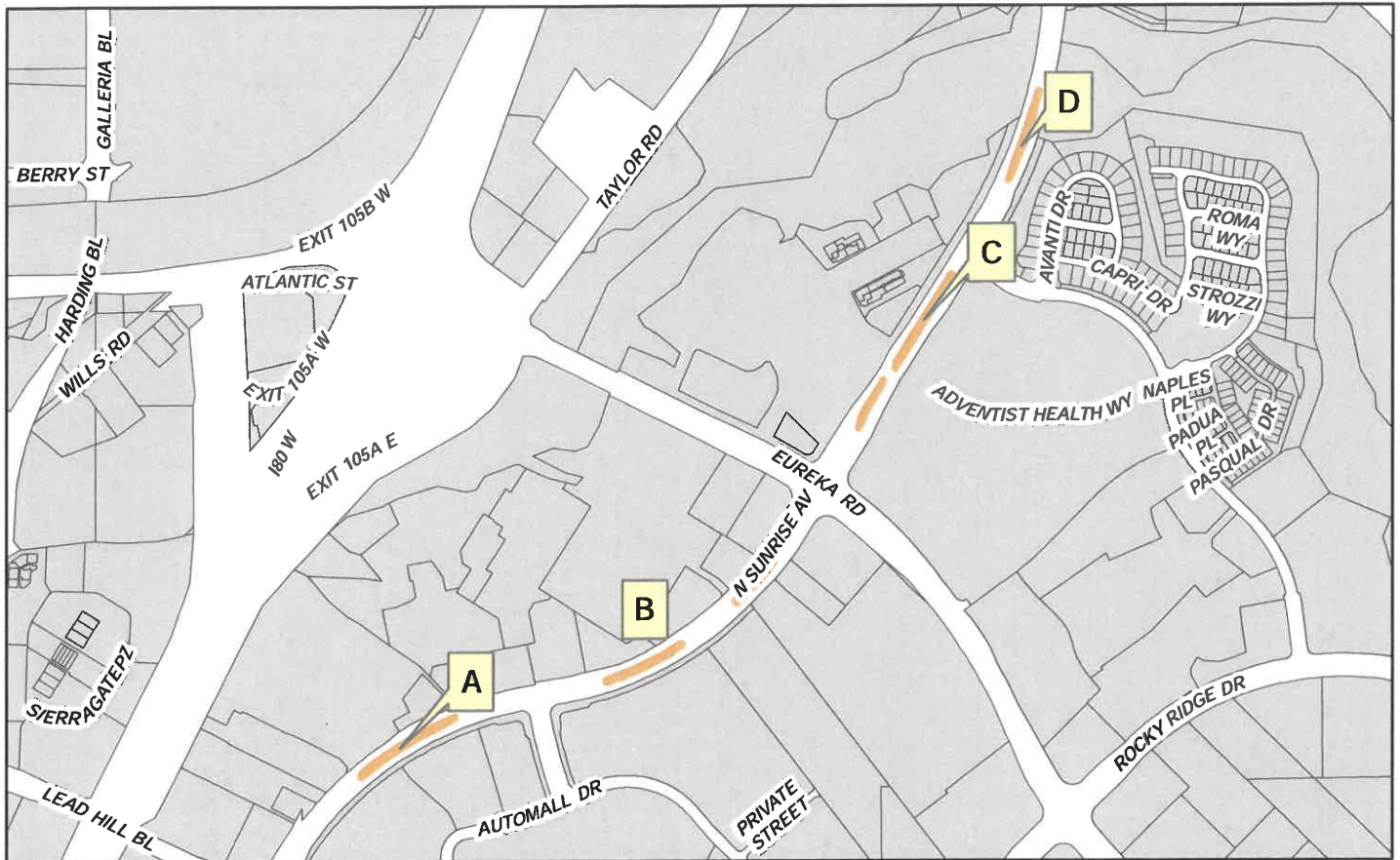


Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	532.0	4458.1	
B-LNDS	313.3	3511.2	
B-TURF	28.8	1577.4	
M-LNDS	549.0	9126.7	
Total	2728.0	18673.5	

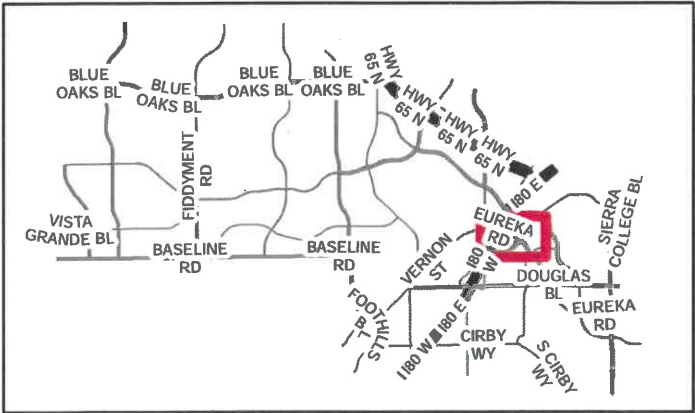


680-M-01

Funded by OLYMPUS POINTE - ZONE A



Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	970.7	5436.8	
B-LNDS	603.1	8257.8	
C-LNDS	472.6	7387.8	
D-LNDS	527.1	3661.9	
Total	4569.1	24744.6	

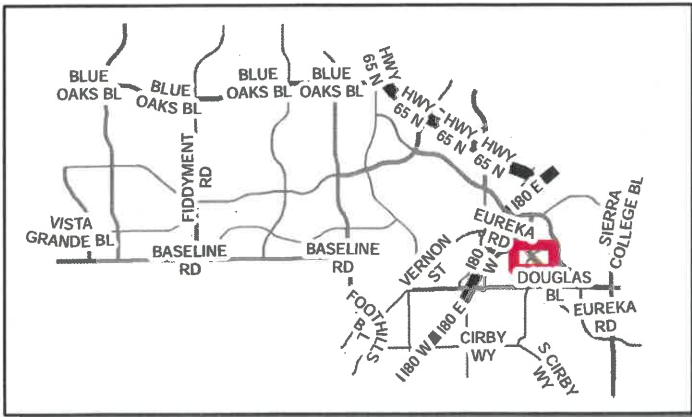


680-M-02

Funded by OLYMPUS POINTE - ZONE A

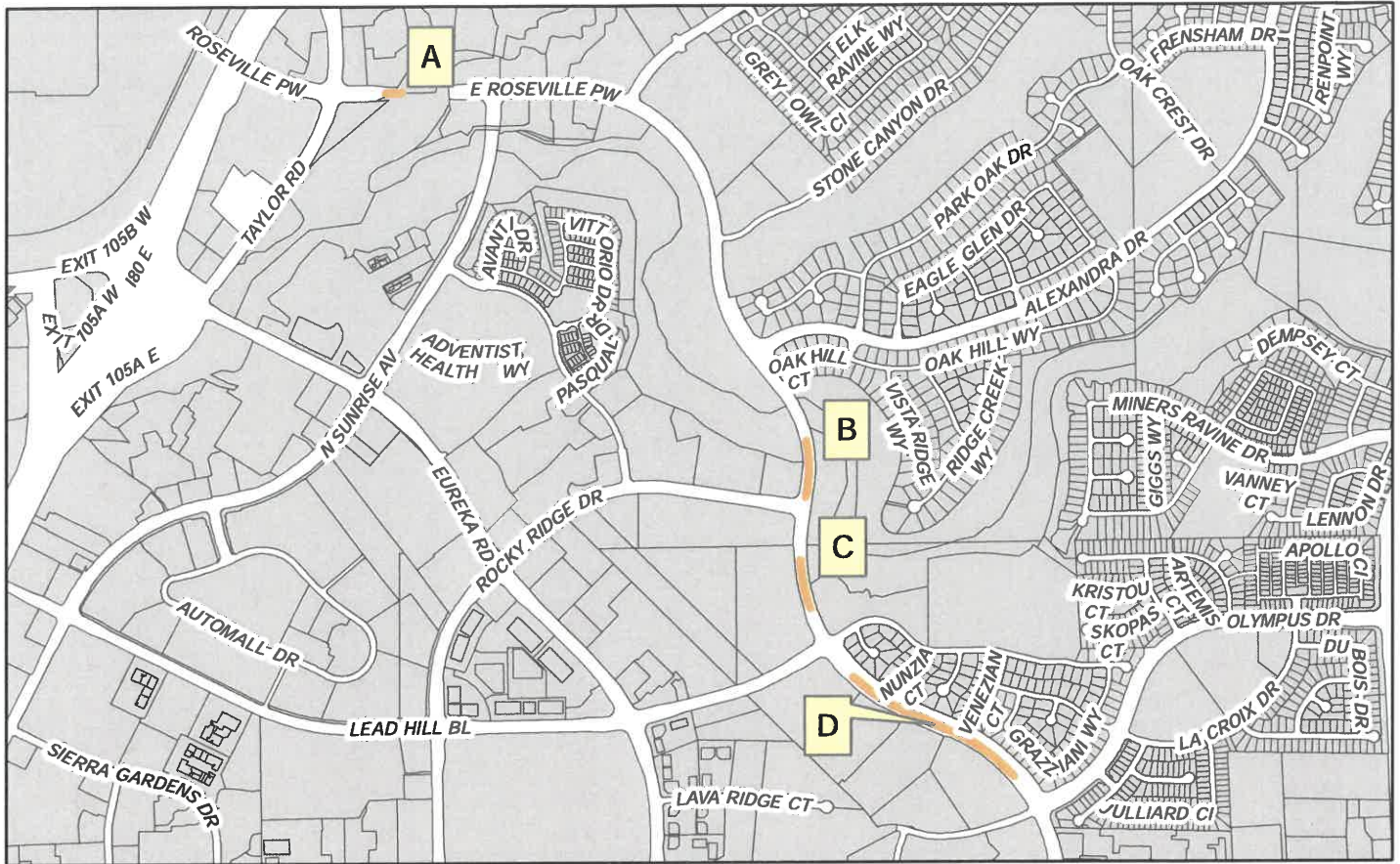


Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	1157.7	6580.6	
B-LNDS	763.1	4073.7	
C-LNDS	750.5	4265.2	
Total	2671.5	14919.5	

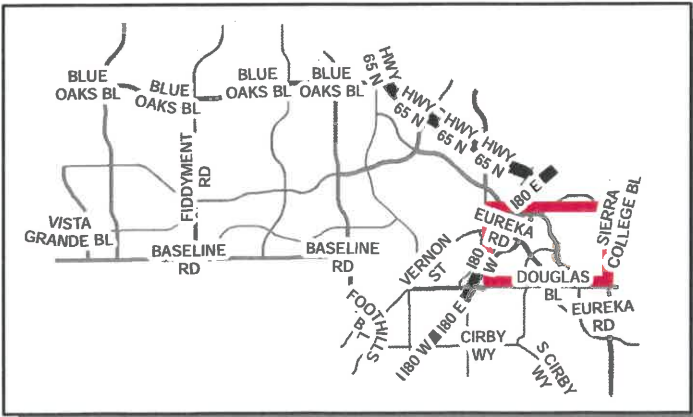


680-M-03

Funded by OLYMPUS POINTE - ZONE A



Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	268.1	1266.4	
B-LNDS	920.7	4947.7	
C-LNDS	821.8	4571.1	
D-LNDS	3047.9	18700.3	
Total	5058.7	29485.6	



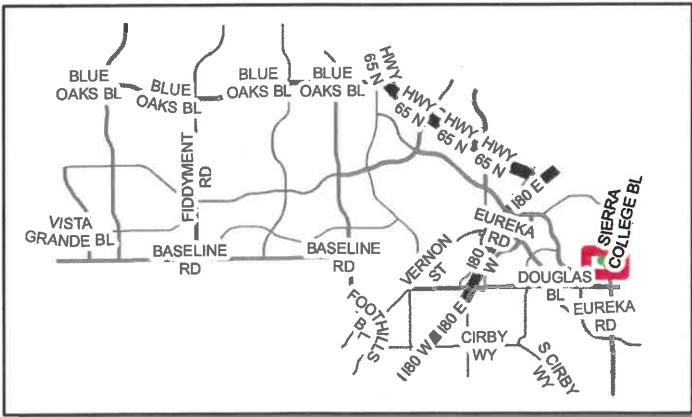


681-L-01

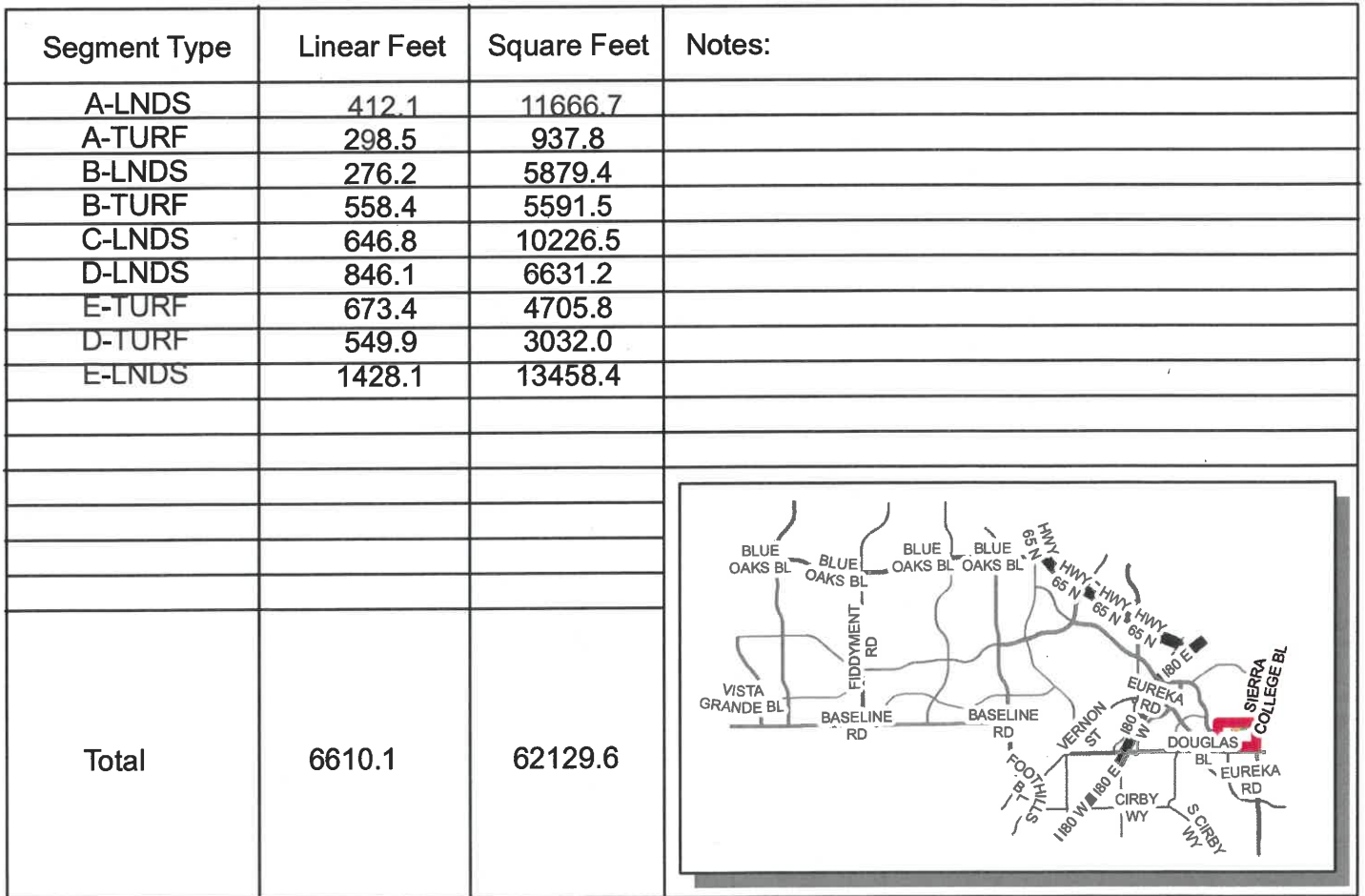
Funded by OLYMPUS POINTE - ZONE D

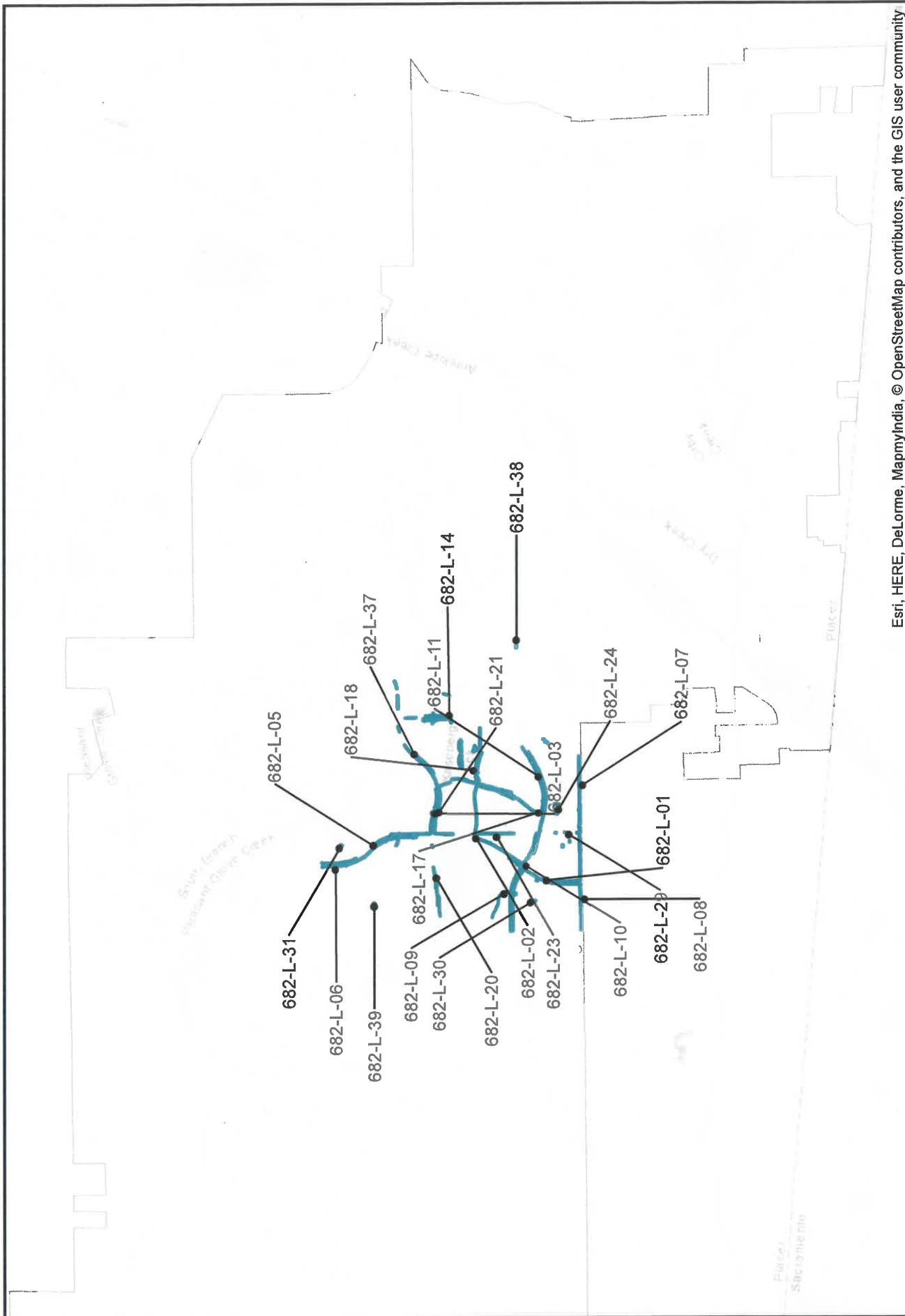


Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	124.6	16946.5	
A-TURF	152.6	27219.8	
B-LNDS	353.1	48902.3	
B-TURF	369.1	10305.8	
Total	10092.1	103374.6	

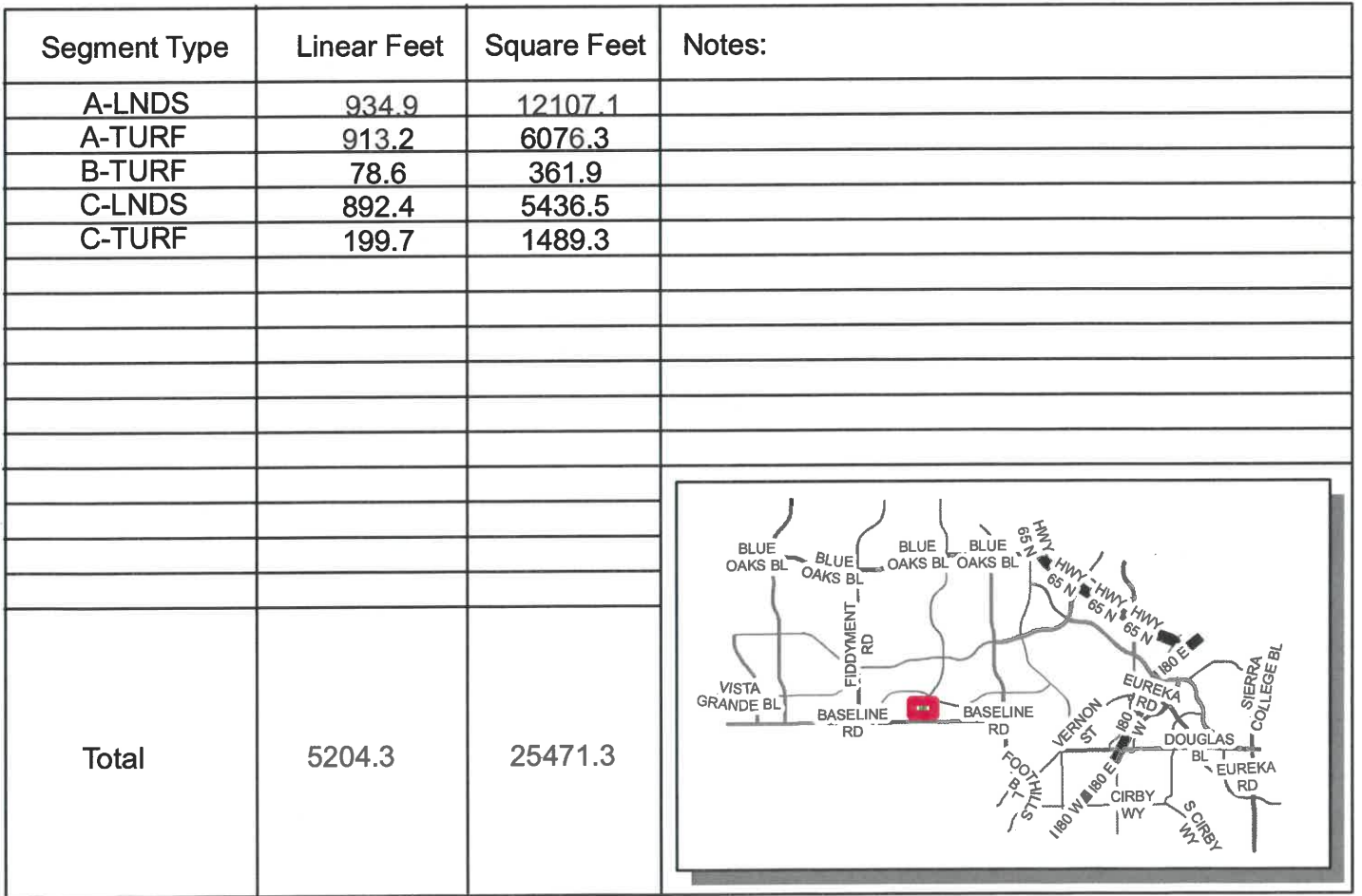


Funded by OLYMPUS POINTE - ZONE D



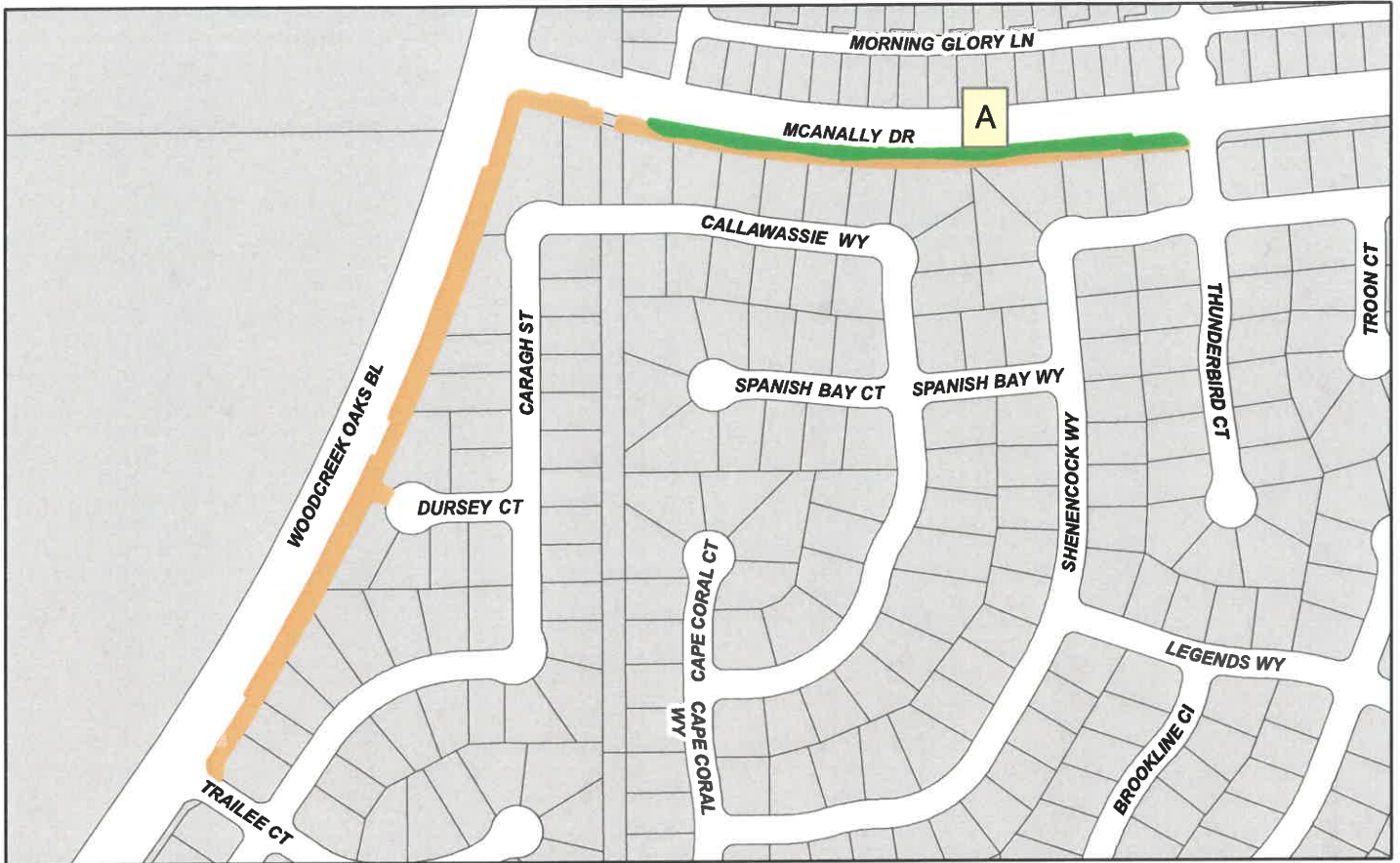


Funded by NORTHWEST - ZONE A



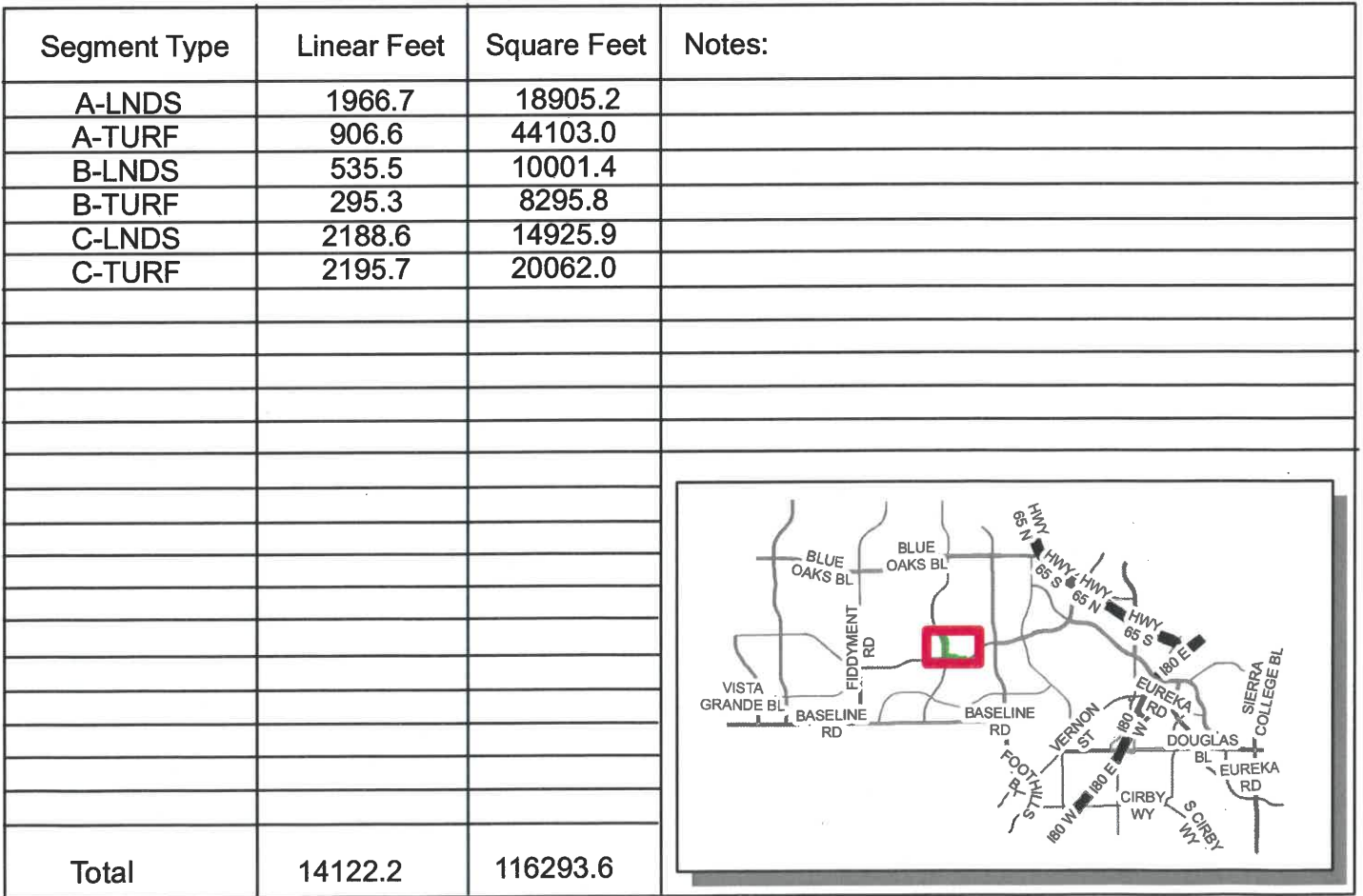
682-L-02

Funded by NORTHWEST - ZONE A



Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	1796.4	33863.0	
A-TURF	818.2	9840.5	
Total	8647.8	43703.6	An inset map showing the project area's location within a larger regional context. The map includes major roads such as Blue Oaks Bl, Vista Grande Bl, Baseline Rd, Fiddymt Rd, Vernon St, Eureka Rd, Douglas Bl, Sierra College Bl, and S. Kirby WY. A red square marker indicates the specific location of the project area within this region.

Funded by NORTHWEST - ZONE A

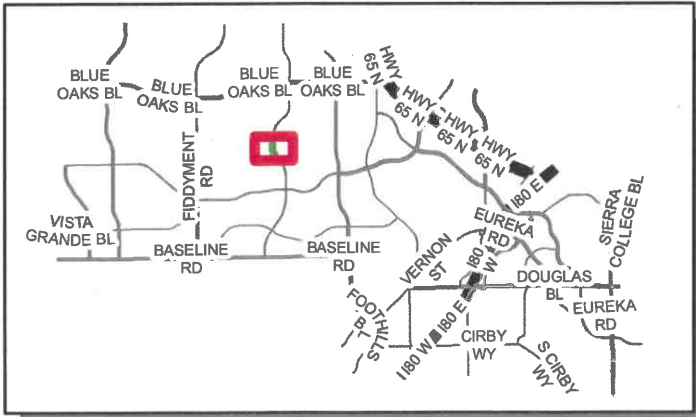


682-L-06

Funded by NORTHWEST - ZONE A

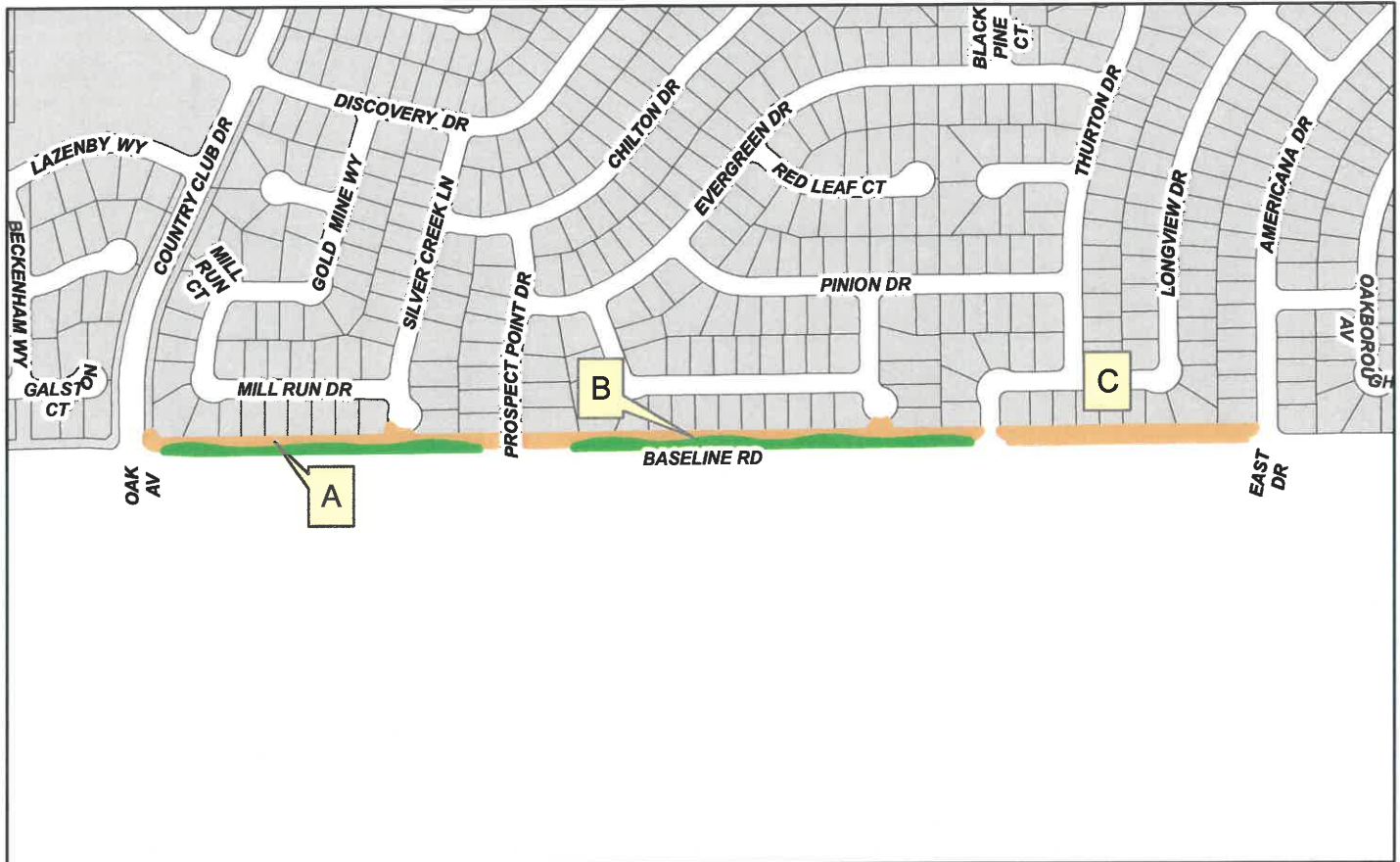


Segment Type	Linear Feet	Square Feet	Notes:
B-LNDS	1579.2	6060.5	
B-TURF	145.6	6965.8	
C-LNDS	108.1	226.9	
D-LNDS	1919.6	8792.6	
D-TURF	280.2	7628.5	
Total	6161.1	29674.6	

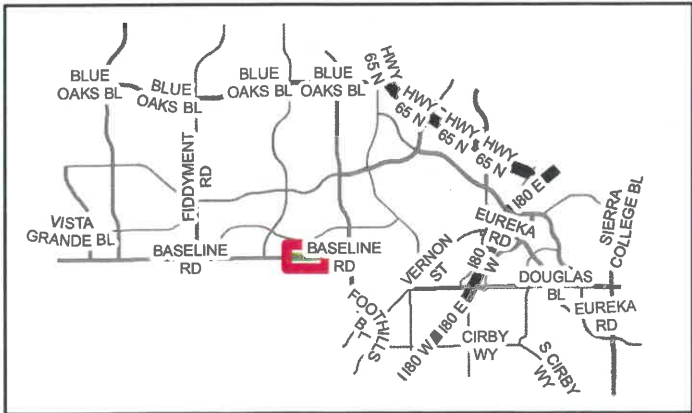


682-L-07

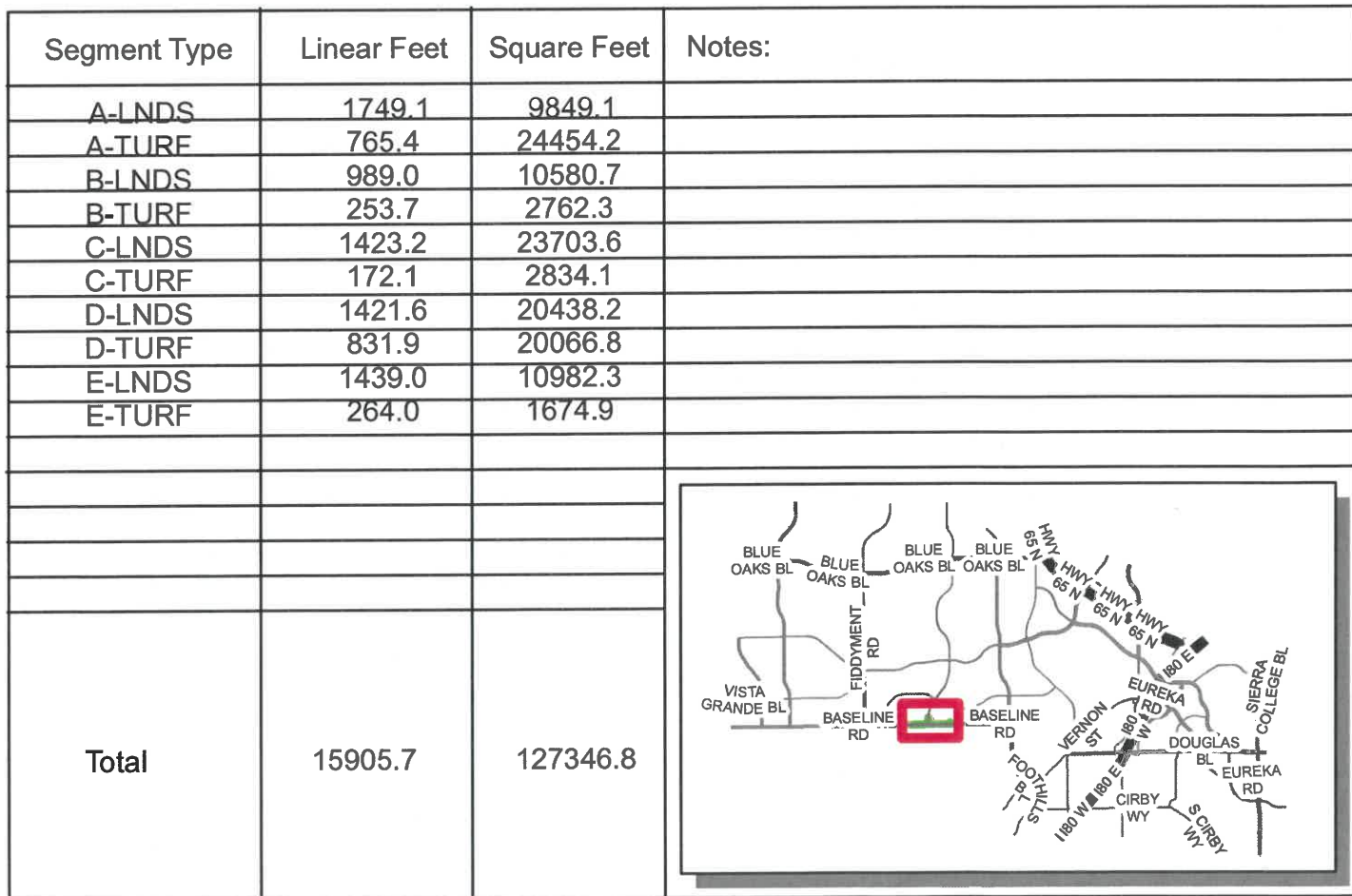
Funded by NORTHWEST - ZONE A



Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	1397.3	14428.3	
A-TURF	1637.3	8554.5	
B-LNDS	1937.4	17545.3	
B-TURF	2053.4	11755.7	
C-LNDS	1351.3	16998.9	
Total	10792.0	69282.9	

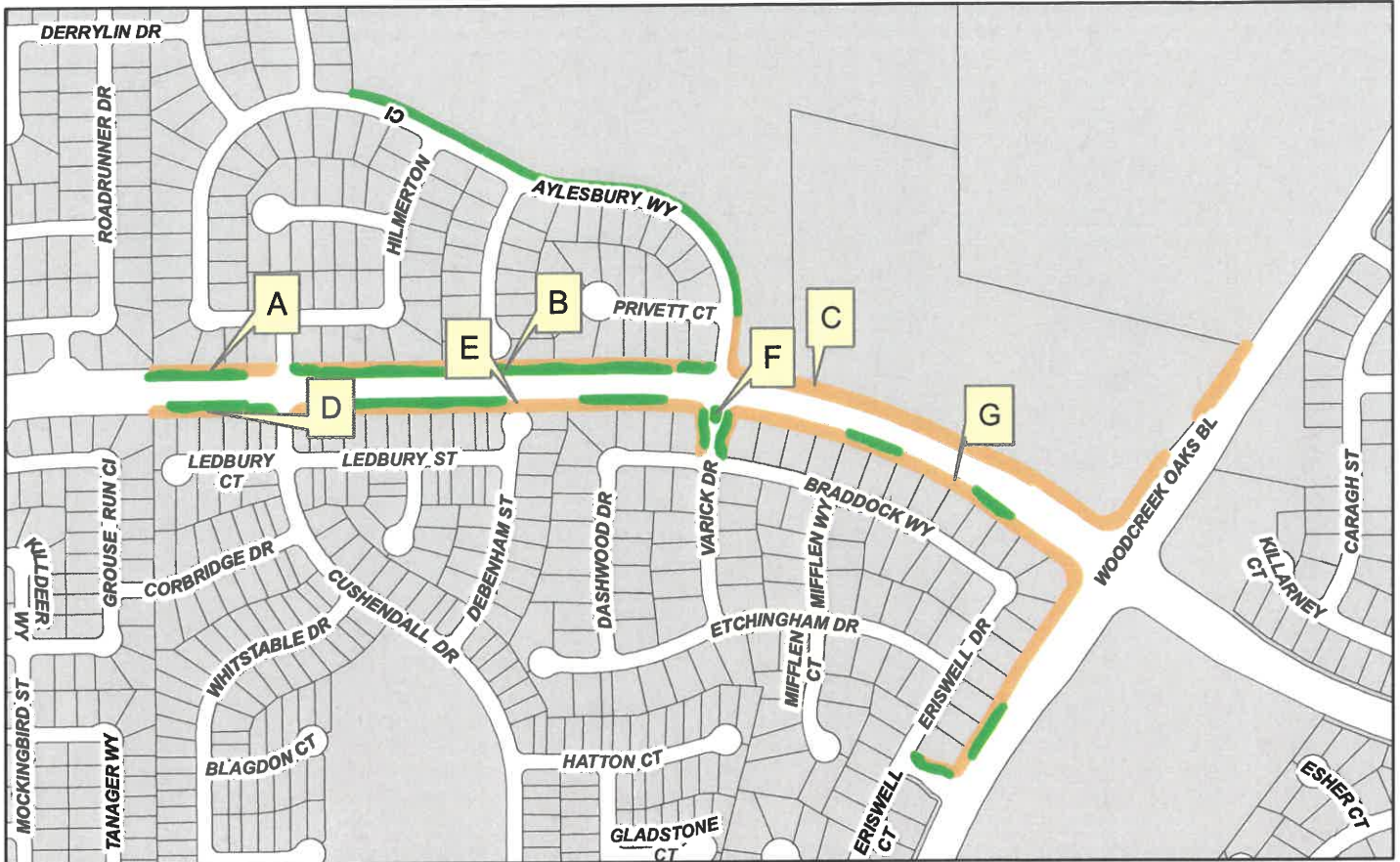


Funded by NORTHWEST - ZONE A

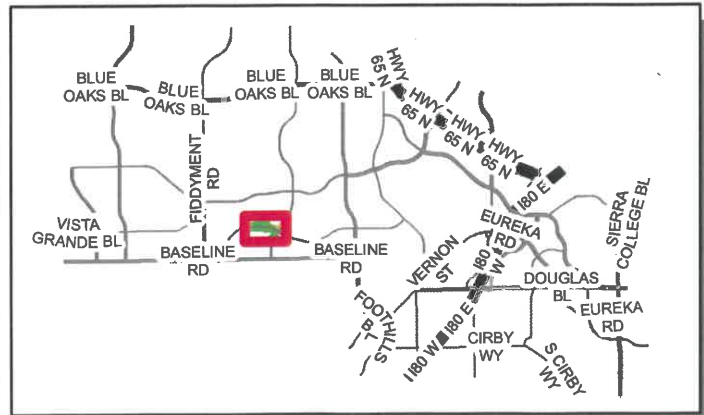


682-L-09

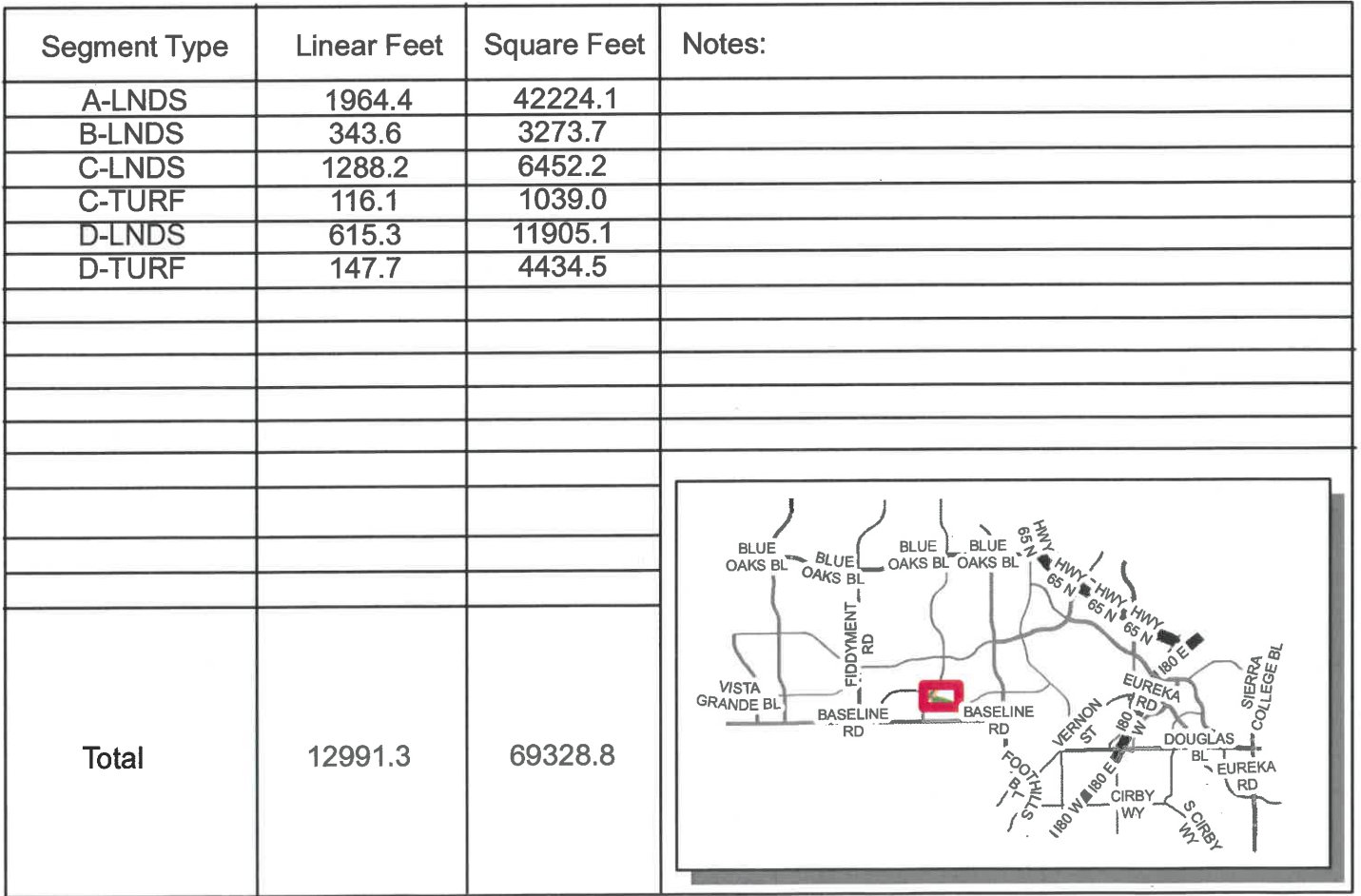
Funded by NORTHWEST - ZONE A



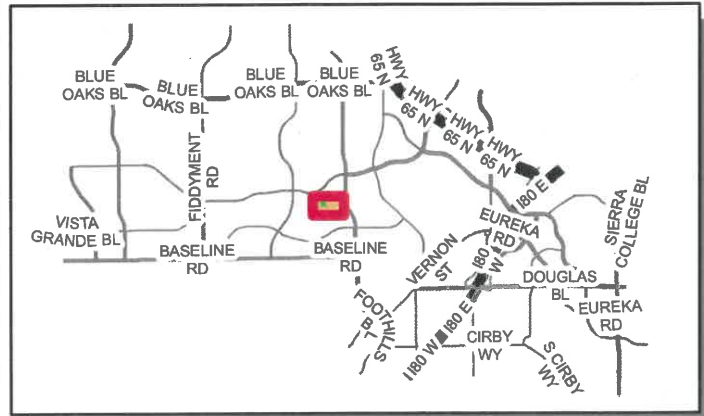
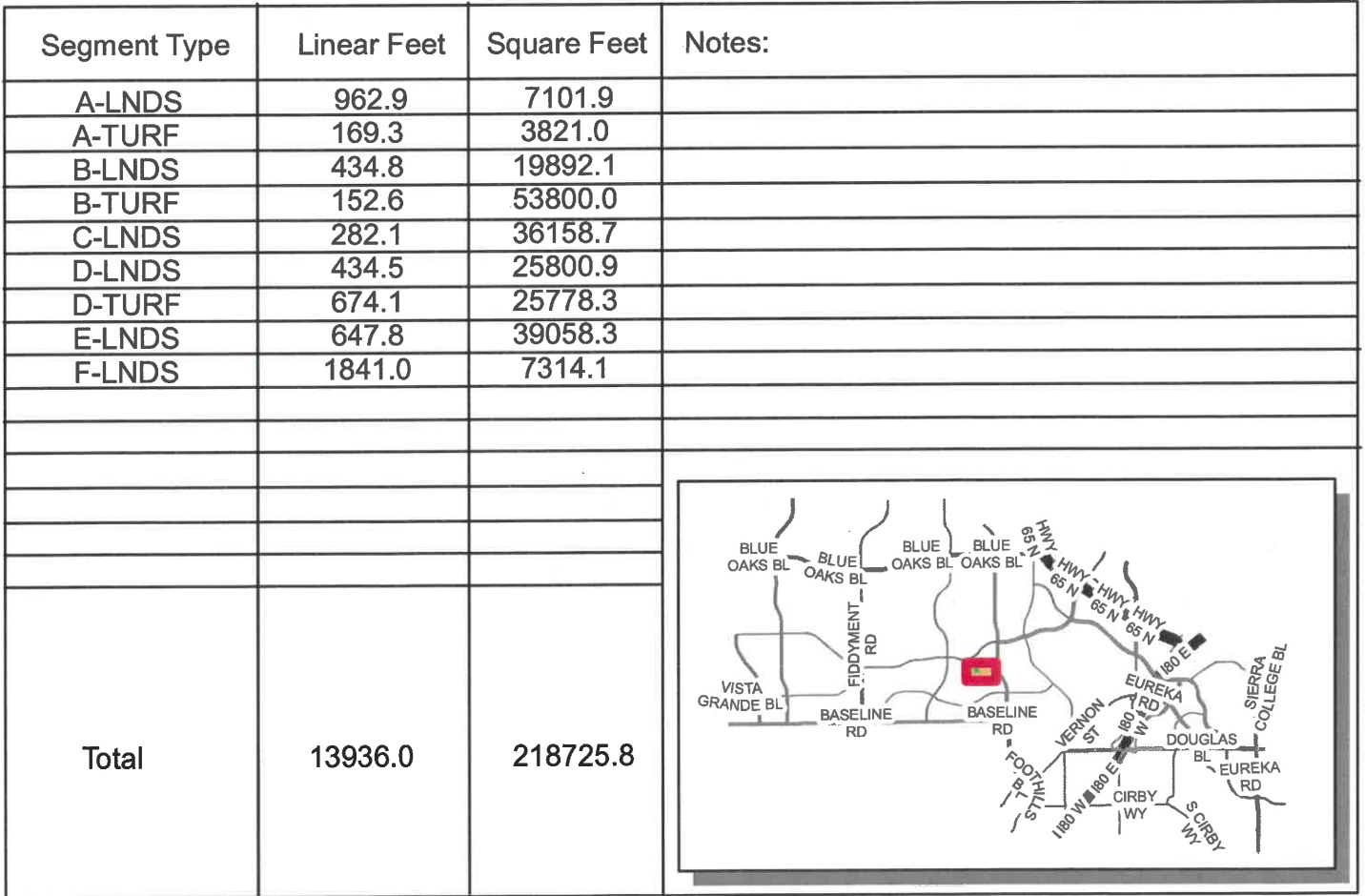
Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	700.1	4129.9	
A-TURF	541.0	2509.4	
B-LNDS	2291.4	10469.0	
B-TURF	154.4	11873.9	
C-LNDS	3088.9	28440.6	
C-TURF	791.7	6537.5	
D-LNDS	683.8	2883.8	
D-TURF	166.5	2550.0	
G-LNDS	3878.7	27211.2	
G-TURF	66.3	5260.9	
F-TURF	77.2	355.2	
E-LNDS	2514.6	13041.8	
E-TURF	1630.1	6666.5	
Total	24501.3	121930.2	



Funded by NORTHWEST - ZONE A



Funded by NORTHWEST - ZONE A

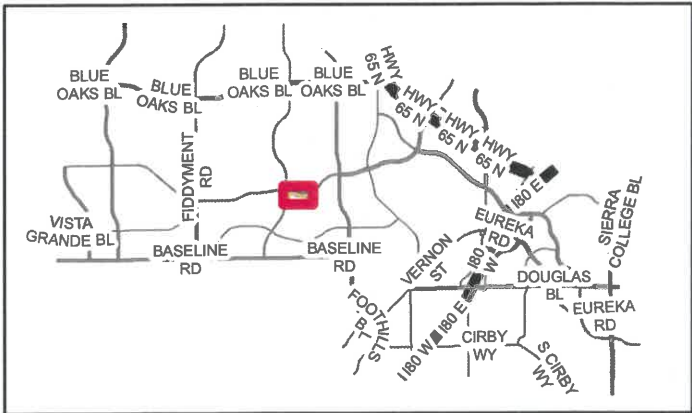


682-L-21

Funded by NORTHWEST - ZONE A



Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	3086.3	40324.6	
B-LNDS	721.8	22487.6	
B-TURF	128.8	8609.6	
C-LNDS	581.2	5633.2	
D-LNDS	574.9	6149.3	
E-LNDS	411.4	5846.5	
F-LNDS	1167.6	18725.9	
Total	12746.5	107776.9	

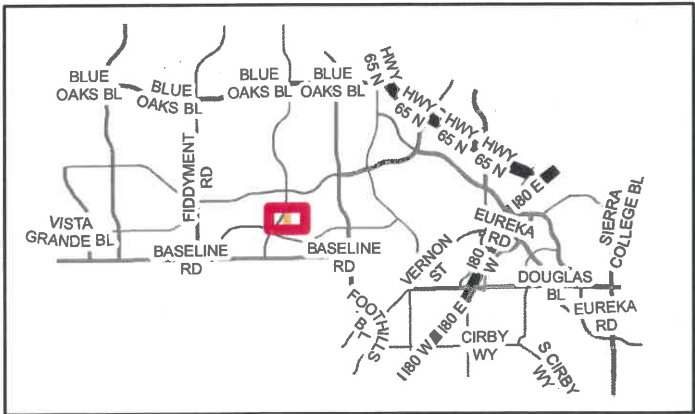


682-L-23

Funded by NORTHWEST - ZONE A



Segment Type	Linear Feet	Square Feet	Notes:
B-LNDS	2534.6	32772.8	
A-LNDS	315.9	3985.7	
C-LNDS	289.2	2982.3	
Total	6266.3	39741.0	

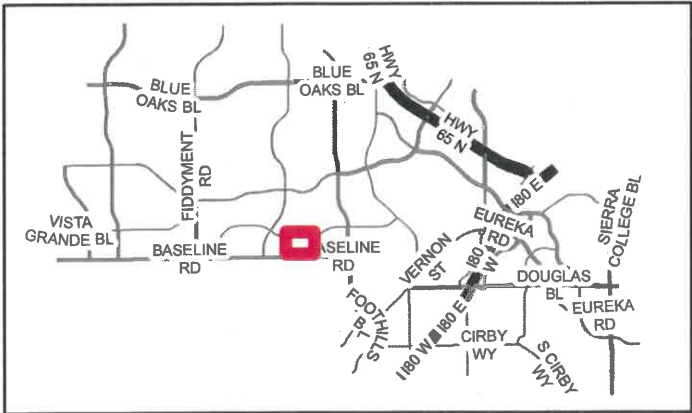


682-L-24

Funded by NORTHWEST - ZONE A

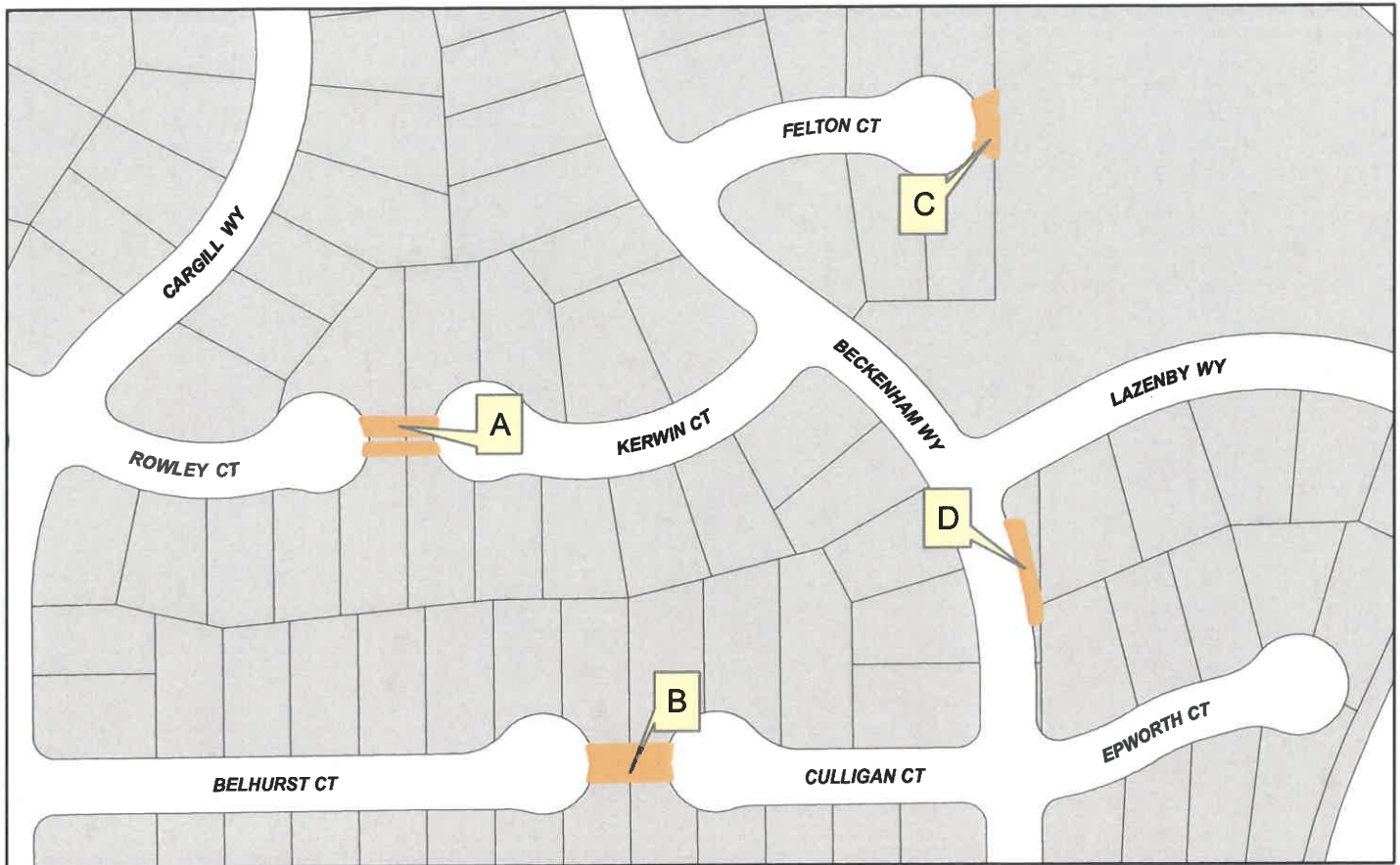


Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	489.7	8471.3	
B-LNDS	476.1	14221.8	
Total	1674.3	22054.9	

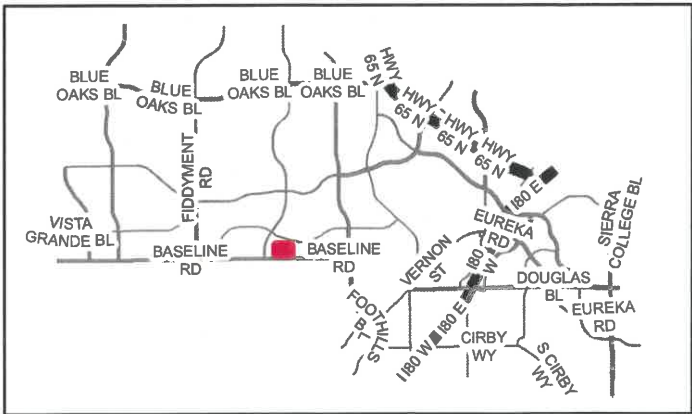


682-L-29

Funded by NORTHWEST - ZONE A



Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	152.6	1170.8	
B-LNDS	164.8	1611.4	
C-LNDS	94.7	606.8	
D-LNDS	202.0	855.8	
Total	1014.9	4244.8	

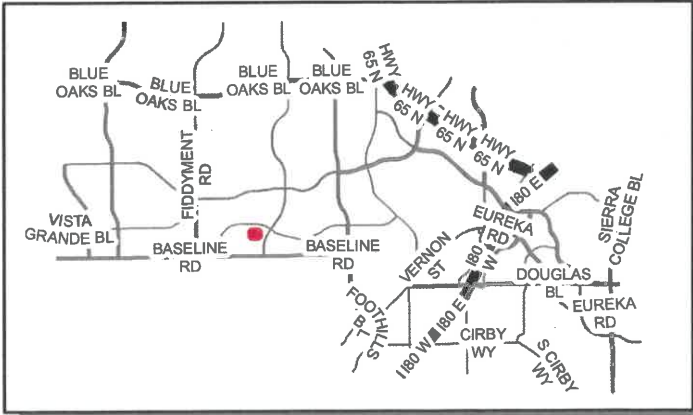


682-L-30

Funded by NORTHWEST - ZONE A

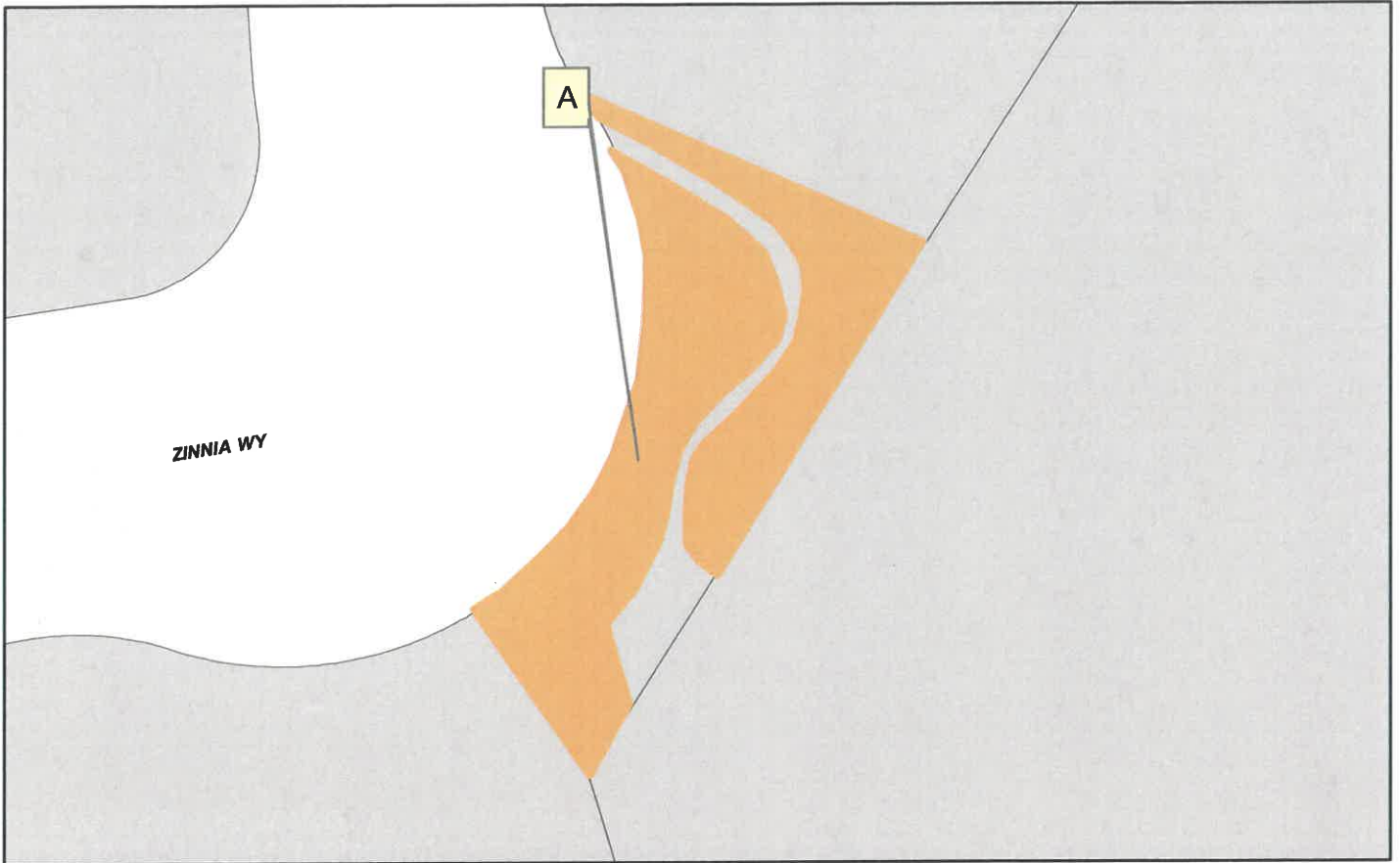


Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	497.6	6062.6	
Total	973.7	6062.6	

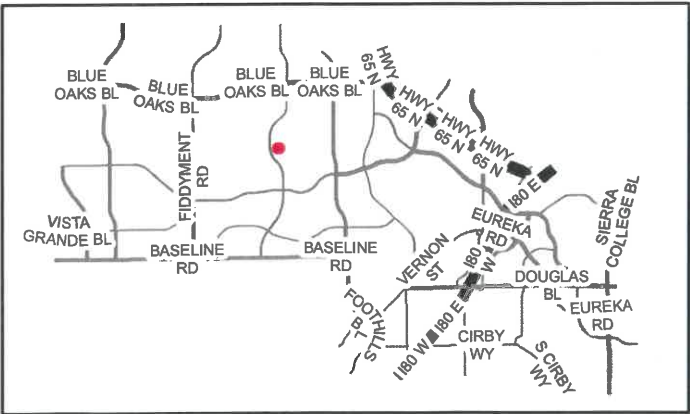


682-L-31

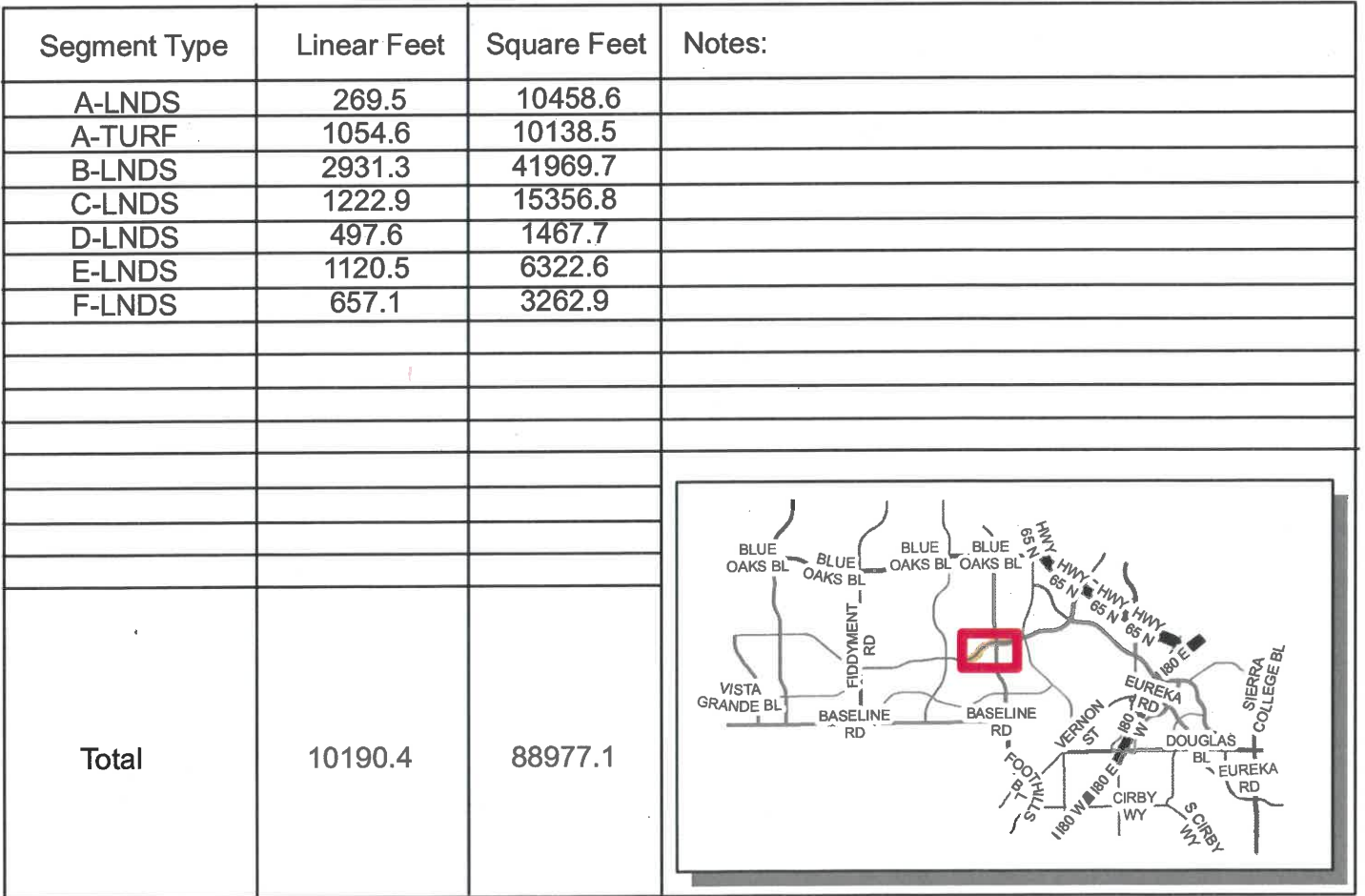
Funded by NORTHWEST - ZONE A



Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	177.5	1890.7	
Total	418.3	1890.7	

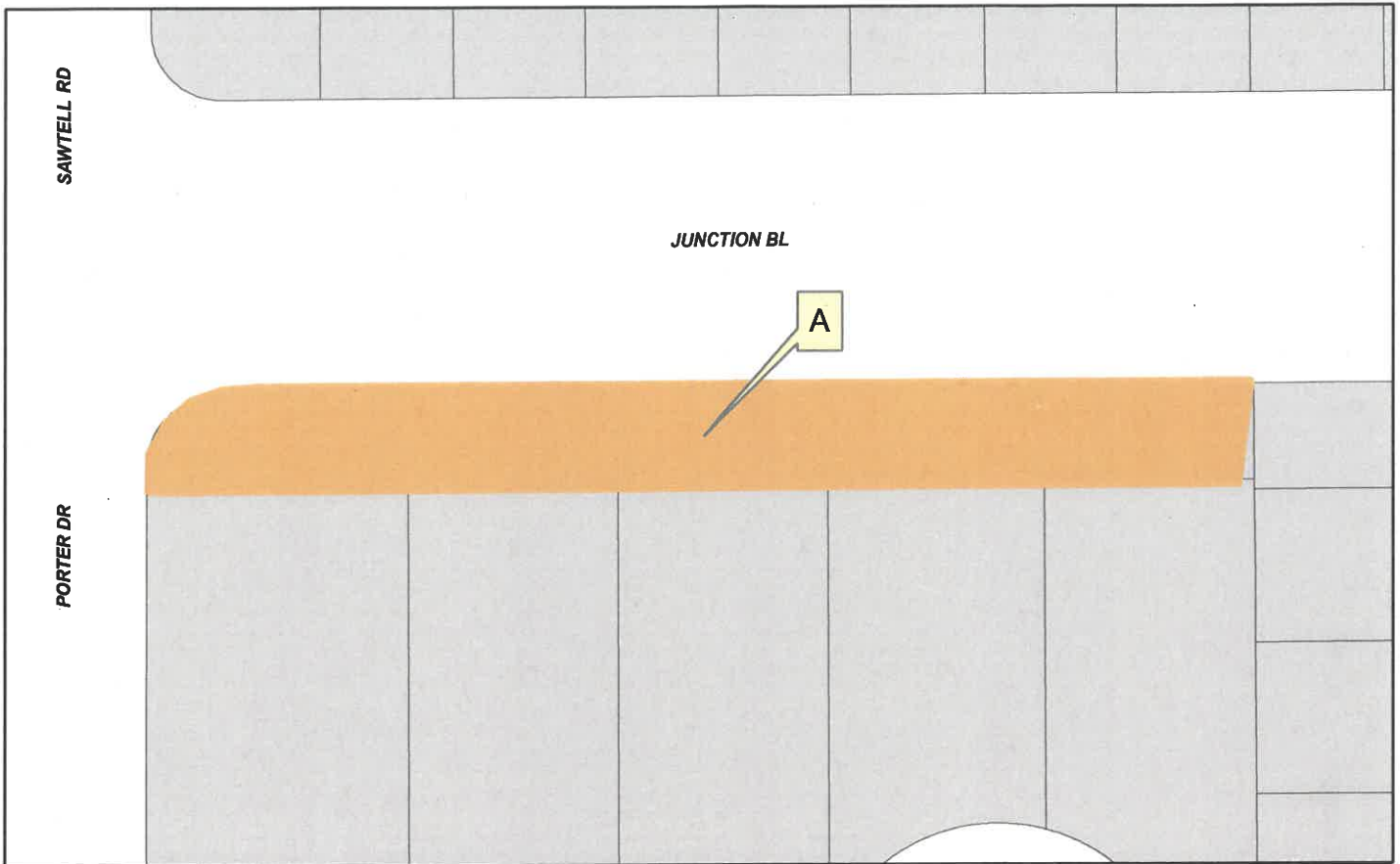


Funded by NORTHWEST - ZONE A

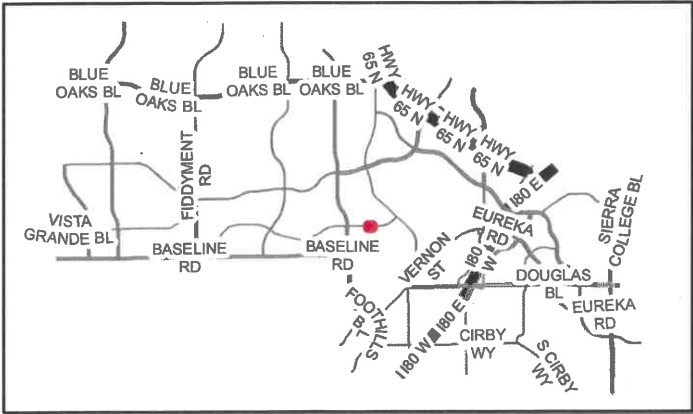


682-L-38

Funded by NORTHWEST - ZONE A

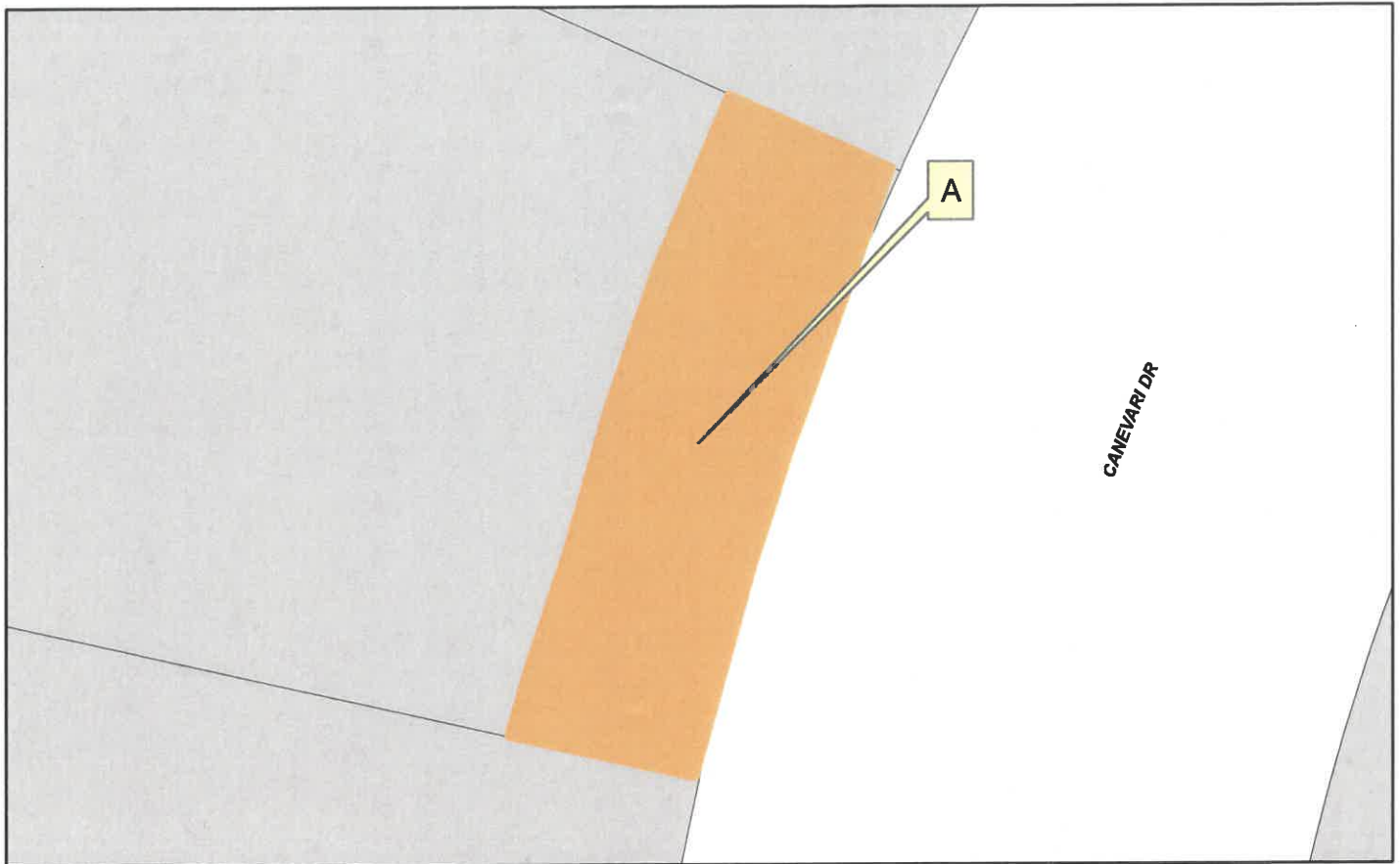


Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	676.0	9155.6	
Total	676.0	9155.6	

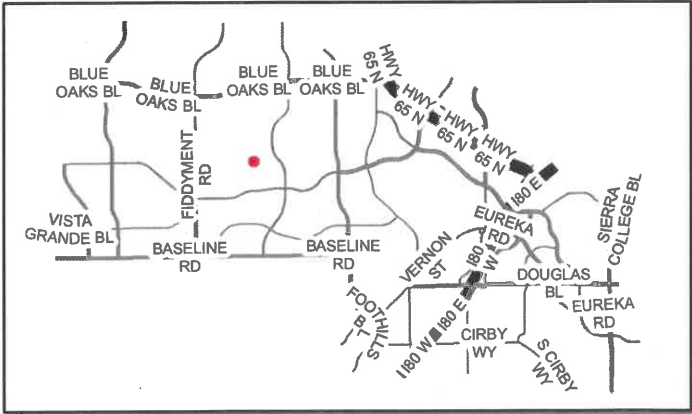


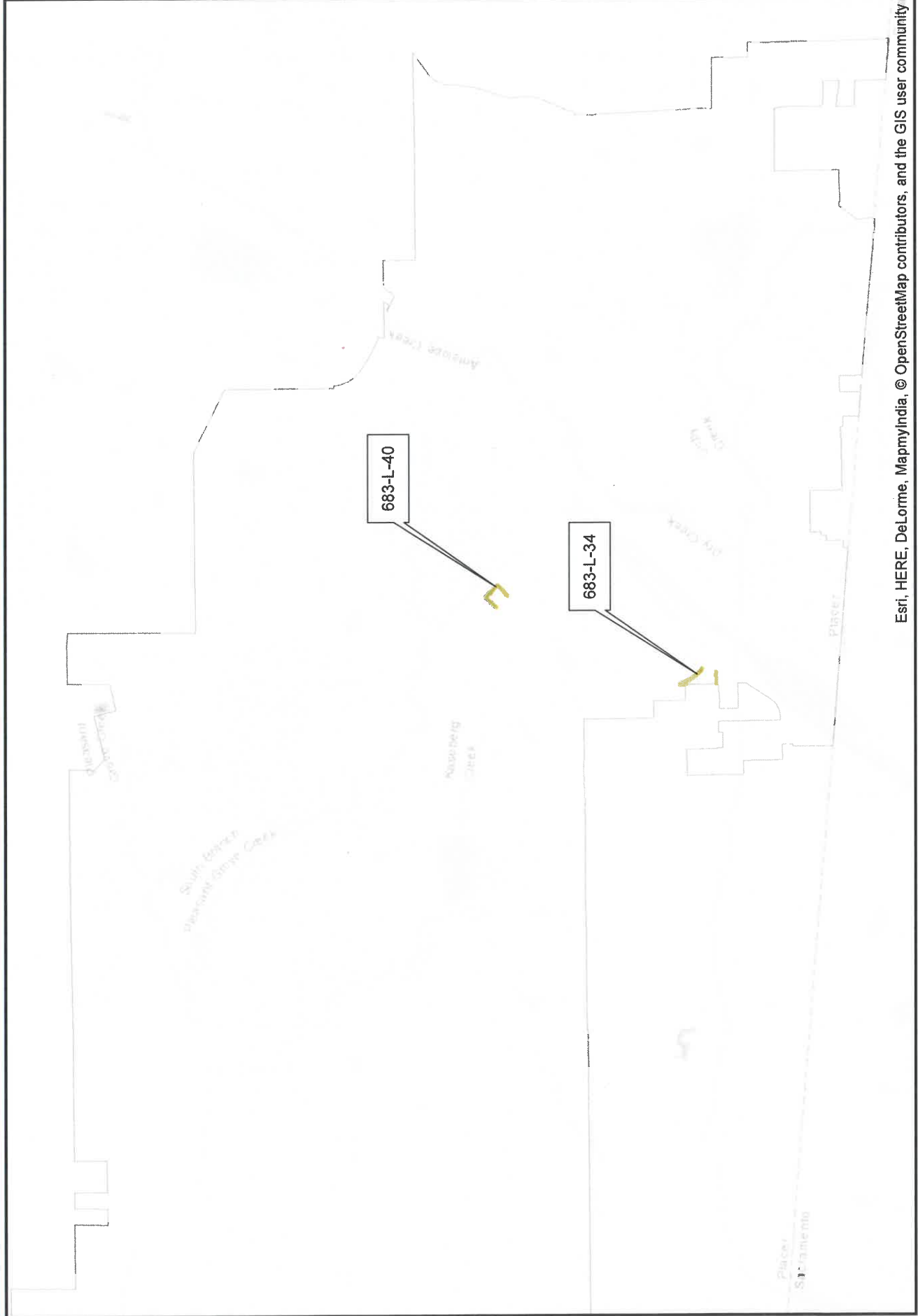
682-L-39

Funded by NORTHWEST - ZONE A



Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	148.0	947.8	
Total	148.0	947.8	

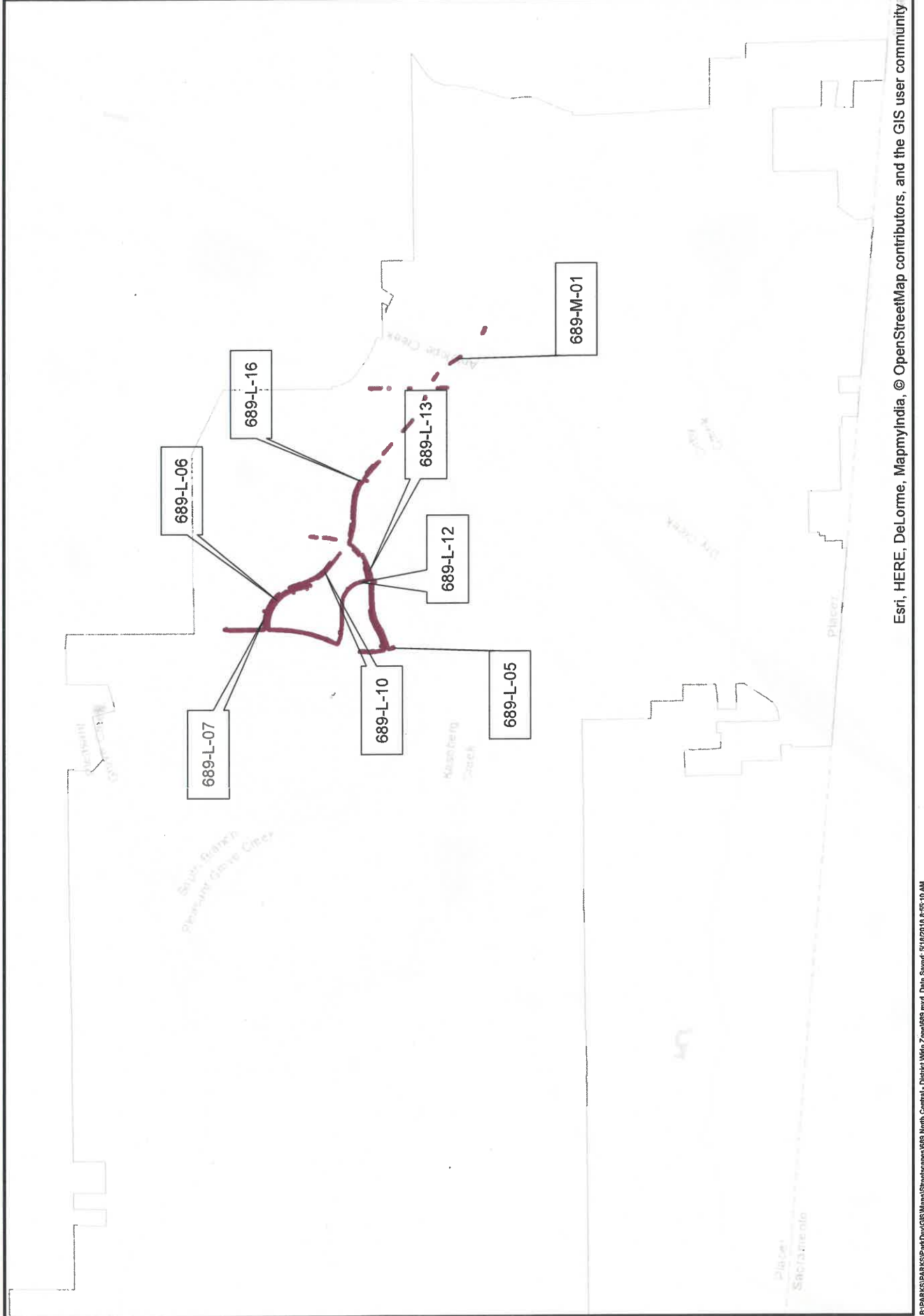




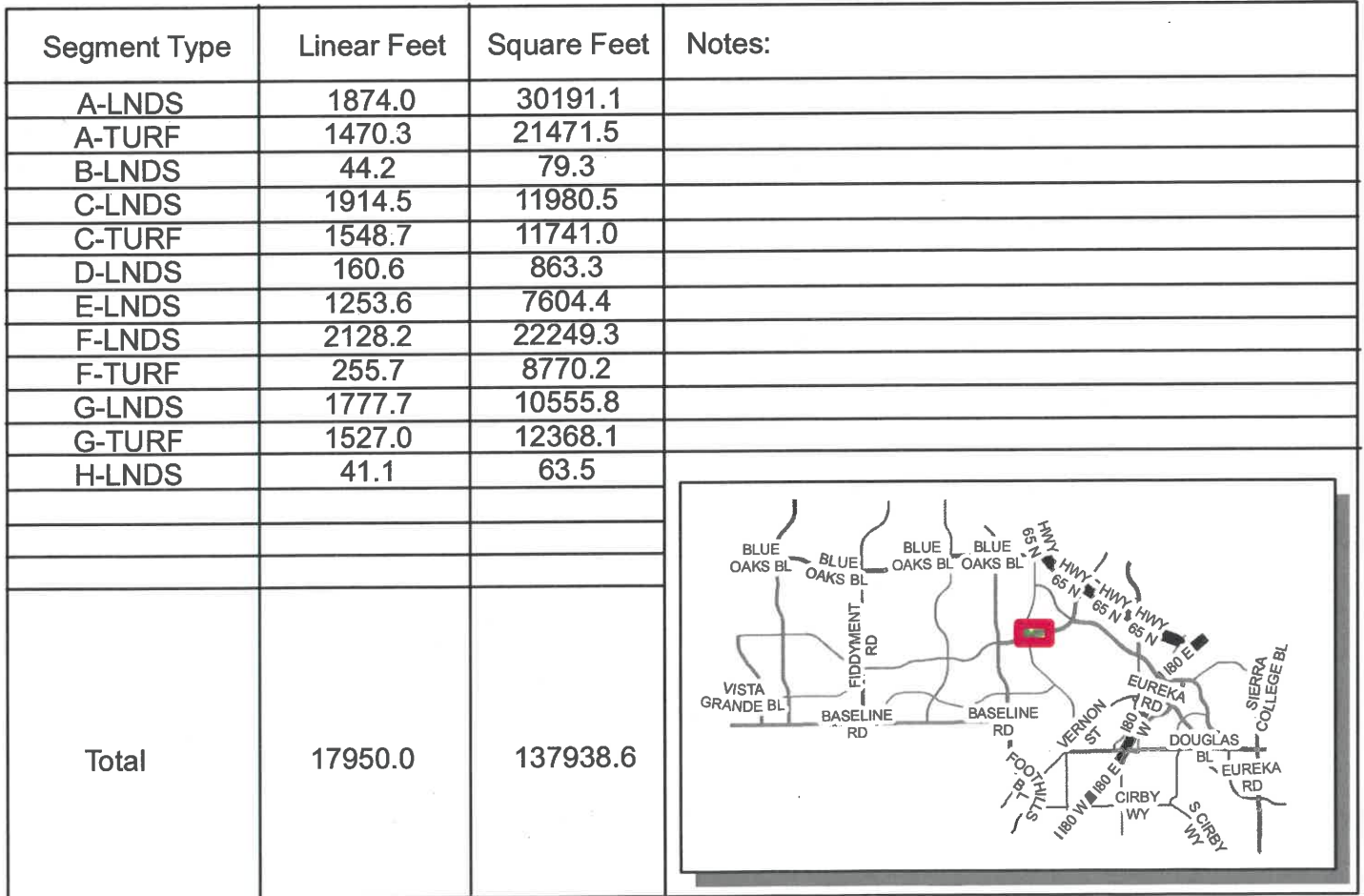
Funded by NORTHWEST - ZONE B



Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	64.8	15251.6	
A-TURF	546.5	8117.3	
B-LNDS	978.2	13794.6	
C-TURF	552.0	1379.2	
D-TURF	322.0	1235.5	
Total	4827.5	39778.0	



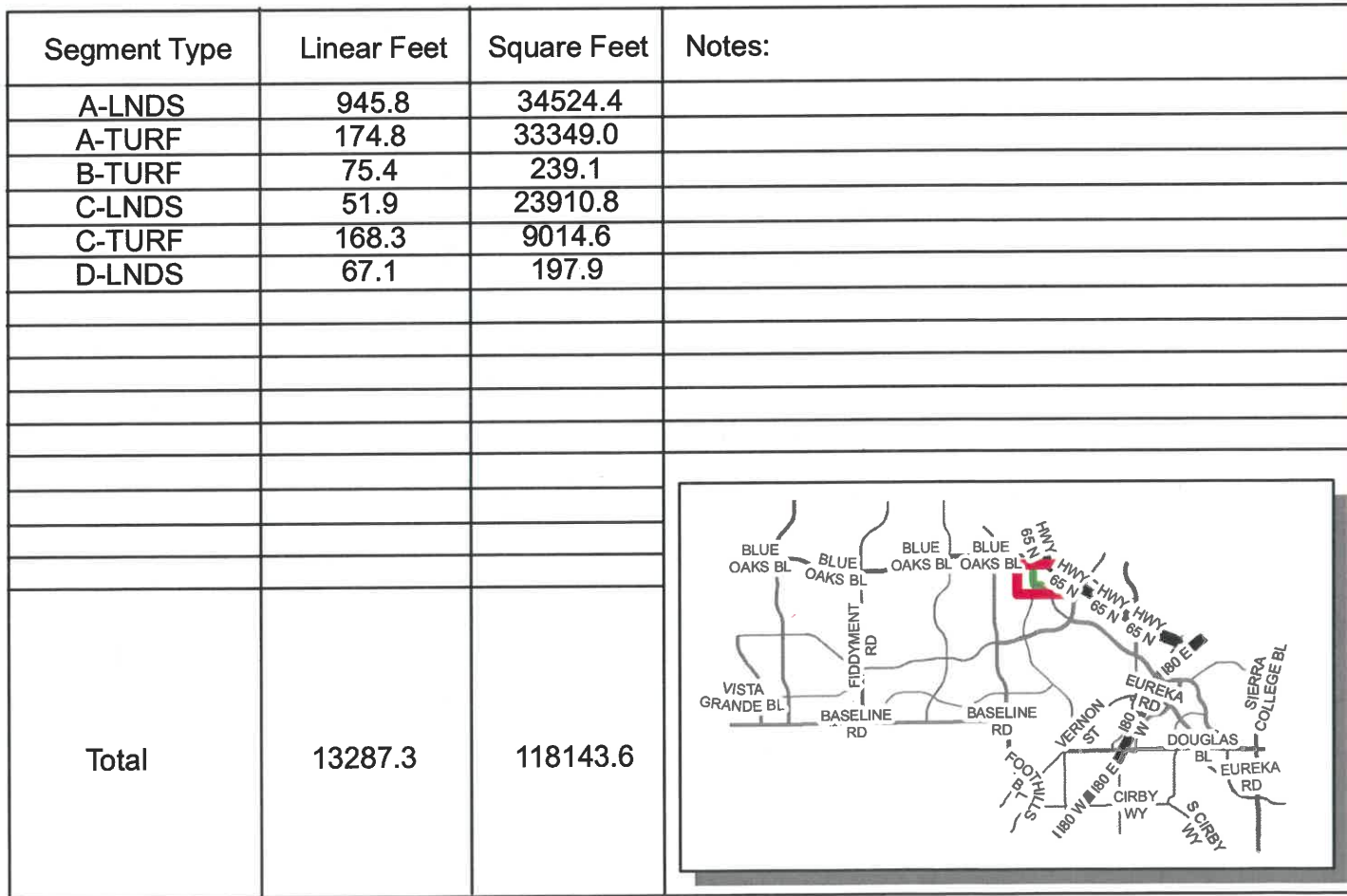
Funded by NORTH CENTRAL - DISTRICT-WIDE ZONE



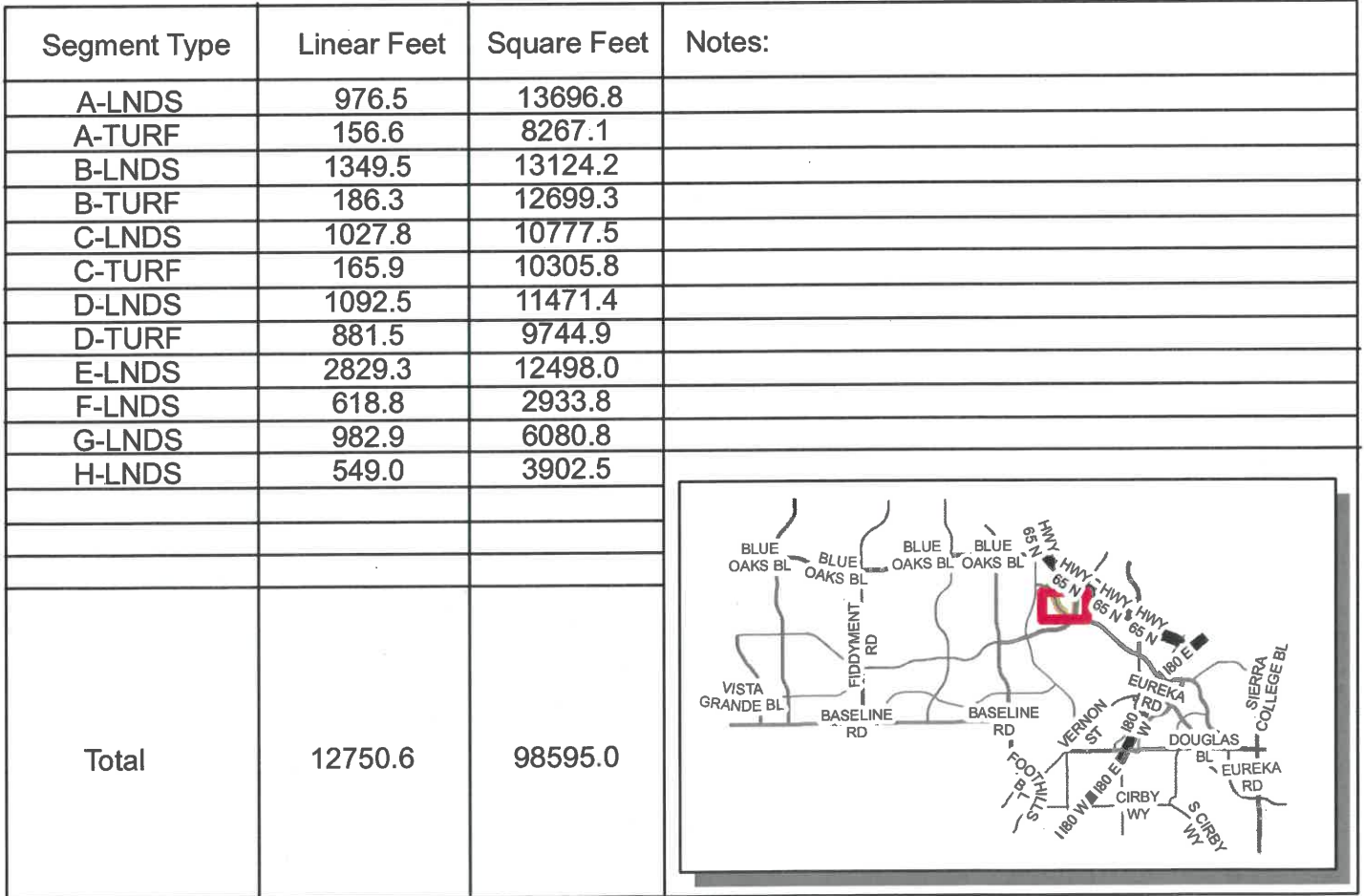
Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	1874.0	30191.1	
A-TURF	1470.3	21471.5	
B-LNDS	44.2	79.3	
C-LNDS	1914.5	11980.5	
C-TURF	1548.7	11741.0	
D-LNDS	160.6	863.3	
E-LNDS	1253.6	7604.4	
F-LNDS	2128.2	22249.3	
F-TURF	255.7	8770.2	
G-LNDS	1777.7	10555.8	
G-TURF	1527.0	12368.1	
H-LNDS	41.1	63.5	
Total	17950.0	137938.6	

The map shows the project area highlighted in red, located at the intersection of Baseline Rd and Fiddymt Rd. Other nearby roads include Vista Grande Bl, Blue Oaks Bl, Vernion St, Footings Bl, Eureka Rd, Douglas Bl, Sierra College Bl, S. Kirby Wy, and Cirby Wy. Highways 65 N and 180 E are also indicated.

Funded by NORTH CENTRAL - DISTRICT-WIDE ZONE

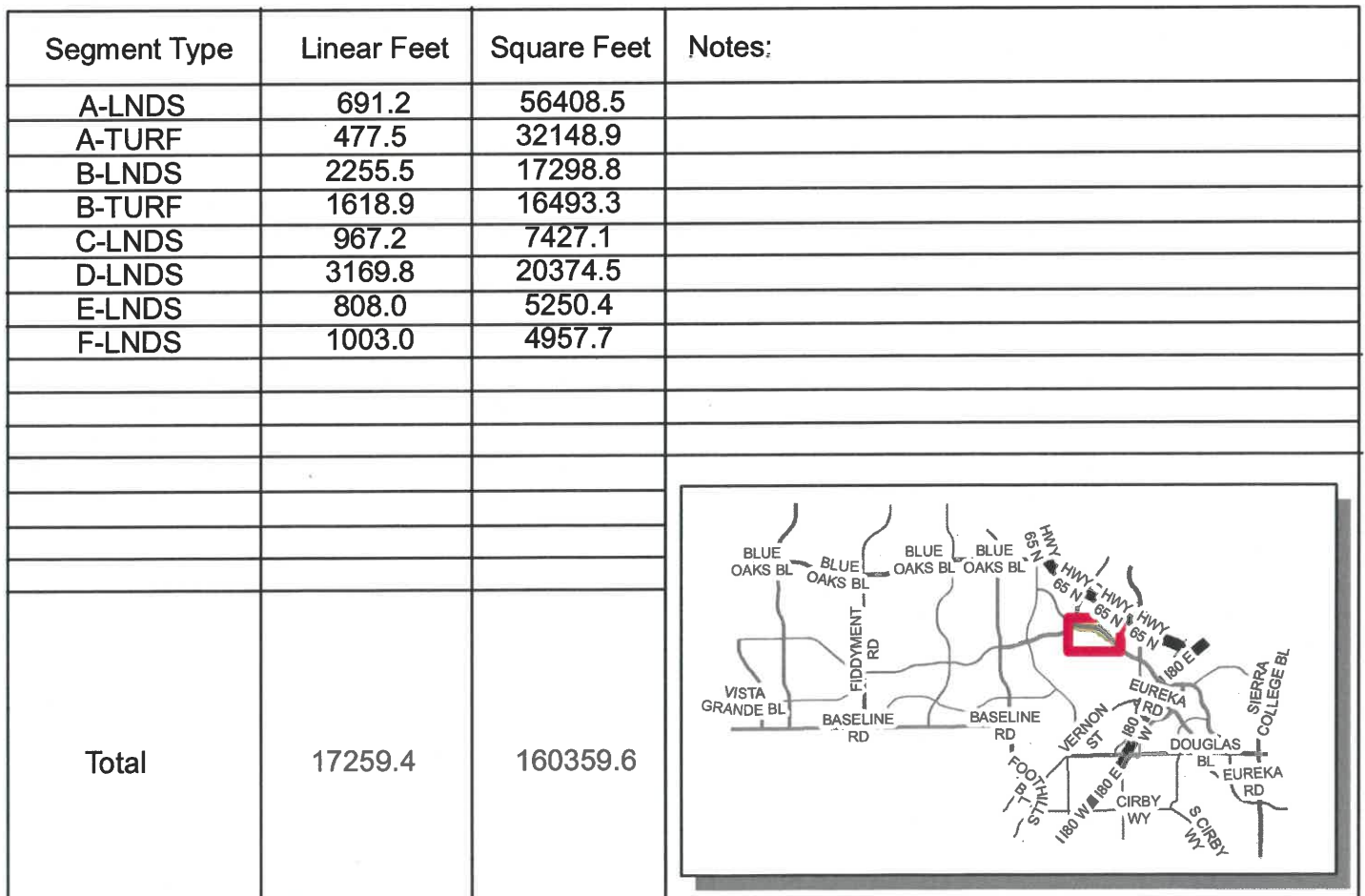


Funded by NORTH CENTRAL - DISTRICT-WIDE ZONE

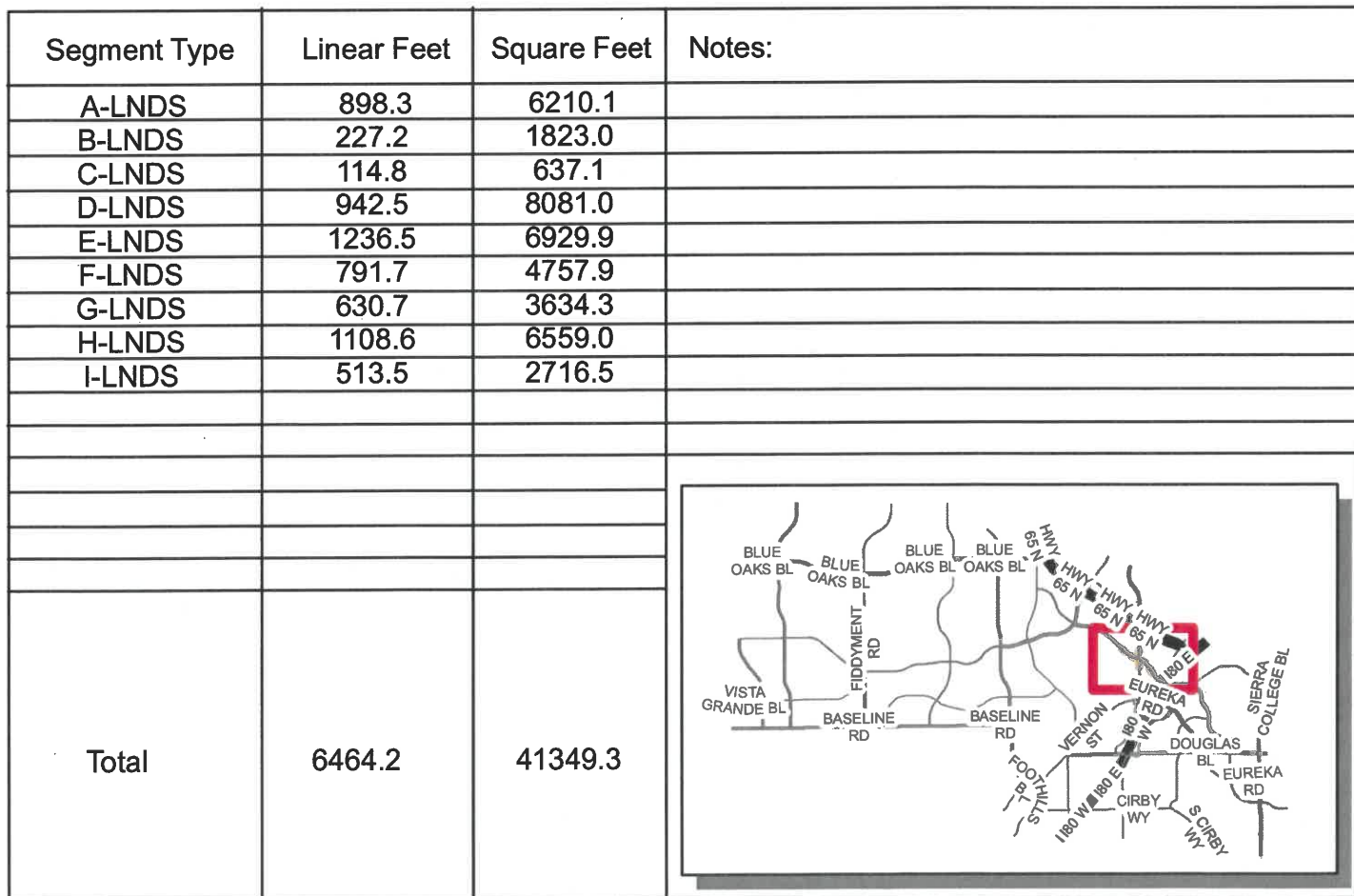


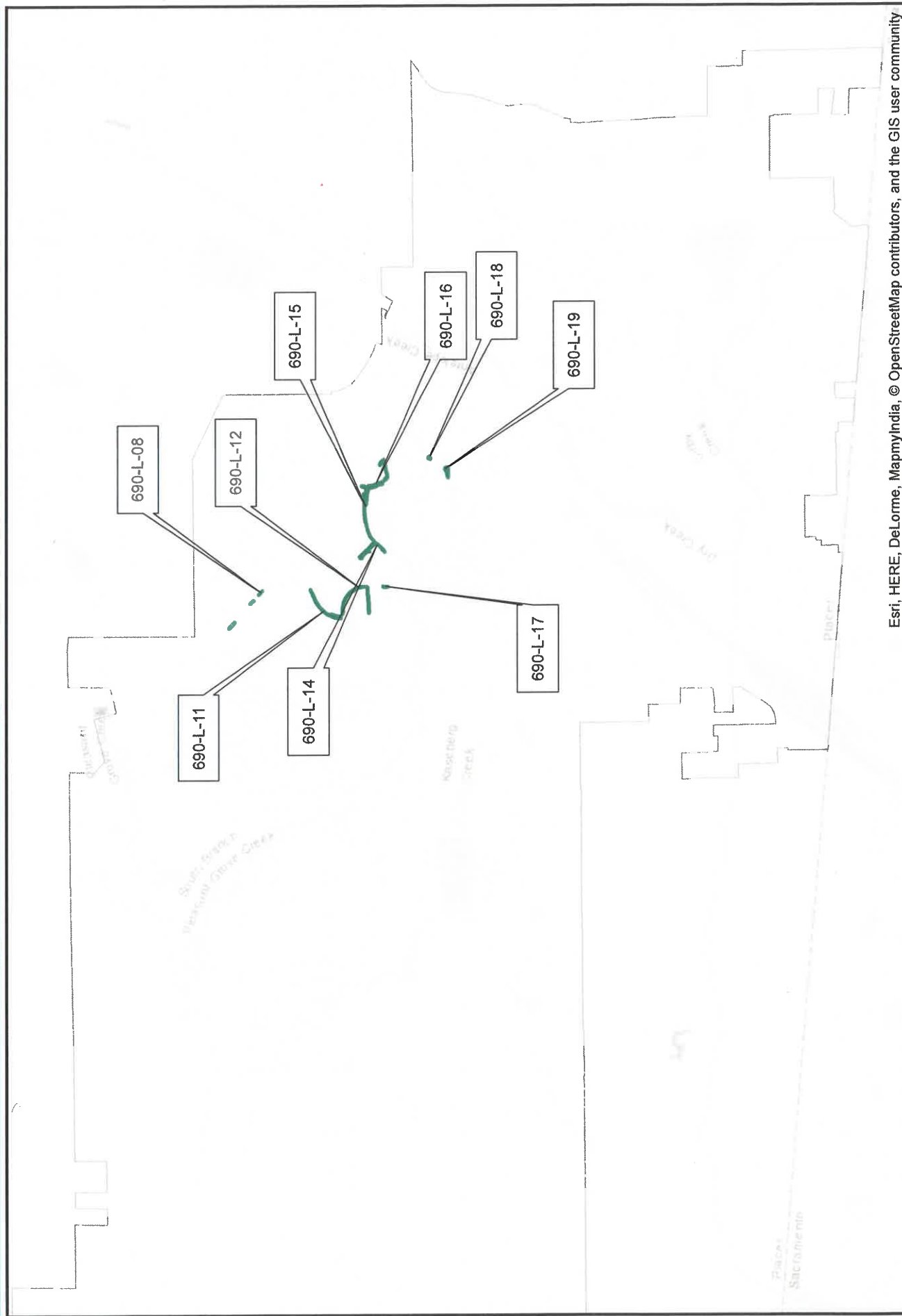
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Funded by NORTH CENTRAL - DISTRICT-WIDE ZONE



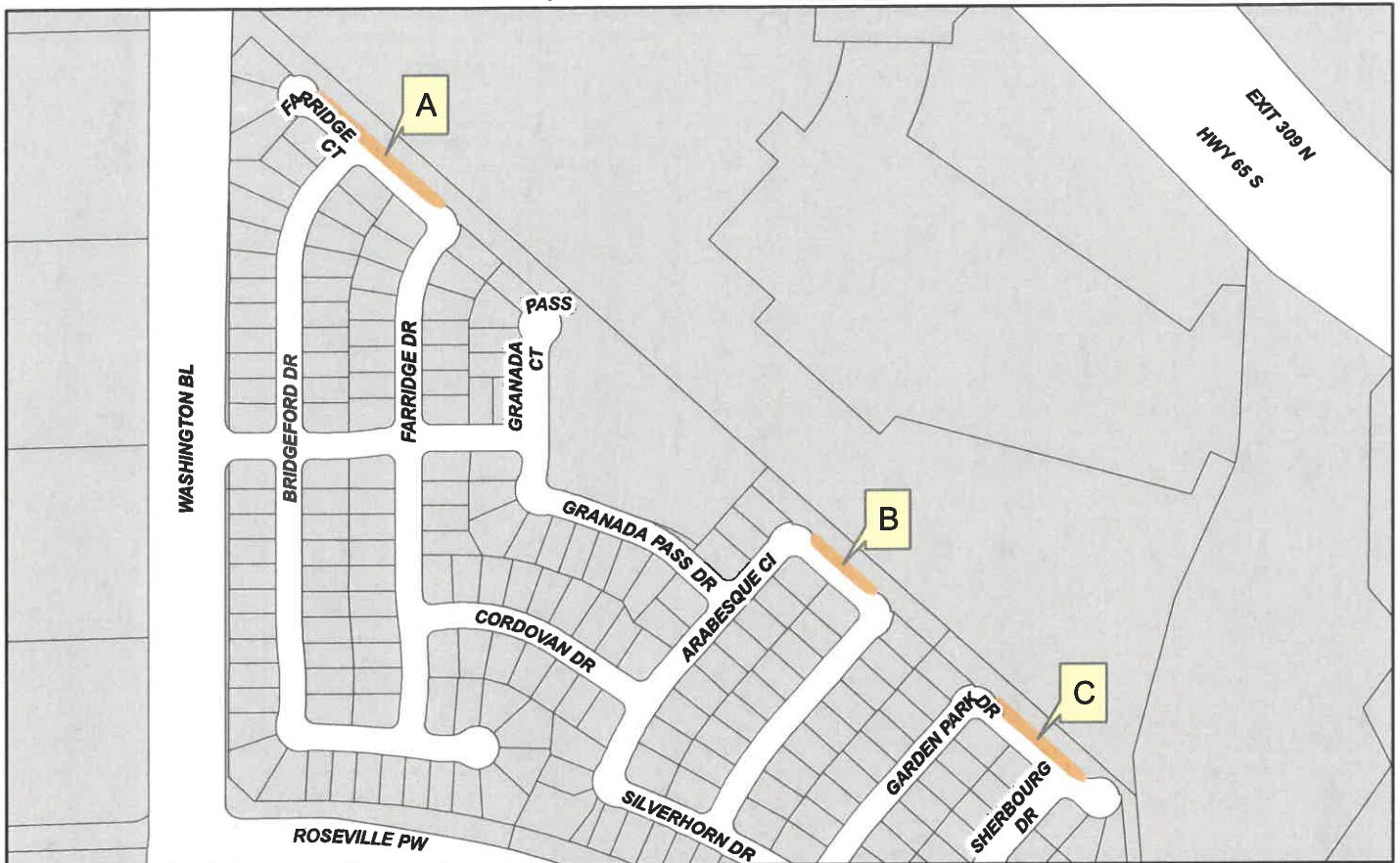
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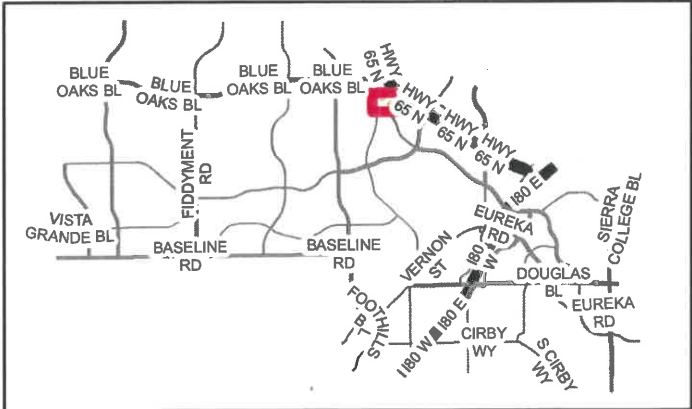


690-L-08

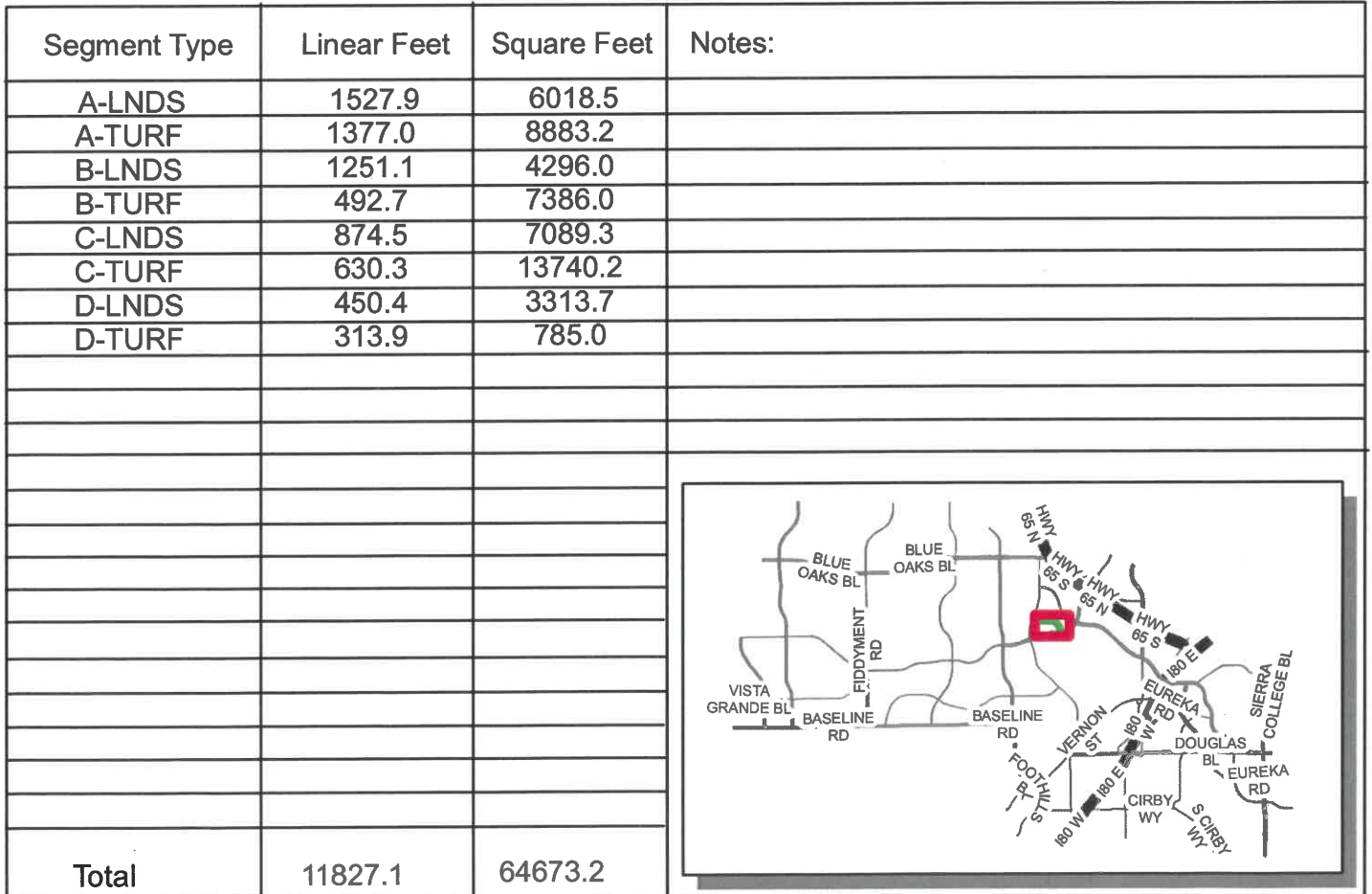
Funded by NORTH CENTRAL - LOCAL BENEFIT ZONE



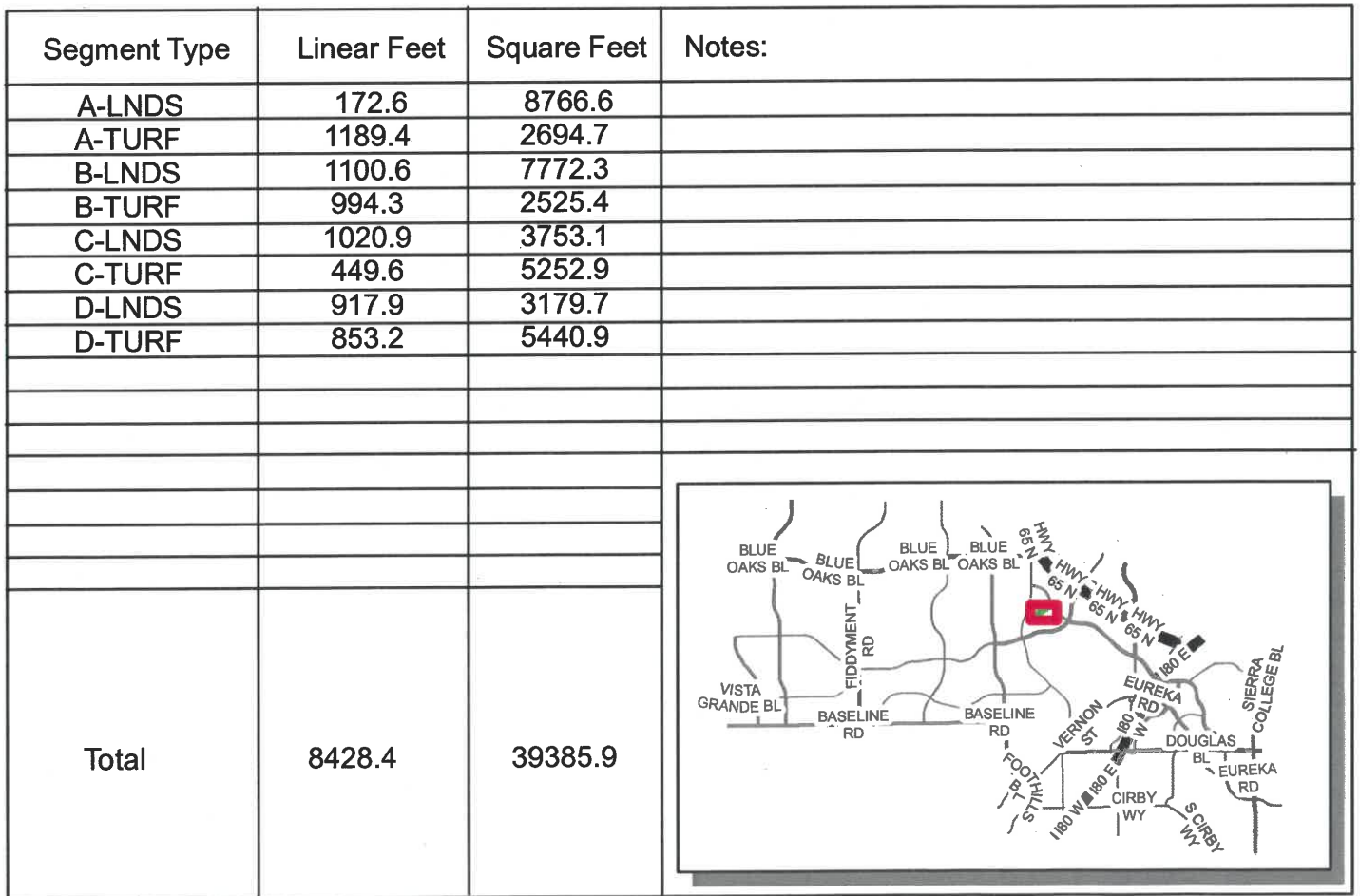
Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	681.7	3646.5	
B-LNDS	336.1	1441.7	
C-LNDS	479.7	2412.5	
Total	1497.7	7500.7	



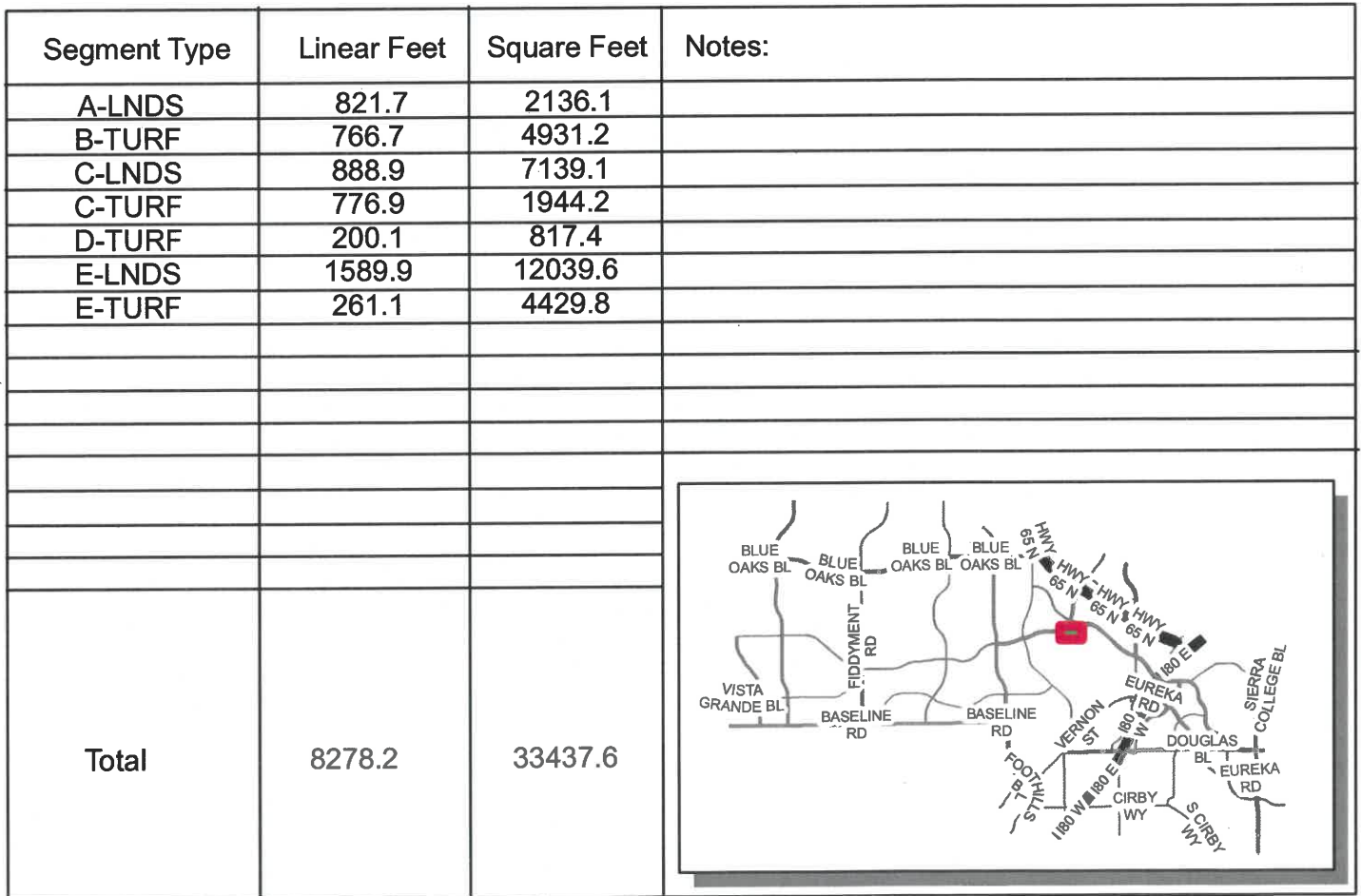
Funded by NORTH CENTRAL - DISTRICT-WIDE ZONE



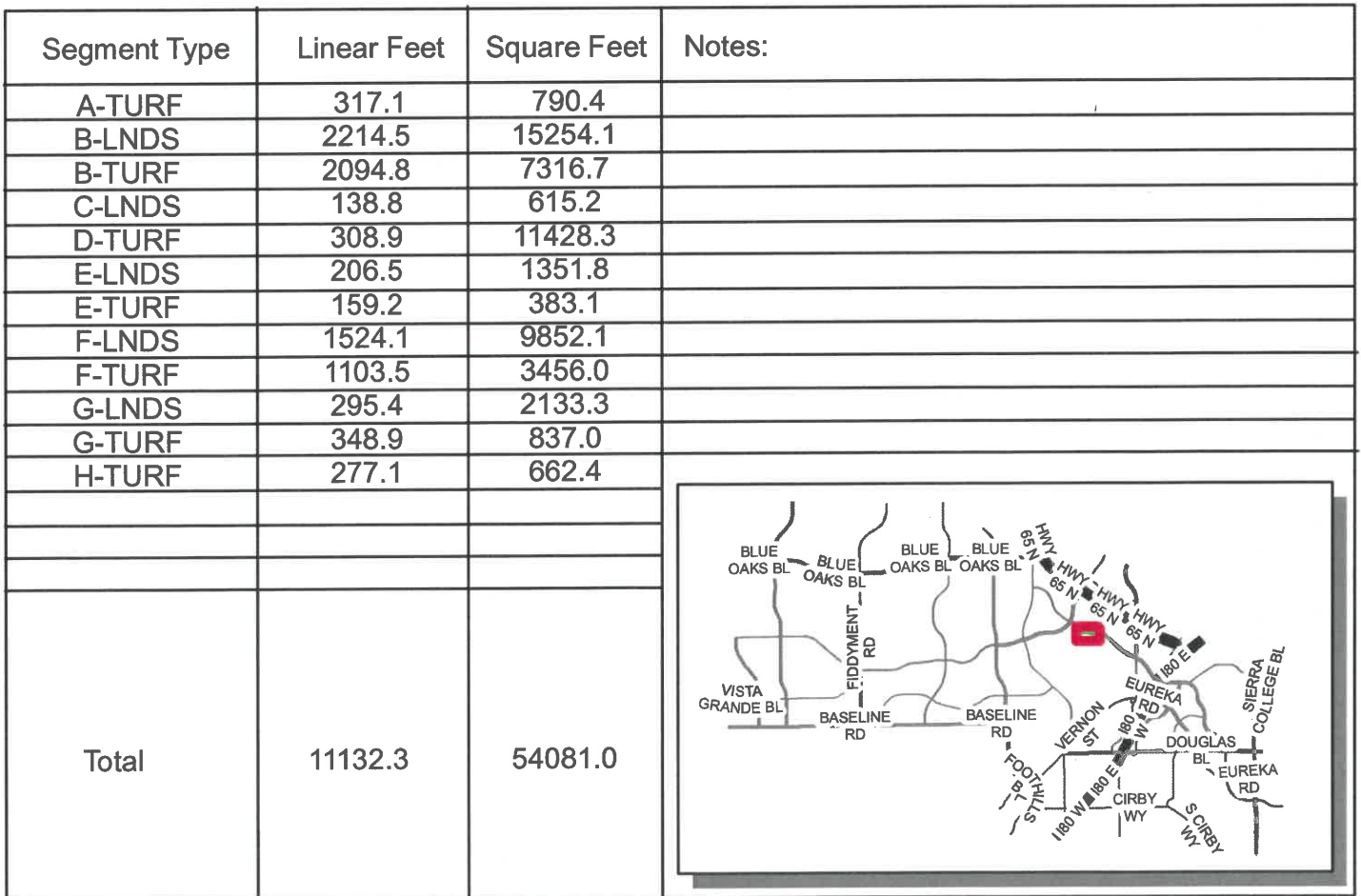
Funded by NORTH CENTRAL - LOCAL BENEFIT ZONE



Funded by NORTH CENTRAL - DISTRICT-WIDE ZONE



Funded by NORTH CENTRAL - LOCAL BENEFIT ZONE

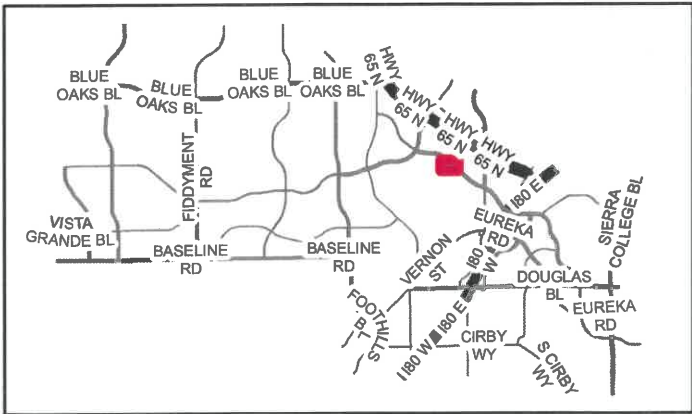


690-L-16

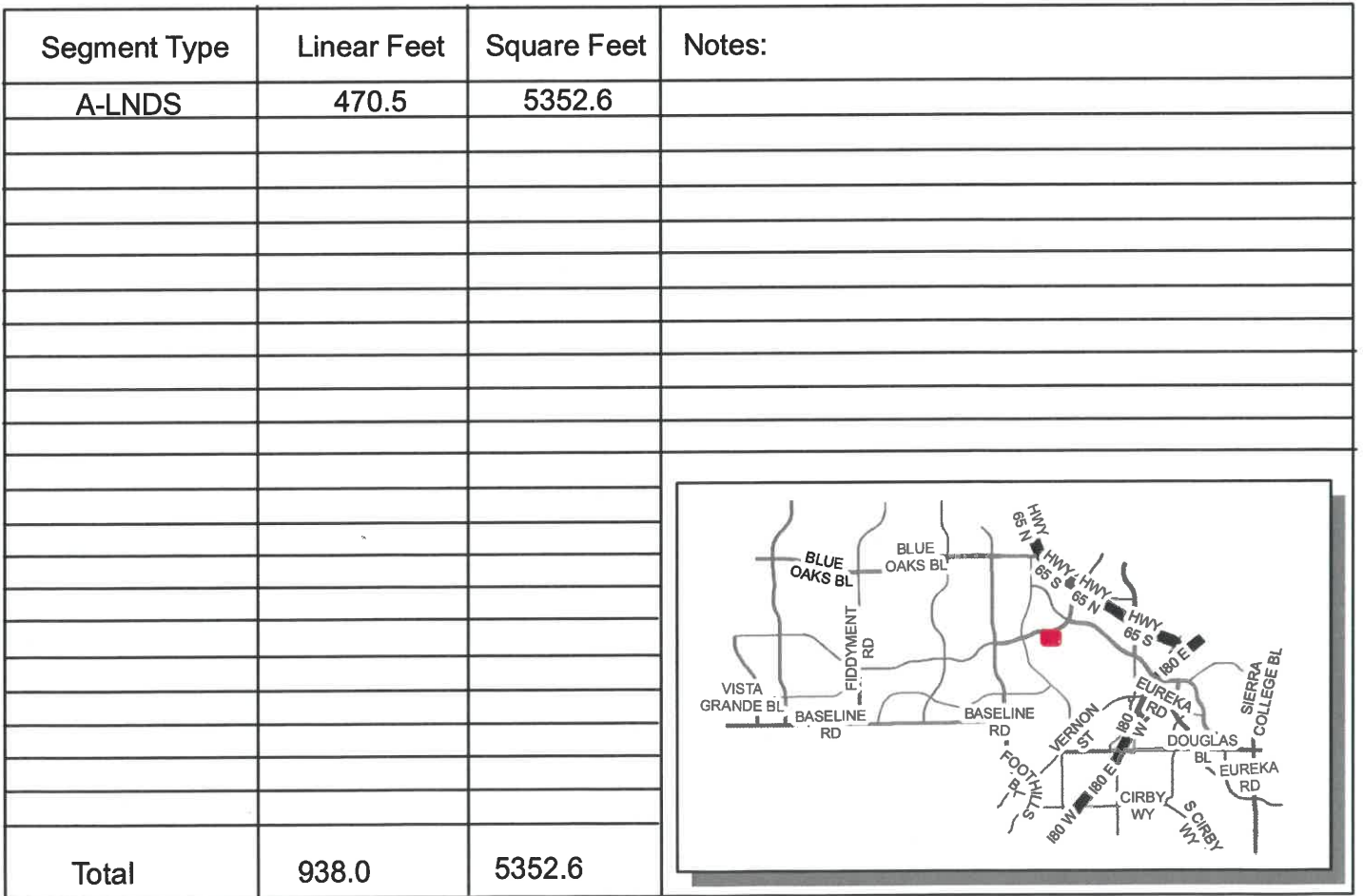
Funded by NORTH CENTRAL - LOCAL BENEFIT ZONE



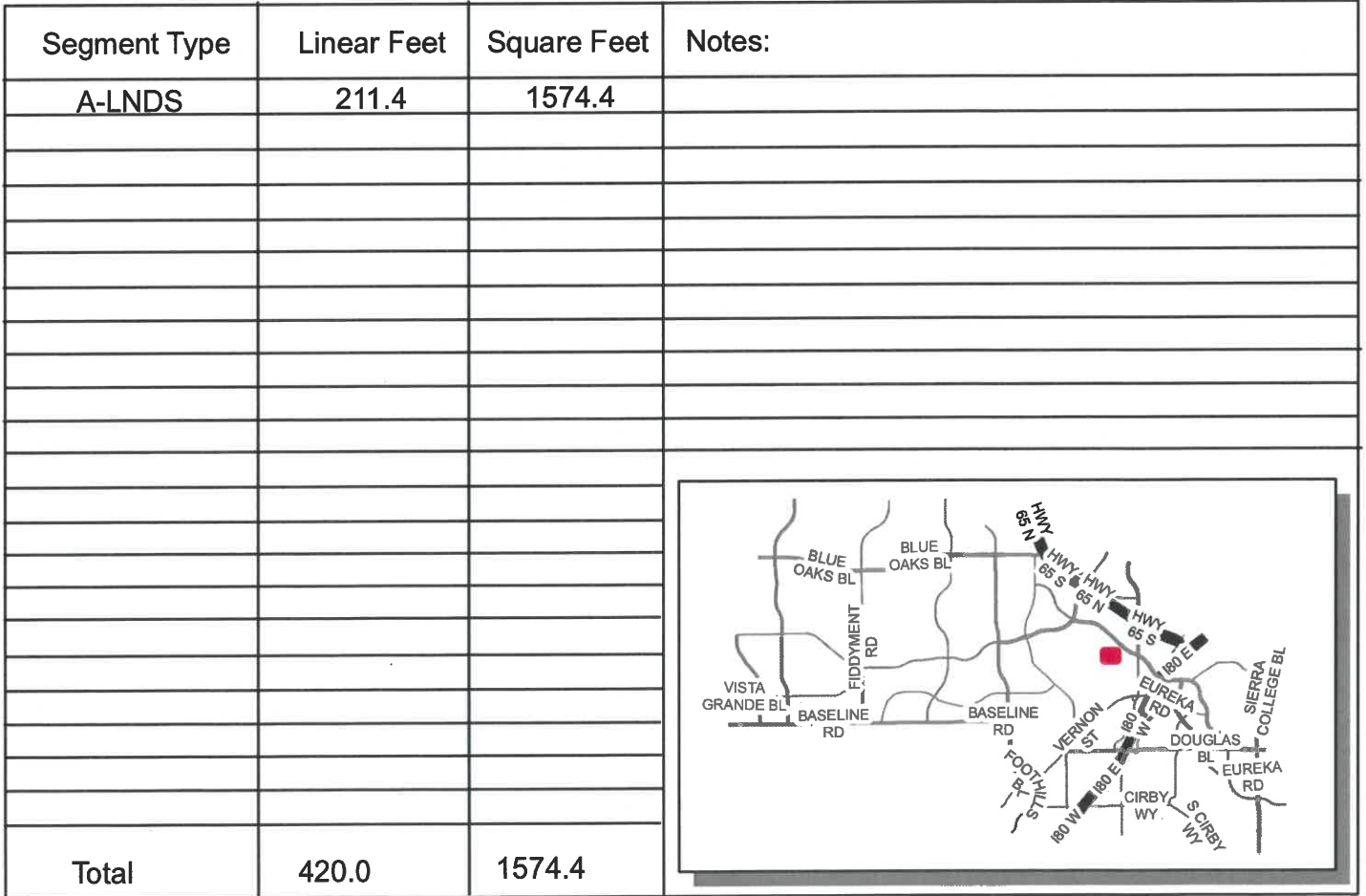
Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	1335.8	41488.7	
A-TURF	1148.1	3814.5	
Total	5338.6	45303.3	



Funded by NORTH CENTRAL - LOCAL BENEFIT ZONE

[illegible]

Funded by NORTH CENTRAL - LOCAL BENEFIT ZONE

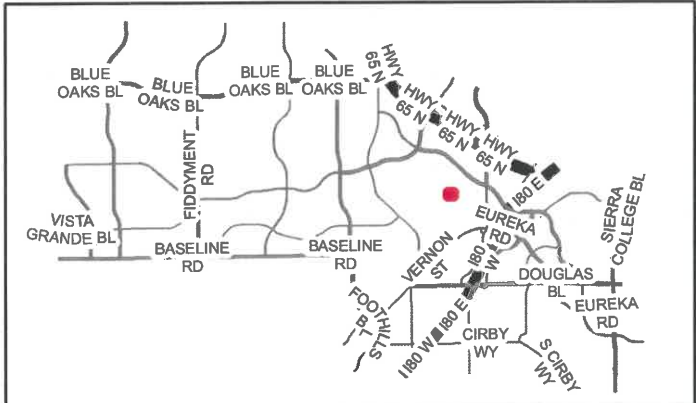


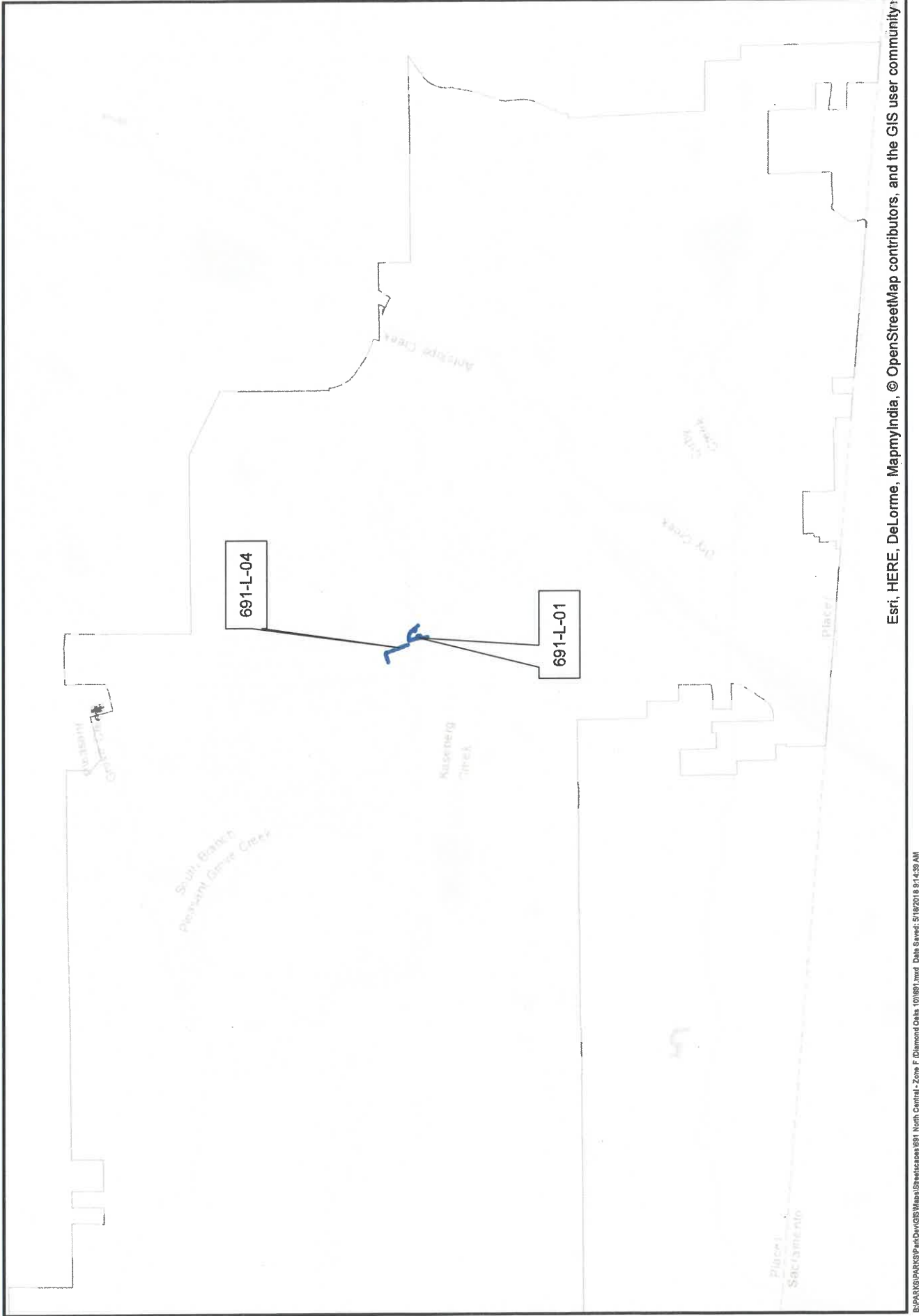
690-L-19

Funded by NORTH CENTRAL - LOCAL BENEFIT ZONE



Segment Type	Linear Feet	Square Feet	Notes:
A-TURF	991.8	27708.5	
Total	1842.2	27708.5	



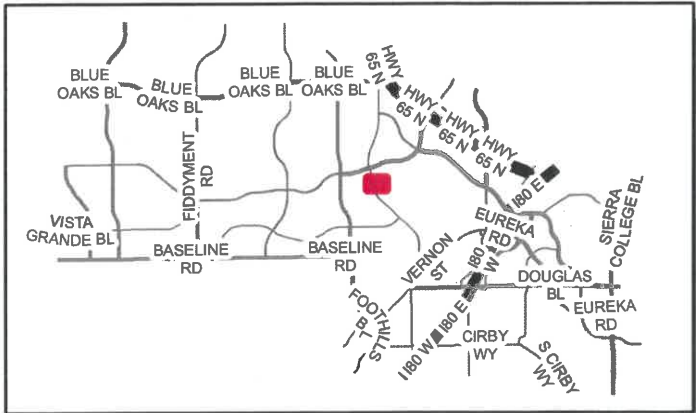


691-L-01

Funded by NORTH CENTRAL - ZONE F (DIAMOND OAKS 10)



Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	628.0	22892.2	
A-TURF	366.3	27908.8	
B-LNDS	220.1	921.8	
Total	3626.1	51702.9	

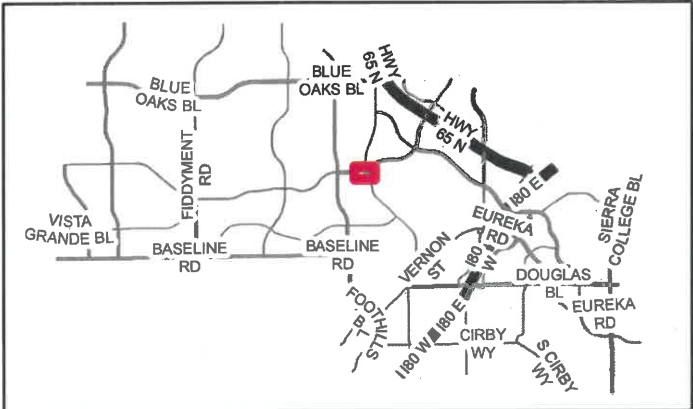


691-L-04

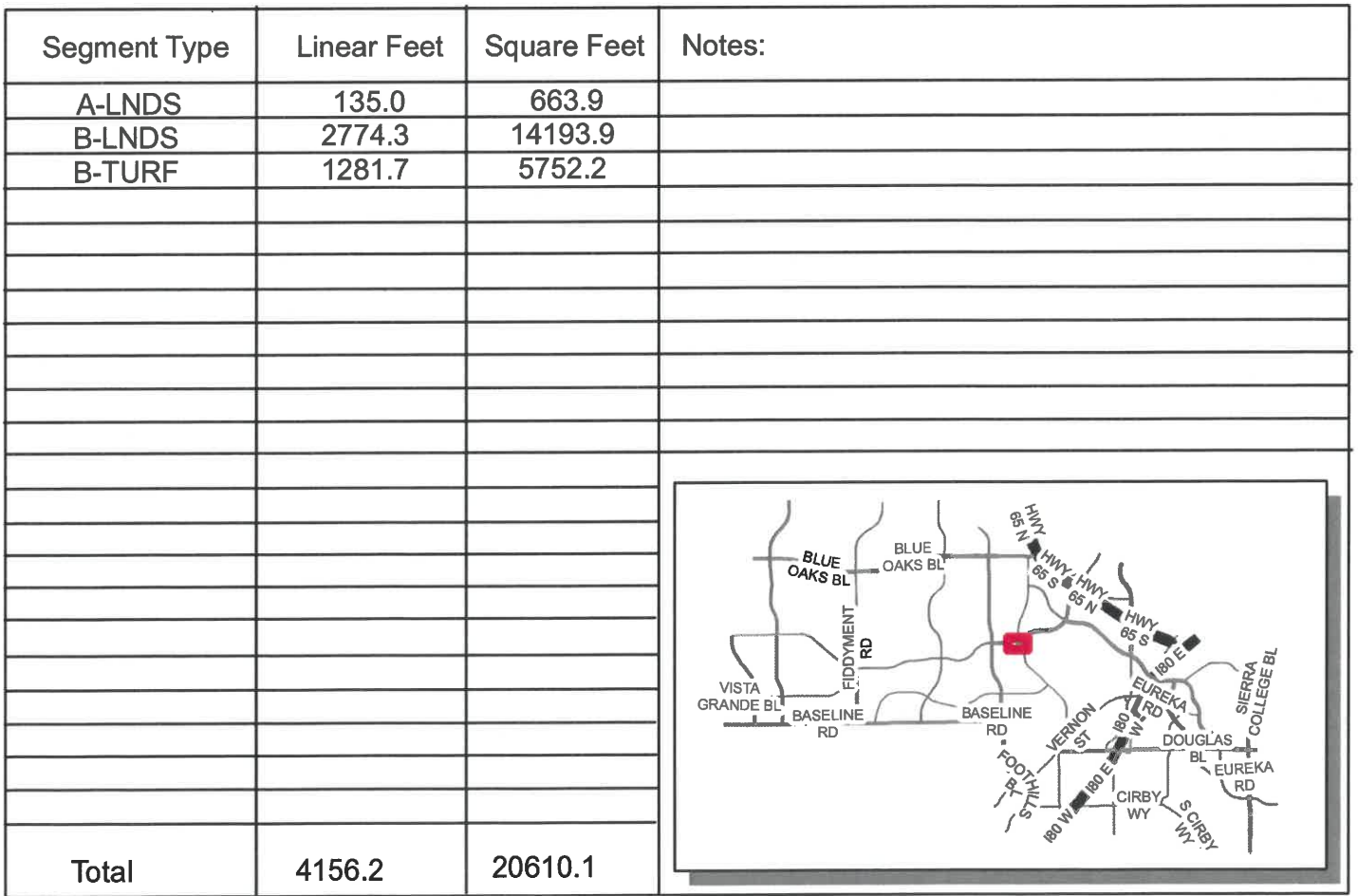
Funded by NORTH CENTRAL - ZONE F (DIAMOND OAKS 10)



Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	135.0	663.9	
B-LNDS	483.2	14193.9	
B-TURF	142.2	5752.2	
Total	4156.2	20610.1	

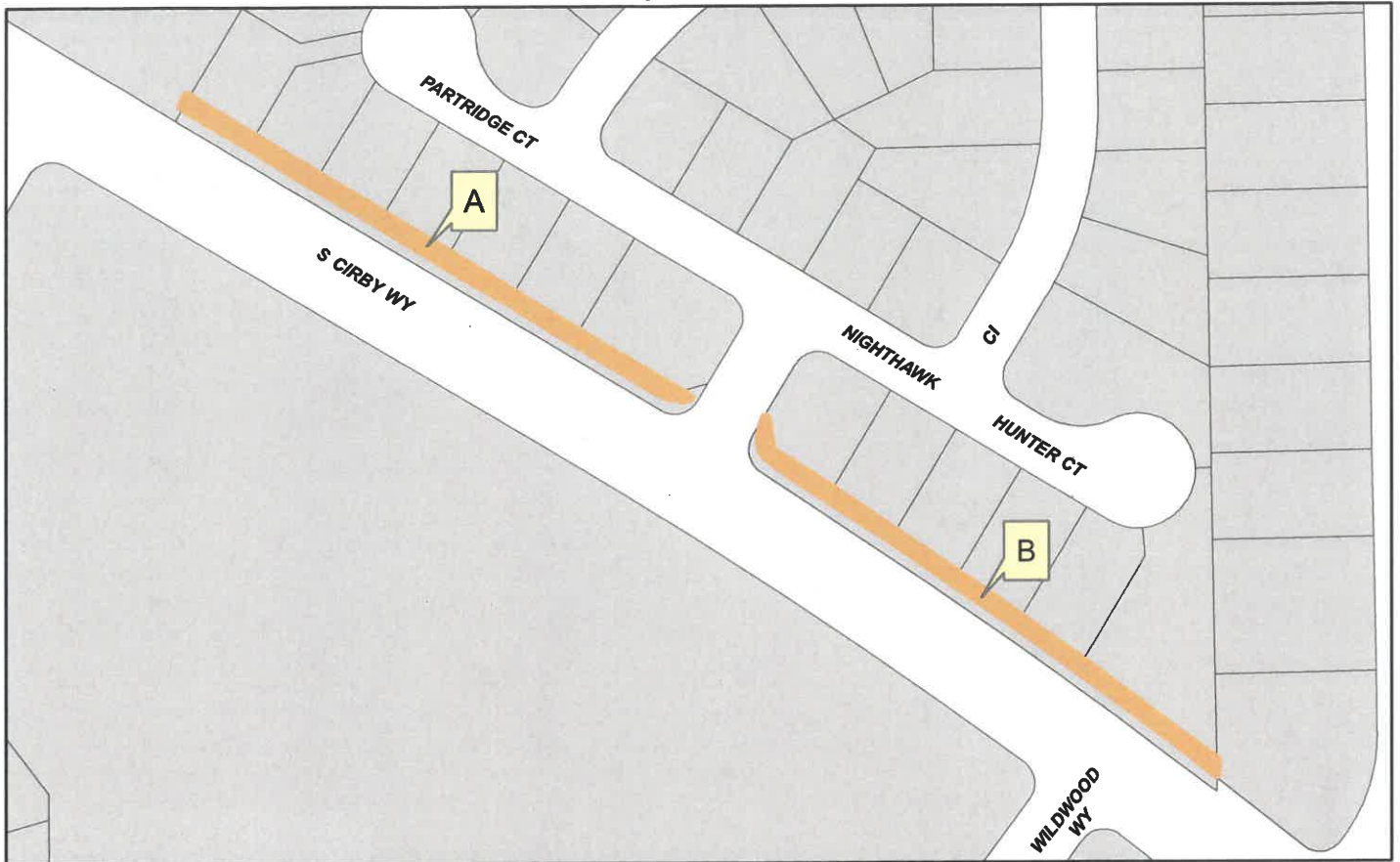


Funded by NORTH CENTRAL - ZONE G (DIAMOND OAKS 10)

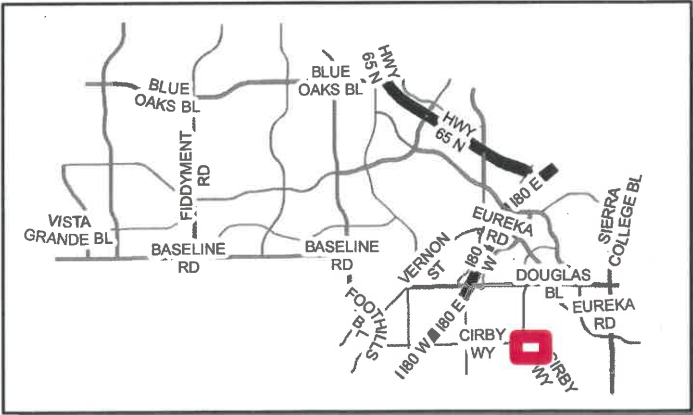


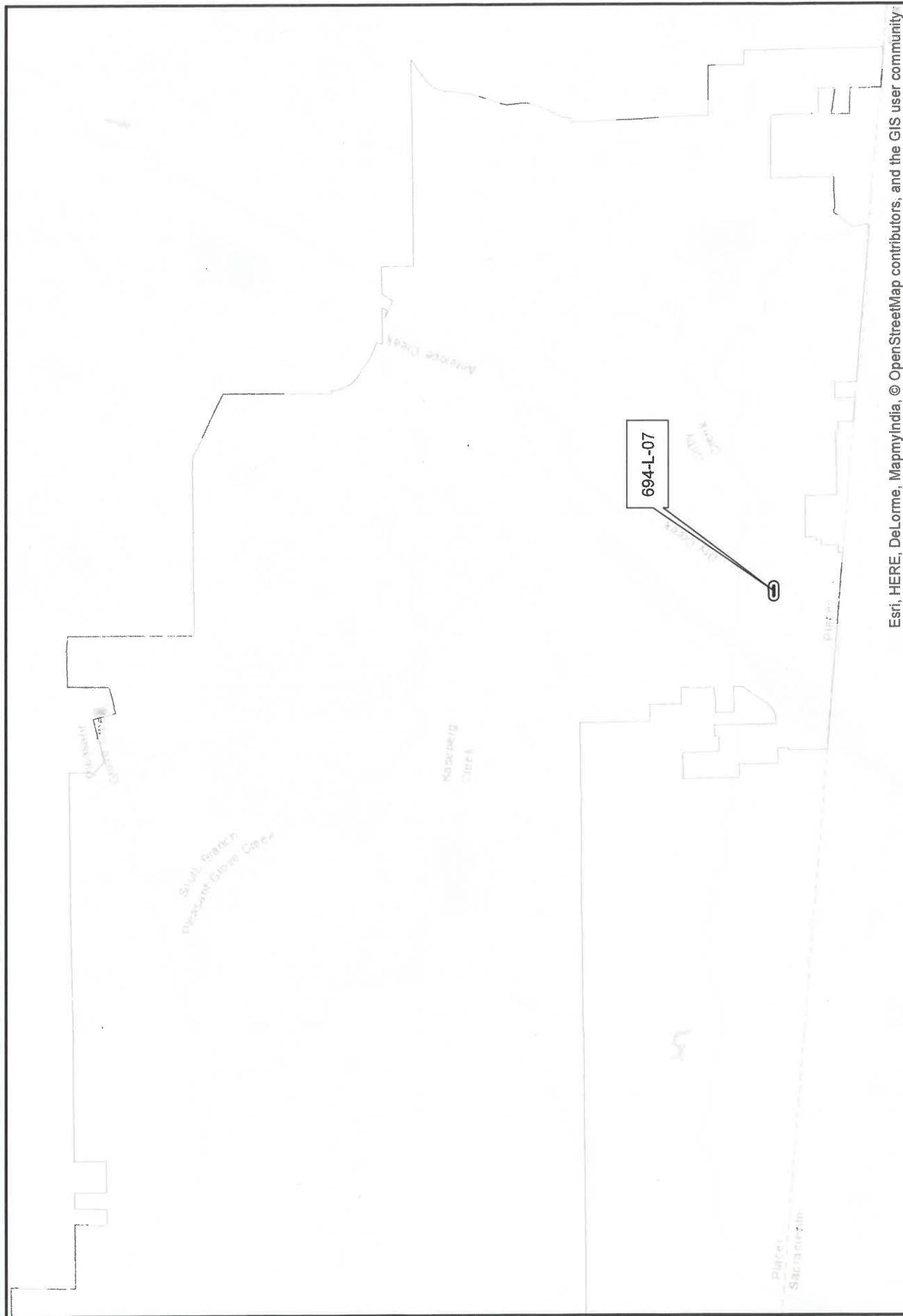
693-L-02

Funded by INFILL - ZONE A (PHEASANT RUN)

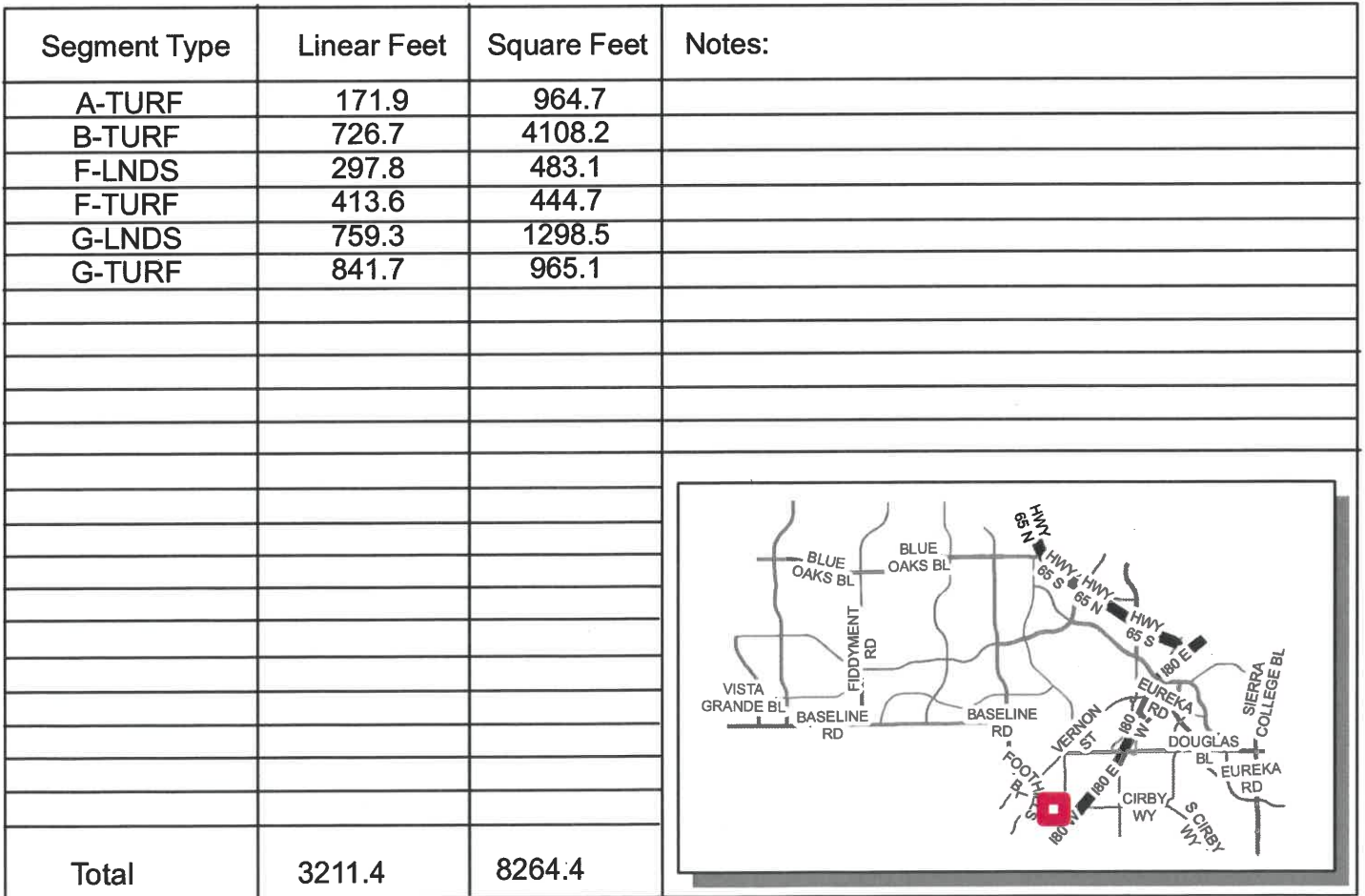


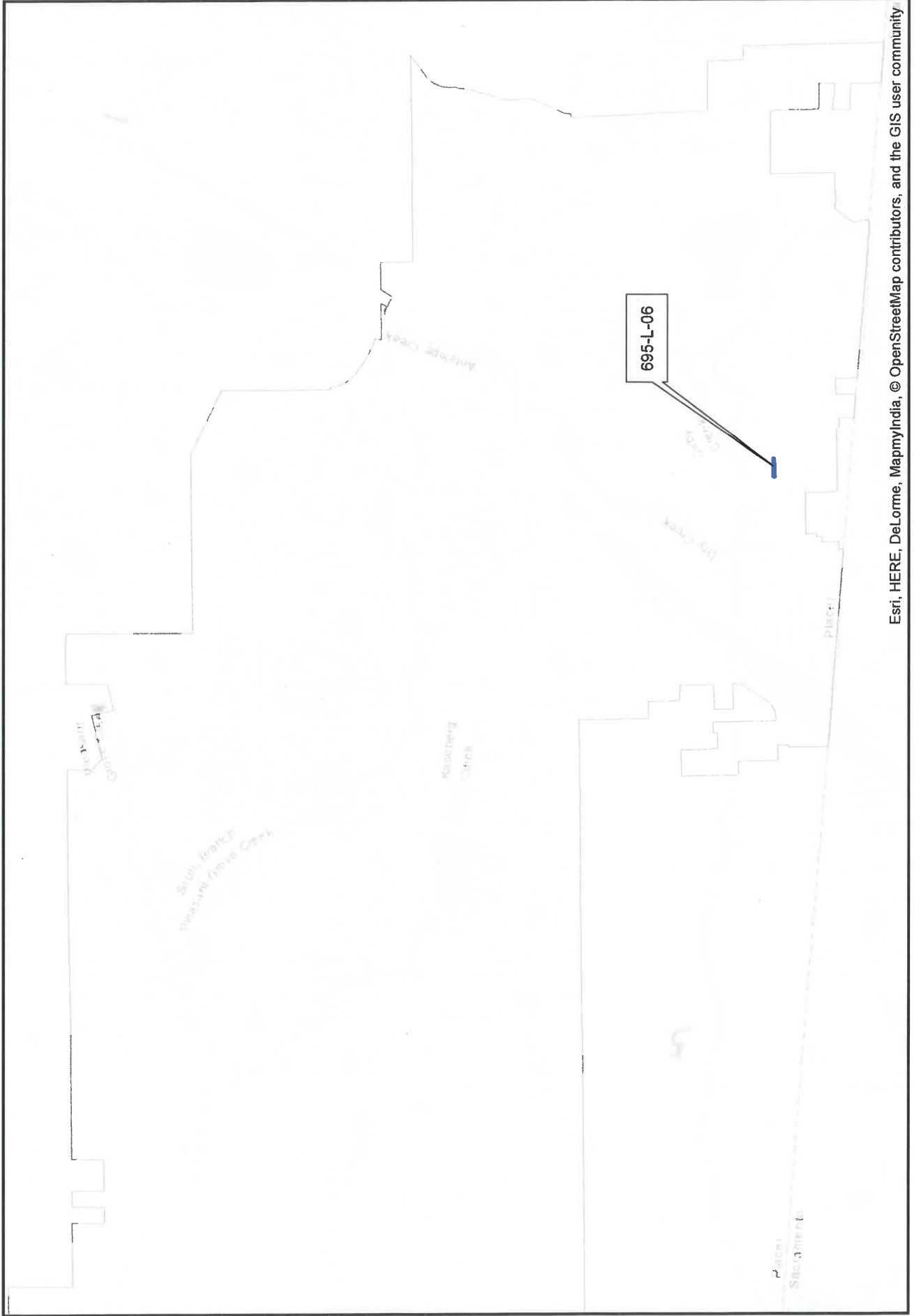
Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	897.4	4562.1	
B-LNDS	895.0	4029.8	
Total	1792.5	8592.0	





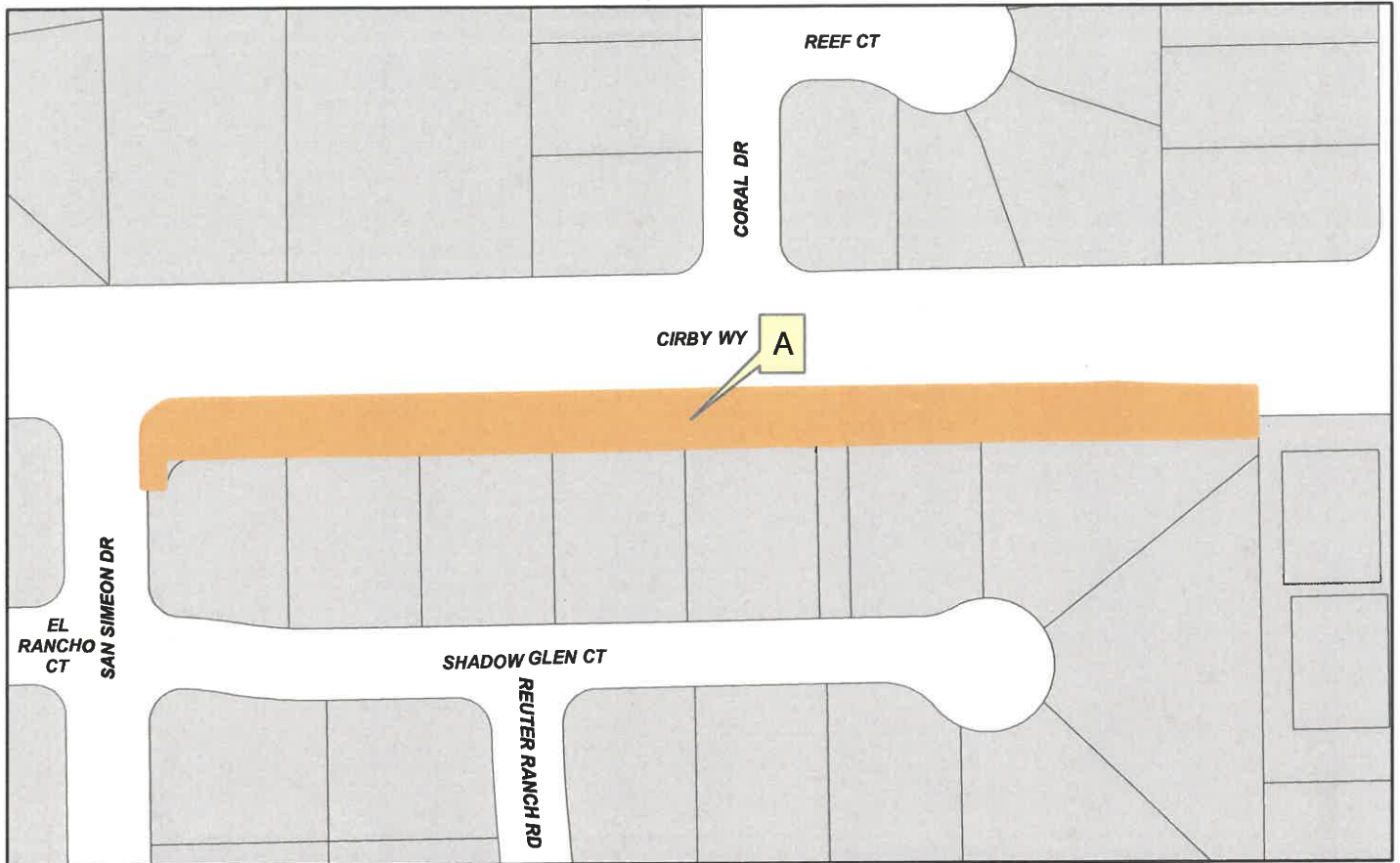
Funded by INFILL - ZONE B (CIRBY OAKS II)



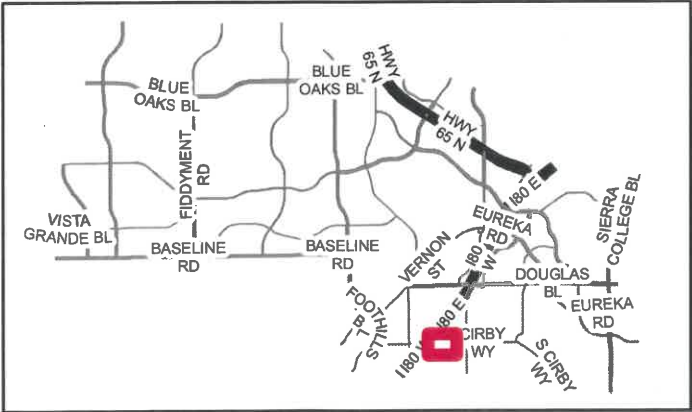


695-L-06

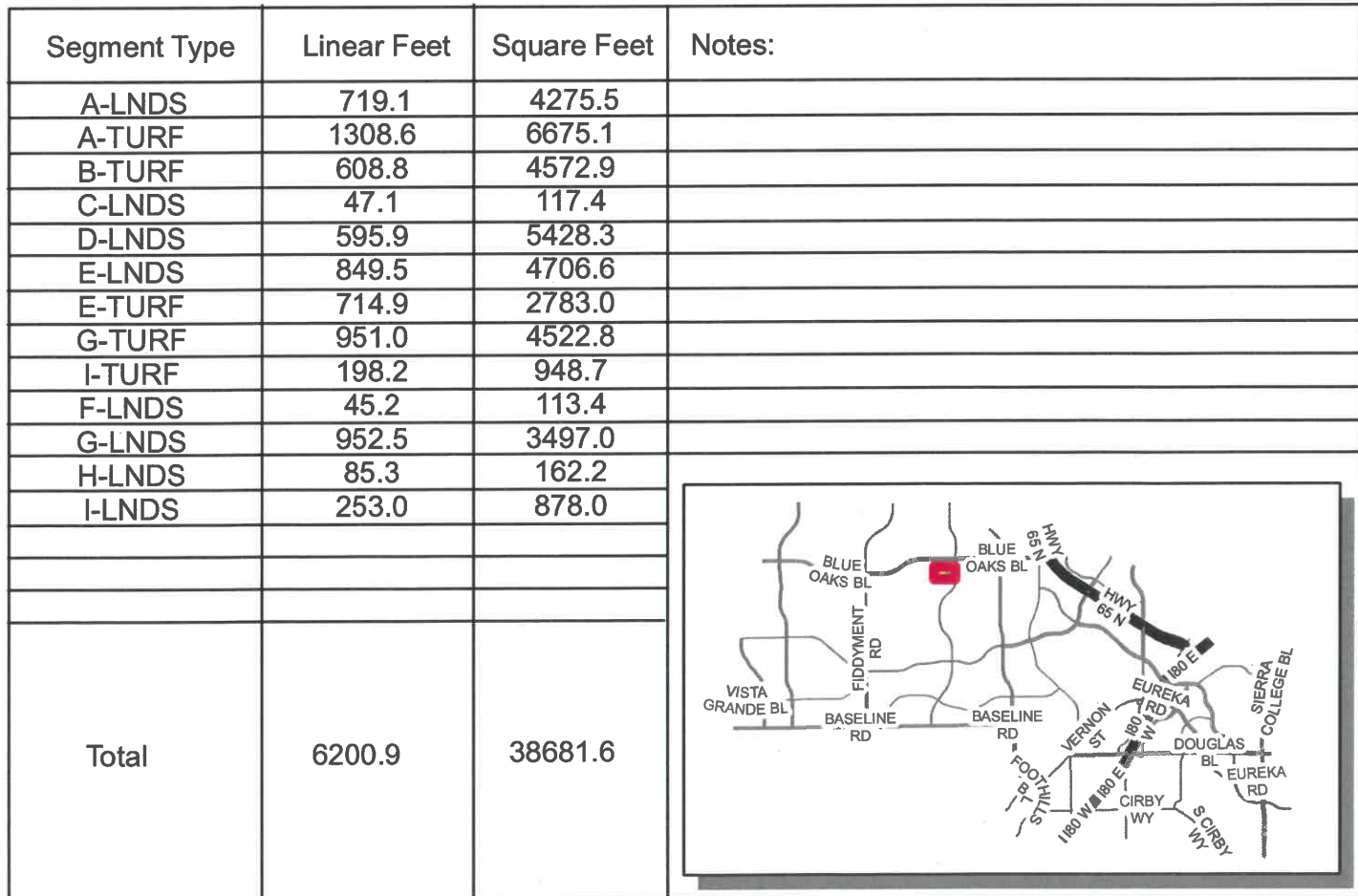
Funded by INFILL - ZONE C (REUTER RANCH)



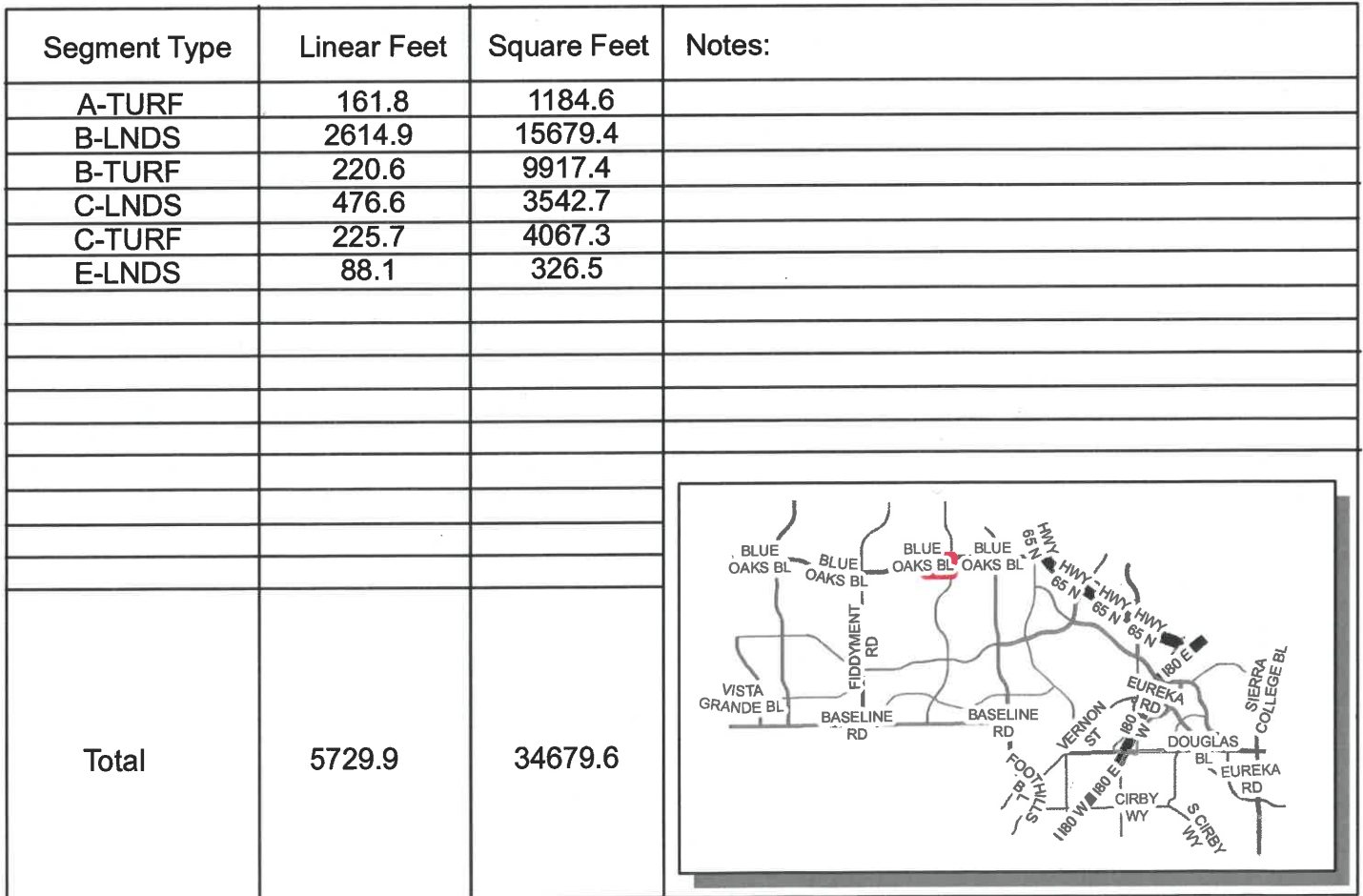
Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	1524.4	24773.8	
Total	1524.4	24773.8	

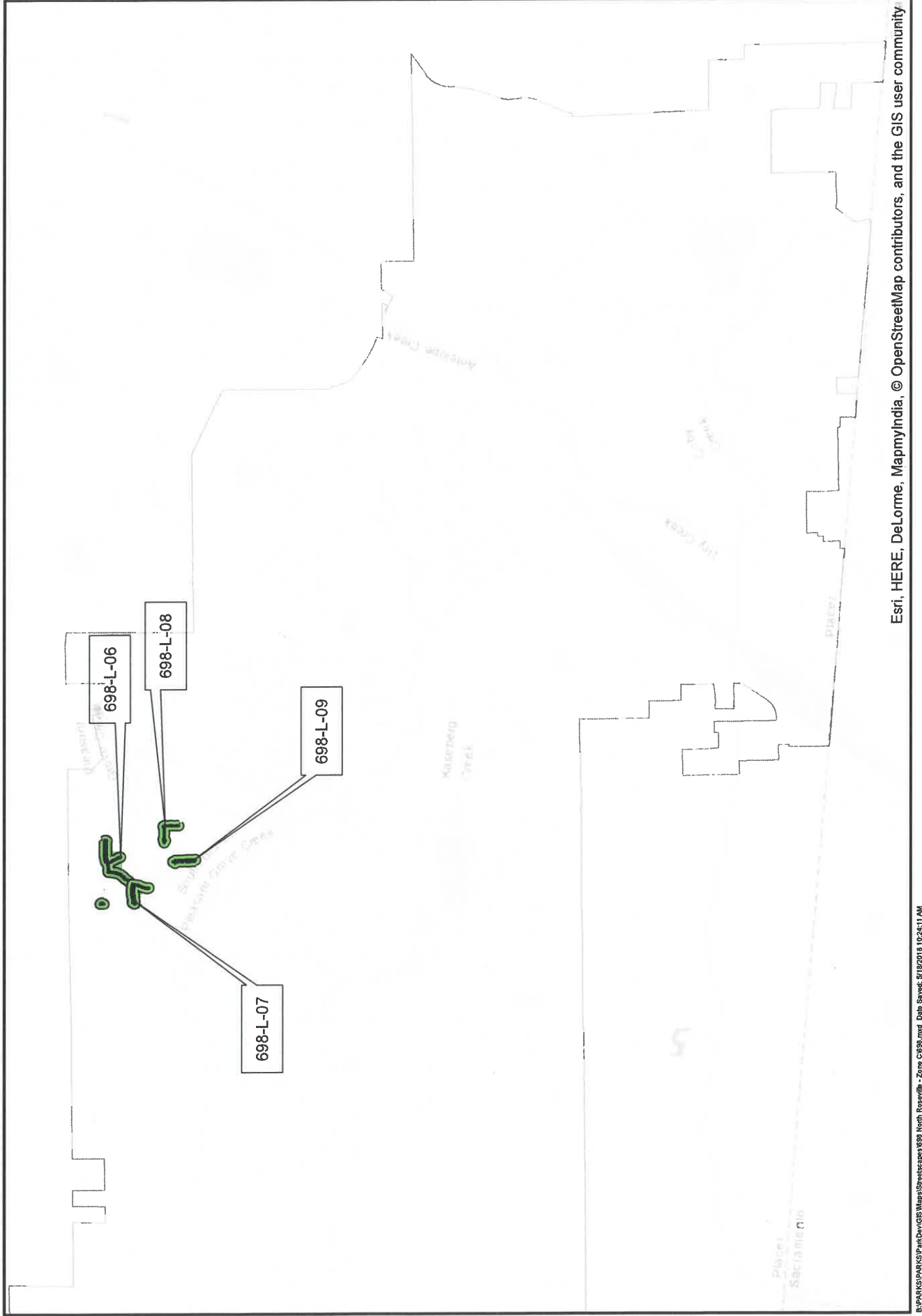


Funded by NORTH ROSEVILLE - ZONE B

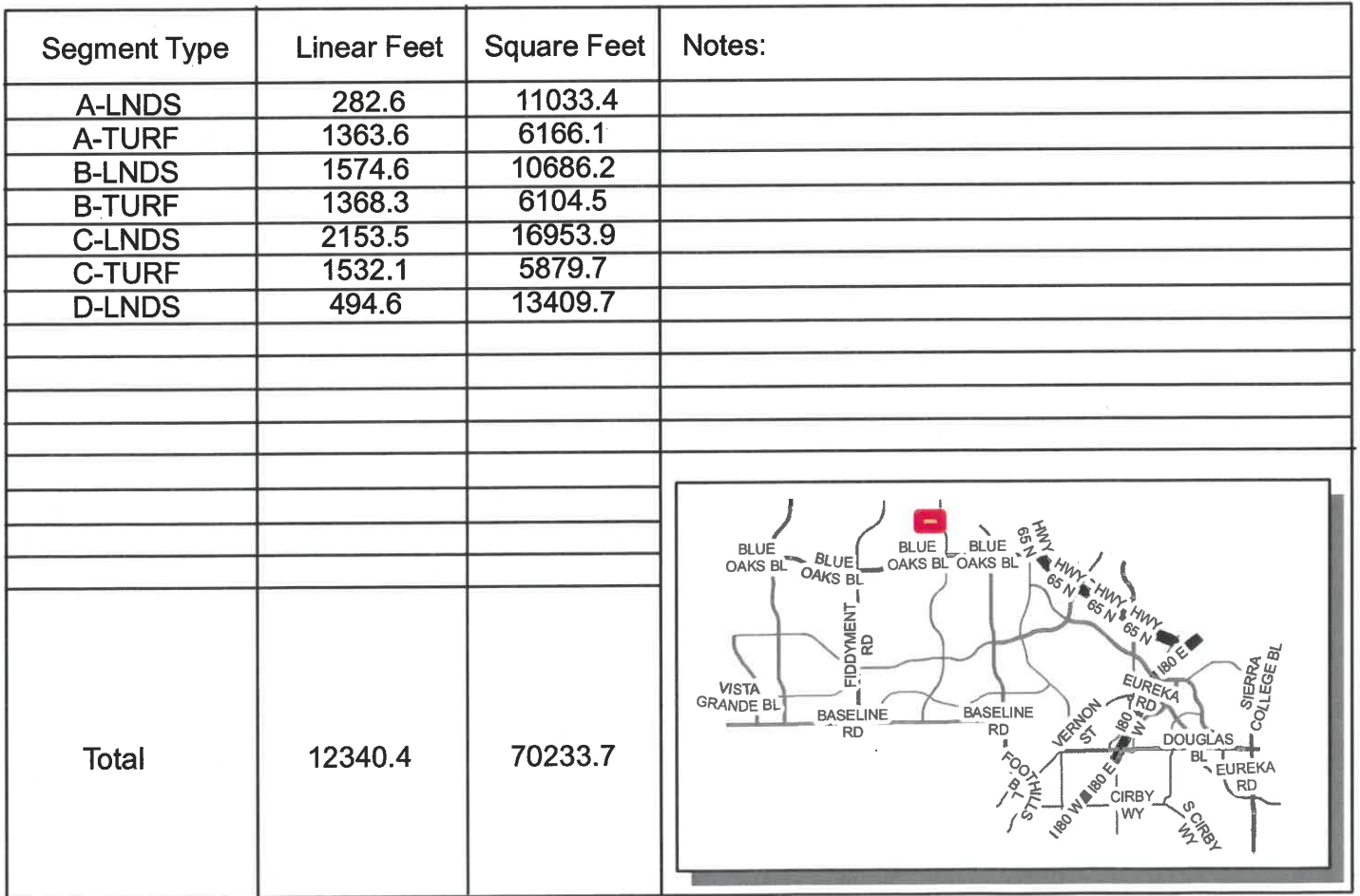


Funded by NORTH ROSEVILLE - ZONE B

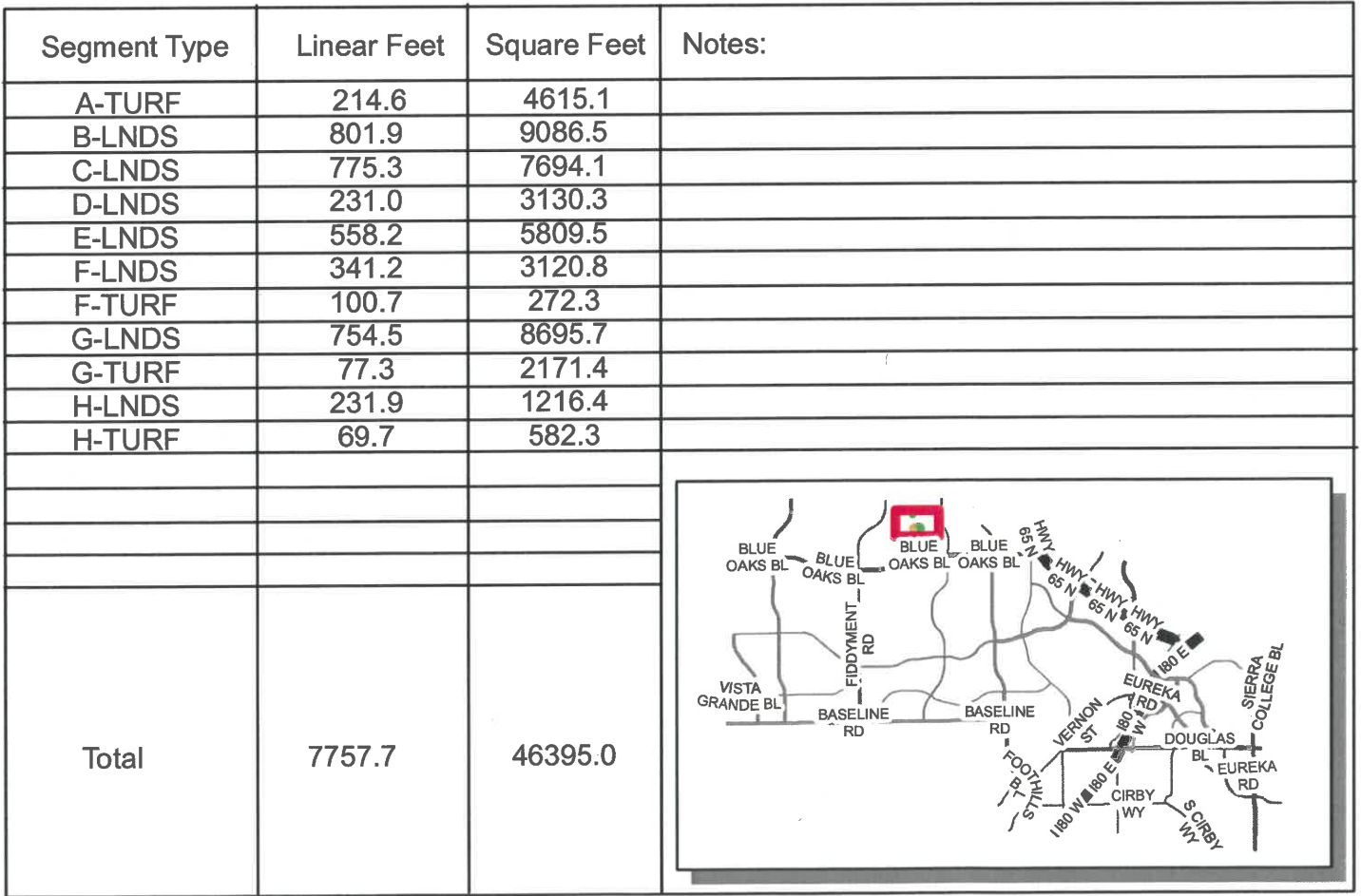




Funded by NORTH ROSEVILLE - ZONE C



Funded by NORTH ROSEVILLE - ZONE C

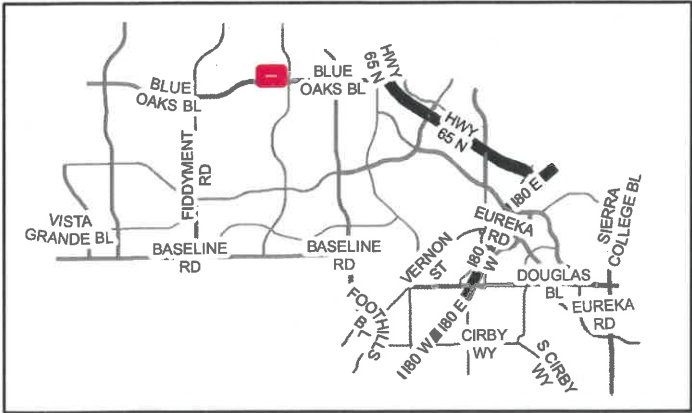


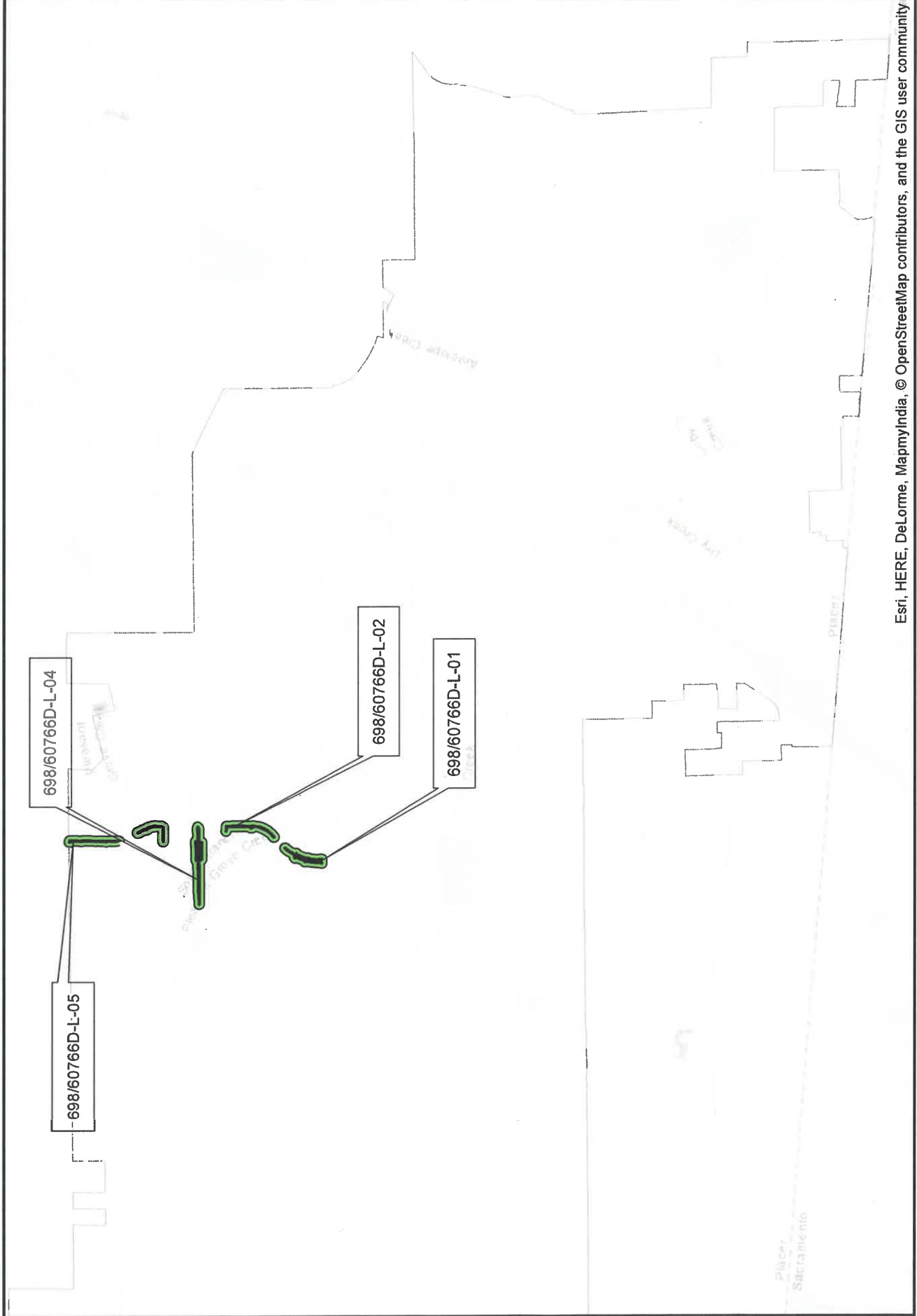
698-L-09

Funded by NORTH ROSEVILLE - ZONE C

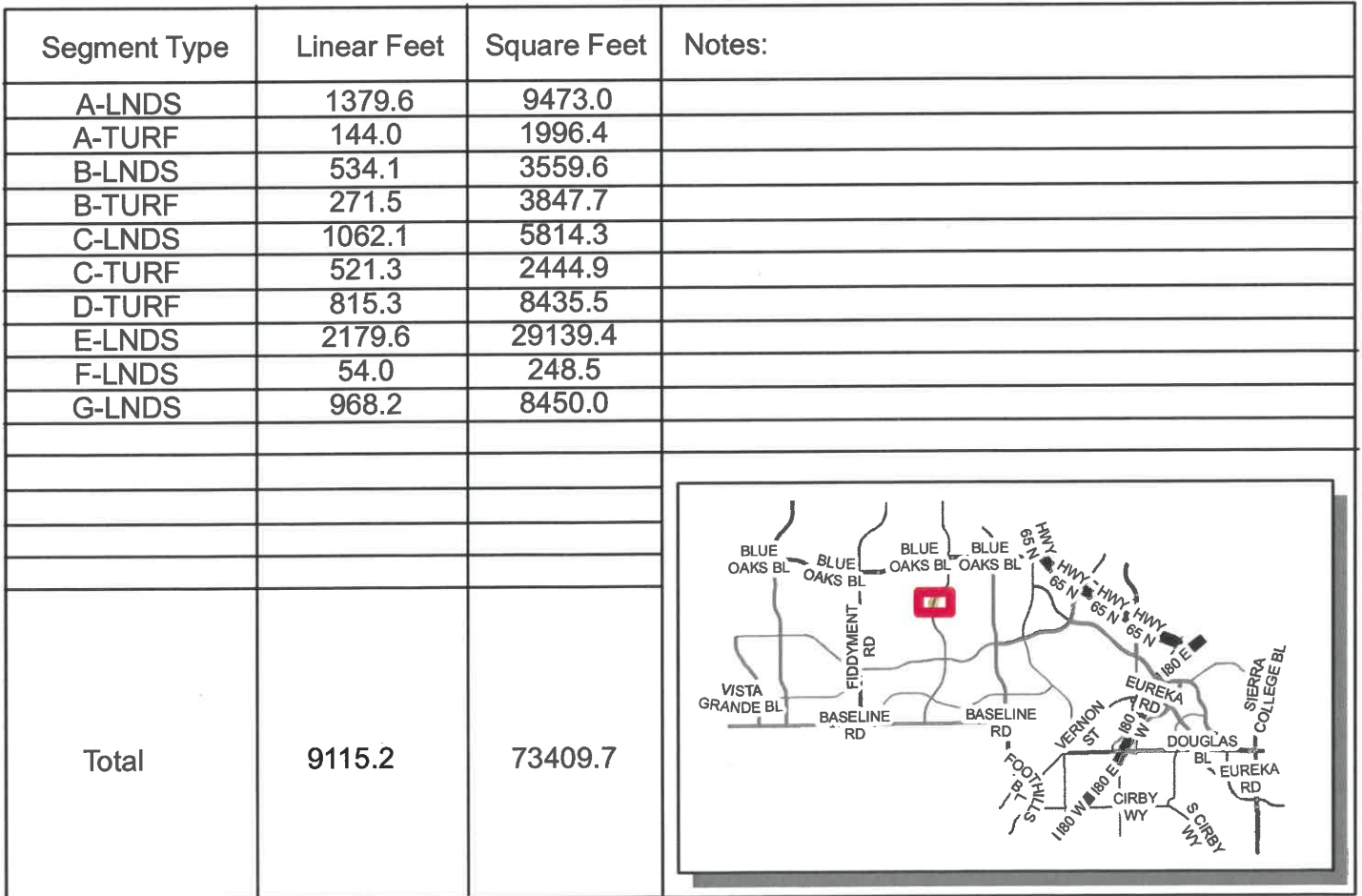


Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	412.6	7069.5	
A-TURF	378.3	2661.1	
B-LNDS	777.1	5722.1	
C-LNDS	264.0	3768.4	
D-LNDS	56.2	1457.4	
E-LNDS	538.3	5925.2	
Total	4180.9	26604.0	





Funded by NORTH ROSEVILLE - ZONE D - SHARED SVC - 60766D

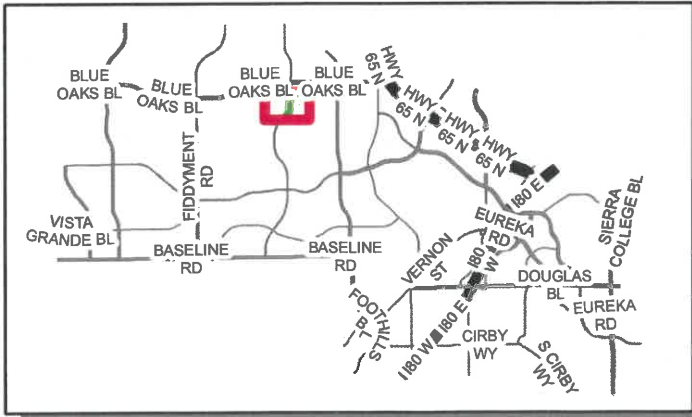


698/60766D-L-02

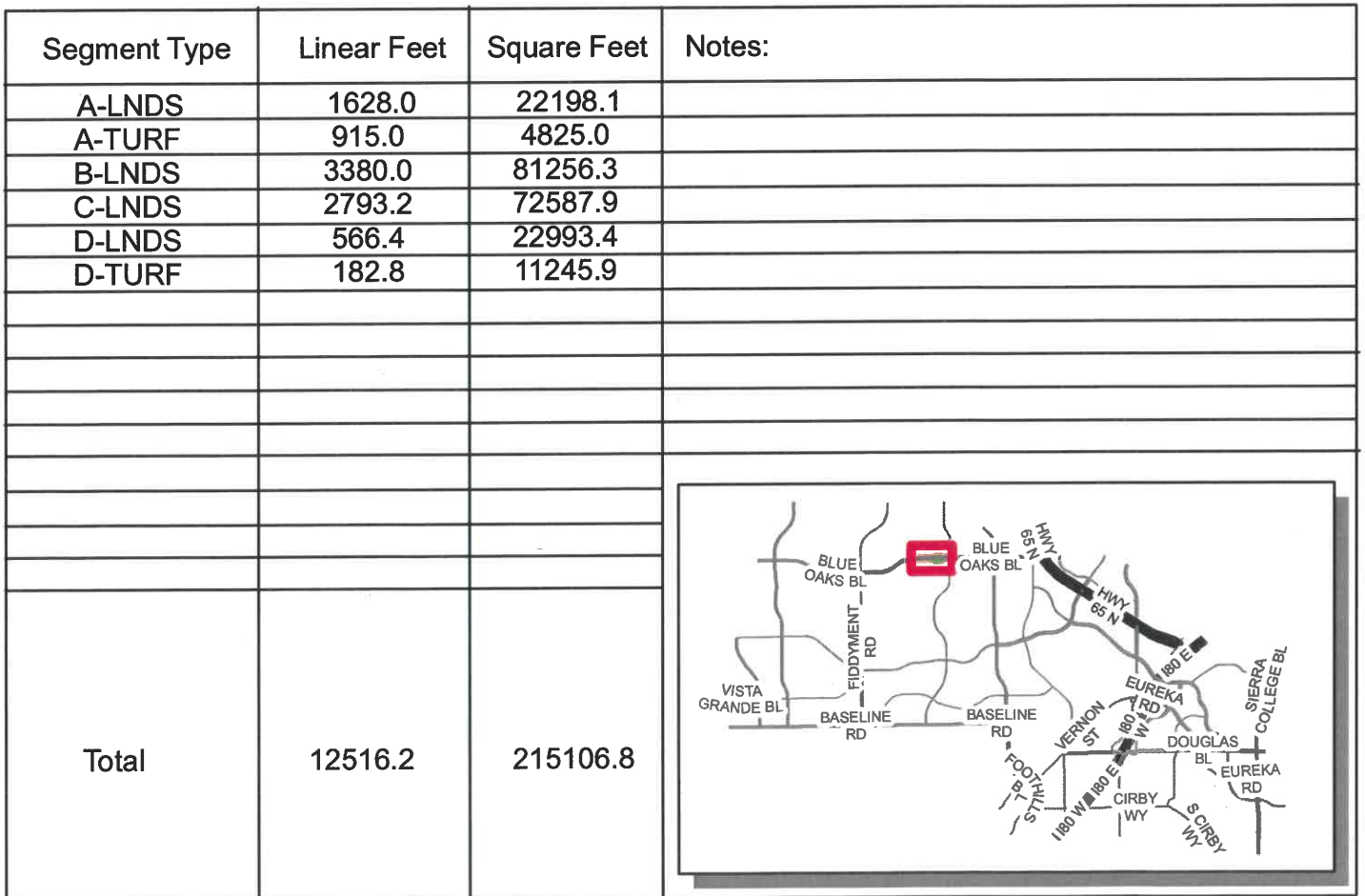
Funded by NORTH ROSEVILLE - ZONE D - SHARED SVC - 60766D

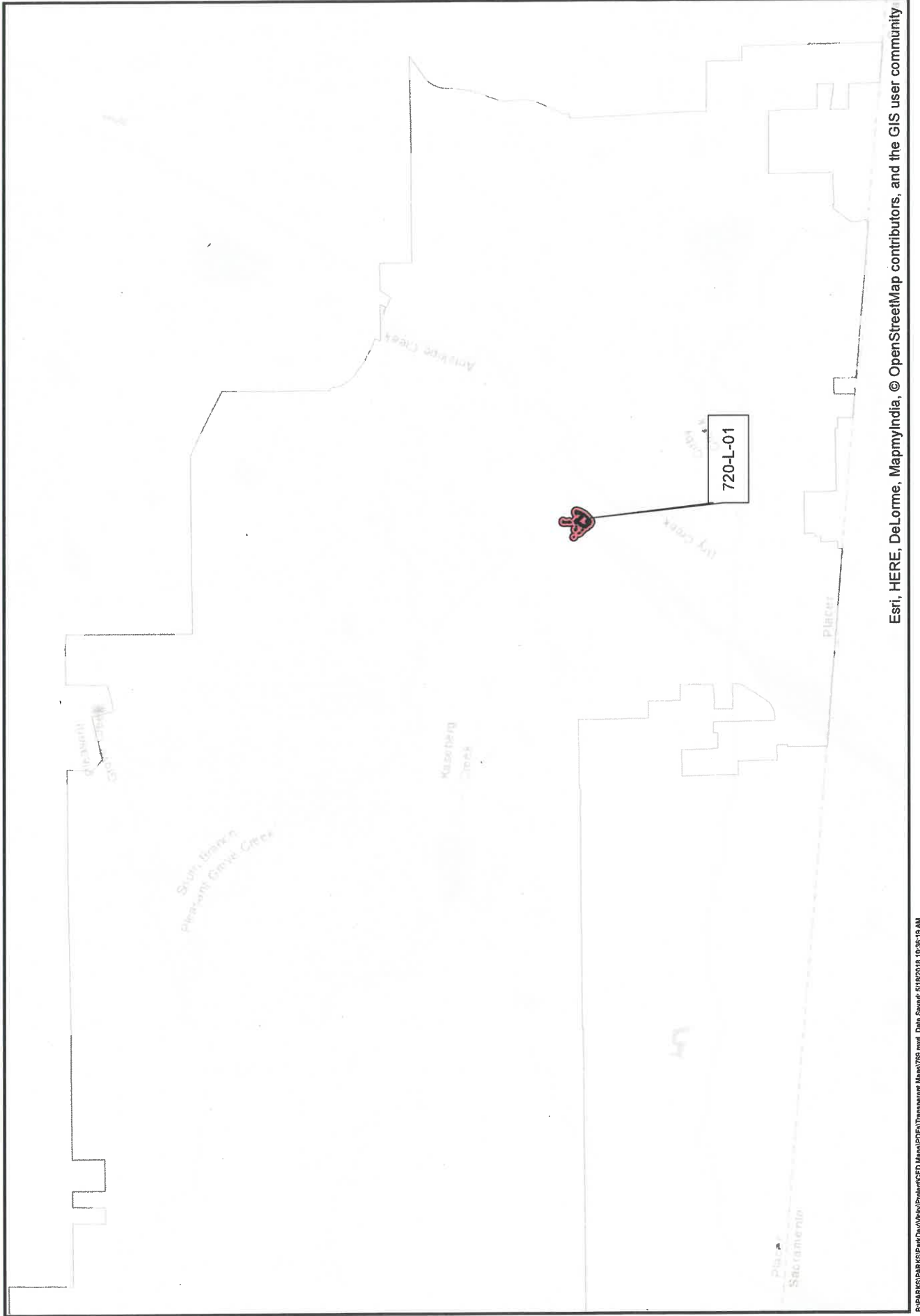


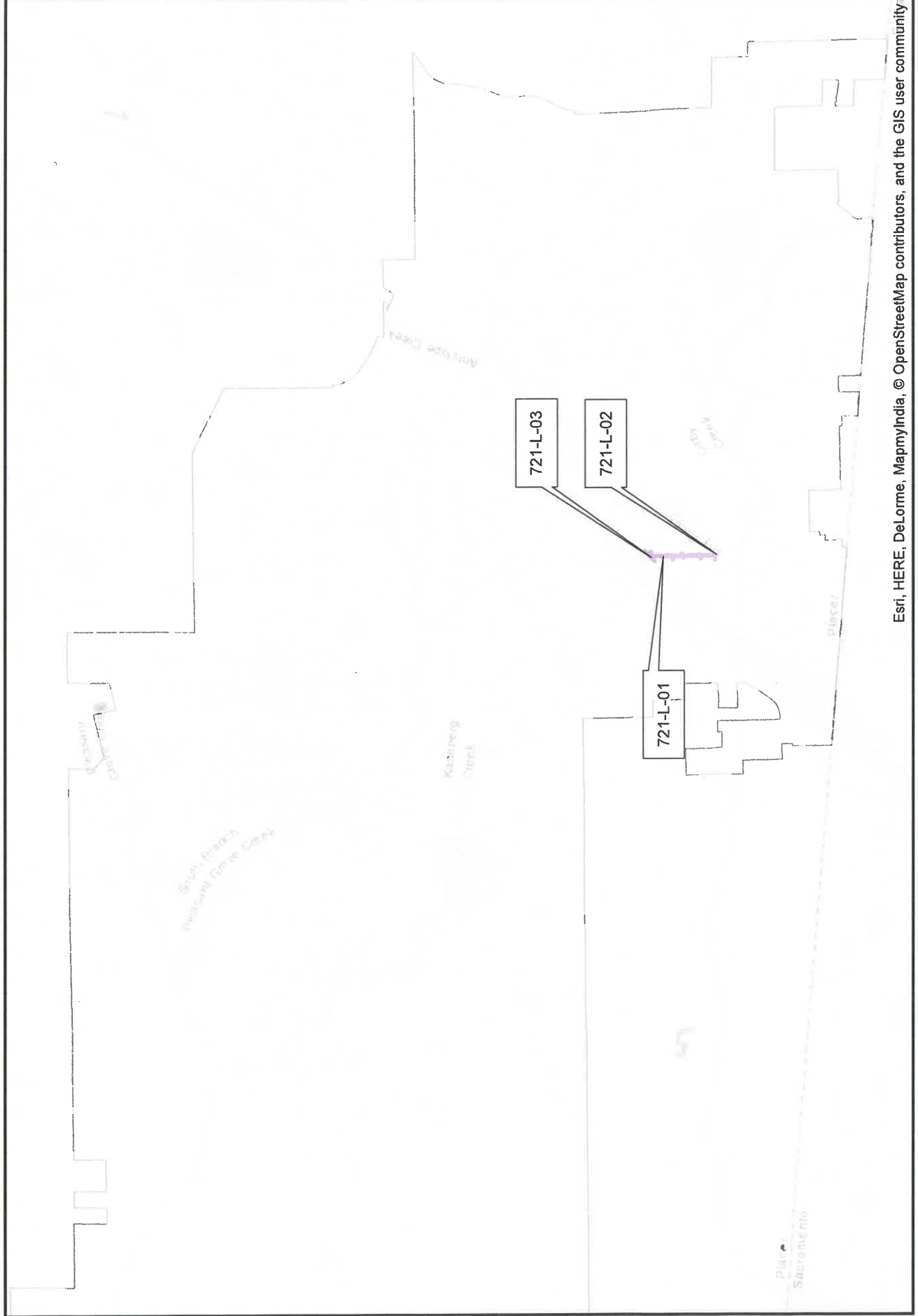
Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	464.5	8298.1	
A-TURF	202.9	8925.7	
B-LNDS	110.0	526.3	
C-LNDS	2398.5	18455.6	
C-TURF	620.8	11498.4	
Total	6686.9	47704.2	



Funded by NORTH ROSEVILLE - ZONE D - SHARED SVC - 60766D





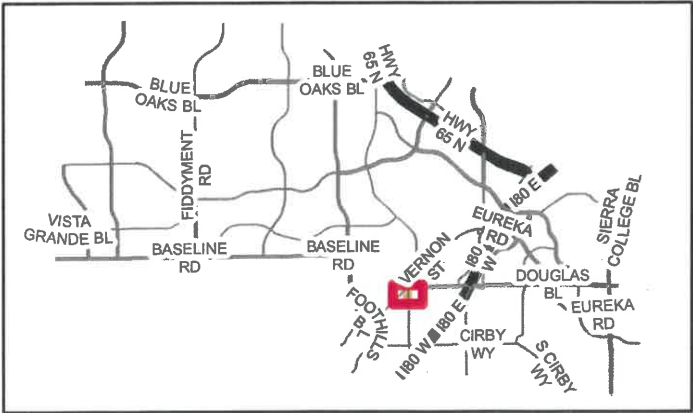


721-L-01

Funded by RIVERSIDE

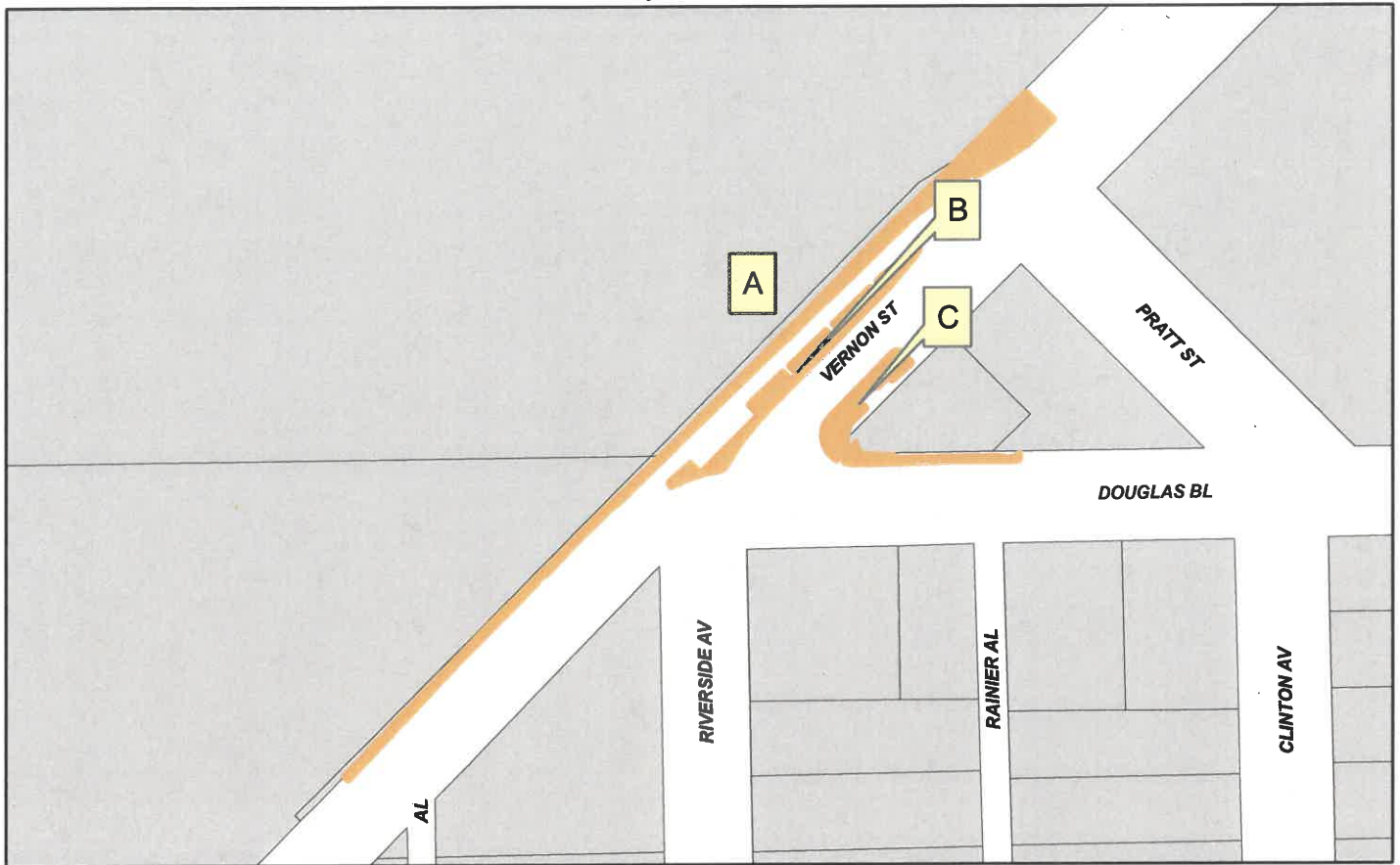


Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	226.1	2099.4	
B-LNDS	58.5	1392.6	
C-LNDS	72.5	1801.4	
C-LNDS	15.4	14.8	
D-LNDS	63.6	1881.8	
E-LNDS	73.6	1234.0	
Total	3162.3	8424.2	

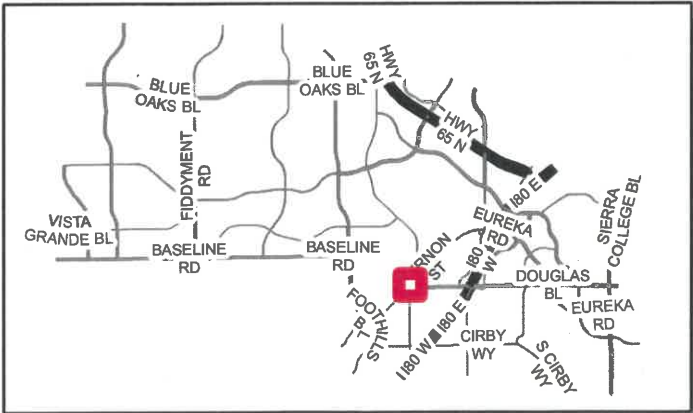


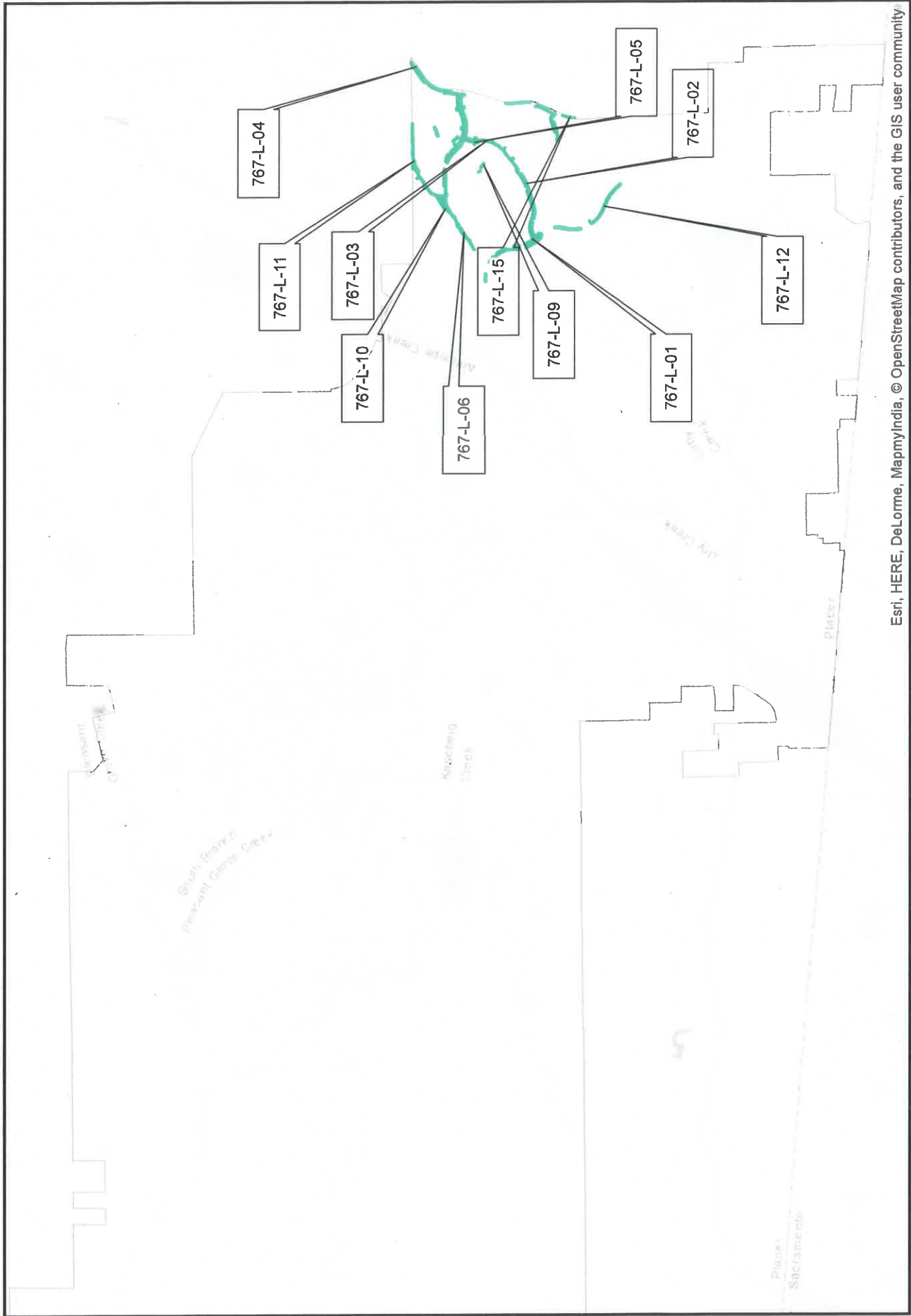
721-L-03

Funded by RIVERSIDE

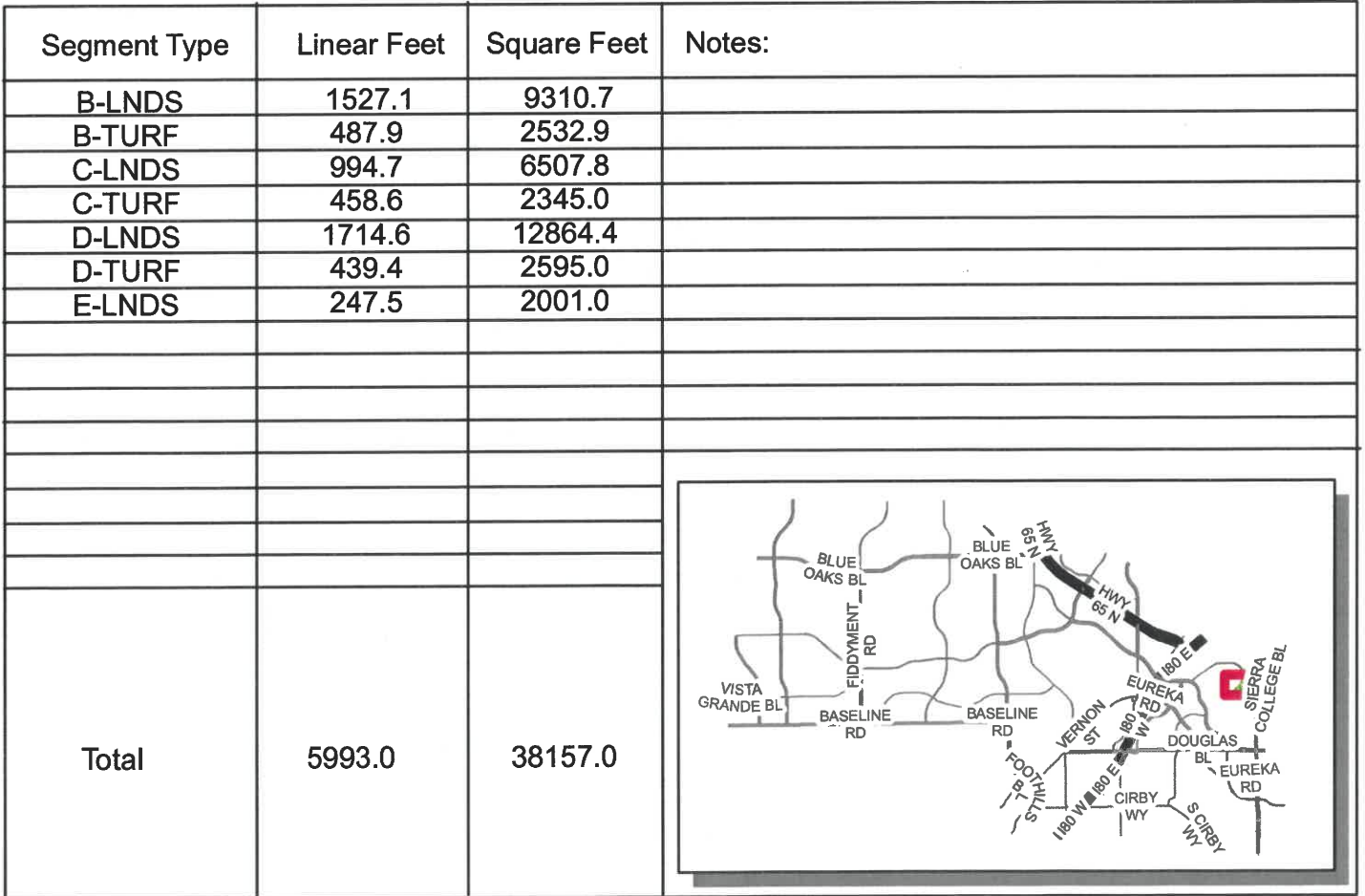


Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	1440.2	3314.0	
C-LNDS	454.4	1294.7	
B-LNDS	522.6	1514.9	
Total	2417.3	6123.6	



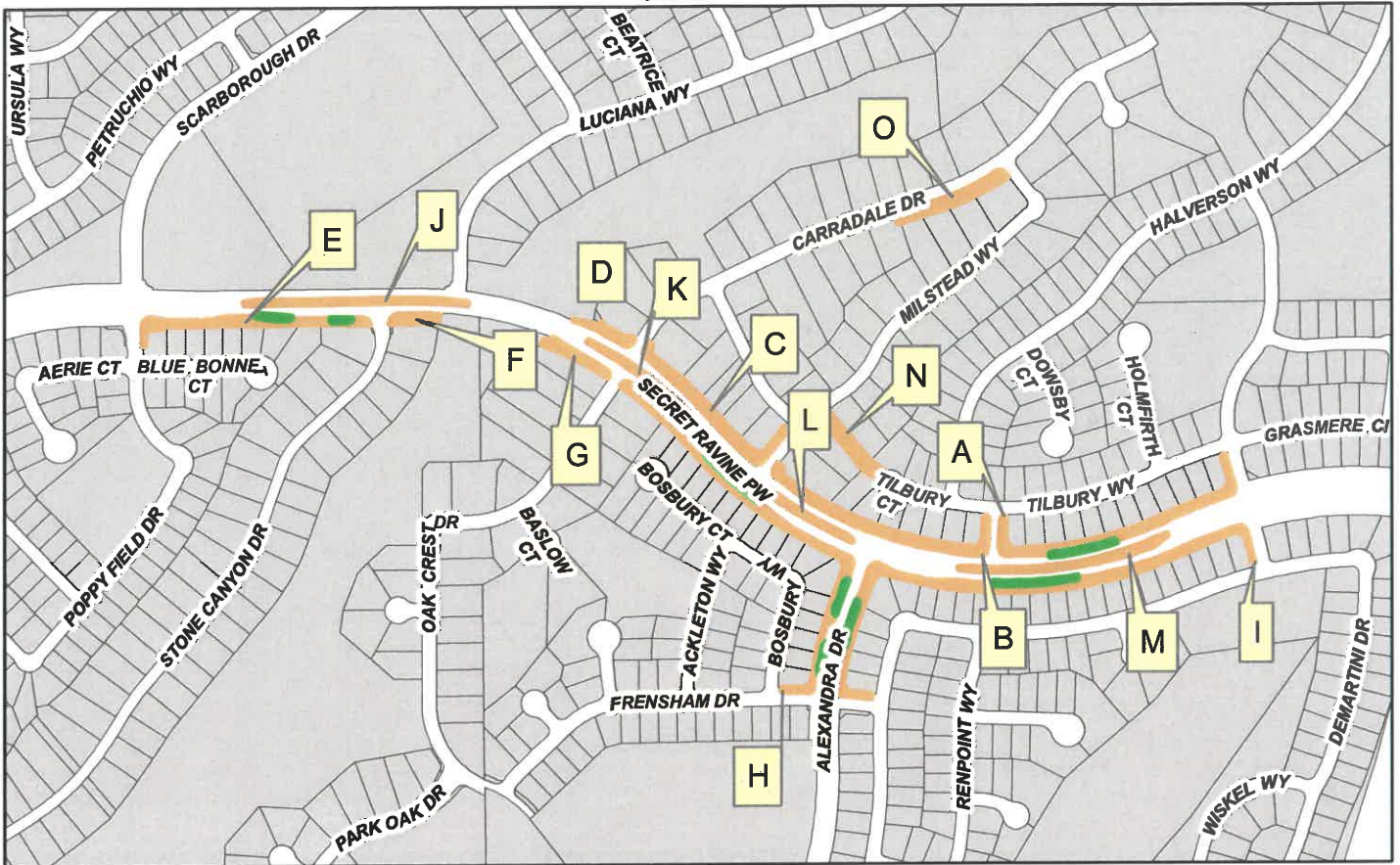


Funded by STONERIDGE

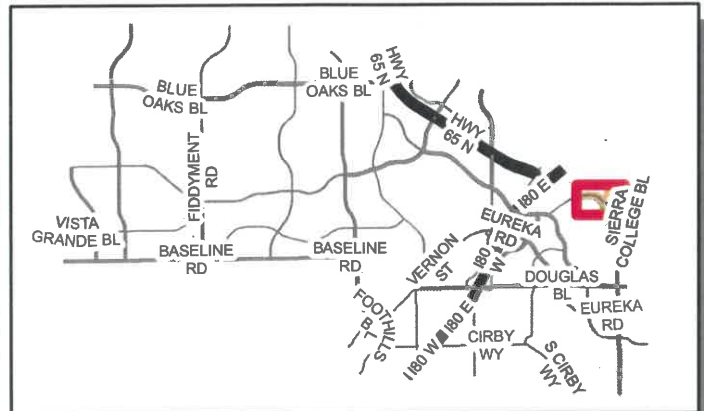


767-L-05

Funded by STONERIDGE

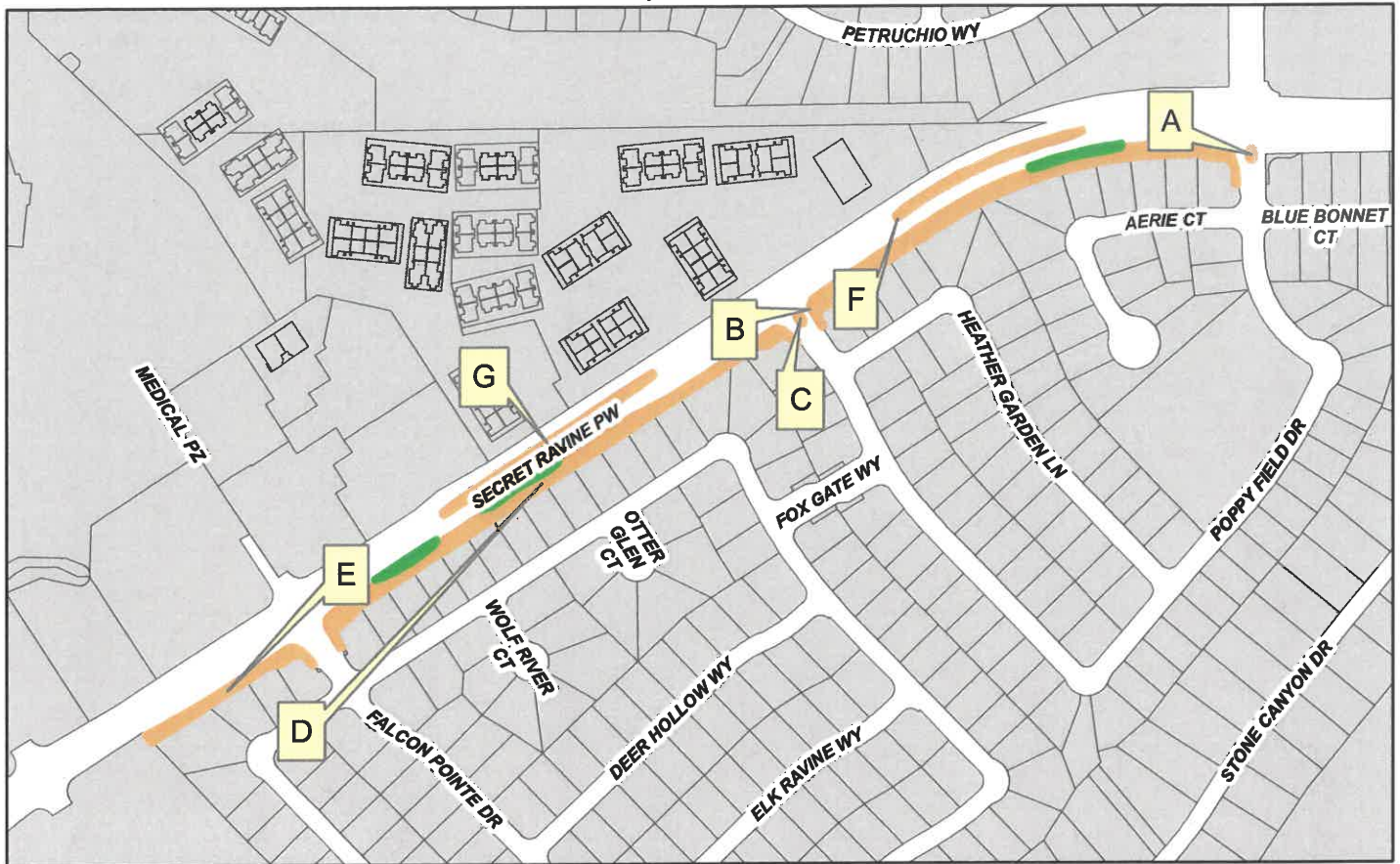


Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	1983.6	14653.5	
A-TURF	448.9	1781.3	
B-LNDS	1727.0	16779.1	
C-LNDS	1339.6	12735.0	
D-LNDS	439.7	2952.7	
E-LNDS	1613.4	11487.4	
E-TURF	144.6	1643.2	
F-LNDS	371.9	3601.7	
G-LNDS	510.4	4538.1	
H-LNDS	2937.5	22056.6	
H-TURF	448.8	3819.8	
I-LNDS	2353.9	27544.6	
I-TURF	346.9	3949.3	
J-LNDS	1447.1	7022.7	
K-LNDS	838.5	4548.0	
L-LNDS	643.6	3309.8	
M-LNDS	1387.5	8031.8	
N-LNDS	1122.6	5575.7	
O-LNDS	801.5	10382.5	
Total	23547.1	166413.7	

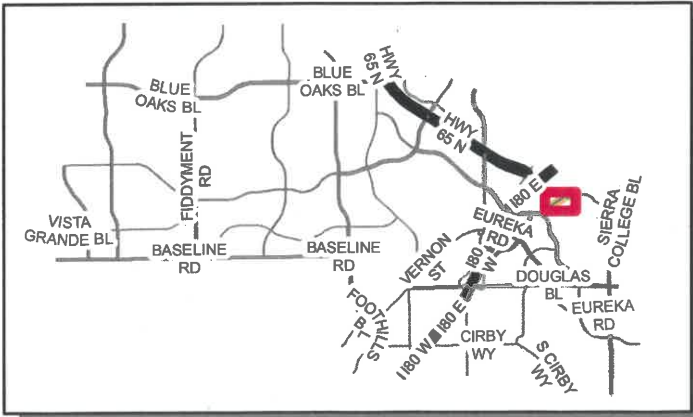


767-L-06

Funded by STONERIDGE

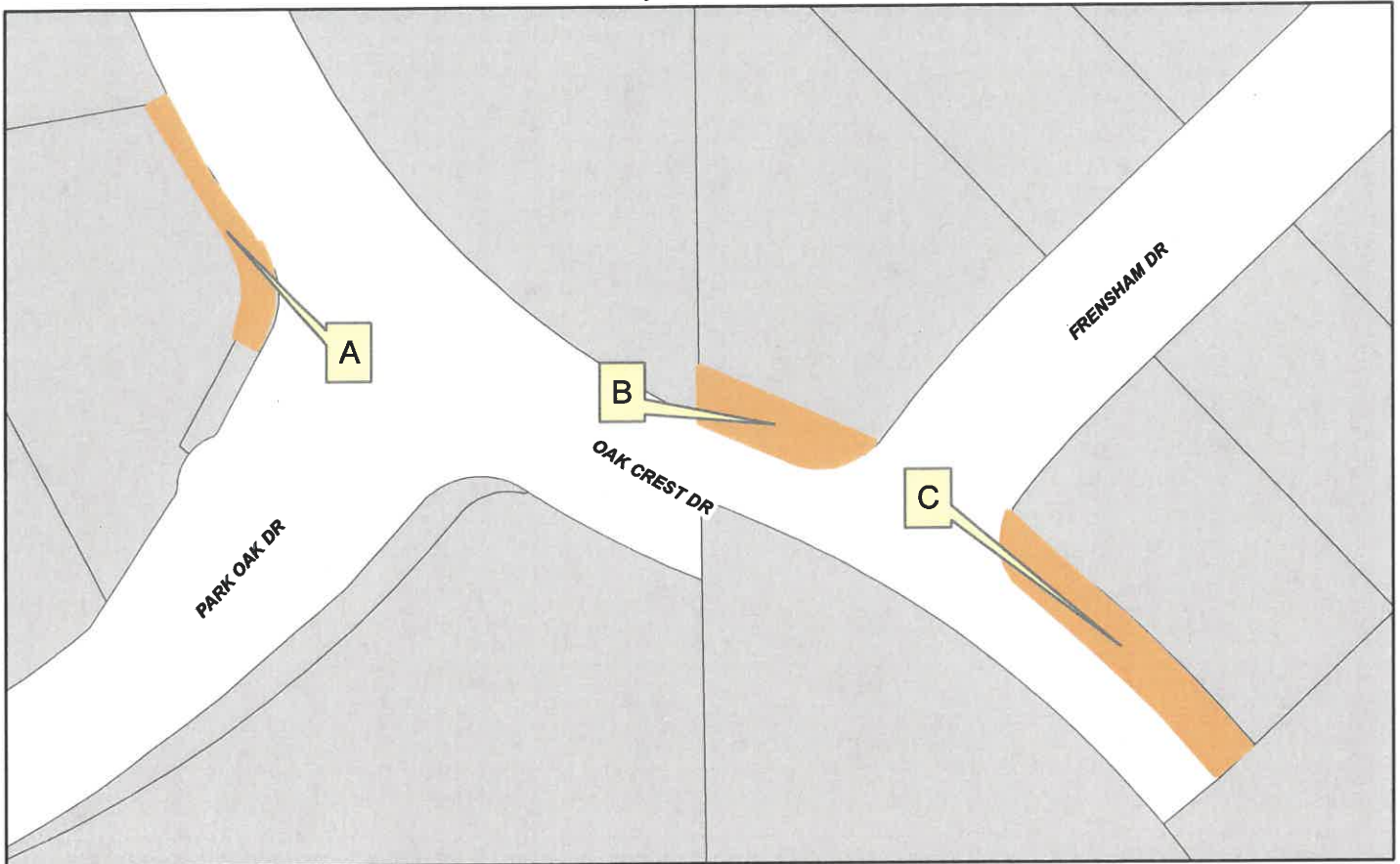


Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	59.6	218.3	
B-LNDS	2134.2	20194.6	
B-LNDS	869.3	4036.7	
B-TURF	404.5	1805.1	
C-LNDS	57.0	217.6	
D-LNDS	2418.3	19480.8	
D-TURF	386.2	2798.5	
E-LNDS	822.1	5469.7	
G-LNDS	1046.4	5453.6	
Total	8505.5	59675.3	

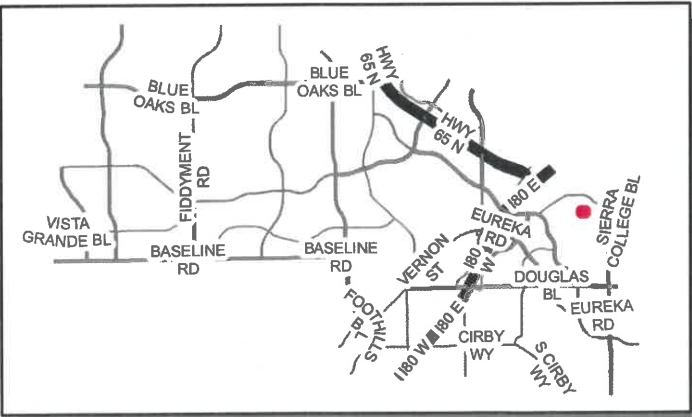


767-L-09

Funded by STONERIDGE



Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	183.4	546.6	
B-LNDS	135.6	774.2	
C-LNDS	228.8	1366.0	
Total	547.9	2686.9	

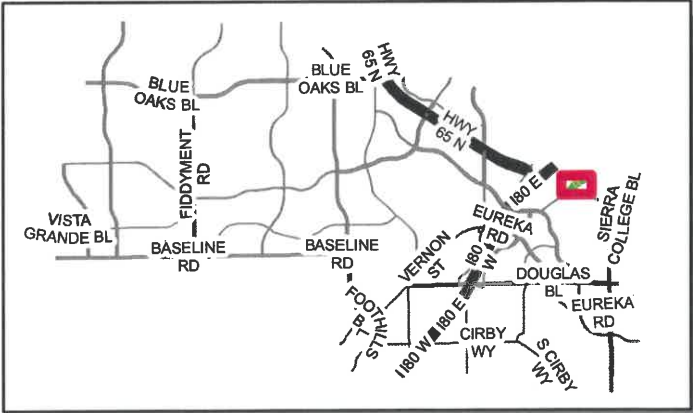


767-L-10

Funded by STONERIDGE

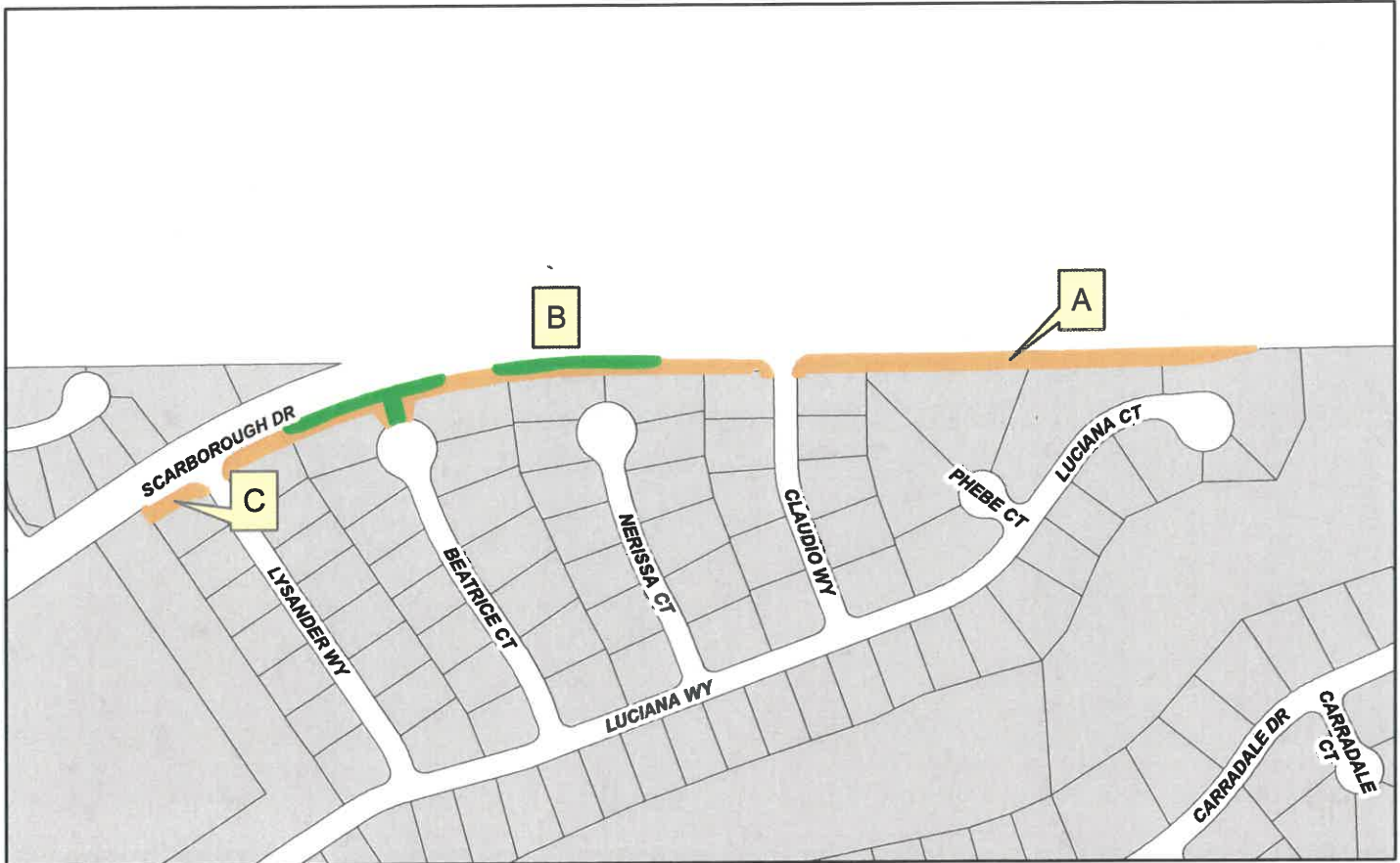


Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	2713.6	55316.4	
A-TURF	526.6	31307.8	
B-LNDS	981.2	7365.4	
B-TURF	284.7	1330.1	
C-LNDS	1601.3	13885.4	
C-TURF	225.9	5994.1	
Total	8883.1	115199.4	

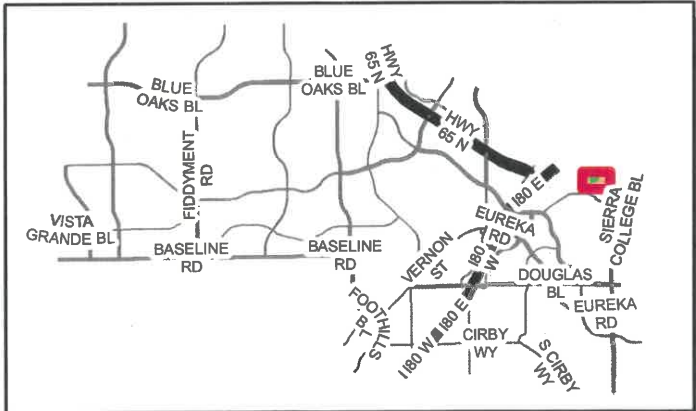


767-L-11

Funded by STONERIDGE



Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	1688.6	15948.4	
B-LNDS	1423.4	11673.9	
B-TURF	597.0	6543.3	
C-LNDS	267.8	1739.8	
Total	5577.1	35900.0	

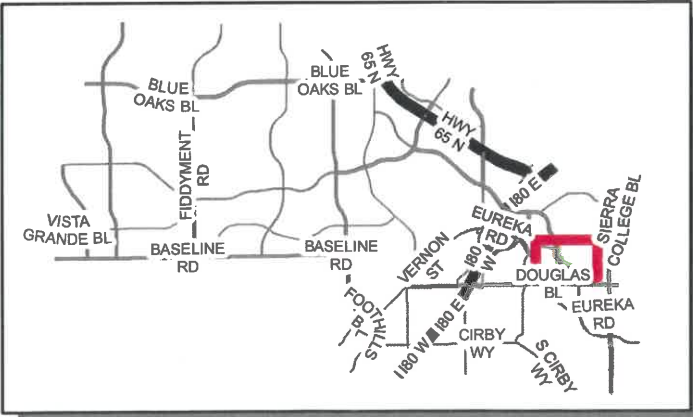


767-L-12

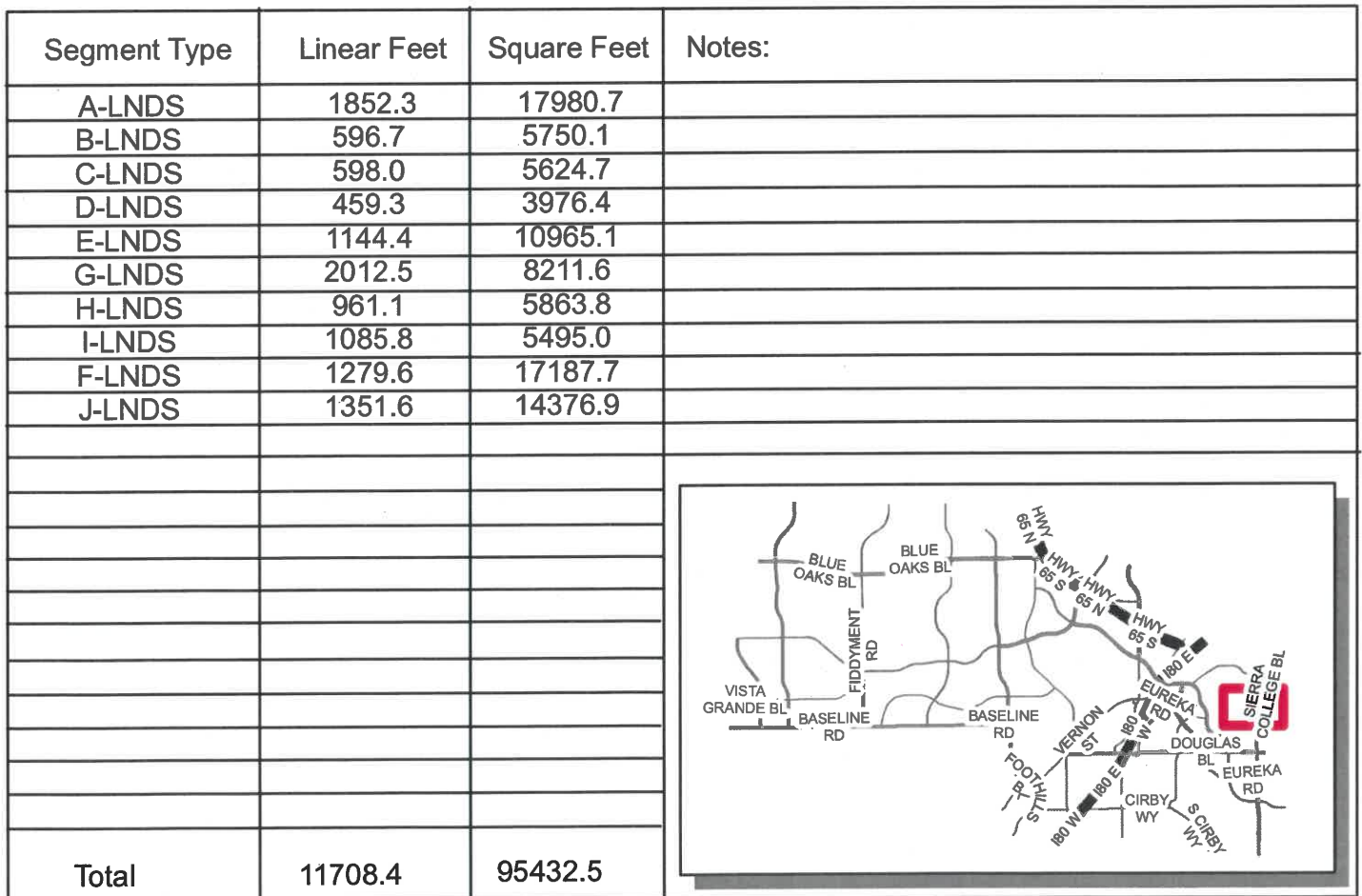
Funded by STONERIDGE

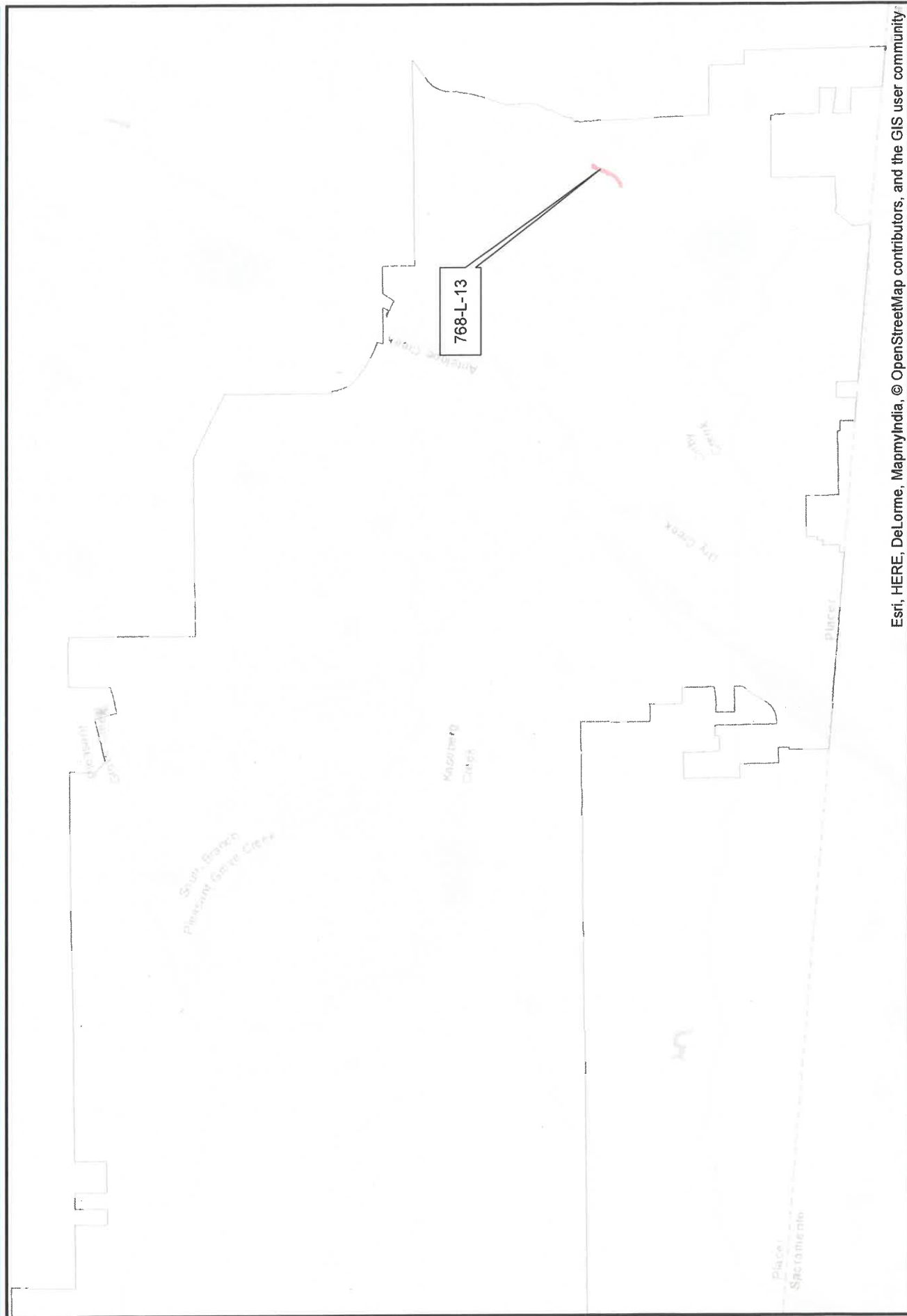


Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	4459.0	60519.9	
B-LNDS	567.7	20259.3	
A-TURF	1463.8	23958.5	
Total	9959.8	104737.8	



Funded by STONERIDGE



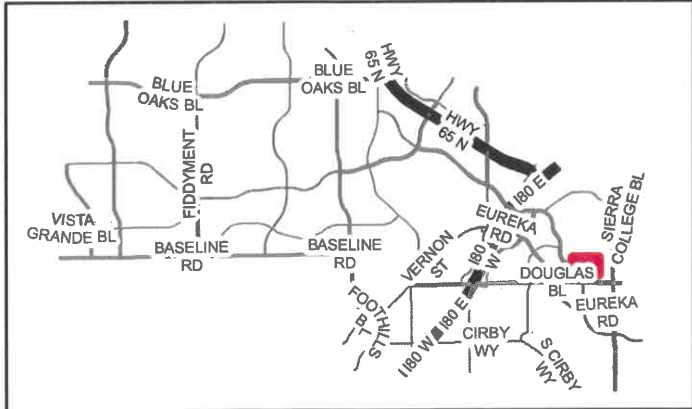


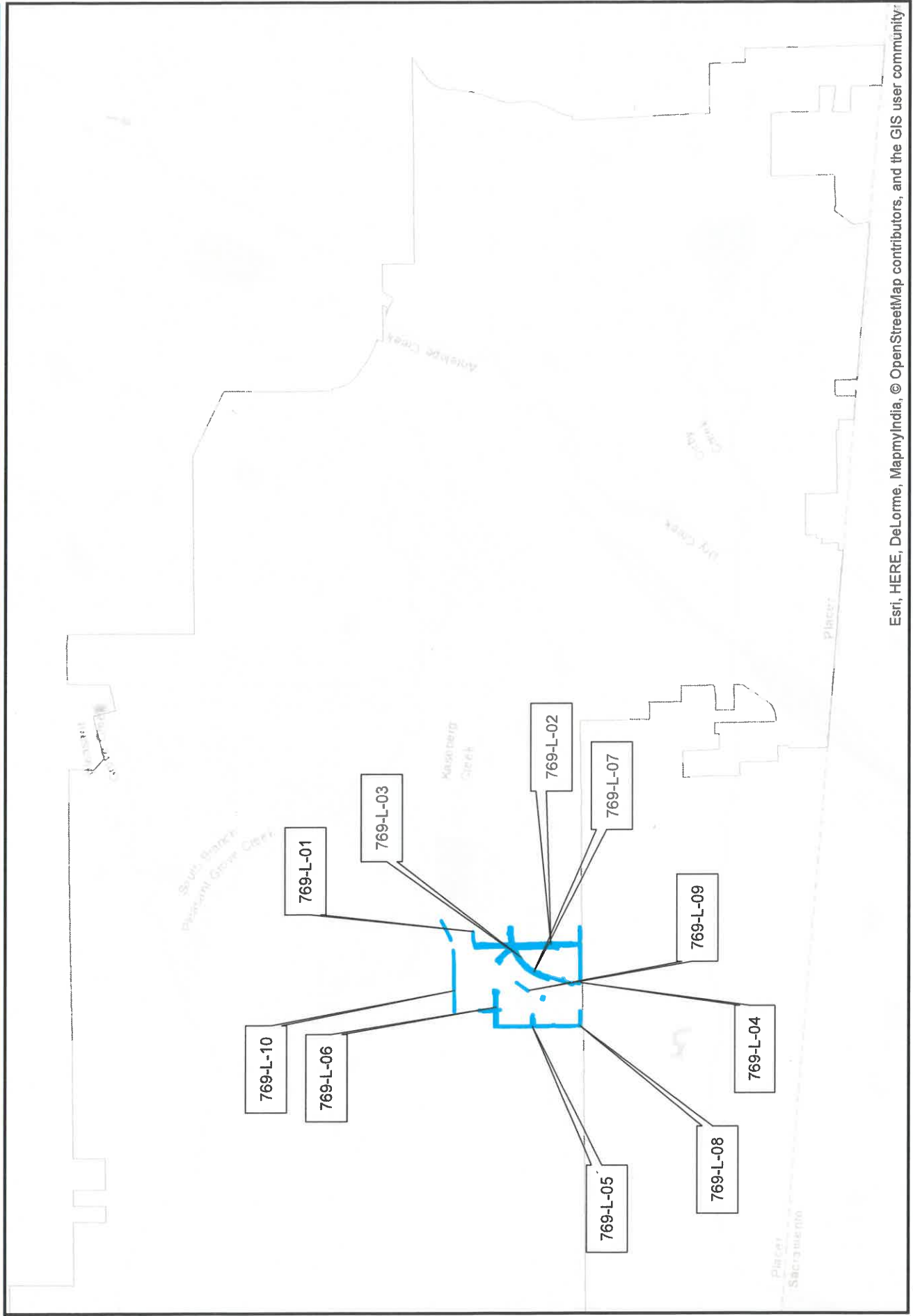
768-L-13

Funded by Stoneridge Parcel 1



Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	1654.6	19533.0	
A-TURF	227.4	4534.7	
B-LNDS	1575.3	18918.2	
B-TURF	242.6	3731.0	
Total	4676.2	46717.0	



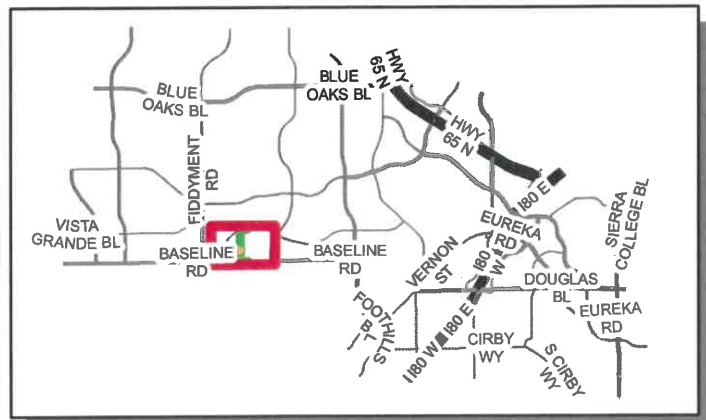


769-L-02

Funded by Woodcreek West

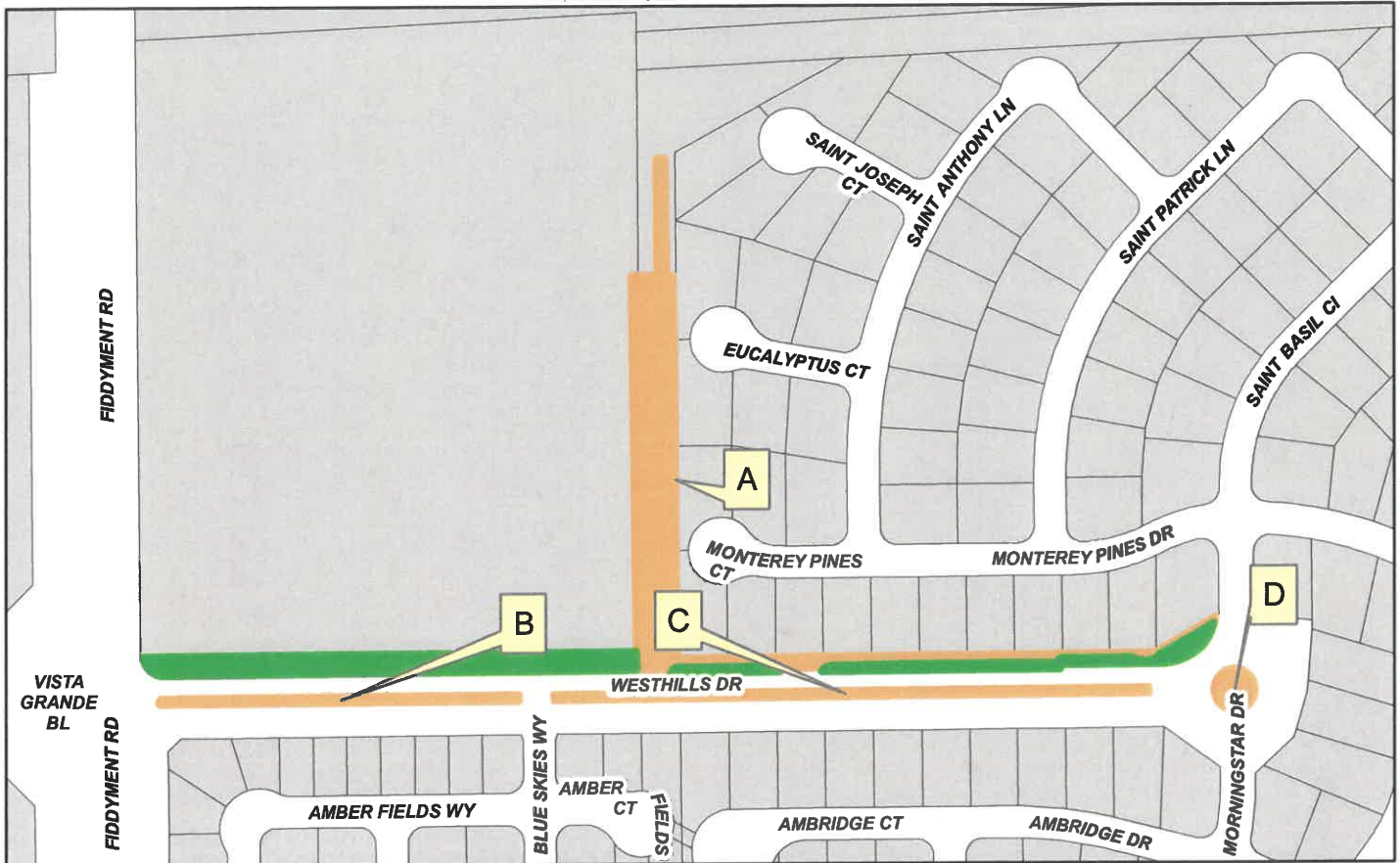


Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	339.7	4247.6	
A-TURF	1006.8	40241.7	
B-LNDS	410.1	9196.2	
B-TURF	541.0	57095.7	
C-LNDS	617.8	9475.2	
C-TURF	1150.7	38709.2	
D-LNDS	334.1	6300.5	
H-LNDS	870.0	5804.3	
H-TURF	86.7	1109.8	
D-TURF	337.9	20458.0	
E-LNDS	435.6	3750.1	
E-TURF	551.3	48295.2	
F-LNDS	1064.7	7602.4	
F-TURF	326.9	2844.6	
G-LNDS	170.3	2297.7	
Total	16858.2	255038.3	

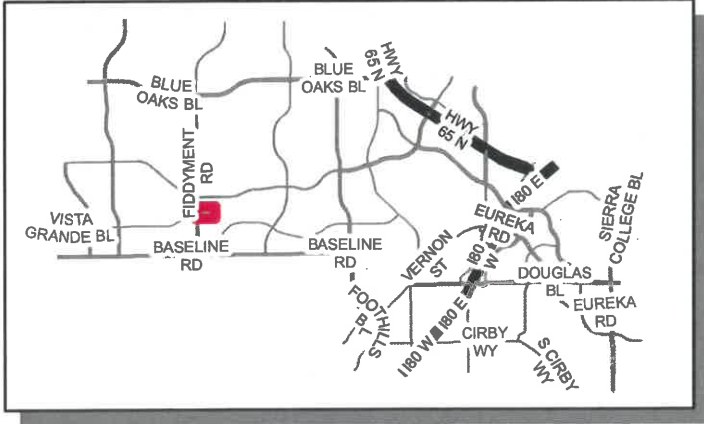


769-L-06

Funded by WOODCREEK WEST

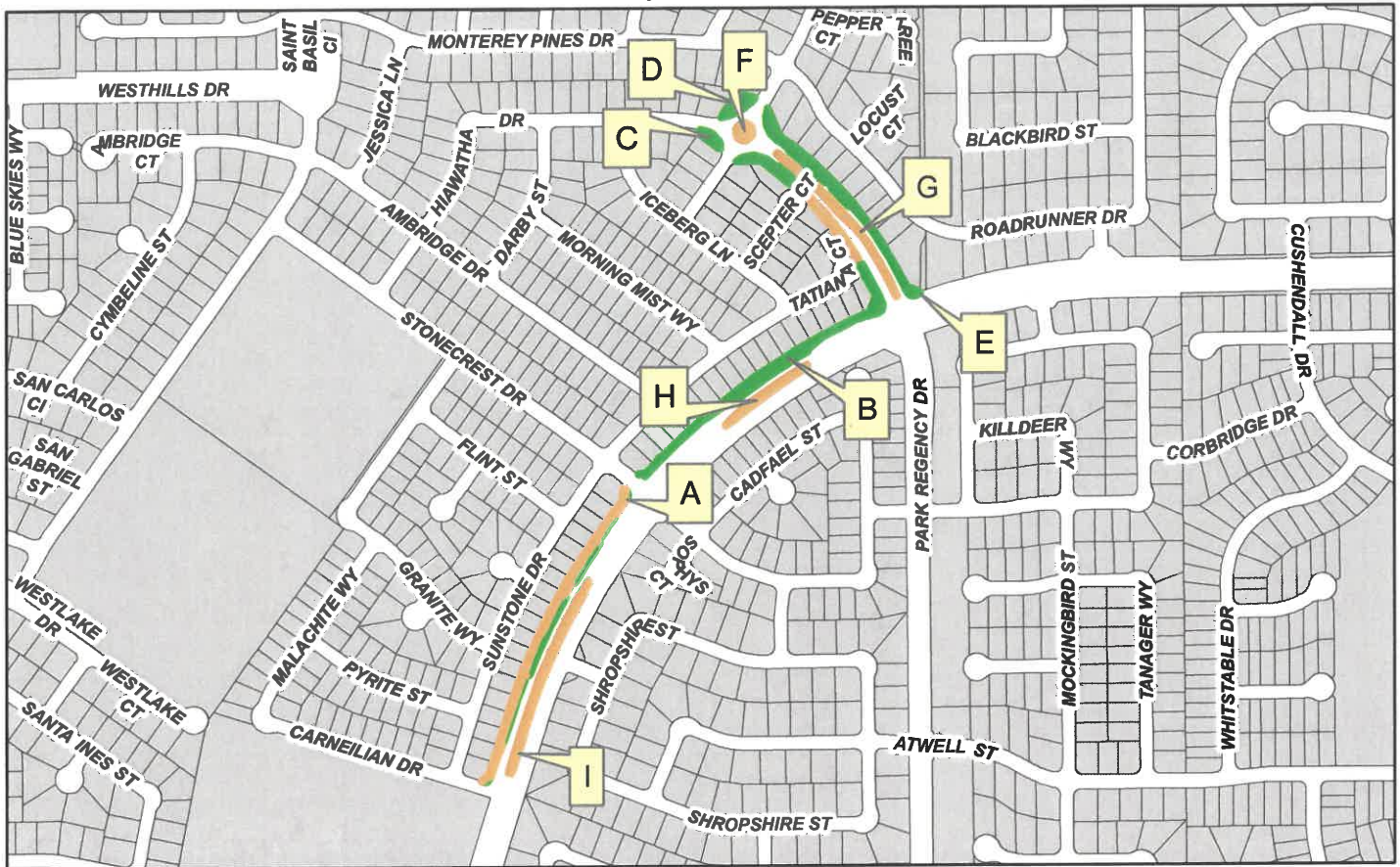


Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	2872.8	34359.6	
A-TURF	1319.9	21344.7	
B-LNDS	949.6	3654.4	
C-LNDS	1567.1	6081.2	
D-LNDS	170.8	2309.7	
Total	8210.2	67749.8	



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Funded by WOODCREEK WEST



Segment Type	Linear Feet	Square Feet	Notes:
A-TURF	64.1	6251.8	
A-LNDS	2085.9	7540.7	
B-LNDS	557.9	3609.2	
B-TURF	2131.5	13854.2	
C-TURF	199.2	1569.1	
D-TURF	269.9	3533.7	
E-TURF	1535.7	8486.4	
F-LNDS	171.2	2318.1	
G-LNDS	1186.0	4156.6	
H-LNDS	643.2	3370.1	
I-LNDS	1301.0	7495.6	
Total	14234.2	62185.8	

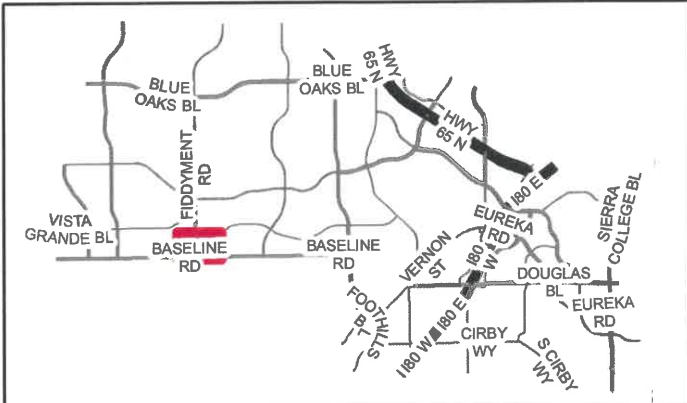
The map shows a network of roads including Vista Grande Bl, Fiddymont Rd, Blue Oaks Bl, Baseline Rd, Footpath St, Vernon St, Eureka Rd, Douglas Bl, Sierra College Bl, and Kirby Wy. A red rectangle highlights the project area located south of Baseline Rd and west of Fiddymont Rd.

769-L-08

Funded by WOODCREEK WEST



Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	3429.4	24435.0	
A-TURF	307.8	17169.7	
B-LNDS	1872.8	9342.9	
B-TURF	369.1	18665.7	
Total	10533.8	69609.0	

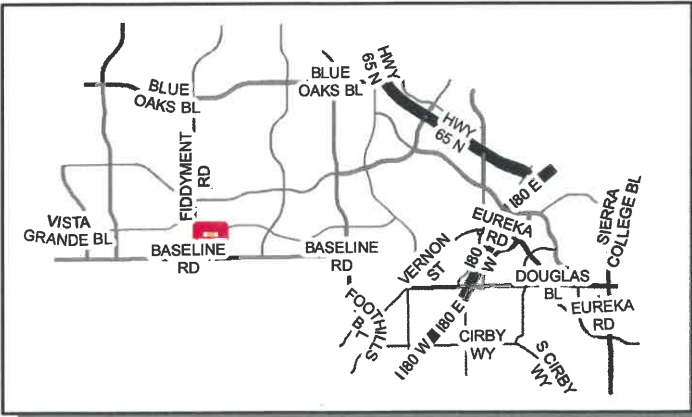


769-L-09

Funded by WOODCREEK WEST

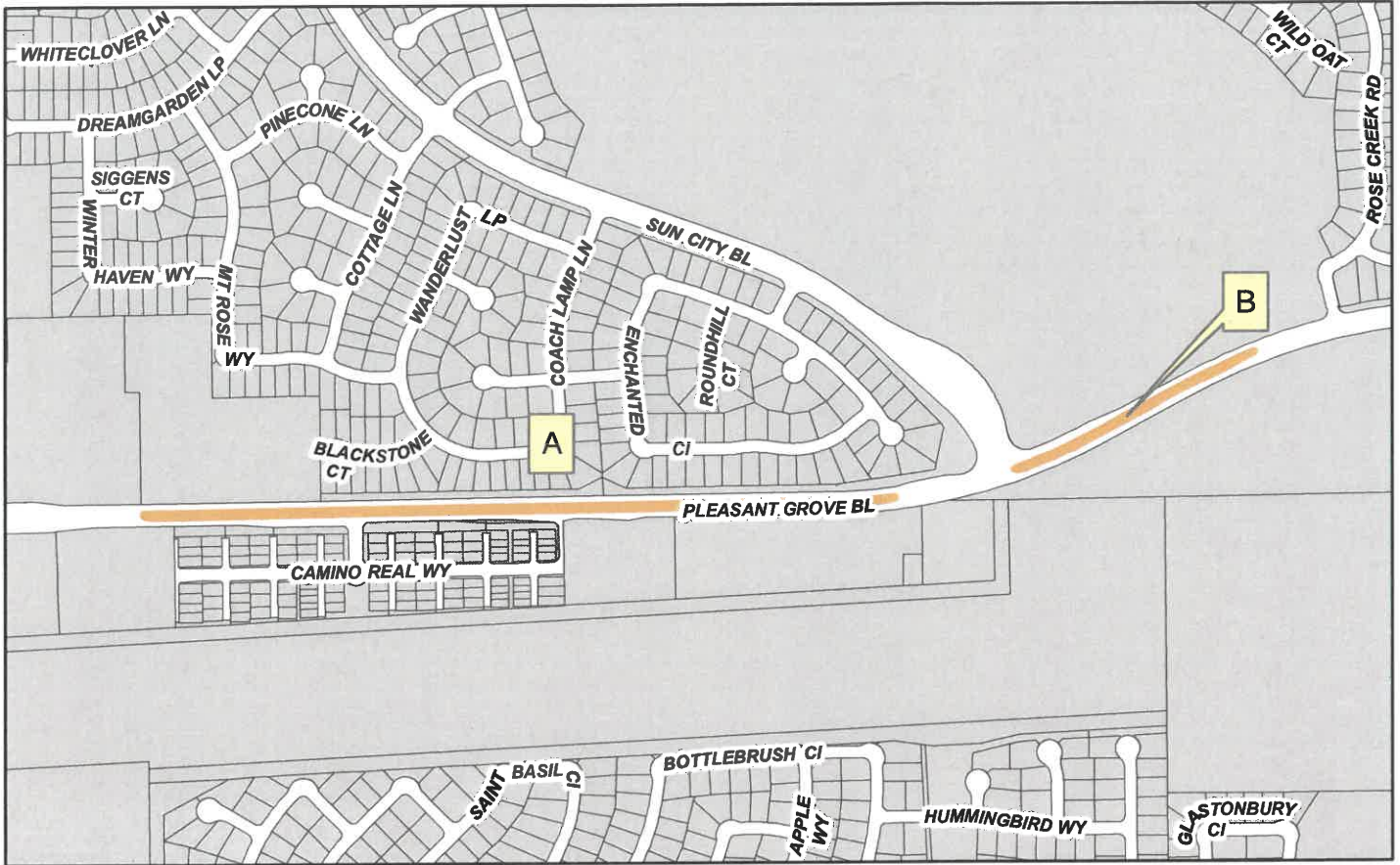


Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	1280.1	6482.4	
B-LNDS	252.1	2357.0	
Total	1769.9	8839.4	

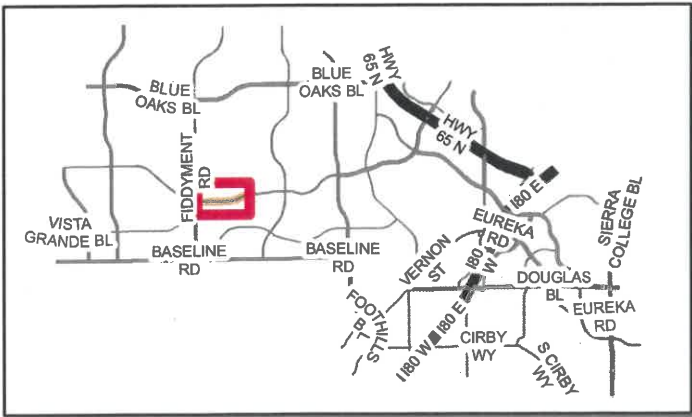


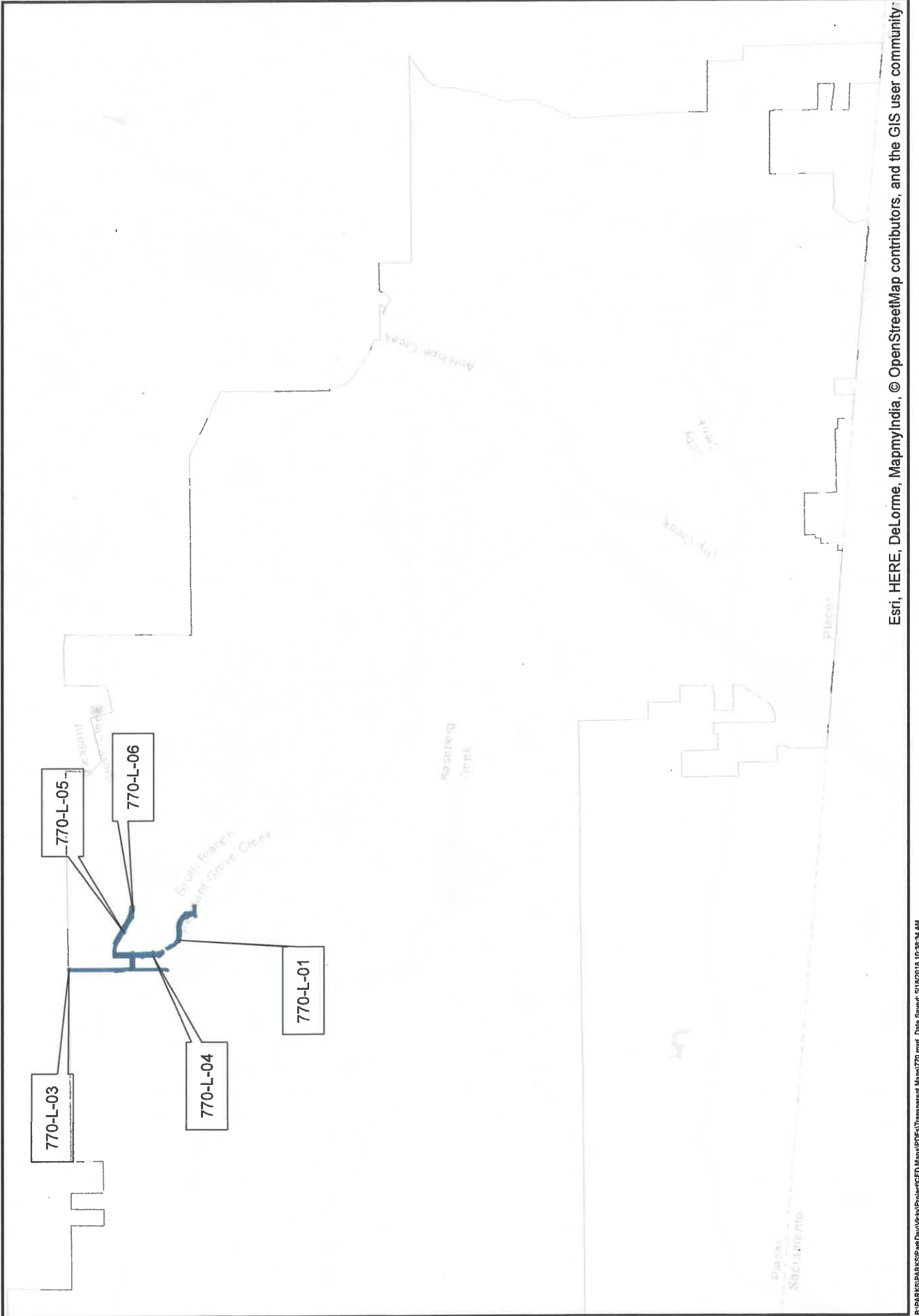
769-L-10

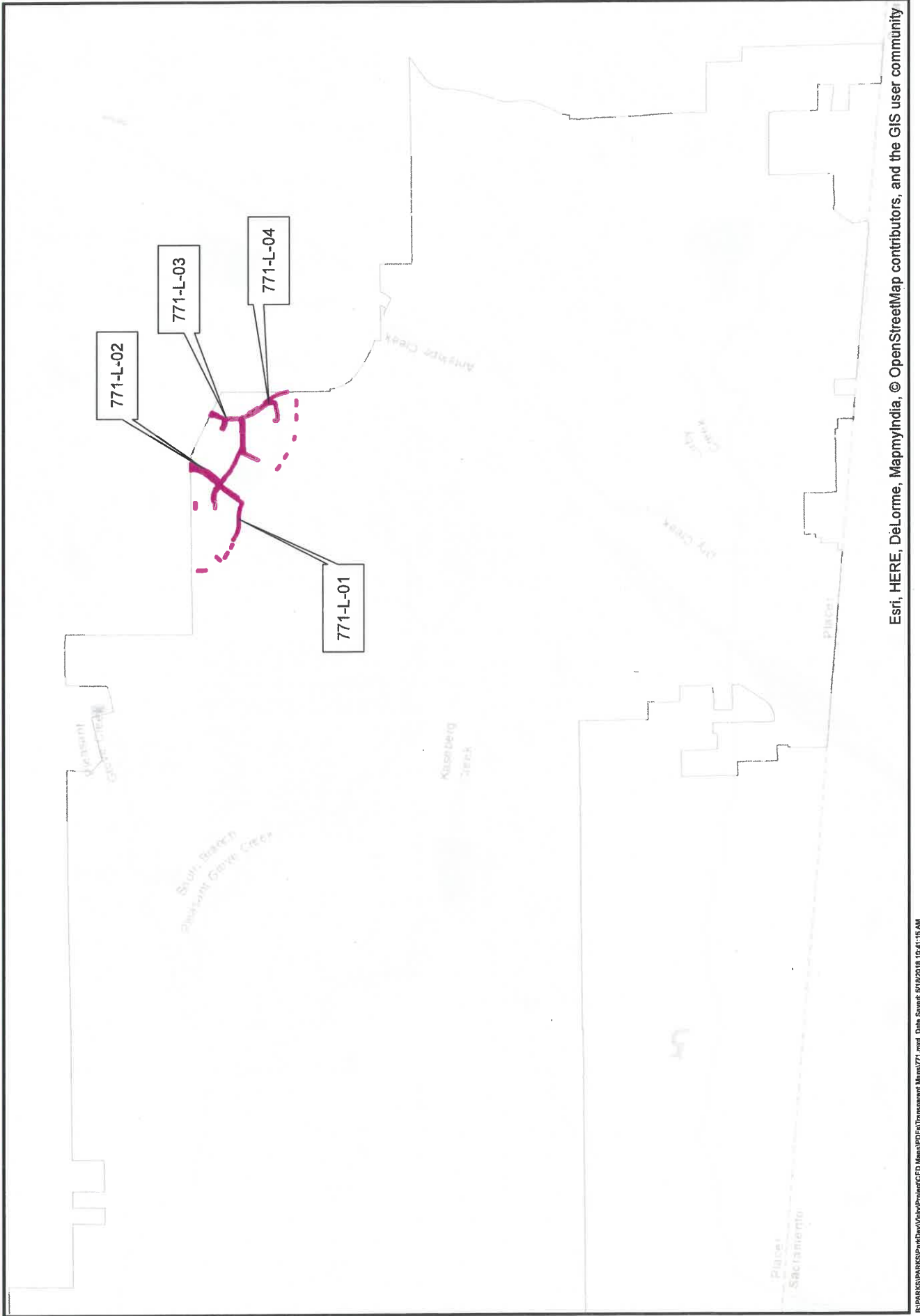
Funded by WOODCREEK WEST



Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	5137.3	32101.3	
B-LNDS	1825.8	9520.6	
Total	6963.2	41622.0	

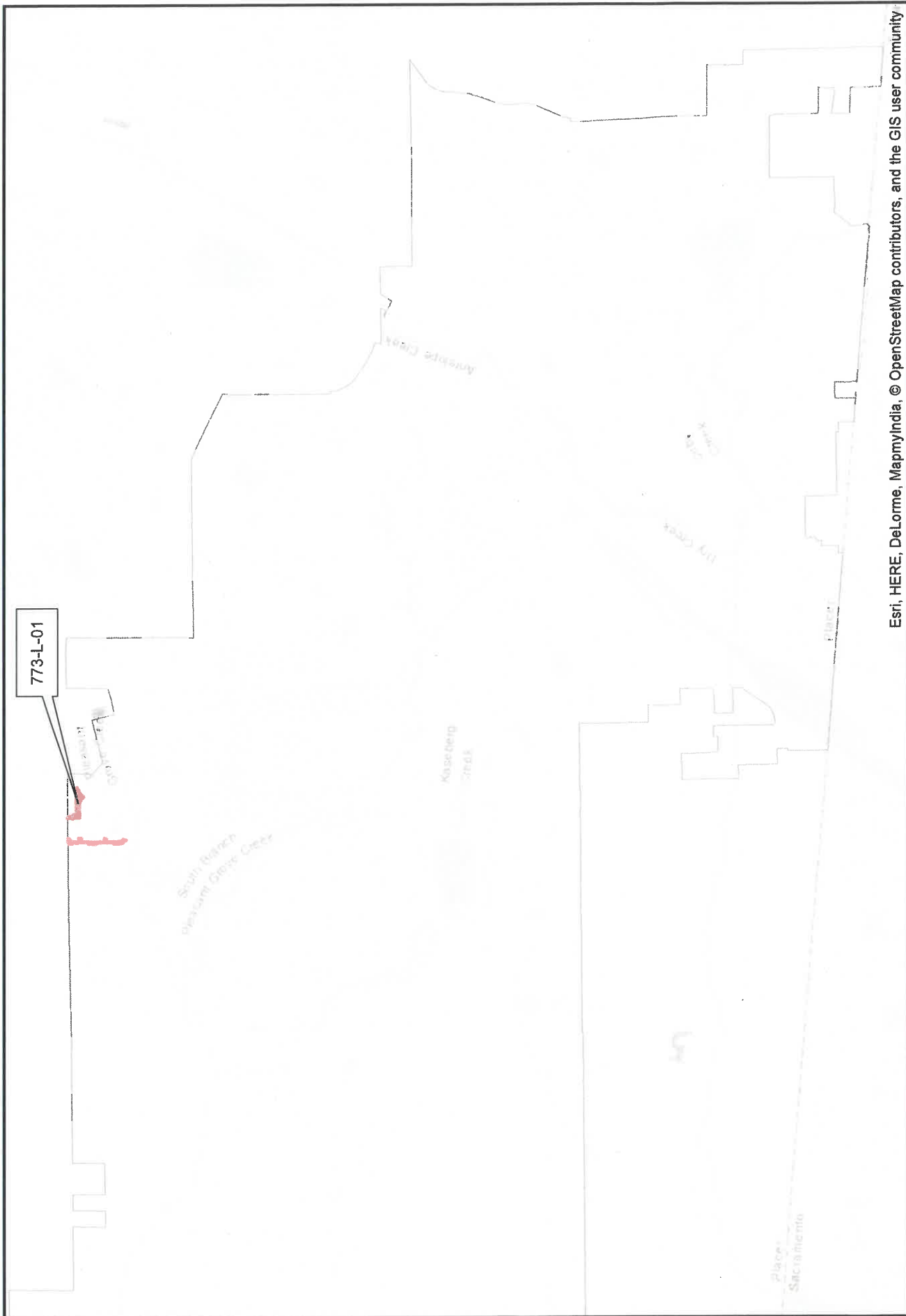


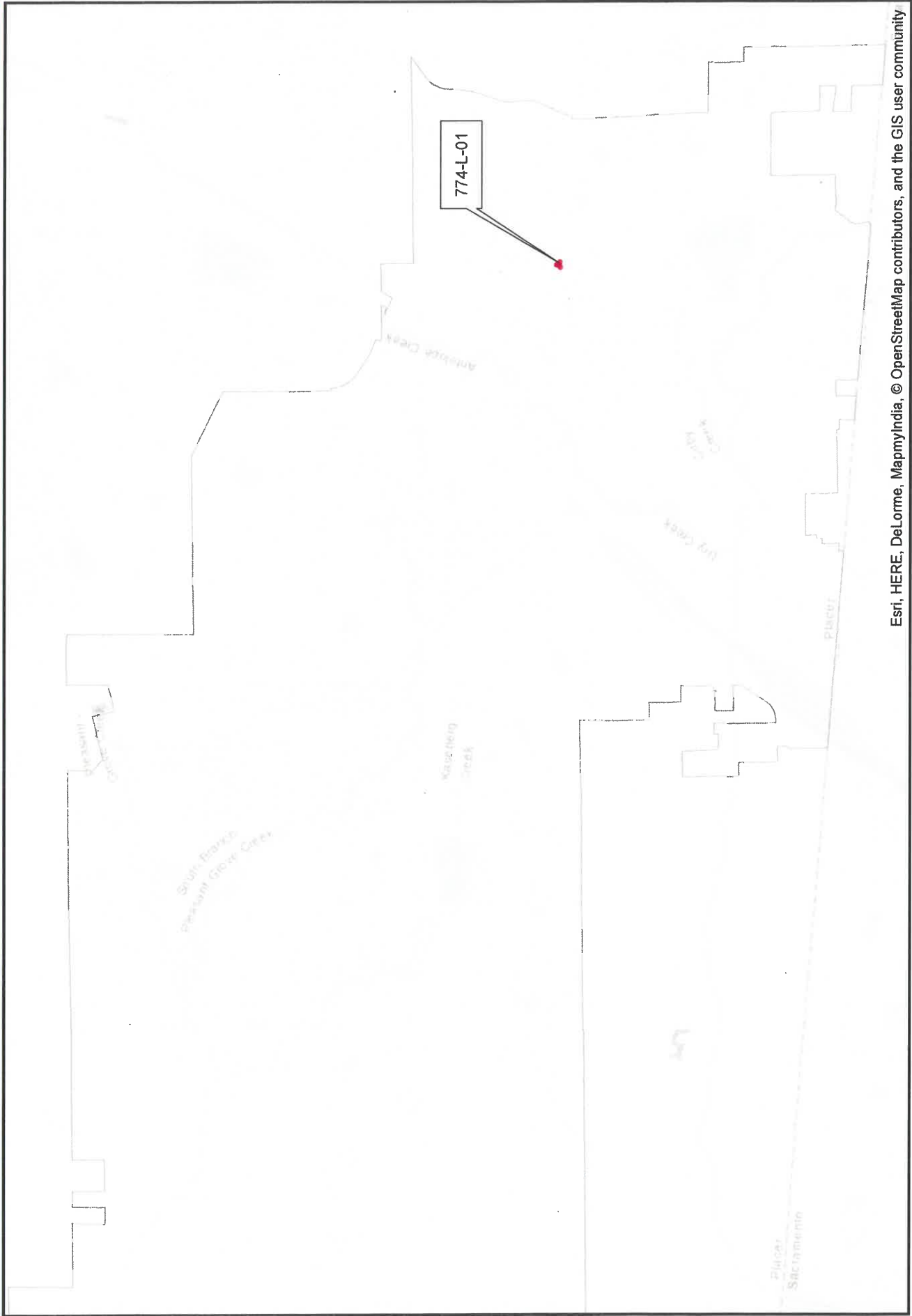




Funded by HIGHLAND RESERVE NORTH

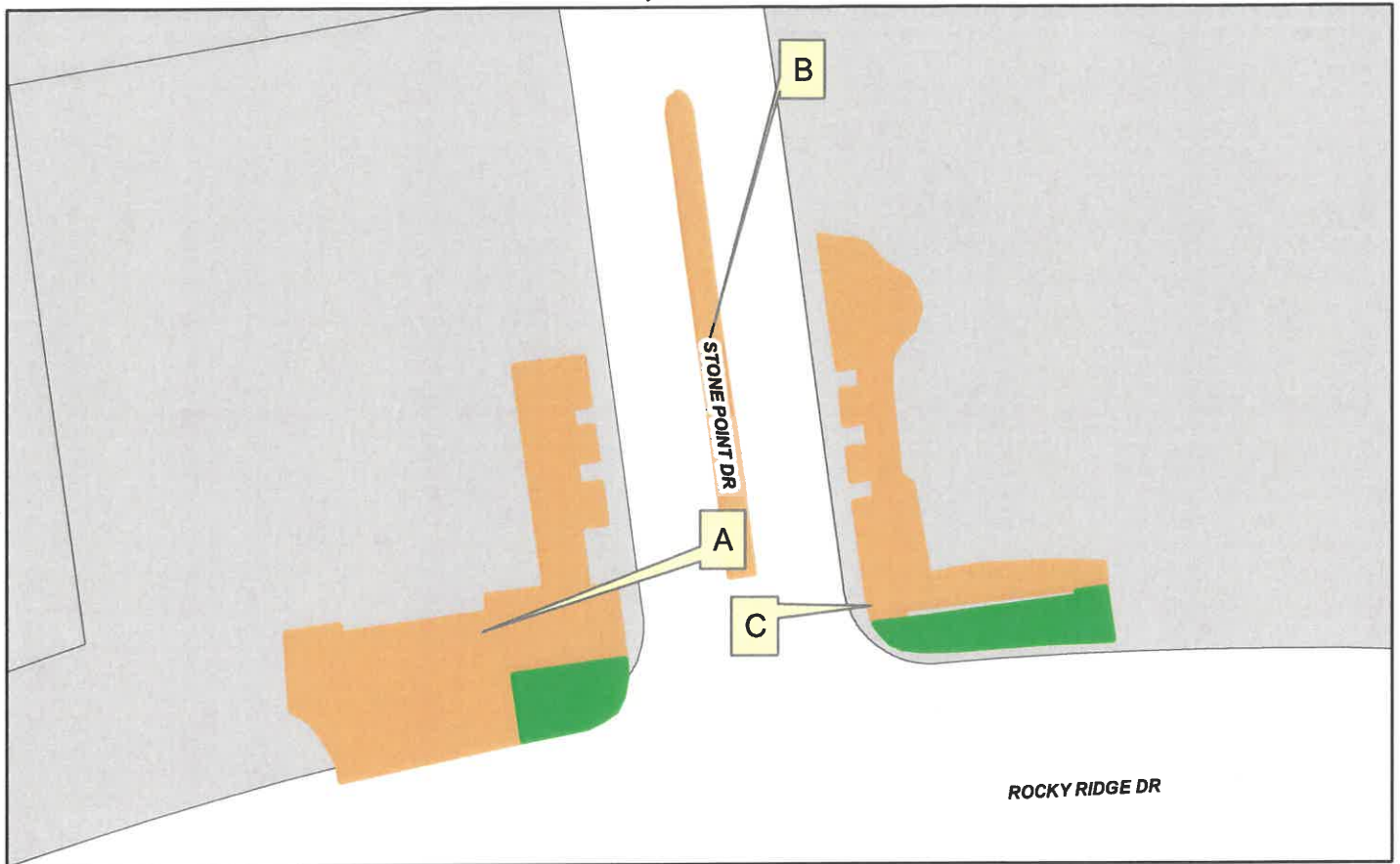
A detailed map of the Highland Park neighborhood in San Antonio, Texas. The map shows a network of streets including Cortin A, Roseto Rd, Oliva Rd, Vento Ct, Sienna Ln, Belle Rose Ct, Malta Dr, Highland Park Dr, Highland Park Dr, Lochness Ct, Kinloch Ct, Millport Dr, Fairway Dr, Dante Ct, Rosehall Dr, Greenburn Dr, Heather Falls Ct, Roycroft Dr, Kelmscott Ln, Claremont Ct, and Artisan Ct. A major road, HWY 65 S, runs along the bottom left, with an exit for 309 N. Several locations are marked with yellow boxes and labeled with letters: A (near Millport Dr and Fairway Dr), B (near Fairway Dr), C (near Rosehall Dr), D (near Heather Falls Ct), E (near Kinloch Ct), F (near Dante Ct), G (near Vento Ct), H (near Dante Ct), and I (near Cortin A). The map also shows a large green area, likely a park, in the center-right.



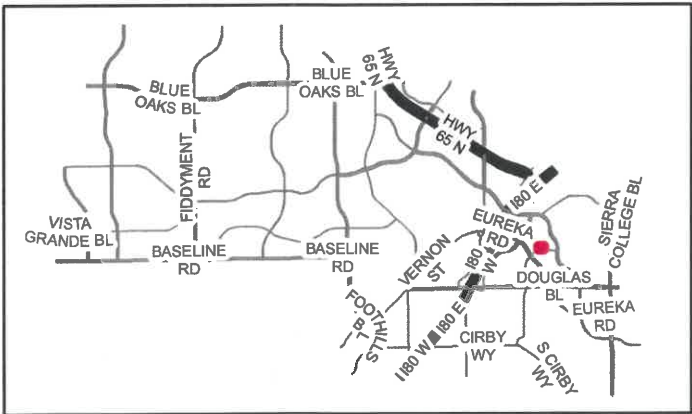


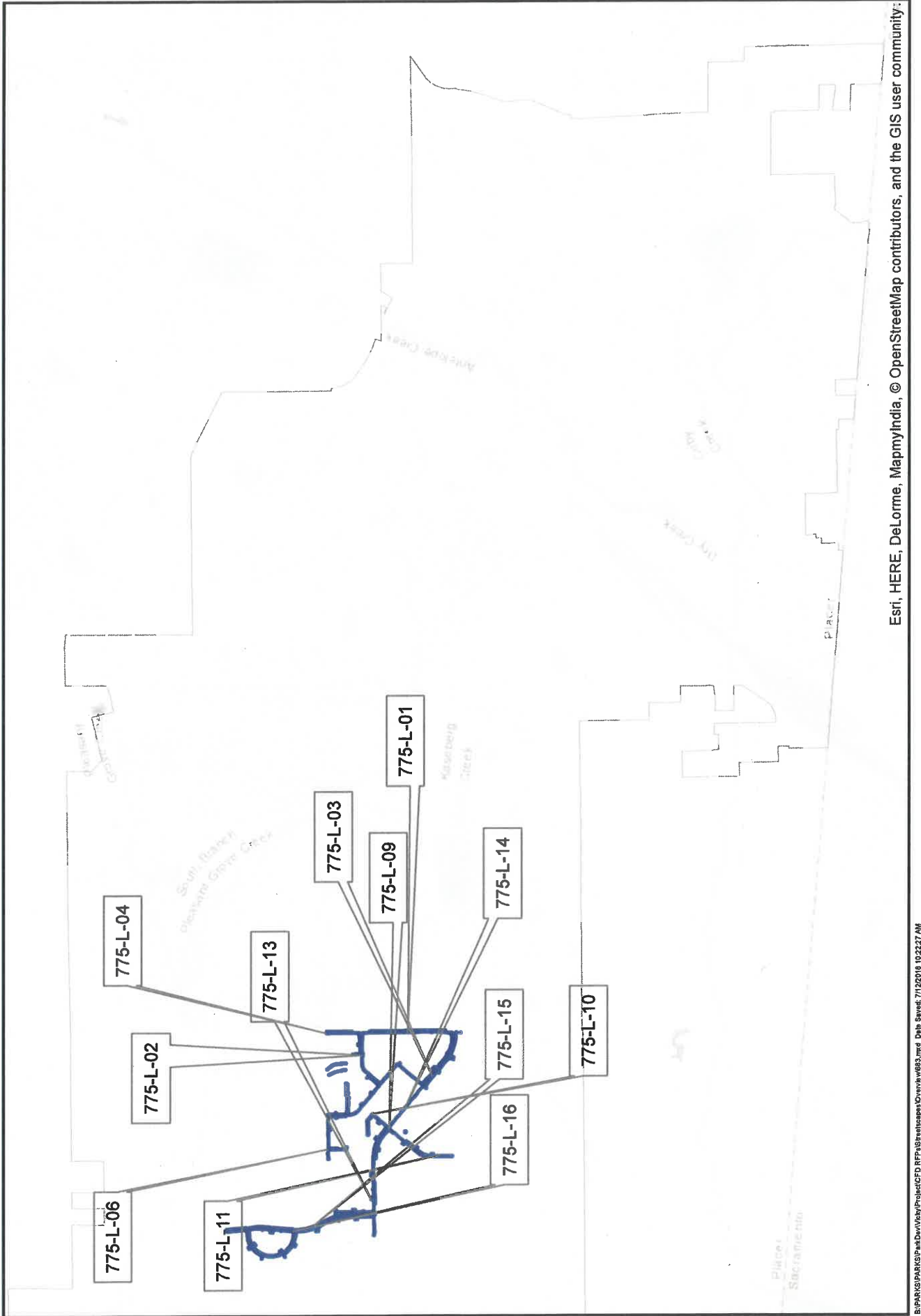
774-L-01

Funded by Stone Point CFD 2



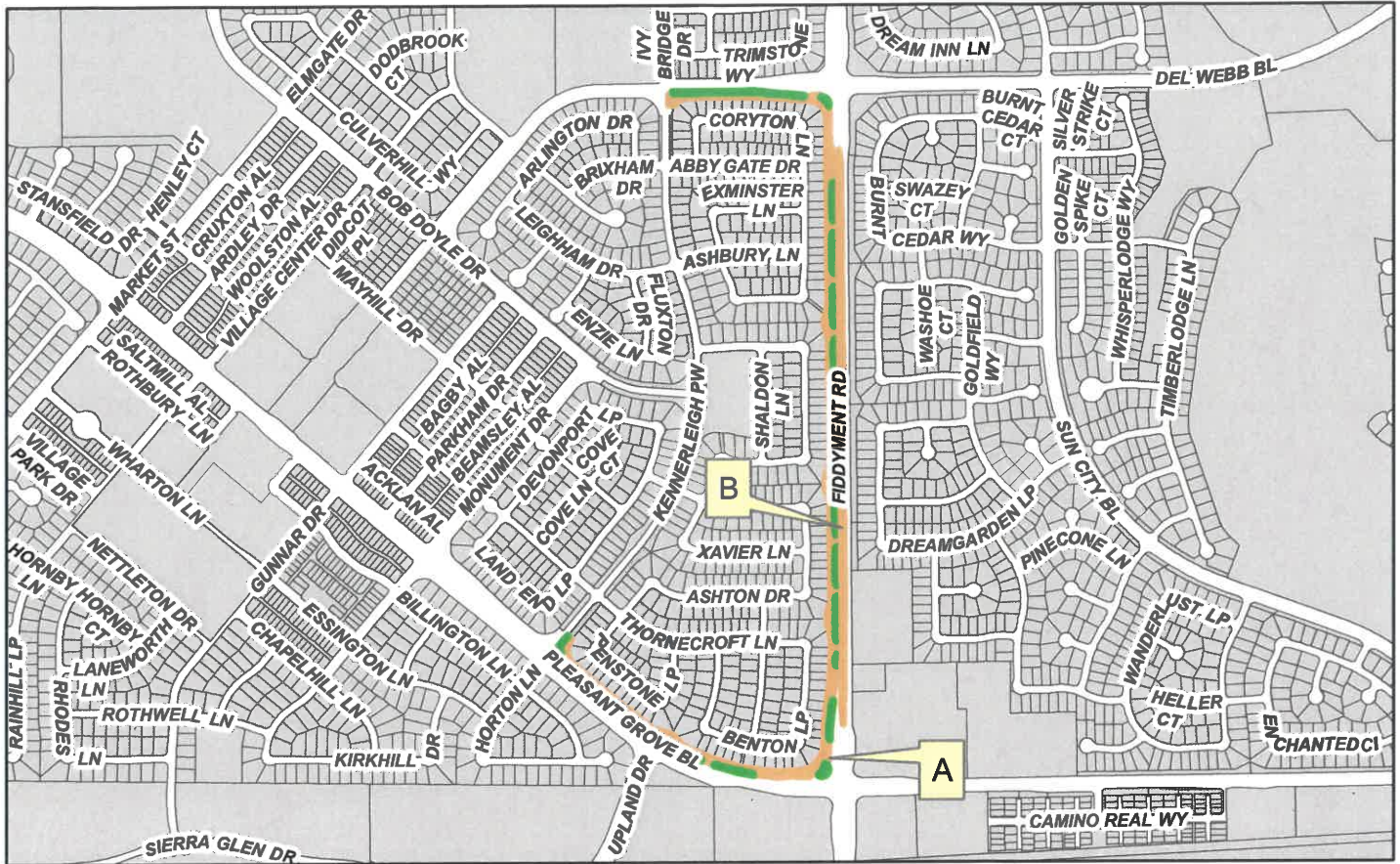
Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	537.3	6165.7	
A-TURF	113.3	760.7	
B-LNDS	346.7	1261.6	
C-LNDS	478.4	3152.2	
C-TURF	185.4	1007.5	
Total	1538.7	12347.8	



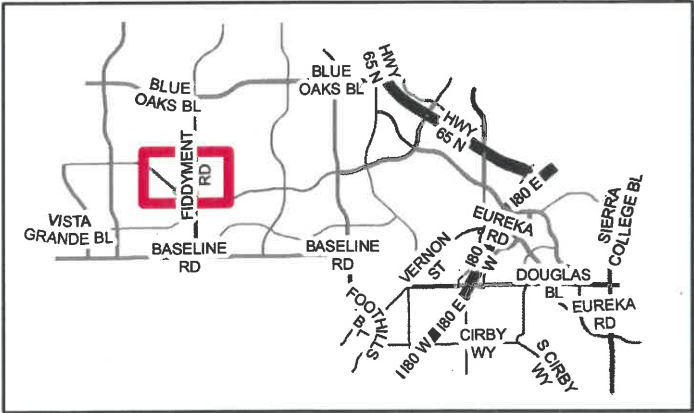


775-L-01

Funded by WESTPARK



Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	371.2	137411.2	
A-TURF	195.6	34692.5	
B-LNDS	6349.7	31782.8	
Total	27877.5	203886.6	



Funded by WESTPARK

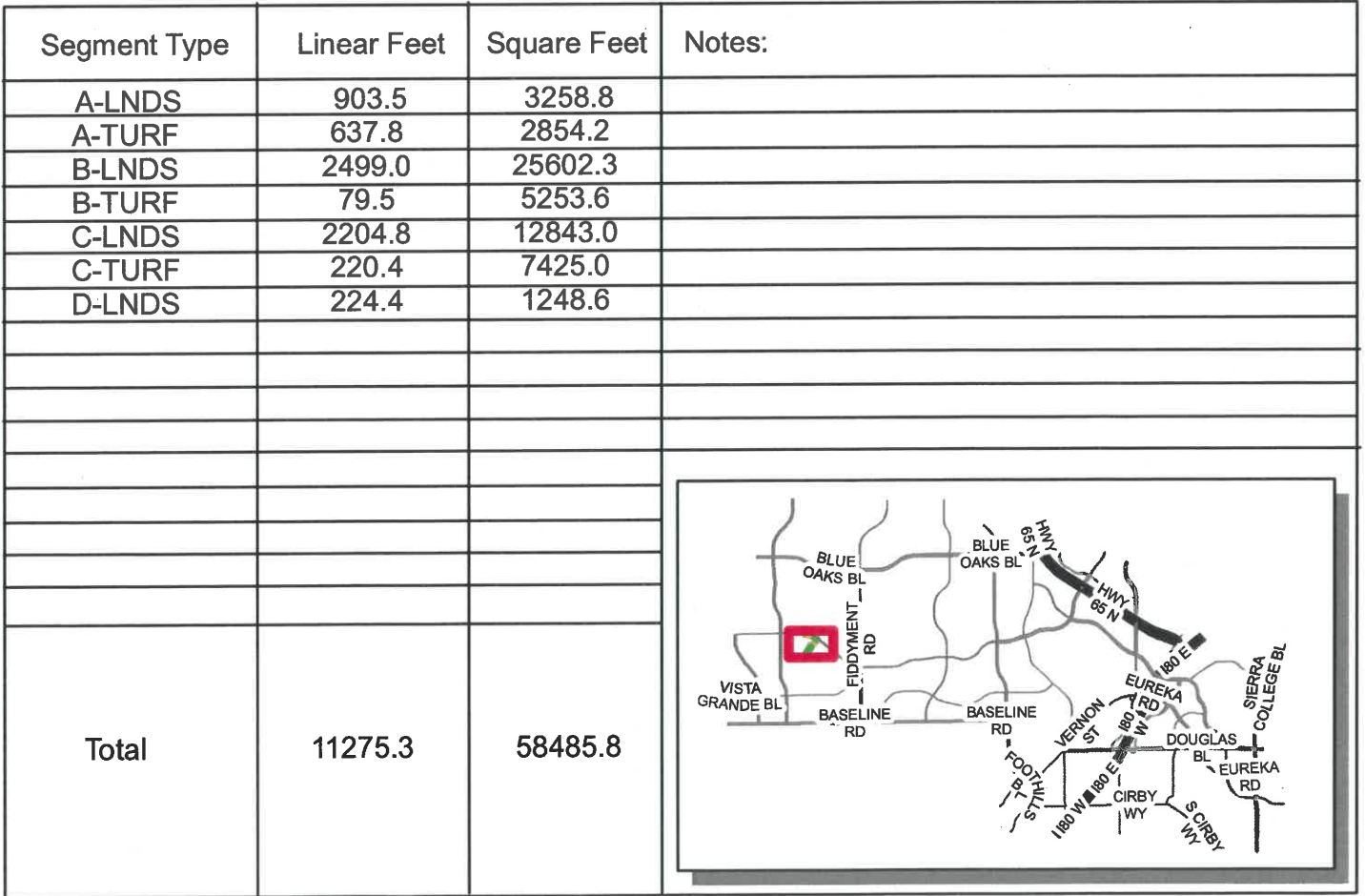
Funded by WESTPARK



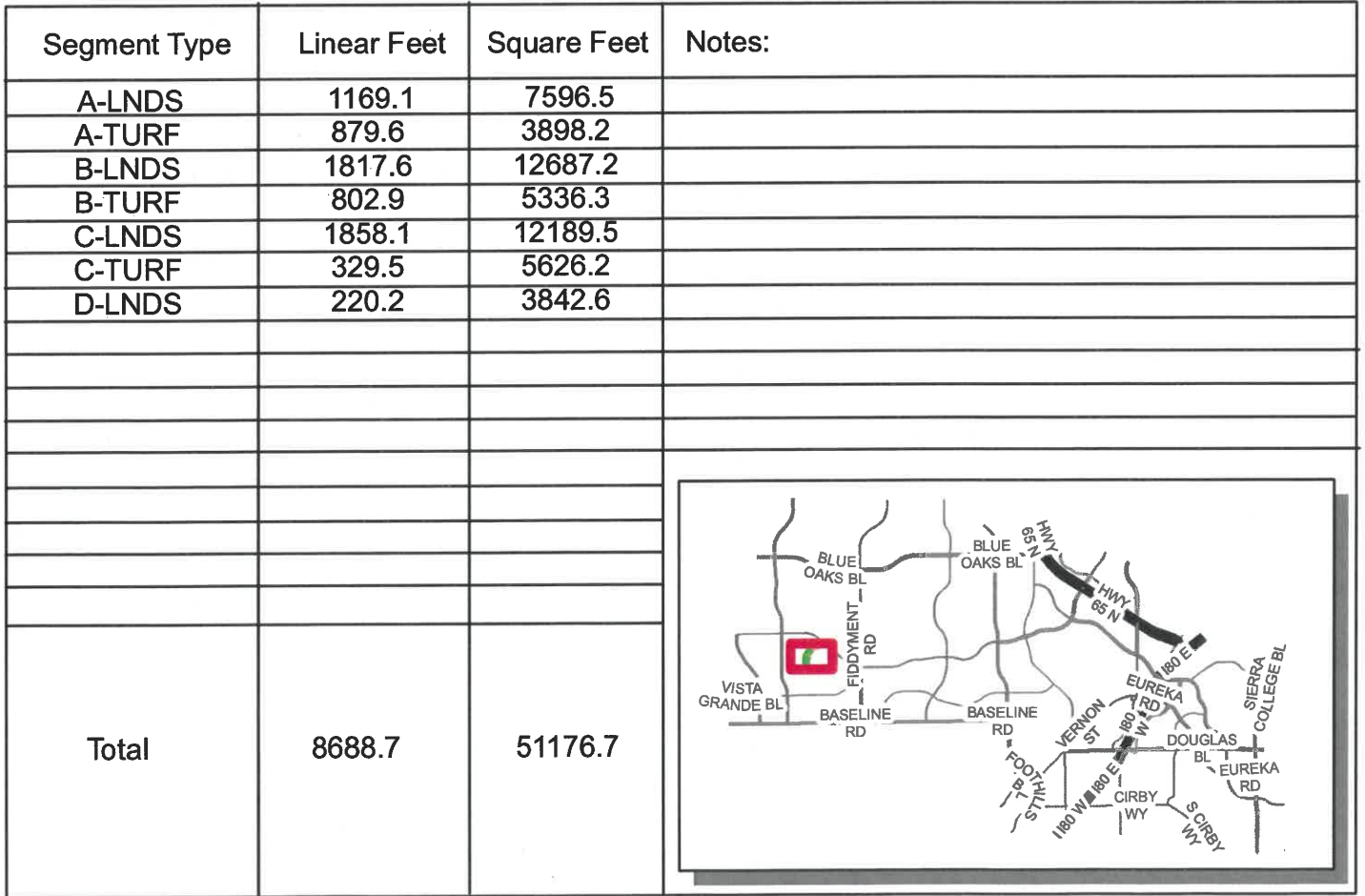
Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	1069.7	42365.7	
A-TURF	174.6	11761.5	
B-TURF	491.5	3753.1	
B-LNDS	224.8	20303.7	
C-LNDS	1985.1	21437.2	
C-TURF	481.9	3555.7	
D-LNDS	2743.7	27153.9	
D-TURF	294.2	8165.9	
E-LNDS	3071.6	17584.8	
F-LNDS	746.6	3190.7	
Total	22518.2	161099.4	

The map shows a network of roads including Blue Oaks Bl, Vista Grande Bl, Baseline Rd, Fiddymt Rd, Blue Oaks Bl, Highway 99 N, Highway 180 E, Eureka Rd, Douglas Bl, Sierra College Bl, Vernon St, Foot Hill Bl, Cirby Wy, S Cirby, and Eureka Rd. A red square with a green arrow points to the specific project location at the intersection of Fiddymt Rd and Baseline Rd.

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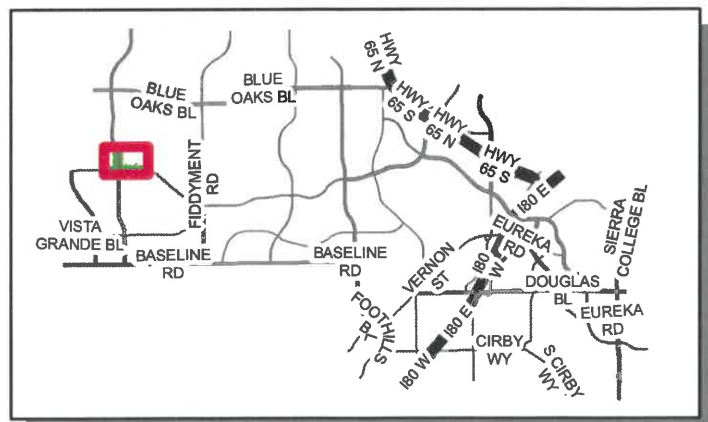


775-L-13

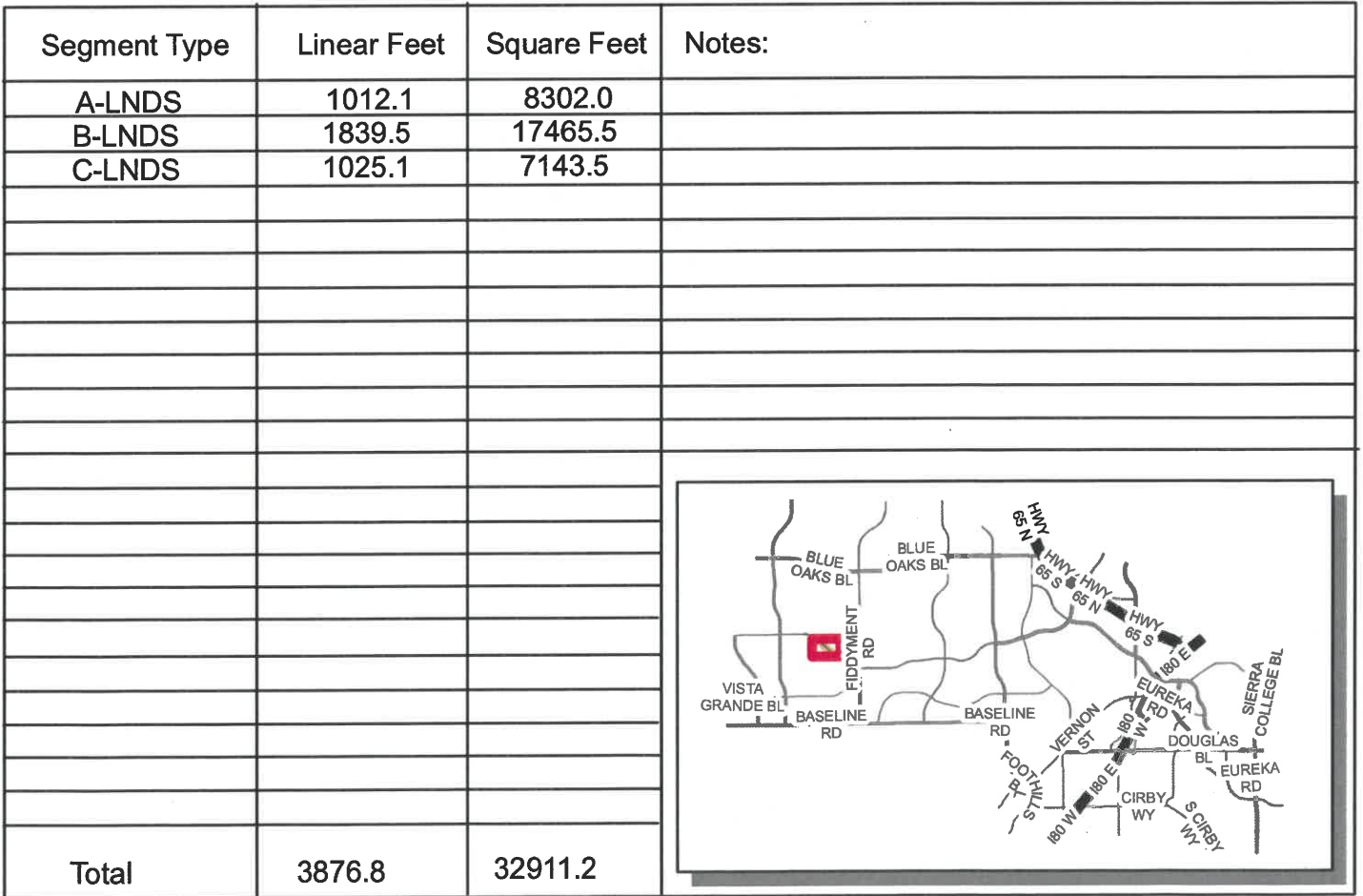
Funded by WESTPARK



Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	224.6	1432.1	
B-LNDS	1966.8	20289.1	
B-TURF	953.8	3627.0	
C-LNDS	208.7	997.2	
D-TURF	201.5	5760.5	
E-LNDS	3315.3	34106.6	
F-LNDS	226.4	1212.0	
G-LNDS	2016.7	42734.0	
G-TURF	945.1	11956.1	
H-LNDS	264.3	1355.0	
I-LNDS	3051.6	46382.6	
I-TURF	948.4	14375.3	
J-TURF	130.3	580.7	
K-LNDS	2253.2	24123.6	
K-TURF	998.7	5415.6	
L-LNDS	176.2	807.9	
M-LNDS	1497.0	12272.0	
M-TURF	498.7	2260.4	
N-LNDS	1824.0	10104.8	
D-LNDS	3256.1	30439.5	
Total	26942.3	270623.1	



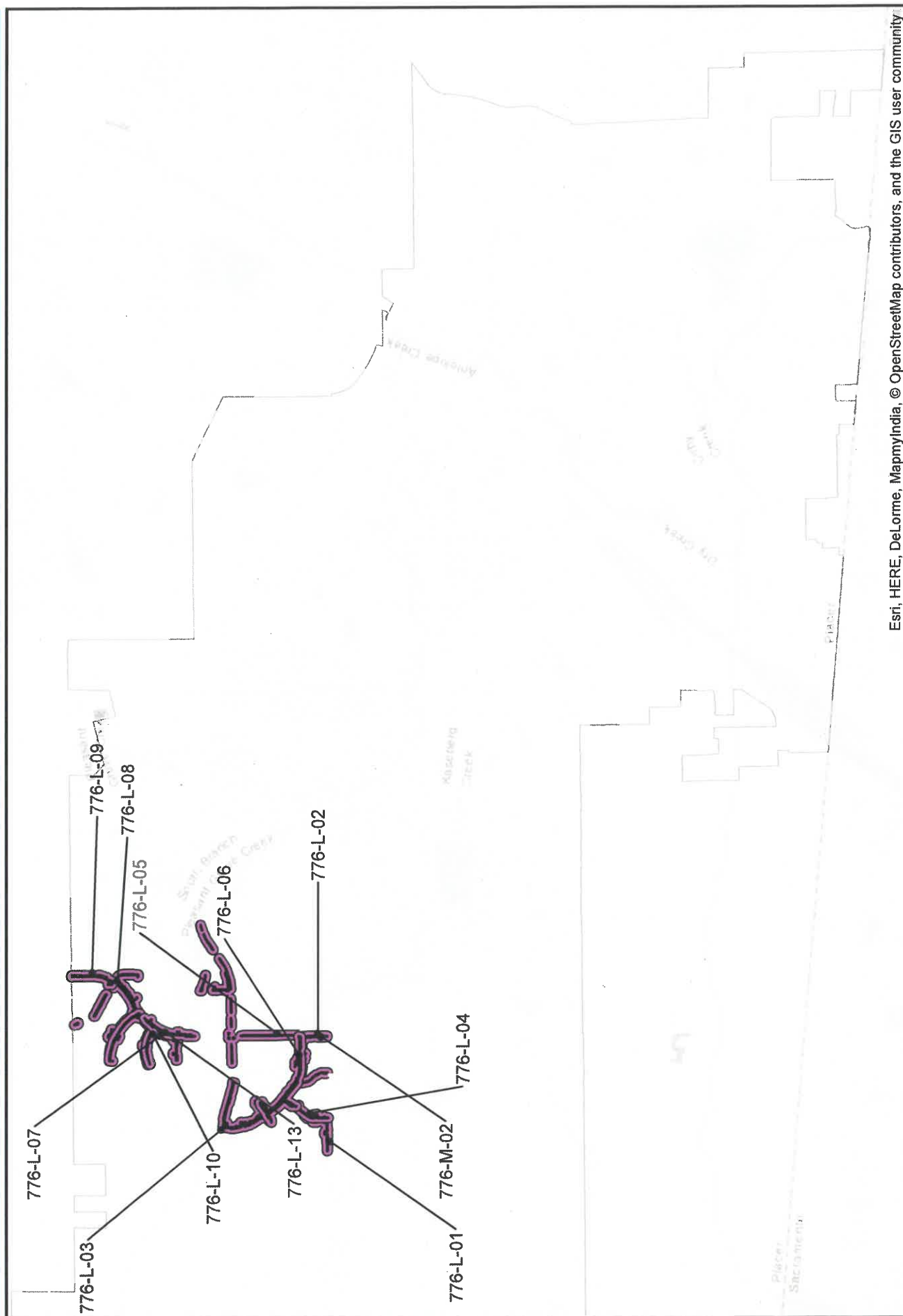
Funded by WESTPARK



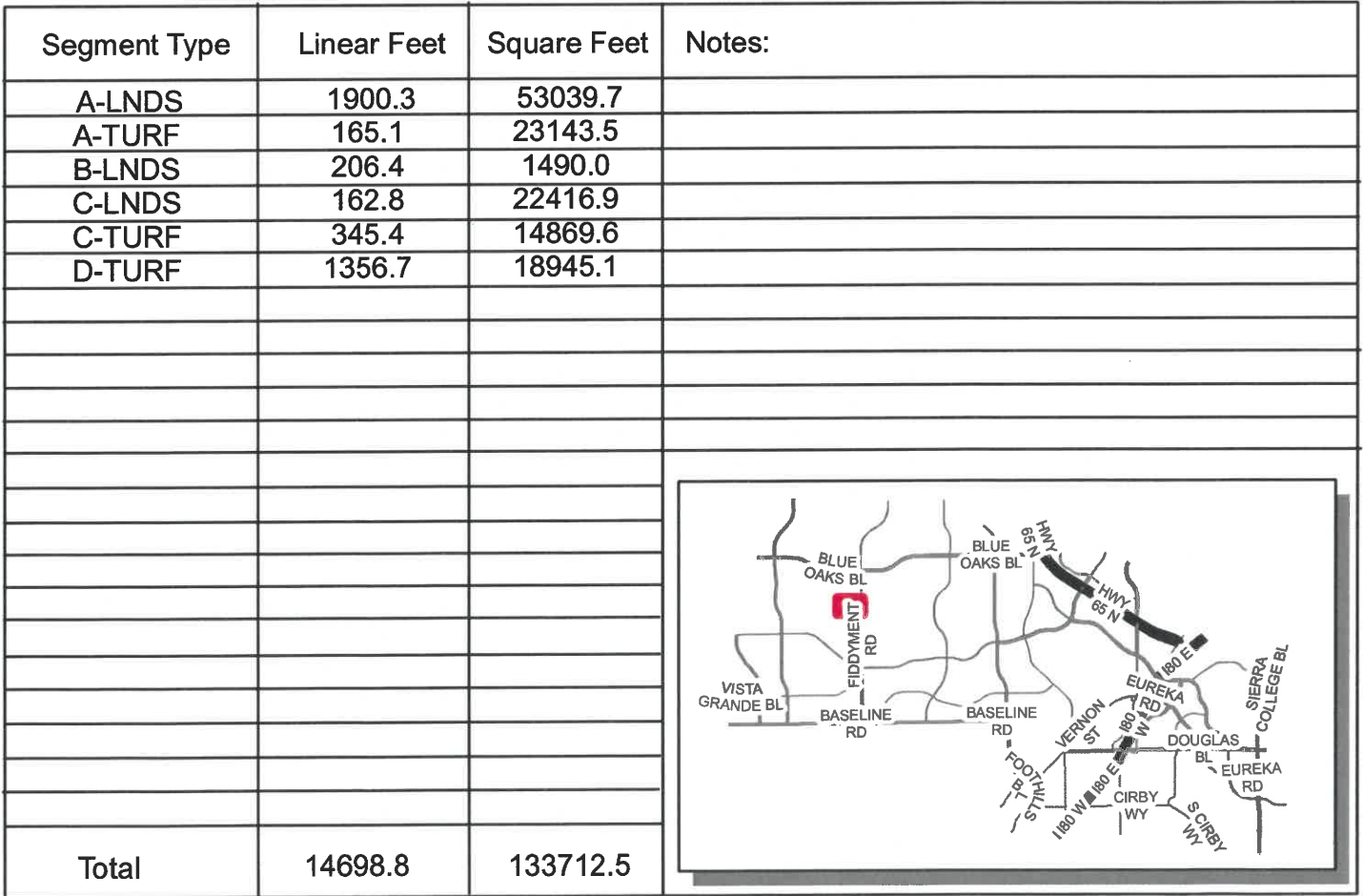


Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	752.8	24763.5	
A-TURF	127.7	3446.7	
B-LNDS	3427.2	55381.3	
C-LNDS	3236.0	28530.3	
C-TURF	121.7	8037.7	
D-LNDS	1606.0	13426.0	
D-TURF	217.0	4453.2	
Total	13661.1	138039.0	

The map shows the project area highlighted by a red rectangle near the intersection of Vista Grande Bl and Fiddymont Rd. Major highways shown include HWY 95 N/S, HWY 180 E/W, and US-101 S/N. Local streets labeled include Blue Oaks Bl, Baseline Rd, Fiddymont Rd, Vernon St, Footprints Dr, Douglas Bl, Eureka Rd, Sierra College Bl, Cirby Wy, and S. Cirby Ww.



Funded by FIDDYMENT



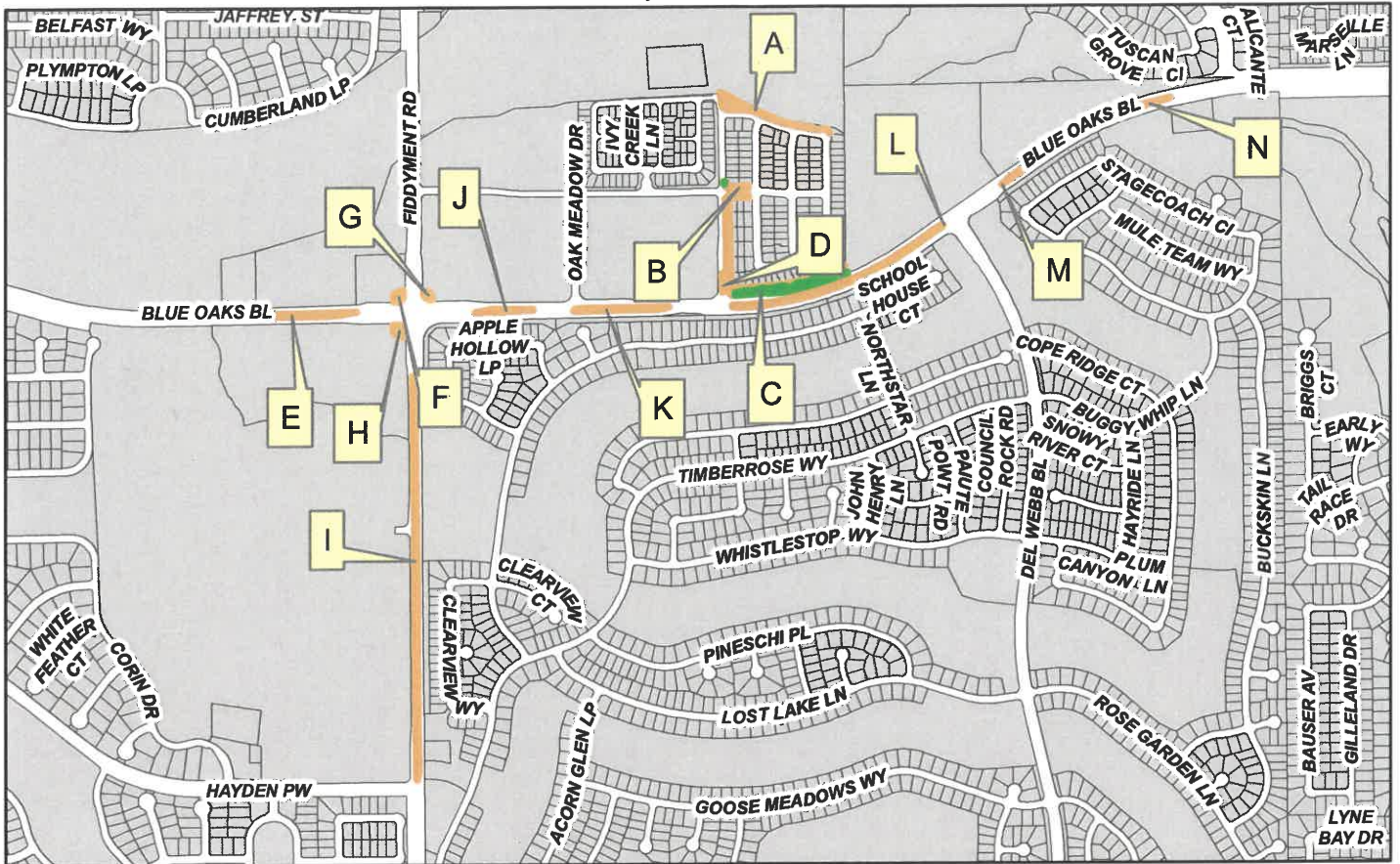


Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	4619.8	71392.6	
A-TURF	914.1	51673.3	
B-LNDS	925.1	3703.7	
C-LNDS	217.6	1618.3	
D-LNDS	4245.5	67899.6	
D-TURF	4538.8	38500.3	
E-LNDS	358.4	1436.3	
F-LNDS	682.6	2920.6	
G-LNDS	1099.3	7139.6	
G-TURF	1609.7	7846.1	
Total	27891.2	254098.7	

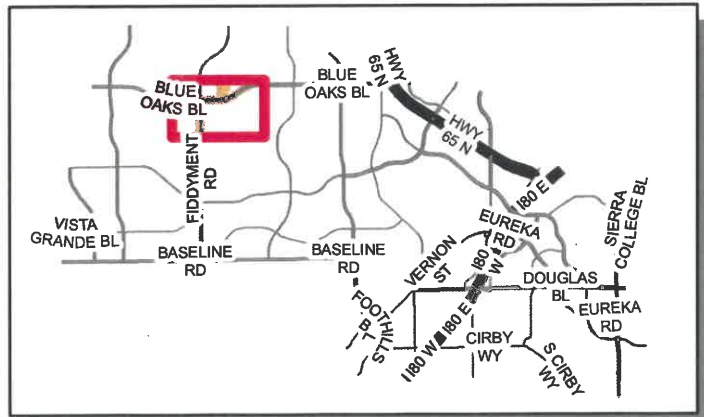
The map shows a network of roads. A red rectangle highlights a specific area near the intersection of Fiddymment Rd and Baseline Rd, west of Blue Oaks Bl. Major roads include HWY 99 running north-south through the center-right, and several east-west roads like Baseline Rd, Vista Grande Bl, and Blue Oaks Bl.

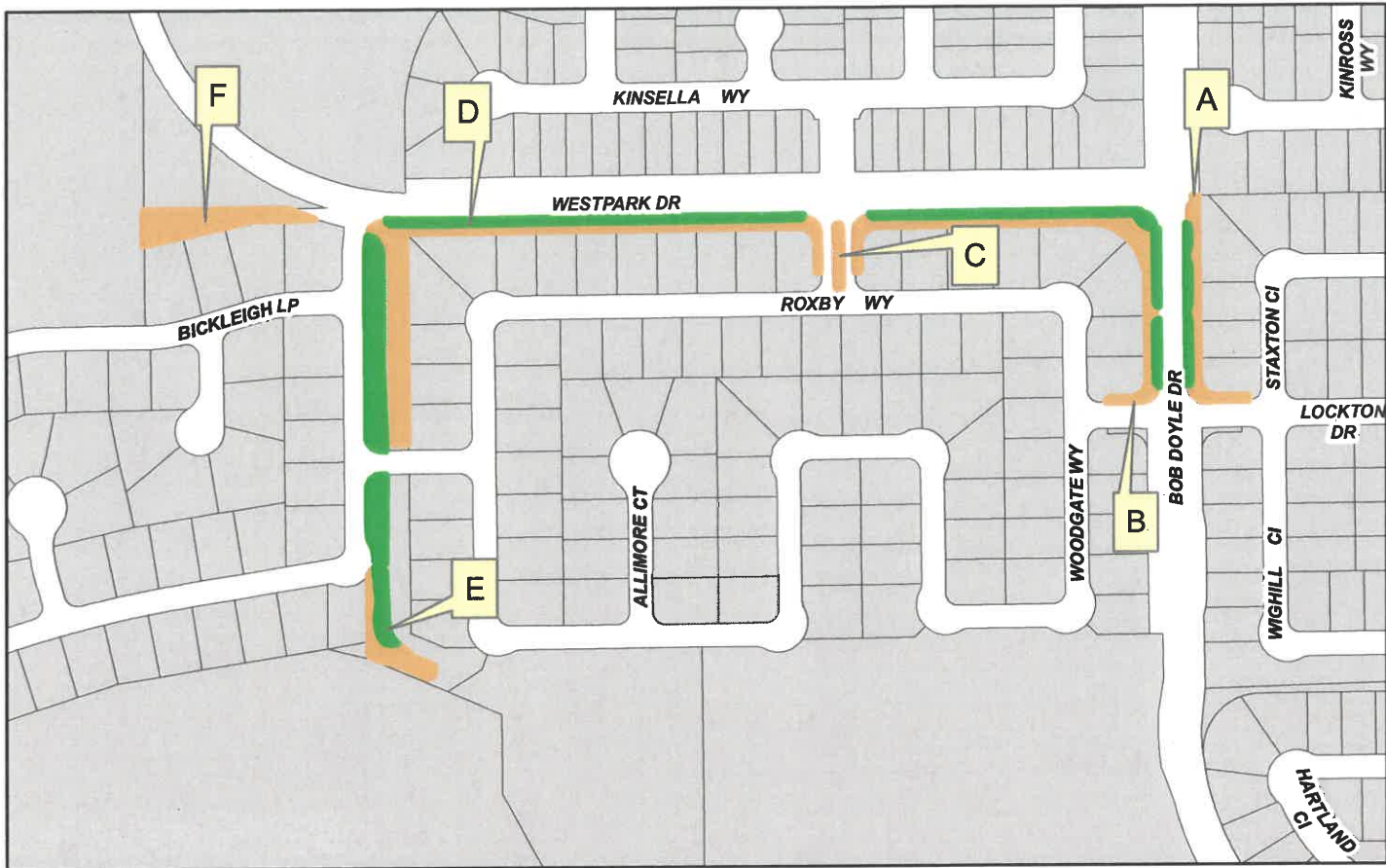
776-L-05

Funded by FIDDYMENT



Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	1495.8	13202.9	
B-LNDS	253.7	1296.6	
B-TURF	37.7	66.1	
C-LNDS	1060.6	25146.4	
C-TURF	1160.9	14966.2	
D-LNDS	230.3	892.7	
E-LNDS	1606.3	12300.3	
F-LNDS	216.0	3133.2	
G-LNDS	174.6	2035.8	
H-LNDS	232.4	3592.2	
I-LNDS	4885.7	28980.3	
J-LNDS	707.6	4371.2	
K-LNDS	1169.1	6993.9	
L-LNDS	2812.6	18993.3	
M-LNDS	1600.6	8903.8	
N-LNDS	458.1	1898.3	
Total	21870.2	146758.9	

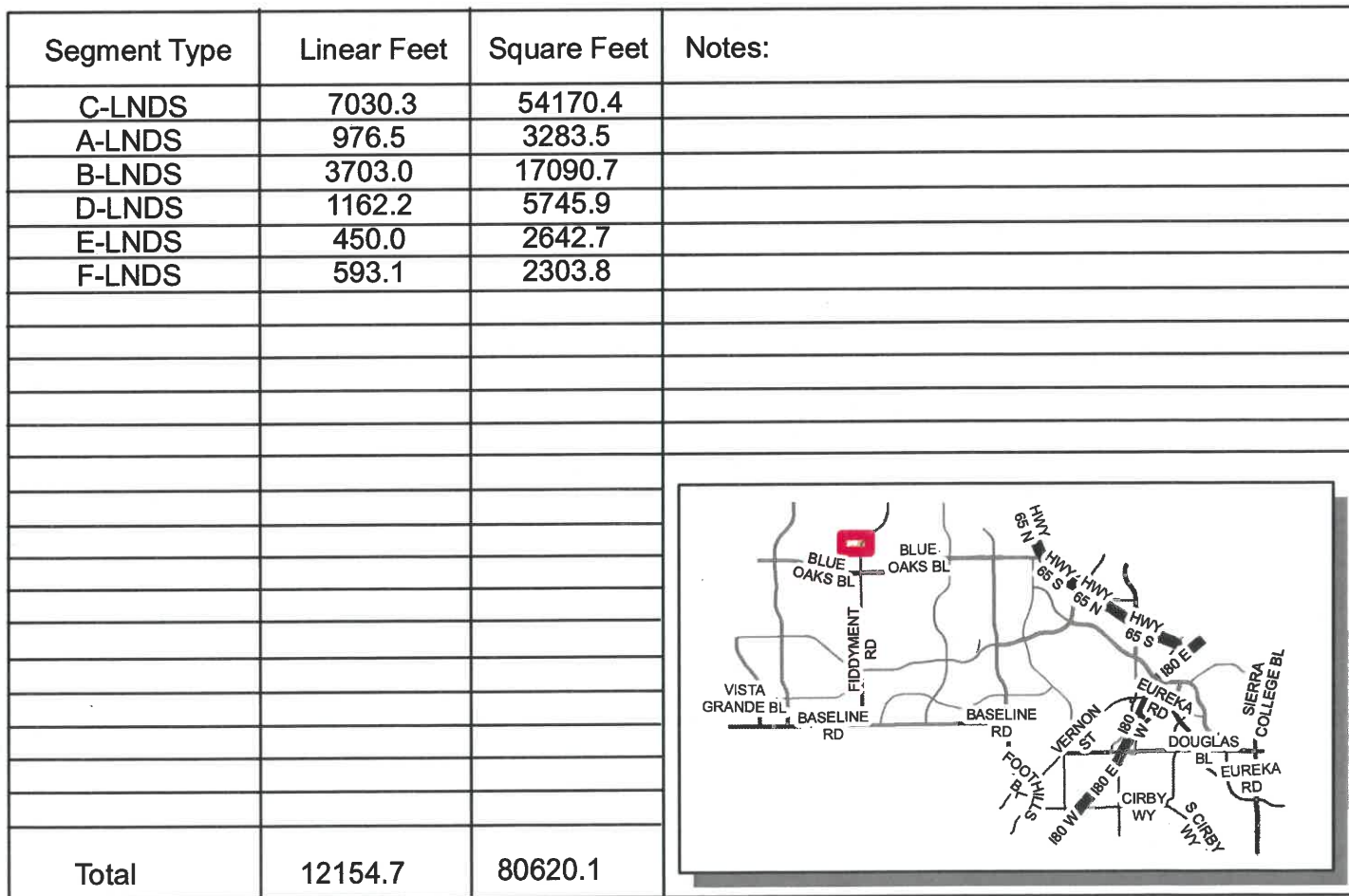


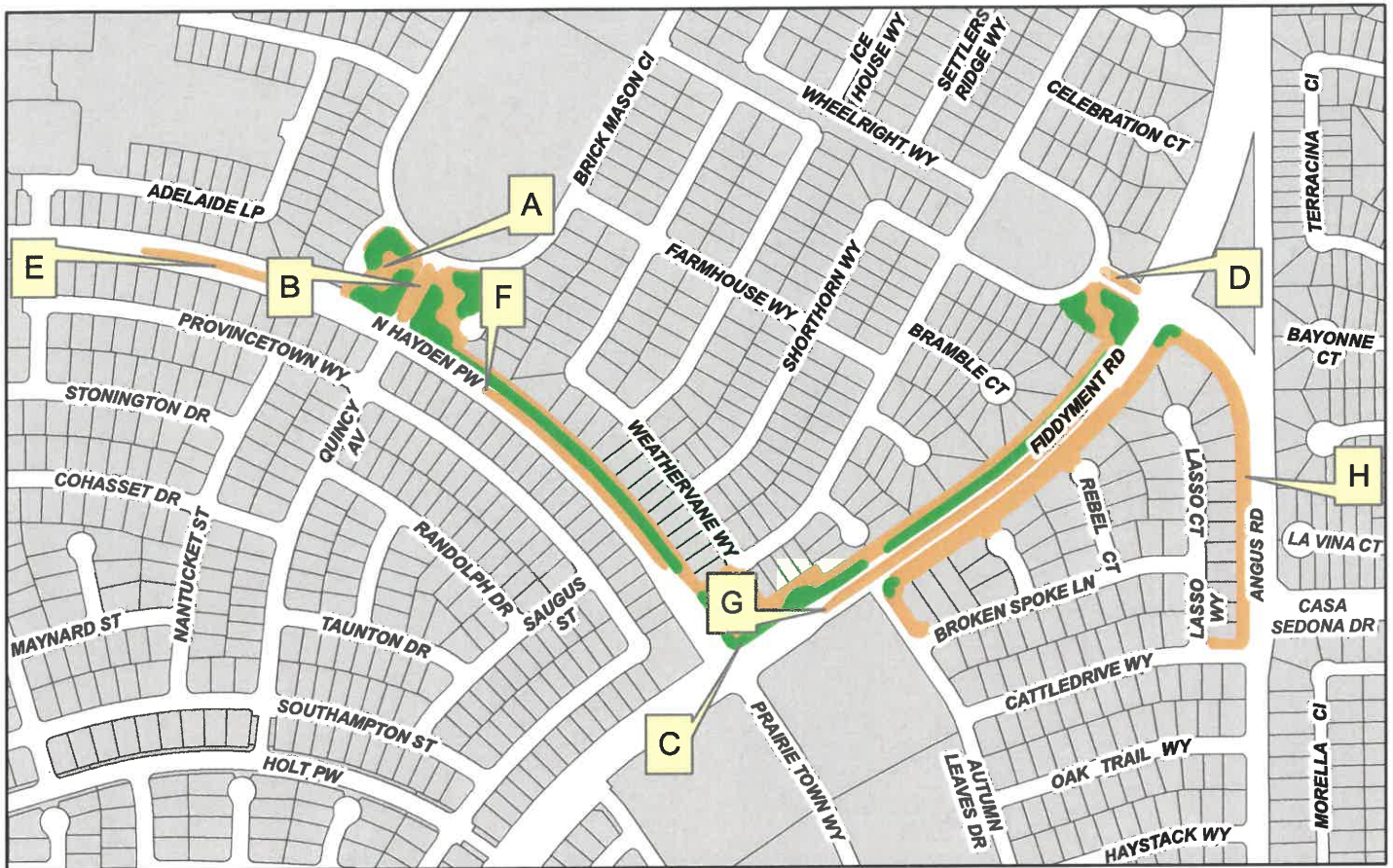


Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	898.4	4889.1	
A-TURF	576.4	1915.2	
B-LNDS	1904.9	11706.1	
B-TURF	959.4	6035.6	
C-LNDS	243.4	1349.2	
D-LNDS	2486.4	17950.6	
D-TURF	787.5	16358.1	
E-LNDS	534.8	5185.1	
E-TURF	352.1	6870.4	
F-LNDS	671.9	9485.8	
Total	11709.1	81738.3	

The map shows a network of streets including Blue Oaks Blvd, Baseline Road, Fiddymont Road, Vista Grande Blvd, Eureka Road, Douglas Blvd, Sierra College Blvd, Cirby Way, South Cirby Way, Vernon Street, Foot Hill Street, Highway 65 North/South/East, and 180 West.

Funded by FIDDYMENT

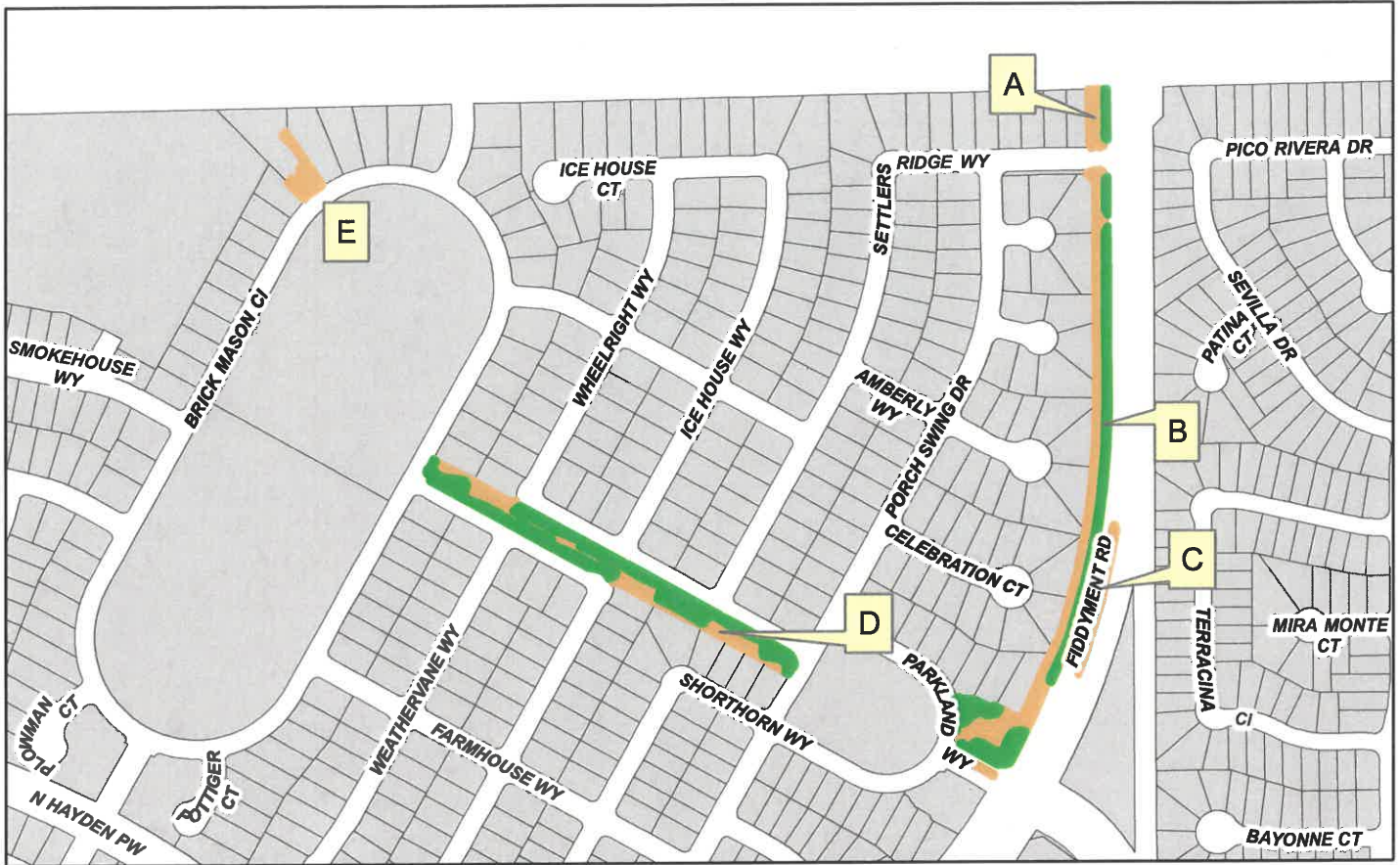




Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	306.5	16609.0	
A-TURF	381.3	13076.7	
B-LNDS	373.8	2862.4	
C-LNDS	309.0	47899.4	
C-TURF	183.5	41171.0	
F-LNDS	1512.7	6463.3	
G-LNDS	2100.3	10783.2	
D-LNDS	240.7	847.0	
H-LNDS	8628.8	54751.0	
H-LNDS	297.5	1407.8	
E-LNDS	922.1	3332.6	
Total	29795.5	249342.6	

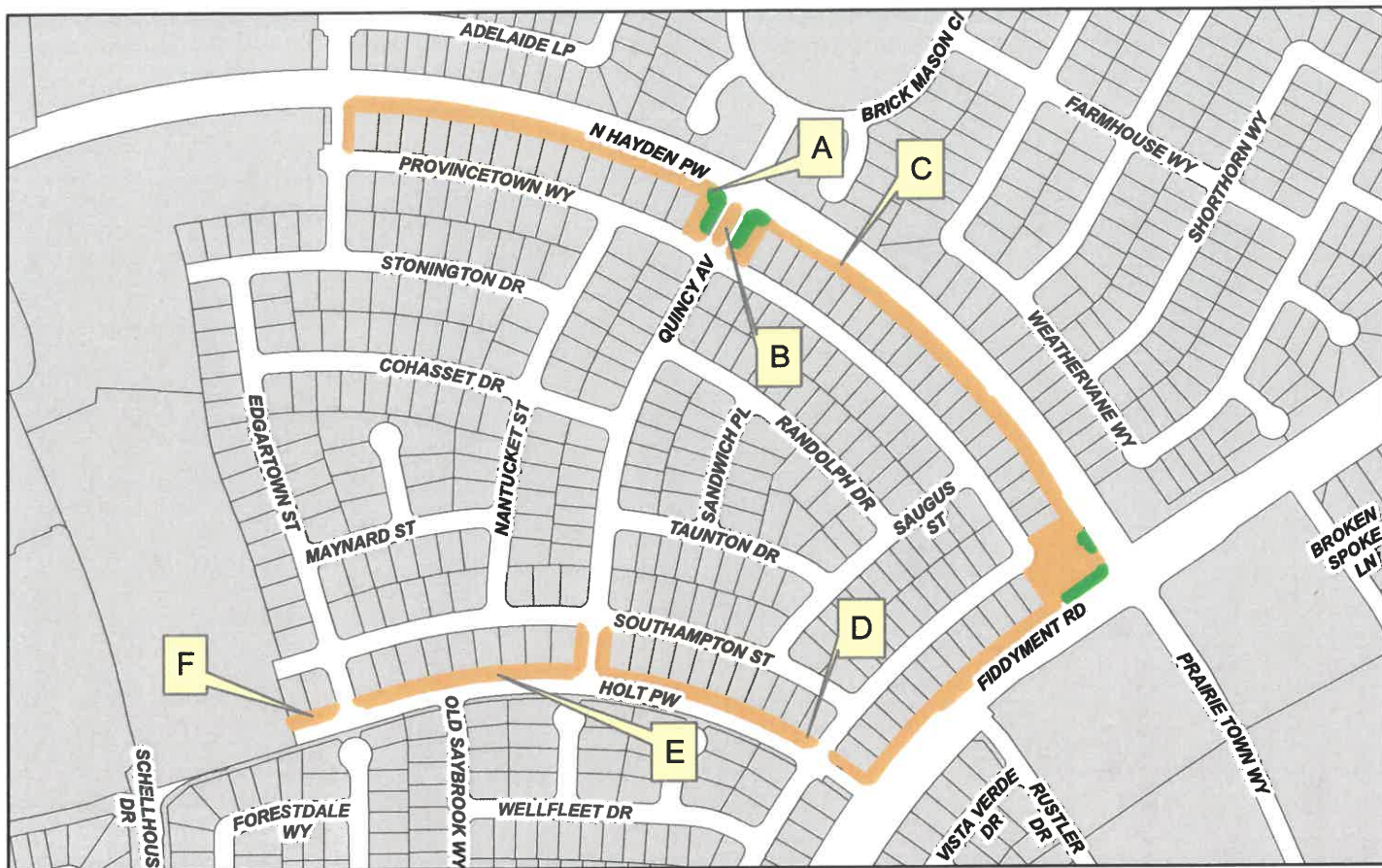
The map shows the project area highlighted by a red square with a green checkmark. The project is located near the intersection of Fiddymont Road and Baseline Road. Major highways shown include HWY 85 N/S and HWY 180 W/E. Other nearby streets are Blue Oaks Boulevard, Vista Grande Boulevard, Baseline Road, Fiddymont Road, Pootkis Drive, Vernon Street, Eureka Road, Douglas Boulevard, Sierra College Boulevard, Cirby Way, South Cirby Way, and Baseline Road.

Funded by FIDDYMENT



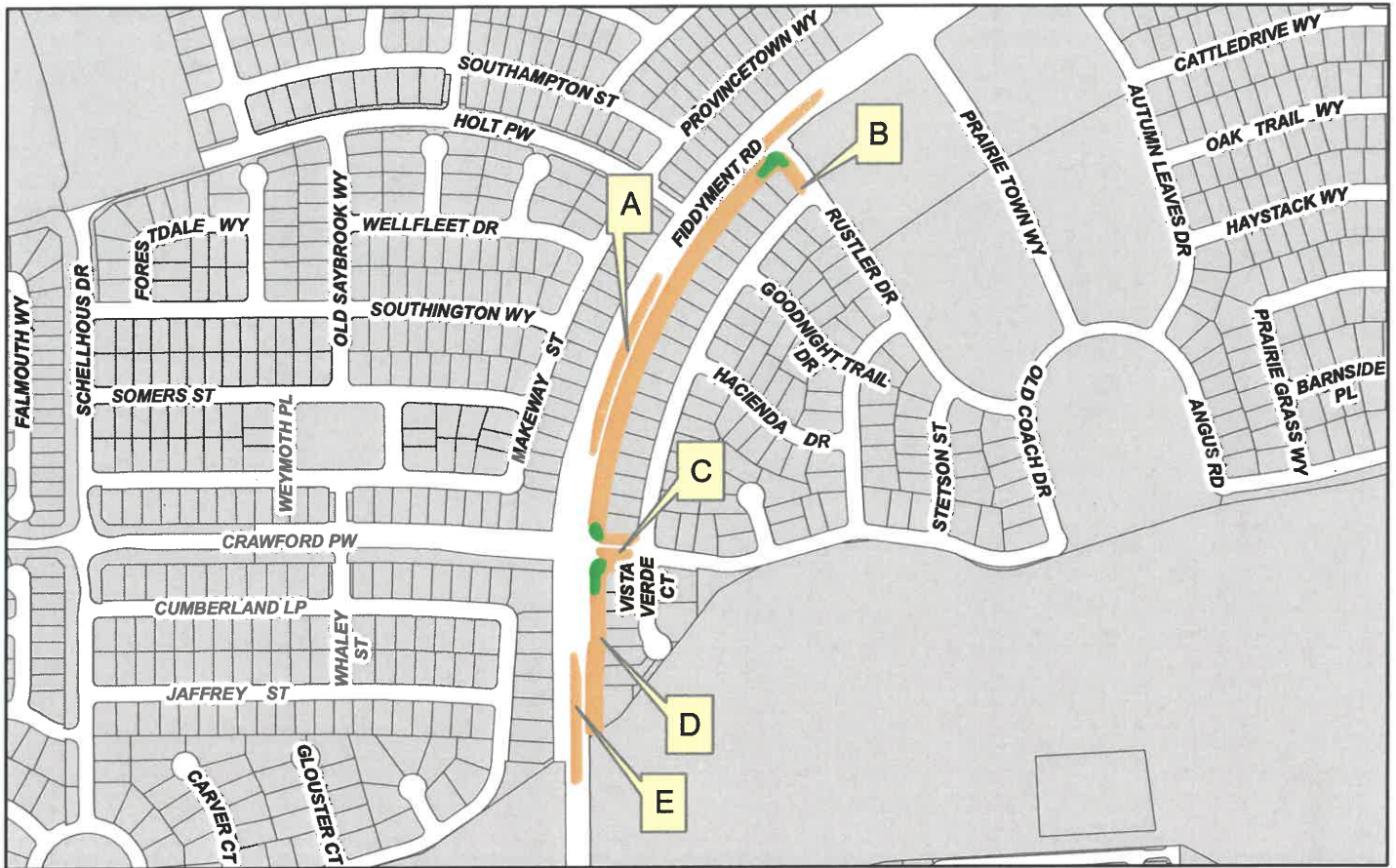
Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	362.2	4516.3	
A-TURF	270.0	1189.1	
B-LNDS	2872.1	35589.2	
B-TURF	202.8	21817.5	
C-LNDS	774.3	3984.2	
D-LNDS	501.5	18893.7	
D-LNDS	240.7	847.0	
D-TURF	292.9	24653.9	
E-LNDS	235.8	3639.0	
Total	14738.6	115124.4	

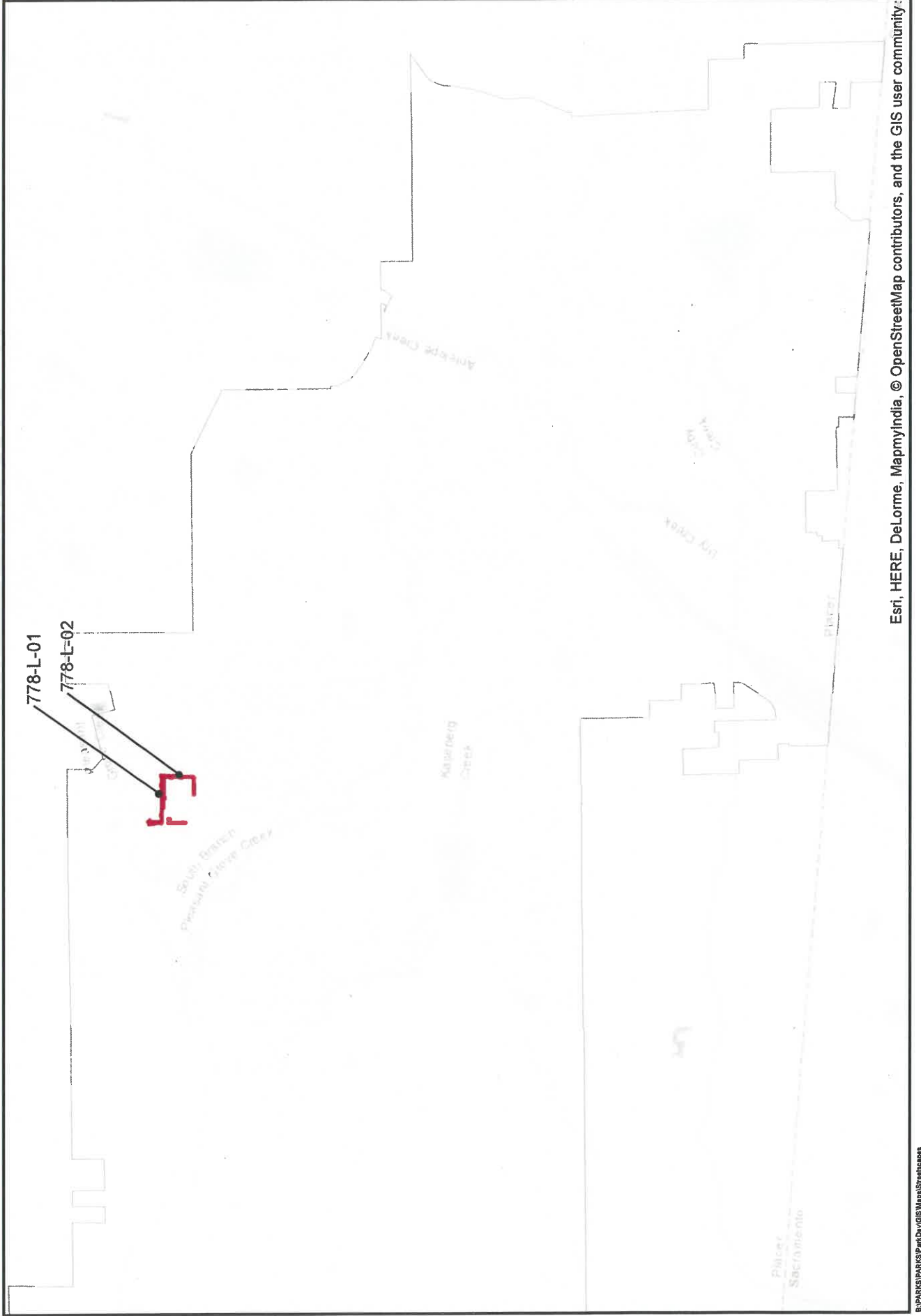
The map shows the project area highlighted in red. Key roads include Vista Grande Bl, Baseline Rd, Fiddiment Rd, Blue Oaks Bl, Blue Oaks Bl, Highway 65 N, Highway 180 E, Sierra College Bl, Douglas Bl, Eureka Rd, Vernon St, S. Foothills, S. Kirby WY, and S. Kirby Rd. The project is located near the intersection of Highway 65 N and Highway 180 E.

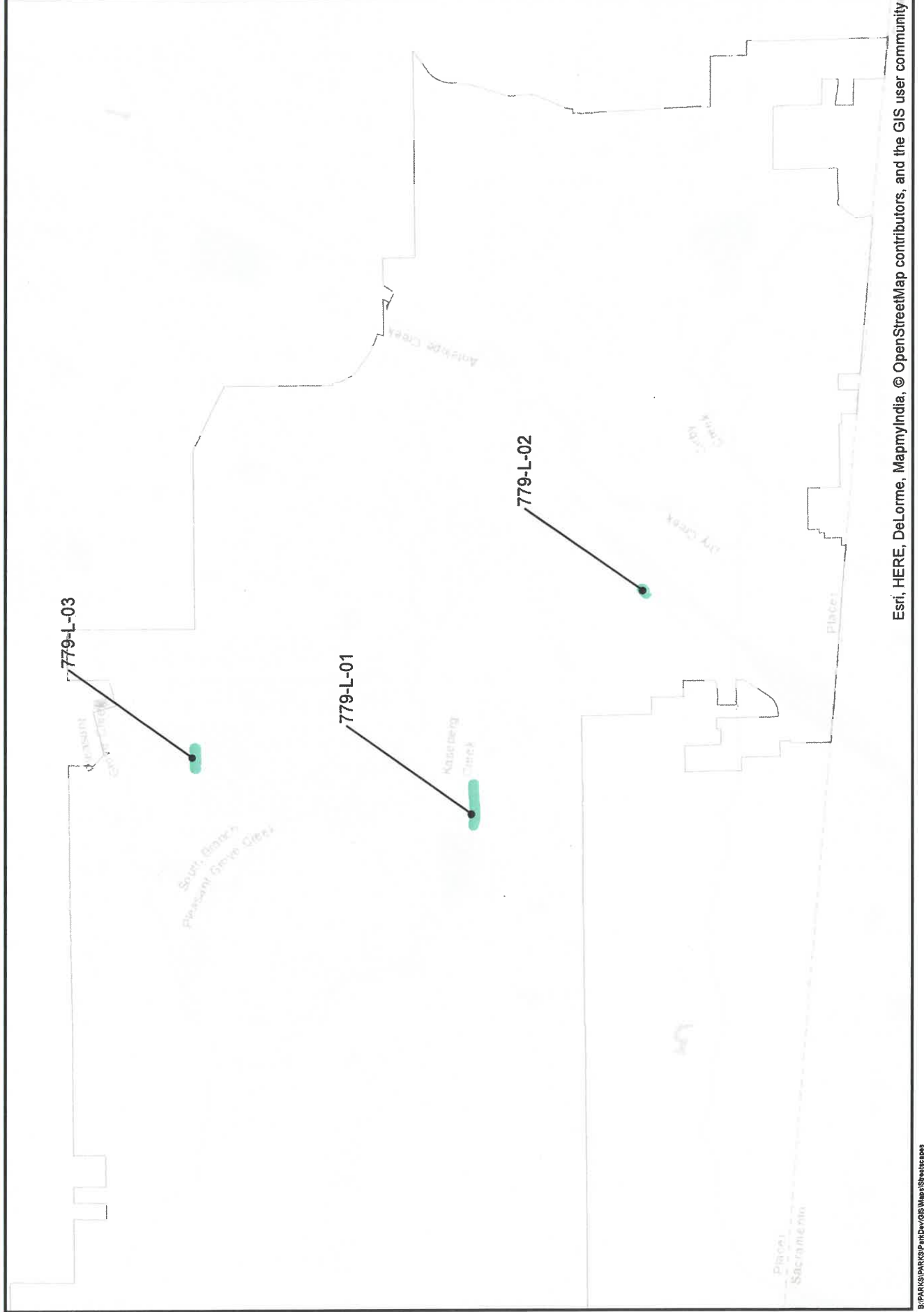


Segment Type	Linear Feet	Square Feet	Notes:
C-TURF	663.2	4365.7	
A-TURF	251.1	2052.4	
B-LNDS	236.8	1937.7	
C-LNDS	7513.8	62816.0	
A-LNDS	4346.5	27169.7	
F-LNDS	495.5	2070.4	
E-LNDS	2692.1	11453.6	
D-LNDS	2680.3	11300.5	
Total	22648.1	140502.3	

The map shows a network of roads including Vista Grande Bl, Baseline Rd, Fiddymnt Rd, Blue Oaks Bl, Vernon St, Foot Hills Blvd, Douglas Bl, Sierra College Bl, Eureka Rd, Cirby Wy, S Cirby Wy, and Highway 180 North/South/East/West. A red square icon marks a specific point at the intersection of Blue Oaks Bl and Fiddymnt Rd.

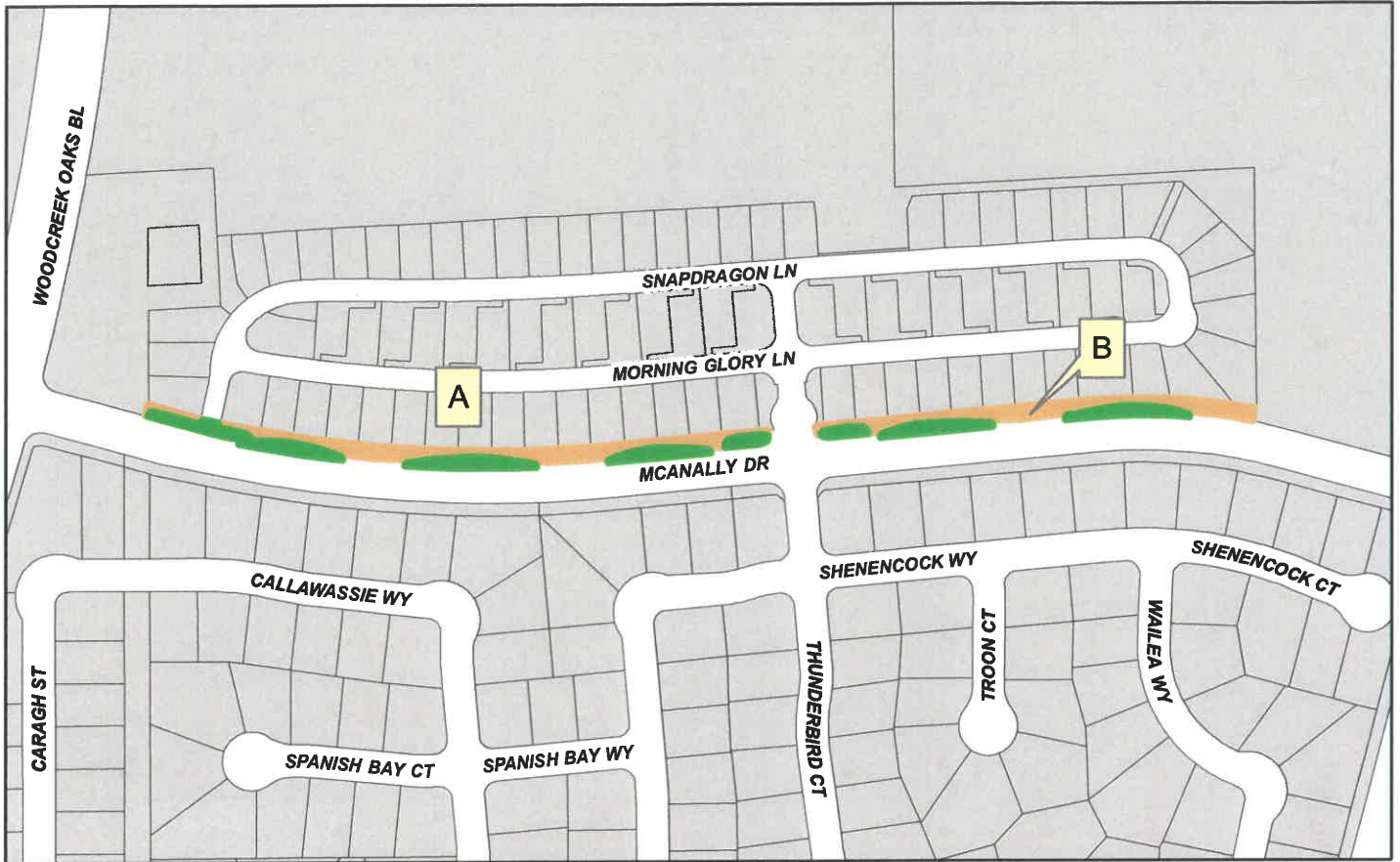
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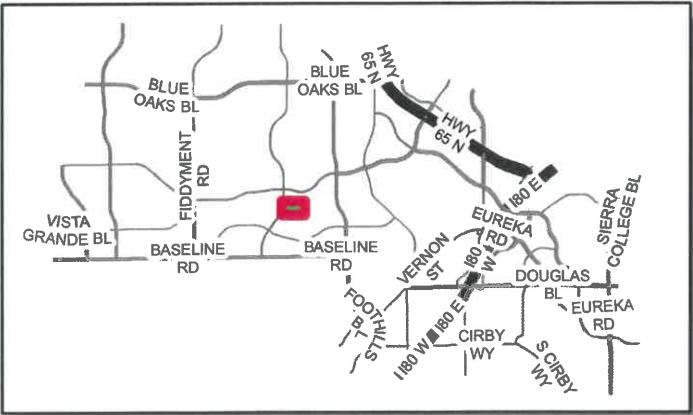


779-L-01

Funded by INFILL 4 - ROSE PARK - 040115



Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	1927.5	10358.9	
A-TURF	1550.3	8419.5	
B-LNDS	1389.7	8293.1	
B-TURF	901.5	4701.3	
Total	5152.4	31772.9	

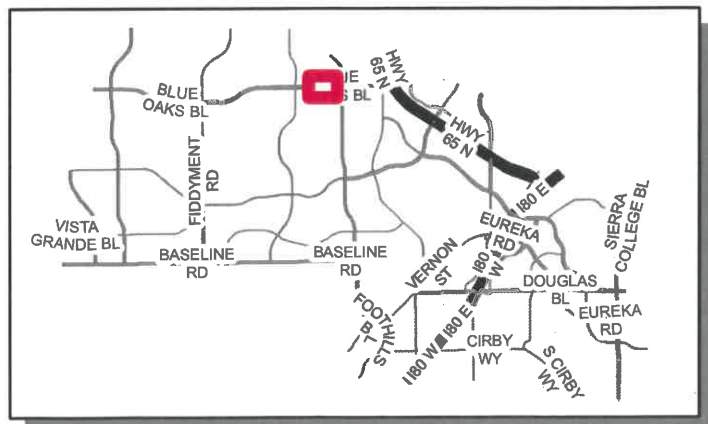


779-L-03

Funded by INFILL 4 - WOODLAKE (F-44) - 040036



Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	1747.8	14599.1	
A-TURF	1702.8	18021.5	
Total	4411.5	32620.6	

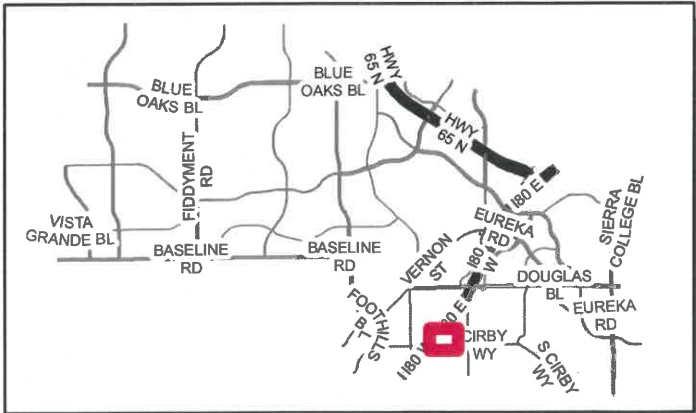


8555/IV-L-09

Funded by GENERAL FUND

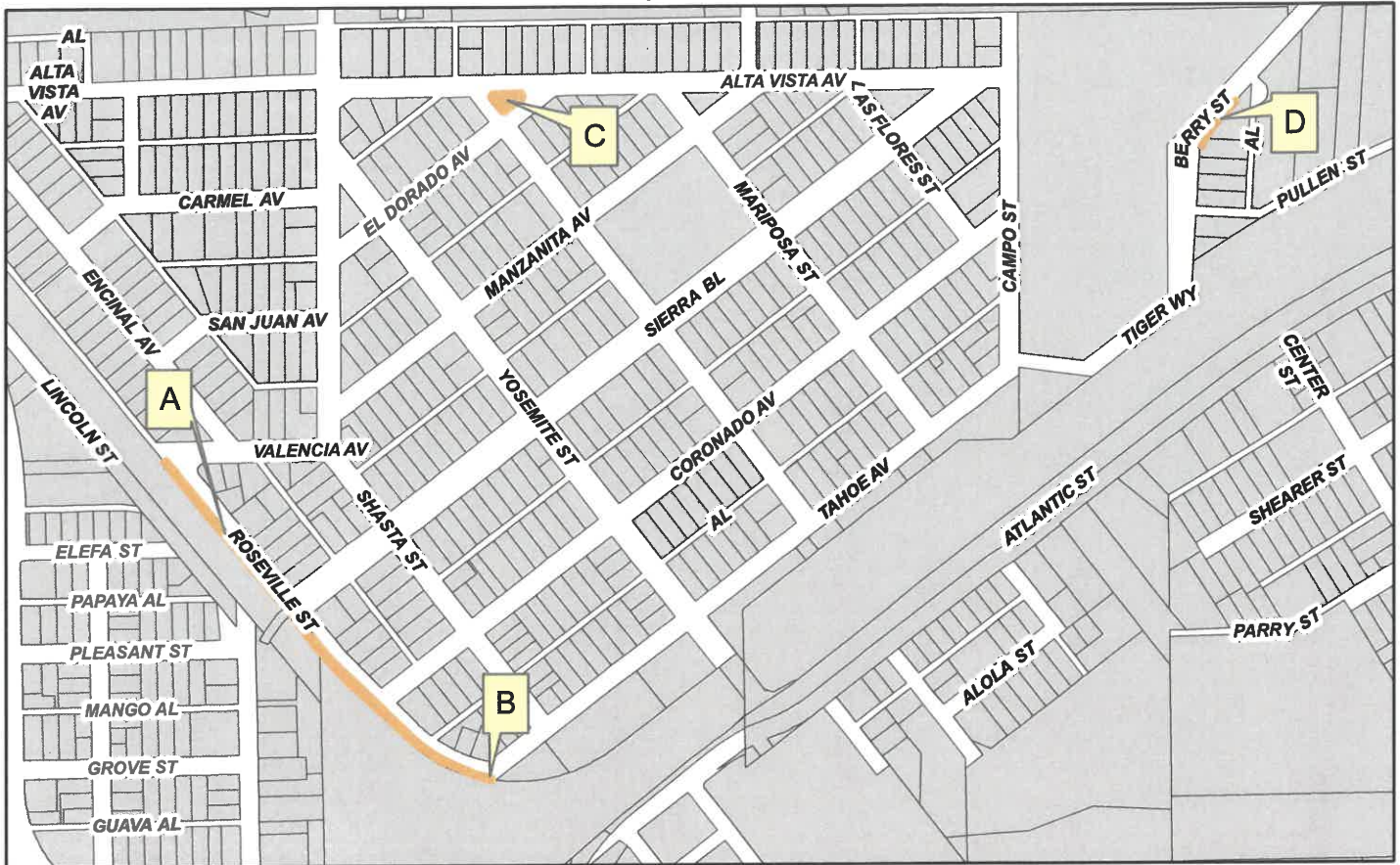


Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	283.2	3005.2	
A-TURF	169.8	1395.9	
B-LNDS	829.5	7053.0	
B-TURF	187.3	1360.8	
Total	1824.5	12810.9	

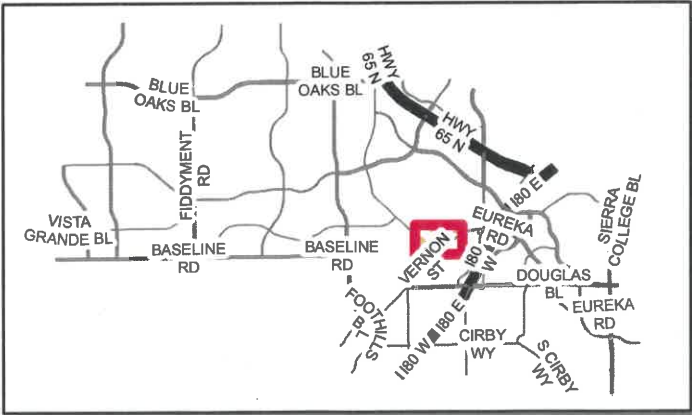


8555/IV-L-10

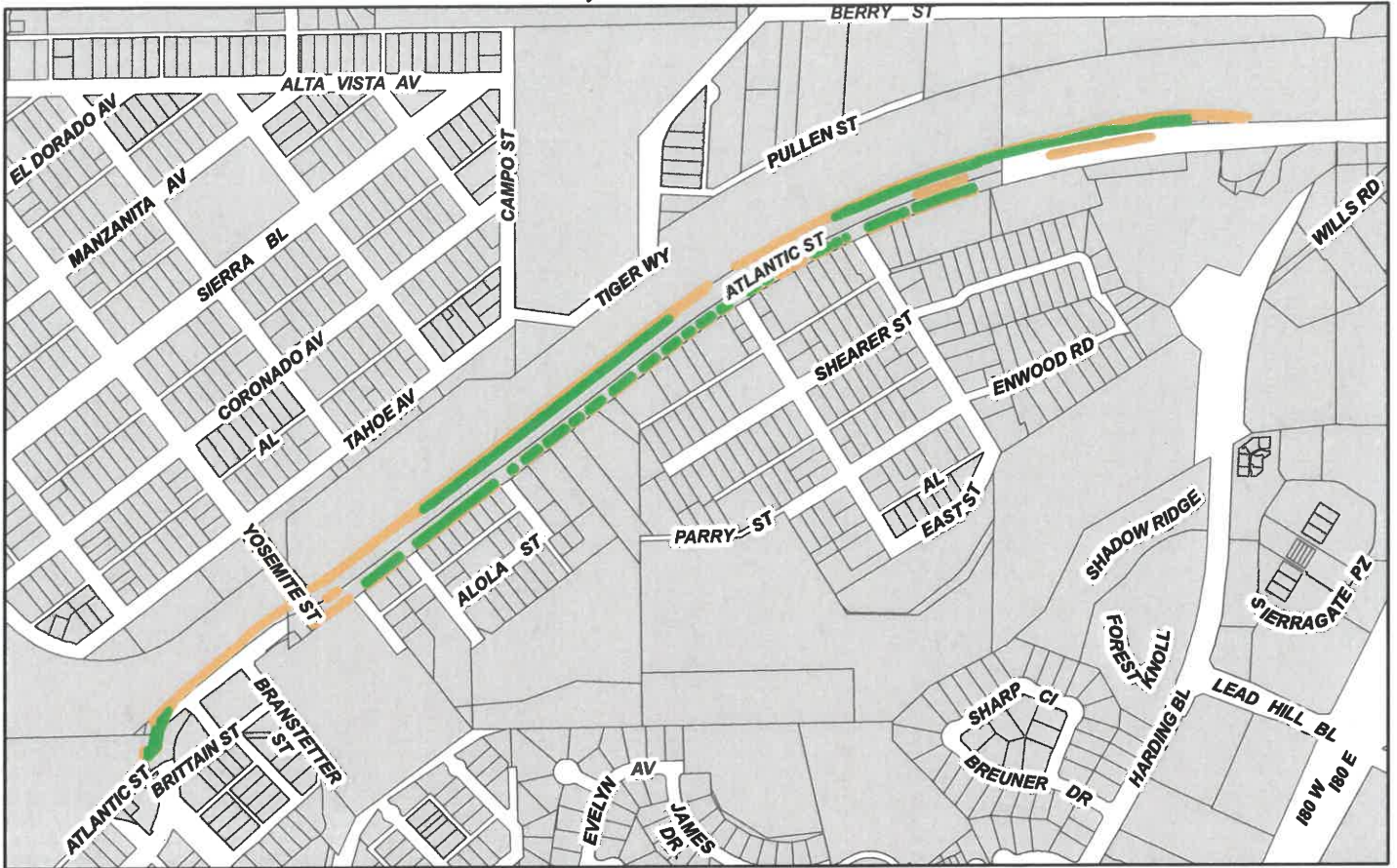
Funded by GENERAL FUND



Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	1153.1	5040.8	
B-LNDS	1671.5	8724.3	
C-LNDS	261.2	3897.0	
D-LNDS	364.9	617.6	
Total	3450.8	18279.8	



Funded by GENERAL FUND

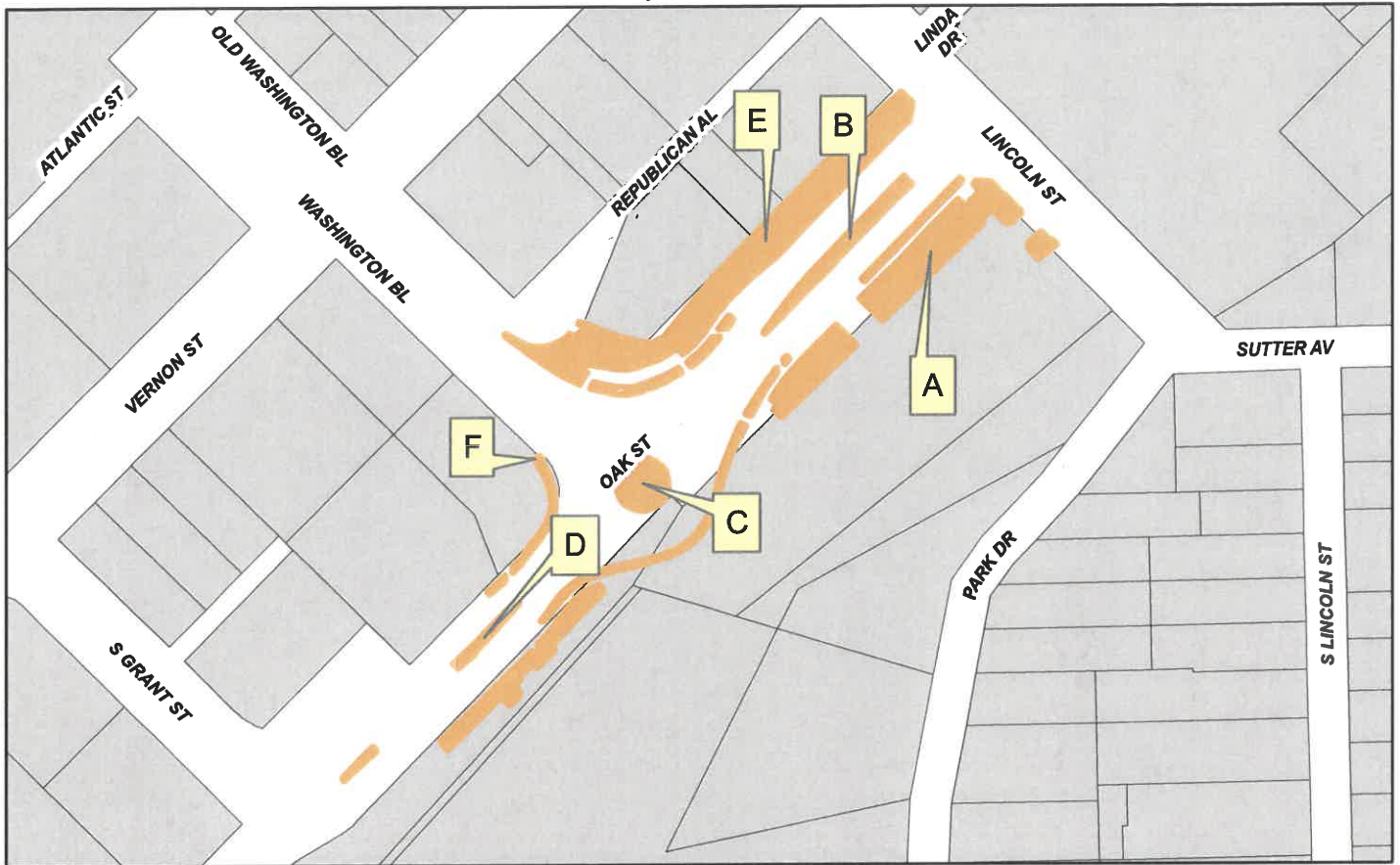


Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	4138.4	23963.5	
A-TURF	1181.7	13885.3	
B-LNDS	810.3	3968.0	
C-LNDS	407.2	1831.6	
D-LNDS	245.2	3103.8	
D-TURF	245.7	3562.2	
E-LNDS	39.5	807.0	
E-TURF	98.3	1065.5	
F-LNDS	3604.7	19750.4	
F-TURF	2365.7	11103.8	
G-LNDS	48.4	2751.6	
G-TURF	57.4	6096.7	
H-LNDS	761.1	3227.9	
H-TURF	768.0	3626.6	
I-LNDS	350.8	1474.7	
I-TURF	354.7	1689.2	
J-LNDS	306.7	1729.9	
K-LNDS	134.2	521.2	
L-LNDS	1461.9	6797.4	
L-TURF	422.3	3290.1	
Total	22685.1	114247.4	

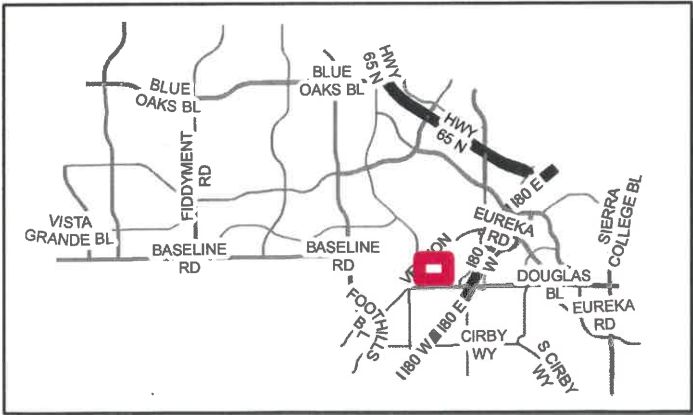
The map shows the project area highlighted in red, situated near the intersection of Baseline Rd and Fiddly Rd. Key roads include Vista Grande Bl, Blue Oaks Bl, Baseline Rd, Fiddly Rd, Foot Hills Dr, Vernon St, 180 W, 180 E, Cirby Wy, S Cirby Wy, Douglas Bl, Eureka Rd, Sierra College Bl, and Highway 99 N/S and 180 E/W.

8555/IV-L-13

Funded by GENERAL FUND

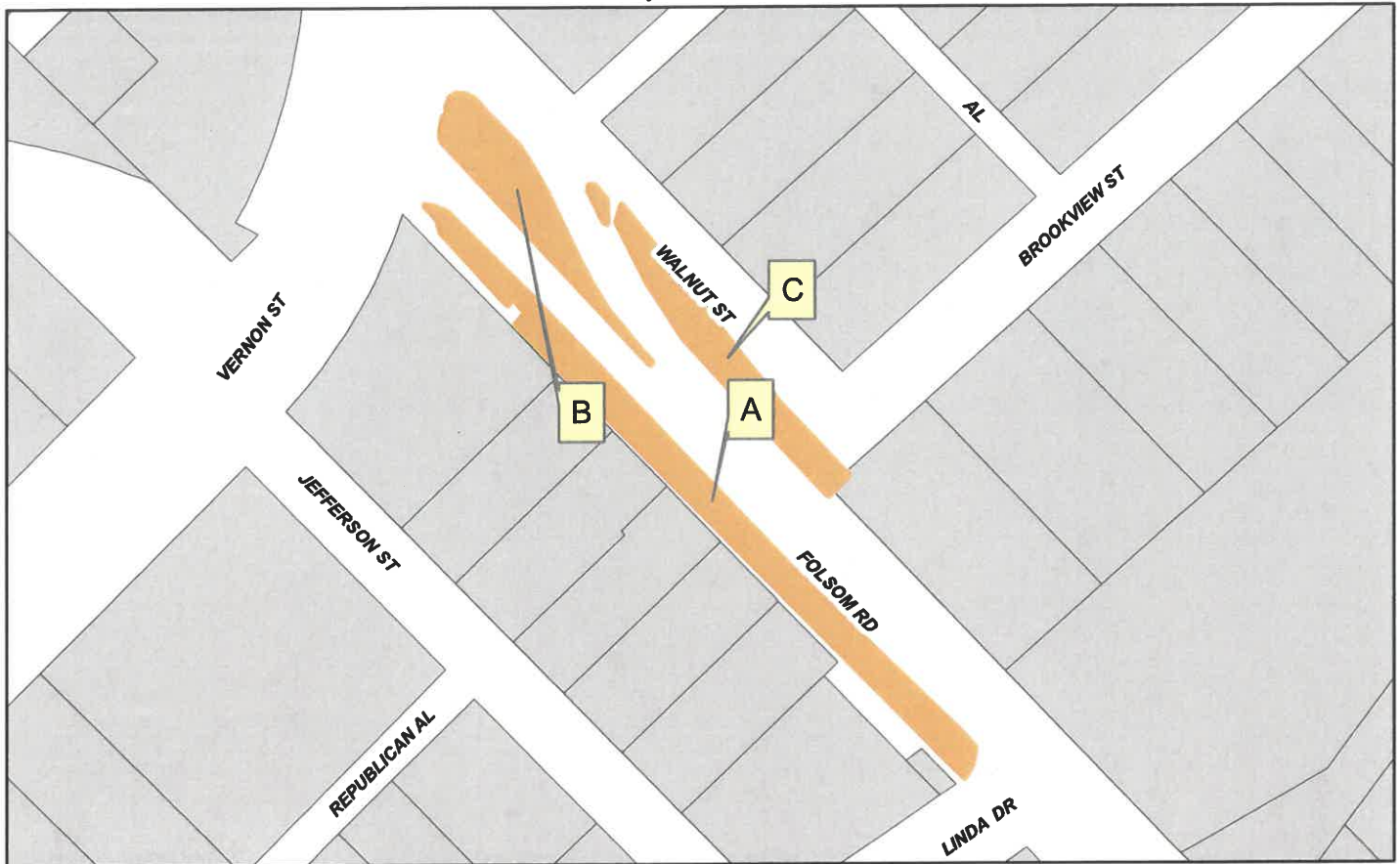


Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	77.4	11926.6	
B-LNDS	415.6	1734.7	
C-LNDS	157.3	1950.0	
D-LNDS	180.0	558.1	
E-LNDS	347.3	12959.1	
F-LNDS	240.2	481.2	
Total	5041.7	29610.0	

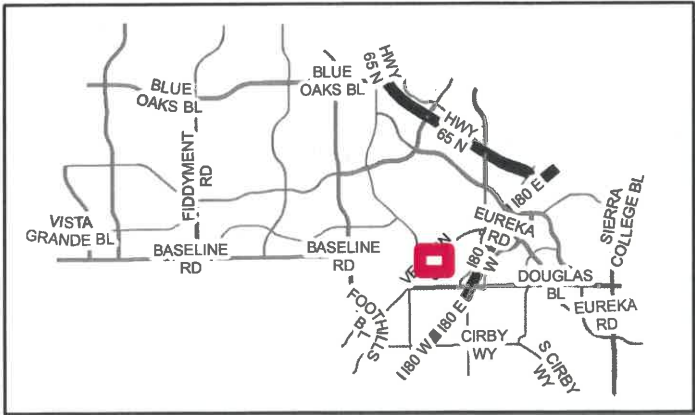


8555/IV-L-15

Funded by GENERAL FUND

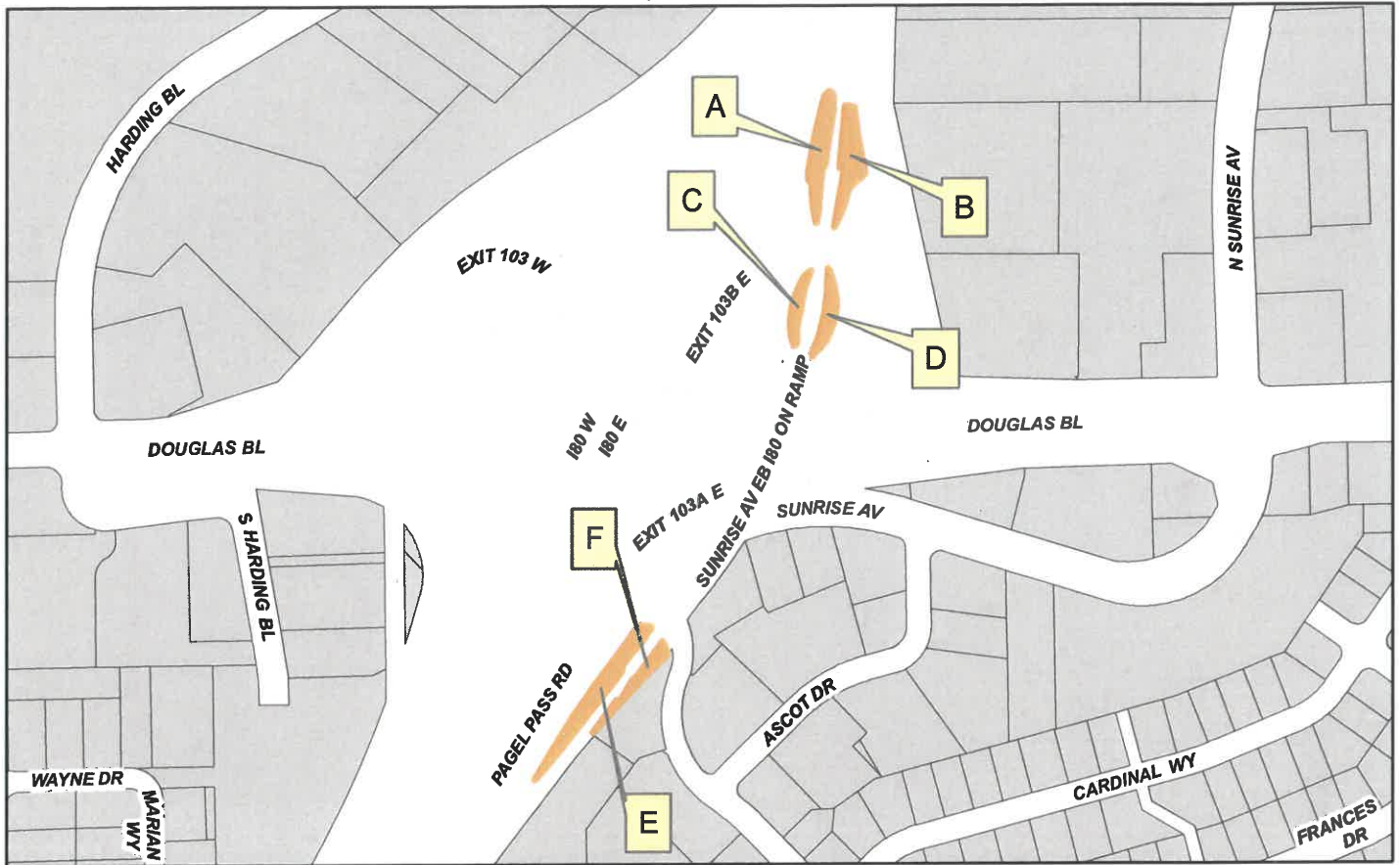


Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	838.8	5327.4	
B-LNDS	362.6	2517.3	
C-LNDS	385.5	2679.7	
Total	1634.5	10524.6	

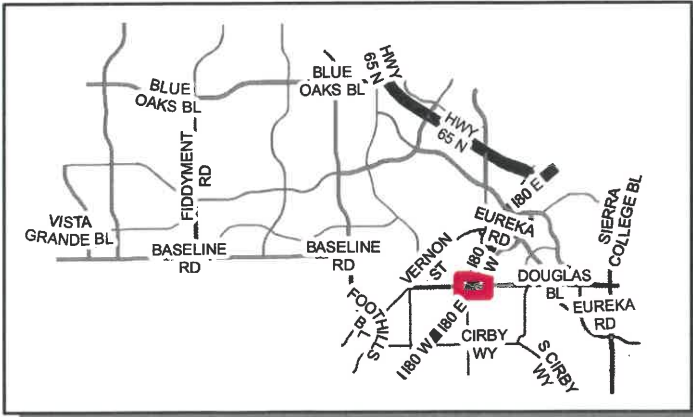


8555/IV-L-17

Funded by GENERAL FUND

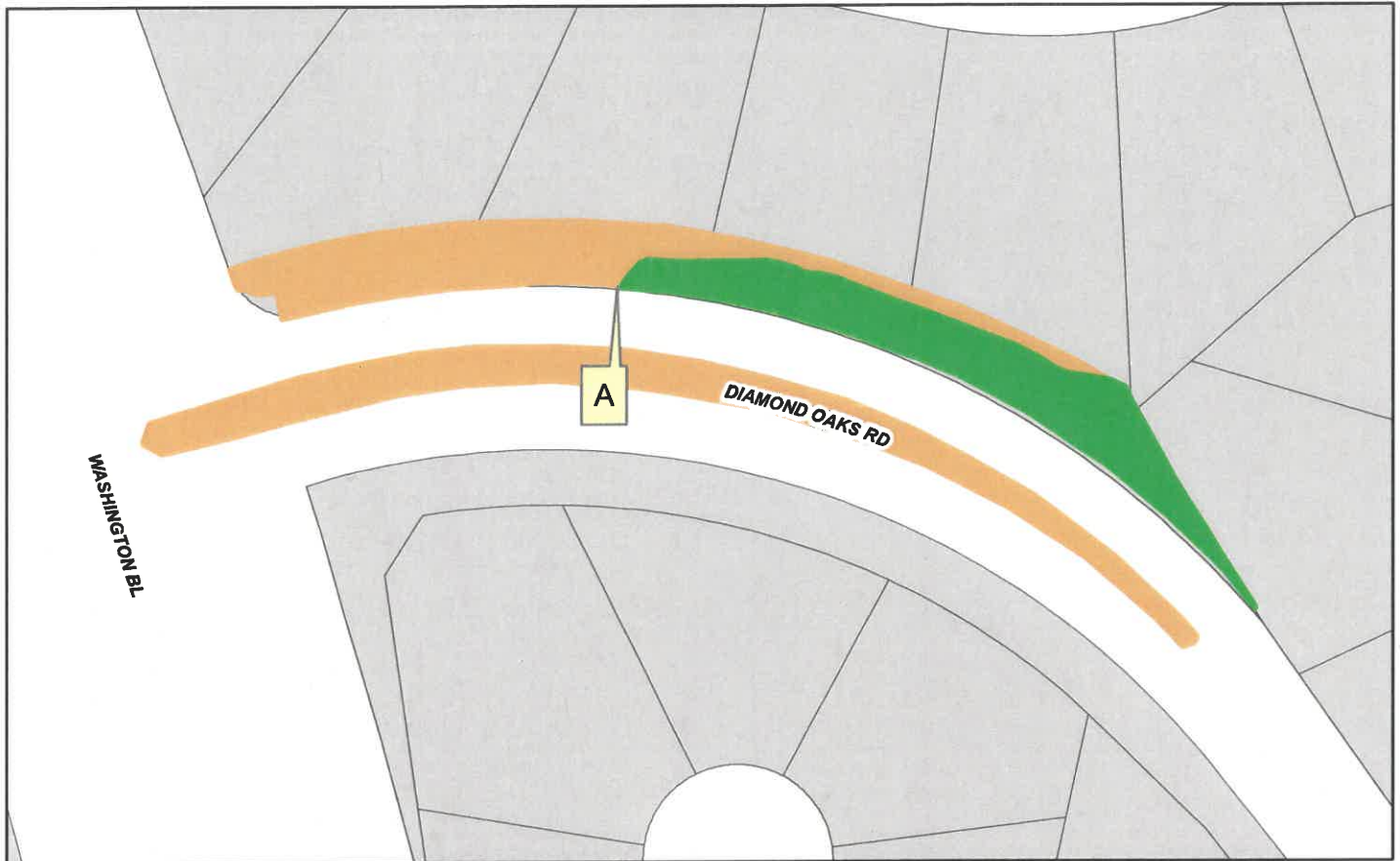


Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	538.9	5461.0	
B-LNDS	525.0	5730.4	
C-LNDS	314.9	1829.6	
D-LNDS	372.0	2689.1	
E-LNDS	783.0	6878.3	
F-LNDS	477.7	1977.7	
Total	3011.8	24566.4	

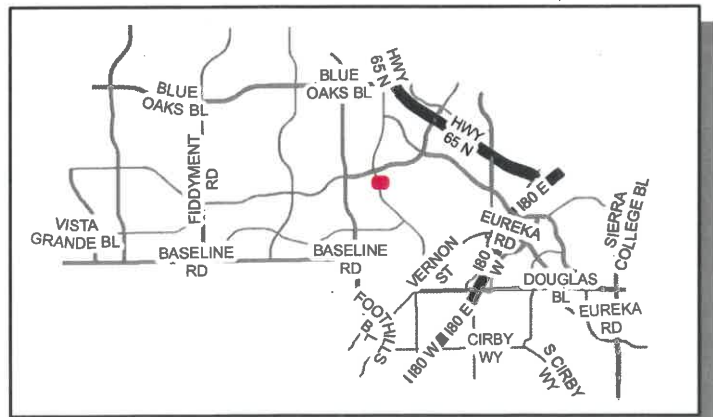


8555/NC-L-02

Funded by GENERAL FUND

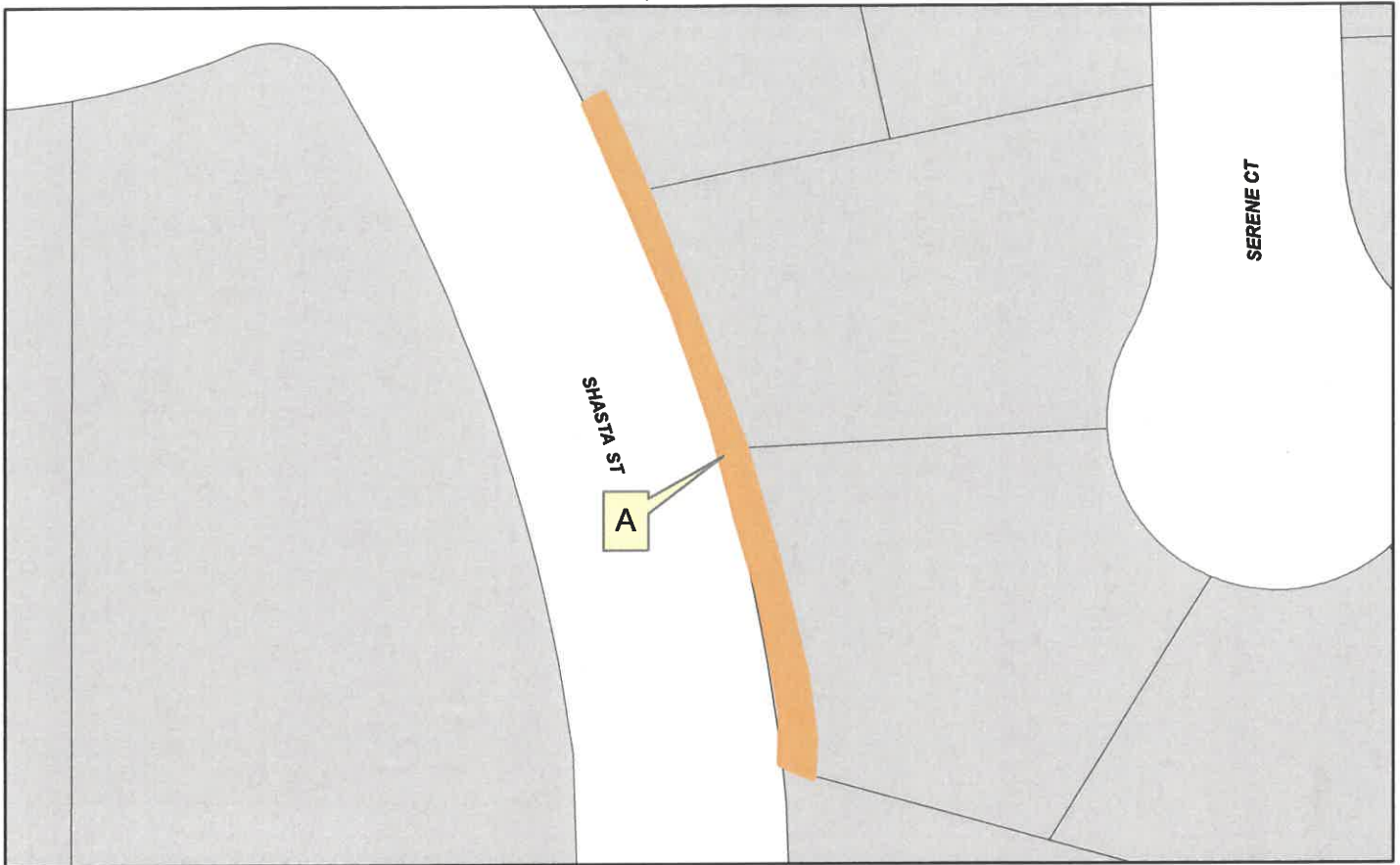


Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	352.3	13464.6	
A-TURF	690.3	5976.8	
Total	2105.9	19441.4	

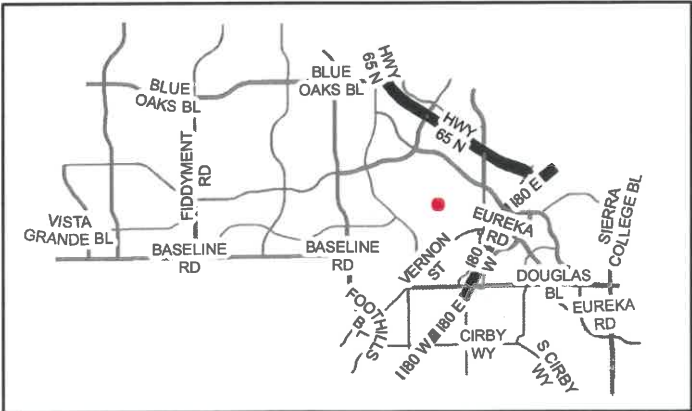


8555/NC-L-20

Funded by GENERAL FUND



Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	386.1	1209.2	
Total	386.1	1209.2	



8555/NW-L-07

Funded by GENERAL FUND



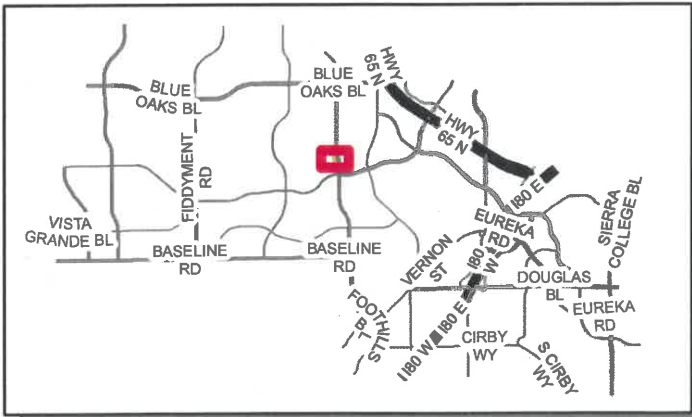
Segment Type	Linear Feet	Square Feet	Notes:
D-LNDS	57.6	310.3	
E-LNDS	81.4	476.0	
Total	564.6	786.3	

8555/NW-L-15

Funded by GENERAL FUND



Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	894.0	4651.3	
B-LNDS	2222.0	16538.1	
Total	3116.0	21189.4	



SEALED PROPOSAL



**IMPORTANT
NOTICE TO
PROPOSER**

The envelope containing your proposal **MUST** have:
1. Your name and address in the **UPPER** left corner.
2. This label on the **LOWER** left corner.

RFP NAME

PROPOSAL DUE DATE

PROPOSAL DUE TIME

_____ A.M. _____ P.M.
PROPOSAL FOR

**TIME SENSITIVE. DELIVER TO
CITY CLERK IMMEDIATELY.**

EXHIBIT A



***PARKS & LANDSCAPE MAINTENANCE
SERVICE LEVELS
CONTRACTOR EDITION
2018 EDITION***

Revised April 2018

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Goals

City of Roseville

- A high quality of life for our residents, businesses and visitors
- Fiscal soundness
- Safe and stable infrastructure

Parks, Recreation & Libraries

Enhance lives and the community by providing exceptional experiences for Roseville residents, businesses and visitors through our parks, recreation and libraries' facilities

Parks Division

Create and maintain **safe, clean and green** public spaces

Priorities shall be defined based on "safe, clean and green". When faced with two or more competing tasks, tasks associated with public or staff safety shall be the first priority, tasks associated with cleanliness shall be second and tasks that are aesthetic in nature shall be third.

DEFINITIONS

Turf:	Grass and the surface layer of soil held together by its roots.
Weed:	Any wild plant growing where it is not intended, designed, or desired to be and is growing in competition with cultivated plants.
Component:	Any part or aspect of a system that relies on each part to be complete. Examples include a slide is part of a play structure or a valve box is part of an irrigation system.
Site Furniture:	Park elements that are placed for the convenience or comfort of the user, such as, a drinking fountain, picnic table or bench.
Access Restriction:	A structure, such as a bollard, fence or gate, built to bar passage by either a vehicle or pedestrian.
Beds:	Landscape planters or non-turfed (planted) areas.
Bare Areas:	Area within the turf area where there is no living plant material.
Undeveloped Park Sites:	Portions of a park, slated for future development, but as yet, do not have any constructed improvements.
Natural Areas:	Areas within a developed park, but are set aside to remain undeveloped because of a valued natural resource.

BASIC MAINTENANCE

The Park, Recreation & Libraries Department has established a base level of maintenance which shall be universally applied to all parks, facilities and streetscapes, unless otherwise noted. In all cases, defects that pose a safety concern shall be reported immediately upon discovery.

IRRIGATION

Irrigation systems and the associated components shall be maintained to ensure public safety and full functionality. The irrigation system shall be managed to ensure proper soil moisture and reduce visible stress of turf or landscaping without disrupting the user's experience, through efficient use of water.

1. Public Safety:

- a. There shall be no standing water in turf, landscaped areas or on pavement.
- b. Nuisance run-off on or across paved areas due to irrigation shall be eliminated. This creates algae and slippery surfaces.
- c. Blown heads which create divots or holes in playing or walking surfaces shall be immediately repaired and backfilled.
- d. Tripping hazards due to stuck sprinkler heads, sunken valve boxes, etc. shall be repaired.
- e. Overspray onto walkways, fences, walls, roadways or other areas where irrigation is not watering turf or landscaping, shall be prohibited.
- f. In cases where repairs require a longer lead time to address, the impacted area shall be properly cordoned off.

2. Water Management:

Irrigation systems shall be programmed to comply with current and applicable [Water Efficient Landscape Ordinances](#) (WELO).

a. Park areas:

- i. There is a required weekly site walk to spot check the irrigation system. Adjustments to the system shall be made prior to the next watering cycle.
- ii. A full irrigation system check shall be performed prior to the start of the irrigation season (March – November). Monthly system checks shall be performed to maintain the system during the season. Repairs shall be completed prior to the next scheduled watering period. This shall include flushing of drip systems.

b. Streetscapes:

- i. A full irrigation system check shall be performed during the growing season, at minimum at the start of the growing season (March), mid-way through the growing season (June/July), and at the end of the growing season (November). This shall include flushing of drip systems.

TURF CARE

All turf areas shall support the designed uses such as curb appeal and/or informal/non-programmed or formal/programmed recreational use. Turf shall be an even surface, with uniform green color during the growing season. The soil moisture level shall be consistent throughout the turfed area, and shall be free of standing water. Bare areas and weeds shall not exceed defined tolerance levels.

1. **Maintained Turf heights:**
 - a. Based on assigned service level.
 - b. At no time shall mowing remove more than 1/3 of the leaf blade.
2. **Mowing:**
 - a. Mowing frequencies will be a minimum of one (1) time per week from March through October and bi-monthly from November through February or as needed to prevent clumping.
 - b. Mulch mowing is the required method, unless otherwise approved.
 - c. Mowing patterns should be alternated to avoid ruts and compaction.
3. **Edging:**
 - a. Edging frequency will be based on assigned service level.
 - b. Edging along hardscape shall utilize a blade edger.
 - c. Edging along valve boxes, utility boxes, poles, etc. shall utilize a string trimmer.
4. **Bare areas:** Shall be no more than 15% of the total turfed area in a dedicated sports fields. All other areas shall be based on service level.
5. **Weeds:** Tolerance level shall be based on service level.
6. **Aeration:** Frequency is based on service level.
7. **Seed or sod repairs:** Maintain an acceptable turf stand. Repair of turf shall be in the form of either seed or sod depending on the actual use and the schedule of activity at the location. Timing shall be coordinated with area Supervisor.
8. **Fertilizer:** Fertilizers shall be applied to ensure the health of the turf. Fertilization will be completed as extra work.

LANDSCAPE AREAS: GROUND COVER, PLANTER BEDS and BIO-SWALE PLANTERS

All plants shall be maintained in a healthy and attractive condition. Landscaping shall also be maintained to provide secondary functions such as natural barriers, pollution/dust control and/or erosion control.

1. **Removal and replacement of plant material:** Dead, stunted or severely damaged plant material shall be removed within thirty (30) days of discovery. Replacement planting shall occur in the Spring or Fall seasons and shall be comparable in size to the lost or original plant, up to a maximum of thirty-six inch (36") boxed specimen, unless otherwise approved.

2. **Median plant maintenance:** At un-signalized left turn lanes, plant material shall be maintained at twelve inches (12") or lower for a minimum distance of 175 feet as measured from the nose of the median.
3. **Trimming:** Pruning of shrubs shall be consistent with horticultural standards. Focus shall be on the removal of dead or diseased material, thinning for natural structure/form, and rejuvenation pruning to ensure the health of the plant. Shearing, other than hedges and groundcover edging, shall be limited in use.
 - a. Trimming of plant material shall be based on service level. The frequency may increase depending on the plant species and the location.
 - b. Ground cover shall be edged as needed to prevent plant growth from extending beyond curbs, sidewalks, roadways, buildings, and turfed edges.
 - c. Hedges along sound walls shall be maintained to within one (1) foot below the top of the adjacent wall or fence.
 - d. Vines shall be maintained to prevent growth over a wall and onto private property.
 - e. Plants shall be maintained to ensure proper irrigation functionality and proper coverage.
 - f. Ornamental grasses and perennial monocots shall be pruned at the end of the growth season to promote new growth and remove dead debris.
 - g. Bio-swales - Shrubs will be pruned to eliminate encroachment into parking lots and walk areas. Trimming of the ground covers or filter plantings will only be on a request basis by City staff not to exceed two (2) times per year. Bio-swales are located at various locations.
 - h. Hard Fescue that is located in parks, trails, and bio-swales will need to have seed head cut back two (2) times per year in the spring and fall pursuant to coordination with a Parks Supervisor.
4. **Annuals:** Seasonal color through the planting of flowers shall be installed to completely and evenly fill the planting space. Dead heads, blank spots, and other defects shall not detract from aesthetic of the planting area. Beds shall be weeded and detailed a minimum of once every two (2) weeks.
5. **Bark mulch:** Replenishment will be discussed and evaluated at an annual review. If bark mulch needs to be added, this would be deemed extra work and billed accordingly.
6. **Weeds:** Weed control in all areas shall be prevented and/or treated to not exceed service level tolerance for the location.

TREES

Trees shall be maintained using International Society of Arboriculture standards in order to ensure public safety, in addition to the overall health and structural integrity of the tree. Trees shall conform to the general shape and height of the species.

1. **Pruning:** Tree limbs shall be pruned at height of eight feet (8') or higher for pedestrian clearance over sidewalks, pathways and trails and fifteen feet (15') or higher over streets and roadways. See Attachment A, Tree Pruning Standards.

2. **Staking:**

- a. Young trees shall be properly staked to encourage a straight trunk (growth) and until roots are firmly established.
- b. Proper staking is detailed in the Parks Construction Standards (link provided at end of this document).
- c. Once tree is firmly established, stakes shall be completely removed with no protrusion above finish grade or voids/holes in the soil.
- d. Trees must be straight.
- e. Ties on the stakes shall be checked periodically to ensure they are adjusted properly.
- f. Tight or damaged ties or stakes shall be replaced or repaired.

3. **Removal and Replacement:** All severely or irreparably damaged trees shall be removed within thirty (30) days of notice. This includes removal of tree stumps and/or surface roots. Replacement of trees shall be during the Spring or Fall seasons, unless otherwise approved.

4. **Tree Wells:**

- a. Shall be weed free.
- b. A well-defined radius of three feet (3') diameter around the tree trunk shall be maintained for trees located in turf.
- c. Use of mechanical controls, such as string trimmers, shall be utilized in a manner to prevent scarring of the tree.
- d. No mulch for tree wells located in turf.

PORTERING

All maintained areas shall have a clean appearance. Portering services may be performed by City staff and/or Contractor staff. Please be aware of the standards below for any park or area where portering is assigned to a contractor.

Portering refers to the following items which are described in more detail below:

- Vandalism and Graffiti
- Litter/Trash Receptacle Servicing
- Unpaved or Paved Surfaces
- Access Restrictions
- Playgrounds
- Sports Facilities

1. **Vandalism and Graffiti**

All park assets shall be maintained to ensure proper functionality and shall be free of hazards.

- a. **Vandalism:** All damage caused by vandalism shall be immediately reported upon discovery. Repairs related to safety will be addressed within twenty-four (24) hours of report.
- b. **Graffiti:** All public assets shall be free of graffiti. Upon discovery, photo document the graffiti and send to Parks Supervisory team. Obscene graffiti must be cleaned or covered immediately.
- c. **Temporary Closures:** In situations where vandalized components pose a risk to public safety or alter the intended use, the area shall be cordoned off to prevent public use. A sign indicating the component is temporarily closed for public use shall be posted on site. Any temporary closure shall be immediately reported to the Parks Supervisory team.

2. Litter/Trash Receptacle Servicing

All maintained areas shall have a clean appearance and be free of litter, trash or debris after service is completed.

- a. **Hazardous debris/litter:**
 - i. Remove hazardous debris immediately upon discovery.
- b. **Trash receptacles:**
 - i. Shall not be more than 2/3 full.
 - ii. Shall not have a foul odor.
- c. **Frequency:** Servicing of trash receptacles shall occur a minimum of two (2) days per week or three (3) non-consecutive days per week based on service level.

3. Paved and Unpaved Surfaces

Paved and unpaved surfaces shall be maintained to ensure public safety and cleanliness. Surfaces shall be smooth, less than one-quarter inch (1/4") height difference between panels, contain no "bird baths," and be free of weeds, algae, debris, litter, bark, engineered wood fiber or other friable material.

Paved or impervious surfaces: Examples include concrete or asphalt pathways, picnic areas, asphalt parking lots, brick or pavers mortared in place, etc. These surfaces shall be inspected monthly for cracks and raised areas. Tripping hazards shall be immediately reported and repaired.

Unpaved or pervious surfaces: Examples include decomposed granite pathways, gravel parking lots, pervious concrete, bricks or pavers set in sand, pea gravel areas within parks, etc. These surfaces shall be inspected two (2) times a year. Holes, divots, cracks and bare areas shall be filled, repaired or replenished upon discovery.

4. Playgrounds

All play equipment and associated resilient surfacing shall be maintained to ensure overall safety and functionality.

a. Resilient surfacing:

- i. Friable surfaces: Examples are sand or engineered wood fiber. These surfaces shall be raked smooth a minimum of three (3) non-consecutive days per week to achieve a consistent distribution of material across the entire area within the containment area or as needed. The minimum thickness of material shall be twelve inches (12"). Emphasis shall be placed on high use zones such as swings, slide exits, entry steps, etc.
- ii. Poured-in-place rubber surfacing shall be free of holes or cracks no larger than a two inches (2") in diameter +/-.

b. Removal of unwanted material:

Unwanted material or debris that impact the safety, cleanliness or functionality of the play space shall be removed immediately upon discovery.

5. Sports Facilities

Sports facilities include softball fields, baseball fields, soccer fields, horseshoe pits, and outdoor sports courts (basketball, tennis, pickle ball, bocce ball, volleyball, etc.

- a. **Sports court surfaces**: Surfaces shall be cleaned a minimum of two (2) times per month to prevent buildup of sand, leaves, bark mulch, gravel, etc.
- b. **Basketball**: Backboards, rims and nets will be clean, free of holes or tears and in good working condition.
- c. **Horseshoe courts**: Backboards and fences shall be in good condition. Rake and fill holes, divots or cracks as needed to prevent trips and falls.
- d. **Sand volleyball courts**: Sand shall be raked smooth on a bi-weekly basis, be replenished as needed and be weed free.
- e. **Dedicated softball/baseball fields**: Infields and warning tracks shall be essentially weed free throughout year. Low areas in turf and infields shall be filled upon discovery.

Backstops, sideline fences, dug-outs and safety netting shall be free of holes, protruding pieces or broken components

6. Park Signage

- a. Visibility of all signage including park identification signs, playground rules, park rules, park namesake biography signs, kiosks, interpretive signs, etc. shall be clear of obstructions such as tree limbs, shrubs or other plant material.
- b. Text on signs shall be legible and colors shall be consistent.
- c. Signs shall be securely mounted and located at key points or sight lines for clear visibility.

7. Water Features

- a. All water features shall be clean and free of litter and debris.

SERVICE LEVELS

The chart below outlines differences in allowable tolerances based on the four service levels. Each park or streetscape is assigned a service level and the Contractor is expected to provide maintenance at that level unless otherwise noted. Tasks not listed in the chart below shall be maintained at the basic maintenance level described above.

	Premium	Standard	Core	Low
Turf Care				
Maintained between:				
Warm season (Bermuda)	1"-2"	1"-2.5"	1"-2.5"	1"-2.5"
Cool season (Fescue & Bluegrass)	2"-3.5"	2"-3.5"	2"-4"	2.5"-4.5"
Bare Areas	None	up to 15%	Up to 30%	Up to 40%
Edging	Every other week	One every 3 weeks	Once per month	None
Weeds	None (street frontages, play/picnic areas, etc.)	No more than 20%	No more than 40%	No more than 60%
Aeration	2x/year (minimum)	1x/year & as needed	1x/year	None
Landscaping & Trees				
Hedge pruning	At top of fence/wall	Within 1' under top of wall/fence	No more than 1' over top of fence/wall	Acceptable
Missing plant material (includes trees)	None	None within high visibility areas	In limited areas (up to 20%)	Acceptable
Weeds	None	None within high visibility areas	In limited areas (up to 25%)	1-4 applications per year as budget allows
Pruning Shrubs	3/x year (Minimum)	3/x year (Minimum)	2/x per year	1/x per year
Portering Services (Parks)				
Litter/Trash Receptacle Servicing	Daily	3 non-consecutive days/week	2x/week	2x/month
Playground and Sports Facility Raking	4 days/week	3 non-consecutive days/week	2 non-consecutive days/week	1 time per week
Sports Courts	4 times/month	2 times/month	1 time/month	None

City of Roseville Parks, Recreation & Libraries Parks Design & Construction Standards can be found on our website at www.roseville.ca.us/parksintheworks.

Attachment A

2016 City of Roseville

Tree Pruning Standards & Tree Maintenance Standards

All work shall be performed under the on-site supervision of a licensed and experienced ISA Certified Arborist and Qualified Tree Risk Assessor (TRAQ).

All work shall conform to the current Standards and Best Management Practices of:

- American National Standards Institute (ANSI) A300 for Tree Care Operations- Standard Practices for Tree Pruning and Risk Assessment.
- ANSI Z133.1 Safety Requirements for Arboricultural Operations.
- International Society of Arboriculture (ISA) Best Management Practices for Tree Pruning, Risk Assessment, Cabling, Fertilization, Tree Planting, IPM.
- California Occupational Safety and Health Administration (OSHA) General Industry Safety Orders: Tree Work, Maintenance, Removal, Logging, Rigging, Crane and Aerial Devices.

A. Level II Risk Assessment:

On all Routine Cycle Pruning, Grid Pruning and Specialty Pruning the contractor shall perform an ISA level II Risk Assessment (basic assessment) on each tree prior to making any pruning cuts or performing any other tree work. The level II assessment shall be performed by an experienced ISA Qualified Tree Risk Assessor (TRAQ).

B. Routine Cycle Pruning (Grid Pruning): Section 1 to 4

- When performing routine cycle & service request pruning, section 1 to 7, contractor shall perform all pruning including structural and clearance pruning.
- If a tree has encroached into the high voltage lines contractor shall not be allowed to perform any pruning and shall immediately notify utility provider to clear the tree away from the lines. After the tree has been pruned and the line is cleared by the utility provider the contractor can proceed with the pruning.
- All pruning projects shall be coordinated with the City and approved two weeks prior to start date.
- All traffic controls and bike trail closures shall be approved by the City at least one week prior to project start; see section C 11 (standard requirements).
- Equipment use including bucket trucks in parks and golf courses, shall be coordinated and approved by City staff at least two weeks prior to project start.
- No trucks over a weight of 6,000lbs pounds shall be driven on concrete pathways.
- No trucks or other equipment shall be driven on wet turf.
- Before driving on landscape or parks, irrigation main lines and sprinkler heads must be marked by City staff.

1. Structural Pruning including Clearance Pruning: Young Trees (0"-6" DBH) and (7"-12" DBH)

- a. Prune to manage tree growth and form to maximize safety, structural integrity, and health.
 - i. Whenever reducing the length of a limb the reduction cuts must be made back to a parent branch with at least 1/3 the diameter of the subordinated limb.
 - ii. Lion tailing will not be allowed.
- b. Remove dead branches at the point of attachment; >0.75" in diameter.
- c. Remove diseased, decayed, broken, weakly attached, and/or crossing branches.
- d. Develop and/or maintain a central leader.
- e. Space main branches along one central leader.
- f. Identify the lowest branch in the permanent canopy to facilitate management of lower branches.
- g. Keep all branches less than 50% of the trunk diameter to ensure that the branch collar and branch protection zone remain intact.
- h. Vertically and radial space scaffold branches 12"-48" apart.
- i. Reduce growth by subordinating or removing branches with included bark and co-dominant stems >0.5" in diameter.
- j. Remove all mistletoe and vines growing on trees.
- k. Provide fourteen feet (14') overhead clearance over roadways and bike lanes.
- l. Provide eight feet (8') overhead clearance over walkways, sidewalks, and parking lots.
- m. The specified pruning may require the removal of up to 30% of the foliage in many instances. Under no circumstances shall more than 40% of the foliage be removed from an individual tree.

2. Structural Pruning including Clearance Pruning, Cleaning, Weight reduction, and Thinning: Intermediate Trees (13"-23" DBH)

- a. Prune to manage tree growth and form to maximize safety, structural integrity, and health.
 - i. On all trees over twenty inches (20") DBH contractor shall reduce end weight by 25% and maintain a well balanced crown.
 - ii. Whenever reducing the length of a limb the reduction cuts must be made back to a parent branch with at least 1/3 the diameter of the subordinated limb.
 - iii. Lion tailing will not be allowed.
- b. Remove dead branches at the point of attachment.
- c. Remove diseased, decayed, broken, weakly attached, and/or crossing branches; >1" in diameter.
- d. Develop and/or maintain a central leader.
- e. Space main branches along one central leader.
- f. Identify the lowest branch in the permanent canopy to facilitate management of lower branches.
- g. Vertically and radial space scaffold branches 12"-48" apart.
- h. Reduce growth by subordinating or removing branches with included bark and co-dominant stems over 1.5" in diameter.
- i. On trees with dense foliage, thin crown to allow wind and light penetration into the interior branches.
- j. Remove all mistletoe and vines growing on trees.
- k. Provide fourteen feet (14') overhead clearance over roadways and bike lanes.
- l. Provide eight feet (8') overhead clearance over walkways, sidewalks, and parking lots.
- m. The specified pruning may require the removal of up to 30% of the foliage in many instances. Under no circumstances shall more than 40% of the foliage be removed from an individual tree.

3. Mature Tree Pruning including Clearance Pruning, Cleaning, Weight reduction and Thinning: Mature Trees (24"+ DBH)

- a. Prune to manage tree growth and form to maximize safety, structural integrity, and health.
 - i. On all trees DBH contractor shall reduce end weight by 25% and maintain a well balanced crown.
 - ii. Whenever reducing the length of a limb the reduction cuts must be made back to a parent branch with at least 1/3 the diameter of the subordinated limb.
 - iii. Lion tailing will not be allowed.
- b. Remove dead branches at the point of attachment; >1" in diameter.
- c. Remove diseased, decayed, broken, weakly attached, and/or crossing branches.
- d. Reduce growth by subordinating or removing branches with included bark and co-dominant stems.
- e. On trees with dense foliage, thin crown to allow light penetration onto the interior branches.
- f. Remove all mistletoe and vines growing on trees.
- g. Provide fourteen feet (14') overhead clearance over roadways and bike lanes.
- h. Provide eight feet (8') overhead clearance over walkways, sidewalks, and parking lots.
- i. Do not remove more than 25% of live foliage from tree unless directed by Urban Forester.
- j. Do not remove live branches larger than 8" in diameter without approval from the Urban Forester.

4. Palm Pruning

- a. Remove dead fronds, fruits or loose petioles. Dead fronds are those with less than 50% green tissue.
- b. Live, healthy fronds above horizontal (9 o'clock to 3 o'clock) shall not be removed.
- c. Fronds removed shall be severed close to the petiole base without damaging living trunk tissue.
- d. Palm peeling (shaving) shall consist of the removal of only the dead frond bases at the point they make contact with the trunk without damaging living trunk tissue.

C. Extra Work: Section 5 to 10

5. Bike Trail Safety Pruning:

- a. Prune to manage tree growth and form to maximize safety, structural integrity, and health.
 - i. On all trees over twenty inches (20") DBH contractor shall reduce end weight by 25% on the tree's side that overhangs the bike trail.
 - ii. Whenever reducing the length of a limb the reduction cuts must be made back to a parent branch with at least 1/3 the diameter of the subordinated limb.
 - iii. Lion tailing will not be allowed.
- b. Remove dead branches at the point of attachment; > 1" in diameter.
- c. Provide fourteen feet (14') overhead clearance at bike trails.
- d. Remove diseased, decayed, broken, weakly attached, and/or crossing branches.
- e. Remove all mistletoe.
- f. Prune to clear line of sight for bike trails, traffic signs, signals, and street signs.

- g. Set up proper traffic control and re-direct pedestrians and bicyclists when working on a bike trail.

6. Clearance Pruning for roadsides, sidewalks, signs and light structures

- a. Prune to manage tree growth and form to maximize safety, visibility, structural integrity, and health.
 - i. Contractor shall reduce end weight by 25-50% on the tree's side that overhangs the roadside, sidewalks, signs and light structures.
 - ii. Whenever reducing the length of a limb the reduction cuts must be made back to a parent branch with at least 1/3 the diameter of the subordinated limb.
 - iii. Lion tailing will not be allowed.
- b. Remove dead branches at the point of attachment; >1" in diameter.
- c. Provide fourteen feet (14') overhead clearance at roadsides.
- d. Provide eight feet (8') overhead clearance at parking lots, sidewalks, and other pathways.
- e. Clear sign or light structure on all sides so that it is visible.
- f. Balance Tree on road- and sidewalk side

7. Clearance Pruning for Traffic Signal Head & Traffic Sign Obstructions:

- a. Prune to manage tree growth and form to maximize safety, visibility, structural integrity, and health.
 - i. Contractor shall reduce end weight by 25-50% on the tree's side that overhangs the roadway.
 - ii. Whenever reducing the length of a limb the reduction cuts must be made back to a parent branch with at least 1/3 the diameter of the subordinated limb.
 - iii. Lion tailing will not be allowed.
- b. Remove dead branches at the point of attachment; >1" in diameter
- c. Provide fourteen feet (14') overhead clearance at roadsides.
- d. Provide eight feet (8') overhead clearance at parking lots, sidewalks, and other pathways.
- e. Prune to clear line of sight to traffic signs (stop sign, speed limit sign, etc.) and follow Table A1 for required sight distance.
- f. Prune to clear line of sight for traffic signal heads and follow Table A2 for required sight distance.
- g. Balance Tree on road- and sidewalk side

Table A1: Required Traffic Sign Sight Distance as a function of speed

Speed* (mph)	Distance (ft)
20	115
25	155
30	200
35	250
40	305
45	360
50	425
55	495
60	570
65	645
70	730
75	820

* Posted speed, off peak 85th percentile speed prior to work starting, or the anticipated operating speed

Table A2: Required Traffic Signal Head Distance as a function of speed

85th Percentile Speed (mph)	Minimum Sight Distance (ft)
20	175
25	215
30	270
35	325
40	390
45	460
50	540
55	625
60	715

8. Emergency Services & Response:

- a. The contractor shall be required to provide emergency response with a 3-4 person crew for hanging limbs, hazardous, wind damaged or downed trees. This may include day, night, weekends, holidays and during storms. The contractor will be given specific locations and the work to be done at each location via telephone from a City authorized representative. The contractor shall be required to start the work indicated within sixty (60) minutes of the initial phone call and report back to the City representative upon completion of the work specified. Before and after pictures for documentation shall be taken by the contractor.
- b. The contractor is required to provide a 24 hour emergency phone number and names of two (2) contact individuals within one (1) week of contract award. Should the phone number or contact person change during the course of the contract the contractor is required to inform the City immediately.
- c. The contractor shall be required to provide all traffic control required during emergency response operations. Staff that performs traffic control operations must be traffic control certified. No work shall be performed on trees affected by high voltage lines. Should the work involve high voltage lines the contractor shall be required to notify the responsible utility company to shut down the line or take any other necessary actions to allow work to be performed safely.

9. Removal of Stumps and Stump Grinding:

- a. All stumps must be removed to at least eighteen inches (18") below the lowest soil level adjacent to the stump or until deep roots are no longer encountered. The contractor shall grind the stump to a minimum of five feet (5') either side or five feet (5') radius of the outer circumference of the stump and grind until no surface roots are longer encountered.
- b. All tree stumps shall be measured four inches (4") above finish grade level to determine its size.
- c. Stumps should be cut low enough to the ground where grinding can be performed safely. No stumps shall be higher than four (4") inches.
- d. Existing stumps need to be marked immediately after tree removal with orange cones and yellow caution tape until the stumps have been completely removed and backfilled to prevent tripping hazards.
- e. All stump grinding locations shall be called in to the Underground Service Alert (USA) for locating underground utilities. The locations shall have cleared by USA prior to stump grinding.
- f. Stump grinding needs to be performed within 10 business days of UAA clearance.
- g. All stumps shall be backfilled and compacted with premium screened topsoil, two inches (2") above grade to prevent settling.
- h. No stump grinding debris such as shavings or wood fibers shall remain on site. The stump grinding debris shall not be used to backfill the grinding hole.

10. Tree Planting & Planting stock:

- a. Tree planting and planting stock shall be performed according to the current [City of Roseville Parks, Recreation & Libraries Parks Design & Construction](#).
- b. All planted trees shall be watered in after planting.

D. Standard Requirements: section 11-15:

11. Traffic Control:

- a. All Tree Pruning, Tree Maintenance and emergency response work shall include proper Traffic Control which shall conform to the California MUTCD 2010 Edition.
- b. A written Traffic Control Plan (TCP) shall be submitted to the City's Traffic Engineering Department for approval seven (7) days prior to starting work.
- c. Only after the TCP has been approved and stamped by the City's Traffic Engineer traffic control can be set up.

12. Resident Notification:

- a. No parking signs shall be posted at least 2 days in advance to assure that no cars are blocking access to trees that need to be pruned.
- b. Residents must be informed via door knocker at least 14 days in advance that routine cycle pruning, grid pruning will take place.
- c. Residents must be informed via doorknocker for specialty pruning or tree removal at least 48hrs prior to work performed.
- d. If a tree is getting skipped for pruning due to parked cars the contractor shall come back at a later time when no car is parked there and prune the tree at unit price.
- e. Contractor must use City of Roseville door knocker template and content.

13. Tree stake and tree tie removal and repair:

- a. The contractor shall be required to remove tree stakes and tree ties that are no longer needed for support or replace broken tree stakes and tree ties during routine cycle or specialty pruning.
- b. Stakes and tie replacement shall be replaced according to current [City of Roseville Parks, Recreation & Libraries Parks Design & Construction](#).

14. Wood chips/throughput tracking:

- a. Contractor shall be required to track on a daily basis the amount of wood chips generated (throughput through chipper) by quantity in cubic yards and location.

15. Tree Removal/Before and After Pictures:

- a. Contractor shall be required to take before and after pictures for public justification. The before pictures should show the entire tree and the specific defect(s).
- b. When the tree has been removed the branch, trunk or decay pocket with the defect shall be dissected/sliced open and pictures shall be taken depicting the cross section of the defect (after pictures).
- c. The contractor shall attach the before and after picture to the specific tree ID number and update the history in the asset management software.

EXHIBIT B

Cost Proposal Bid Sheet--Routine Work

Parks--Bid all at Standard Level

Provide base cost for all parks listed. Base cost includes mowing, edging and blowing. Please refer to the City of Roseville Parks & Landscape Service Levels (Exhibit A) for details. Additionally, provide add alternative costs for each column per the description below and refer to the Parks & Landscape Service Levels as needed.

Add Alternative #1: Pruning shall include shearing shrub hedges alongs walls, tree limb pruning to ensure 10' height clearance over sidewalks and 14' height over roads, and trimming of groundcover at hardscape edges.

Add Alternative #2: Irrigation shall include routine irrigation checks and schedule adjustments.

Add Alternative #3: Portering shall include trash pick up, blowing leaves off of hard surfaces, raking play areas, etc.

Parks	Address	Square Footage of Turf	Square Footage of Landscaping	Base Cost	AA- 1: Pruning	AA-2: Irrigation	AA-3: Portering
Baquera Park	100 Painted Desert Ct	43,077	43,493				
Besana Park	1061 Trehowell Dr	132,417	41,751				
Blue Oaks Park	8001 Woodcreek Oaks Bl	63,305	3,101				
Brown Park	260 Trestle Rd	195,497	26,257				
Buljan Park	150 Hallissy Dr	239,226	19,409				
Burner Park	2196 Eastwood Dr	65,446	24,638				
Cambria Park	1781 Poppy Field Dr	98,647	584				
Central Park	10200 Fairway Dr	199,882	14,992				
Crabb Park	1000 Scarborough Dr	73,968	117,432				
Crestmont Park	1500 Champion Oaks Ddr	139,497	32,182				
Davis Park	1460 Northpark Dr	125,366	17,272				
Diamond Oaks Park	400 Diamond Oaks Rd	173,319	59,926				
Dietrich Park	1201 Stoney Point Dr	43,744	5,978				
Doyle Park	1701 Calle Campana	131,330	20,898				
Dugan Park	1432 Diamond Woods Ci	138,092	15,658				
Duran Park	944 Pleasant Grove Bl	33,008	35,846				
Eastwood Park	950 Madden Ln	77,193	13,710				
Elliott Park	1421 Cushendall Dr	270,400	30,281				
Erven Park	6201 Grand Canyon Dr	39,978	12,640				
Ferretti Park	601 Circuit Dr	5,179	71				
Festersen Park	2150 Villages Green Dr	240,206	54,975				
Fiddymont Park	1200 Makeway St	26,556	16,901				
Fratris Park	2400 Corin Dr	185,928	18,483				
Garbolino Park	1015 Camelia Av	123,746	0				
Goto Park	1851 Oak Crest Dr	62,394	159,554				

Parks	Address	Square Footage of Turf	Square Footage of Landscaping	Base Cost	AA- 1: Pruning	AA-2: Irrigation	AA-3: Portering
Hall Park	1411 Raeburn Wy	79,474	88,836				
Hamel Park	10080 Crocker Ranch Rd	262,360	96,092				
Harrigan Greens Park	4051 Parkland Wy	34,056	36,083				
Heredia Park	2201 Spring Grove Dr	88,950	11,459				
Hillsborough Park	1001 Hillsborough Dr	223,420	78,135				
Hughes Park	1600 Parkside Way	391,240	19,326				
Kaseberg Park	1151 Rand Wy	507,292	20,908				
Kennedy Park	4025 Vittorio Dr	33,500	29,091				
Kenwood Oaks Park	1022 Tanzania Dr	5,788	28,101				
Lincoln Estates Park	331 James Dr	97,905	7,451				
Lockridge Park	2601 Eureka Rd	147,859	25,794				
Lunardi Park	2501 Country Club Dr	16,167	64,068				
Mahan Park	1095 Amington Dr	236,216	94,517				
Marco Dog Park	1800 Sierra Gardens Dr	52,703	0				
Misty Wood Park	1501 Misty Wood Dr	43,136	23,623				
Nelson Park	1213 S Bluff Wy	9,240	35,995				
Nichols Park	4525 Bob Doyle Dr	103,421	34,159				
Olympus Park	2551 La Croix Dr	225,895	60,738				
Piches Park	1471 Stone Point Dr	1,958	10,414				
Pineschi Park	9501 Highland Park Dr	125,474	31,474				
Rickey Park	1475 Parkside Wy	67,819	43,363				
Santucci Park	1831 Morningstar Dr	394,019	22,837				
Sculpture Park	350 N Sunrise Av	2,411	0				
Silverado Oaks Park	1430 Badovinac Dr	209,813	30,896				
SSP48	2232 Dorrington Dr	0	16,326				
Stephenson Park	6665 Maple Creek Dr	80,230	18,955				
Stizzo	4141 Brick Mason Ci	208,018	122,768				
Summerhill Park	648 Grenada Pass Dr	76,957	25,412				
Sunrise Corridor	1100's Sunrise Bl	179,361	350,603				
Taylor Park	700 Parry St	13,344	18,110				
Twinwood Park	575 Twinwood Lp	27,884	4,320				
Uribe Park	3051 Empingham Wy	111,181	41,597				
Veteran's Memorial Park	1750 Blue Oaks Bl	60,087	39,697				
Veteran's Memorial Park North	10021 Crocker Ranch Rd	339,687	8,952				
Wallace Park (at Cresthaven)	401 Community Dr	99,681	21,054				
Waltrip Park	3800 Miners Ravine	31,088	16,130				

Parks	Address	Square Footage of Turf	Square Footage of Landscaping	Base Cost	AA- 1: Pruning	AA-2: Irrigation	AA-3: Portering
Wanish Park	1351 Junction Bl	206,353	51,653				
Weber Park	320 Circuit Dr	54,438	9,012				
White Park	504 Sixth St	7,457	6,836				
Woodbridge Park	415 Sierra Bl	87,586	2,953				
Square Footage Totals		7,870,870	2,433,769				

EXHIBIT B

Cost Proposal Bid Sheet--Routine Work

Streetscapes--Bid according to Service Level assigned.

Provide the base cost for streetscapes. Base cost shall include mowing, blowing, edging, pruning, irrigation and litter removal. Please refer to the Parks & Landscape Service Levels (Exhibit A) for details on service level assigned and Attachment J for all maps.

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
Crocker Ranch 770						
770-L-01	1,125	6,025	12,948	55,956	Standard	
770-L-03	781	8,415	20,033	71,590	Standard	
770-L-04	983	4,887	19,373	27,161	Standard	
770-L-05	1,079	6,249	16,233	38,345	Standard	
770-L-06	1,948	5,642	16,833	34,476	Standard	
TOTAL	5,916	31,217	85,419	227,528		
Fiddymont 776						
776-L-01	1,018	2,442	38,273	35,299	Standard	
776-L-02	1,867	2,270	56,958	76,947	Standard	
776-L-03	2,004	8,717	87,321	119,908	Standard	
776-L-04	2,788	2,771	24,197	20,978	Standard	
776-L-05	1,199	16,903	15,032	131,741	Standard	
776-L-06	1,775	13,315	51,167	137,669	Standard	
776-L-07	0	13,024	0	85,237	Standard	
776-L-08	1,661	4,602	60,763	84,617	Standard	
776-L-09	766	4,987	47,661	67,469	Standard	
776-L-10	914	17,965	6,418	116,748	Standard	
776-L-13	0	6,220	0	82,145	Standard	
TOTAL	13,990	93,215	387,791	958,757		

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
Highland Reserve North 771						
771-L-01	144	10,339	5,893	99,170	Standard	
771-L-02	814	12,574	17,924	136,217	Standard	
771-L-03	1,601	6,202	26,358	85,839	Standard	
771-L-04	1,786	12,590	14,524	129,891	Standard	
TOTAL	4,345	41,705	64,699	451,117		
Infill 4 779						
779-L-01	2,452	3,317	13,121	18,652	Standard	
779-L-02	0	584	0	7,180	Standard	
779-L-03	1,703	1,748	18,022	14,599	Standard	
779-L-04 (American Dream)	Linear Feet, Square Footage and Map will be provided as addendum.					
779-L-05 (Old Auburn Ranch)	Linear Feet, Square Footage and Map will be provided as addendum.					
TOTAL	4,155	5,649	31,142	40,431		
Infill Zone A (Pheasant Run) LLD 693						
693-L-02	0	1,792	0	8,592	Standard	
TOTAL	0	1,792	0	8,592		
Infill Zone B (Cirby Oaks II) LLD 694						
694-L-07	2,154	1,057	6,483	1,782	Standard	
TOTAL	2,154	1,057	6,483	1,782		
Infill Zone C (Reuter Ranch) LLD 695						
695-L-06	0	1,524	0	24,774	Standard	
TOTAL	0	1,524	0	24,774		

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
General Fund 08555						
IV-L-01	2,886	6,796	31,922	84,574	Standard	
IV-L-03	181	9,782	1,361	27,649	Standard	
IV-L-04	0	8,187	0	248,078	Standard	
IV-L-07	1,255	4,329	1,410	24,264	Standard	
IV-L-09	357	1,113	2,757	10,058	Standard	
IV-L-10	0	3,451	0	18,280	Standard	
IV-L-11	5,494	12,308	44,319	69,927	Standard	
IV-L-12	0	4,041	0	25,697	Standard	
IV-L-13	0	1,418	0	45,223	Standard	
IV-L-14	0	1,868	0	42,814	Standard	
IV-L-15	0	1,587	0	10,524	Standard	
IV-L-17	0	3,012	0	24,566	Standard	
NC-L-02	690	352	5,977	13,465	Standard	
NC-L-20	0	386	0	1,209	Standard	
NW-L-07	0	139	0	786	Standard	
NW-L-11	431	2,289	3,450	16,522	Standard	
NW-L-12	438	297	2,451	4,135	Standard	
NW-L-15	0	3,116	0	21,189	Standard	
NW-L-16	1,279	4,581	12,673	33,326	Standard	
NW-L-28	0	1,022	0	3,652	Standard	
NW-L-32	0	4,676	0	27,416	Standard	
TOTAL	13,011	74,750	106,319	753,354		
Longmeadow 778						
778-L-01	211	4,909	10,666	62,155	Standard	
778-L-02	899	7,926	5,536	75,643	Standard	
TOTAL	1,110	12,835	16,202	137,797		

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
North Central District Wide Zone 689						
689-L-05	4,802	9,194	54,351	83,587	Standard	
689-L-06	3,496	6,379	119,697	123,133	Standard	
689-L-07	419	1,065	42,603	58,633	Standard	
689-L-10	1,390	9,426	41,017	74,485	Standard	
689-L-12	2,814	4,104	30,794	20,718	Standard	
689-L-13	2,669	9,250	28,608	77,783	Standard	
689-L-16	2,096	8,895	48,642	111,717	Standard	
689-M-01	0	6,464	0	41,349	Standard	
TOTAL	17,686	54,776	365,712	591,405		
North Central-Local Benefit Zone 690						
690-L-08	0	1,498	0	7,501	Standard	
690-L-10	2,814	4,104	30,794	20,718	Standard	
690-L-11	3,487	3,212	15,914	23,472	Standard	
690-L-12	2,333	3,844	27,139	31,921	Standard	
690-L-14	2,005	3,301	12,123	21,315	Standard	
690-L-15	4,055	4,379	24,874	29,207	Standard	
690-L-16	1,148	1,356	3,815	41,489	Standard	
690-L-17	0	471	0	5,353	Standard	
690-L-18	0	211	0	1,574	Standard	
690-L-19	992	0	27,709	0	Standard	
TOTAL	16,833	22,375	142,367	182,547		
North Central Zone F (Diamond Oaks 10) LLD 691						
691-L-01	366	848	27,909	23,814	Standard	
691-L-04	142	618	5,752	14,858	Standard	
TOTAL	509	1,466	33,661	38,672		
North Central Zone G (Diamond Oaks 10) LLD 692						
692-L-04	1,282	2,909	5,752	14,858	Standard	
TOTAL	1,282	2,909	5,752	14,858		

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
North Roseville Zone B 697						
697-L-03	3,782	3,548	19,503	19,178	Standard	
697-L-04	608	3,180	15,169	19,549	Standard	
TOTAL	4,390	6,727	34,672	38,727		
North Roseville Zone C 698						
698-L-06	4,264	4,505	18,150	52,083	Standard	
698-L-07	462	3,694	7,641	38,753	Standard	
698-L-08	808	1,912	2,769	14,259	Standard	
698-L-09	378		2,661		Standard	
TOTAL	5,913	10,111	31,222	105,096		
North Roseville Zone D 698						
698-L-01	1,752	6,178	16,725	56,685	Standard	
698-L-02	824	2,973	20,424	27,280	Standard	
698-L-04	1,098	8,368	16,071	199,036	Standard	
698-L-05	3,581	7,516	15,089	41,910	Standard	
TOTAL	7,254	25,034	68,309	324,911		
Riverside LLD 721						
721-L-01	0	510	0	8,424	Standard	
721-L-02	0	541	0	6,195	Standard	
721-L-03	0	2,417	0	6,124	Standard	
TOTAL	0	3,468	0	20,742		
Historic District LLD 720						
720-L-01	0	5,528	0	32,550	Standard	
TOTAL	0	5,528	0	32,550		

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
Northwest-Zone A 682						
682-L-01	1,192	1,827	7,928	17,544	Core	
682-L-02	818	1,796	9,841	33,863	Core	
682-L-03	3,398	43,833	72,461	43,833	Core	
682-L-05	891	3,748	41,768	40,123	Core	
682-L-06	426	3,607	14,594	15,080	Core	
682-L-07	3,691	4,686	20,310	48,973	Core	
682-L-08	2,287	7,022	51,792	75,554	Core	
682-L-09	3,427	13,158	35,753	86,176	Core	
682-L-10	264	4,212	5,474	63,855	Core	
682-L-11	1,393	2,923	32,074	33,975	Core	
682-L-14	1,789	4,349	28,387	56,612	Core	
682-L-17	2,675	11,169	50,526	97,309	Core	
682-L-18	996	4,603	83,399	135,326	Core	
682-L-20	414	6,003	5,177	34,101	Core	
682-L-21	129	6,543	8,610	99,167	Core	
682-L-23	0	3,140	0	39,743	Core	
682-L-24	0	966	0	22,693	Core	
682-L-29	0	614	0	4,245	Core	
682-L-30	0	498	0	6,063	Core	
682-L-31	0	178	0	1,891	Core	
682-L-37	1,055	6,699	10,139	78,838	Core	
682-L-38	0	676	0	9,156	Core	
682-L-39	0	148	0	948	Core	
TOTAL	24,843	132,396	478,232	1,045,066		
Northwest-Zone B 683						
683-L-34	1,421	1,043	10,732	29,046	Core	
683-L-40	0	3,429	0	32,621	Core	
TOTAL	1,421	4,472	10,732	61,668		

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
Olympus Pointe -Zone A LLD 680						
680-L-03	398	2,647	5,092	17,088	Standard	
680-L-04	0	4,809	0	36,292	Standard	
680-L-05	29	1,394	1,577	17,096	Standard	
680-M-01	0	2,574	0	24,744	Standard	
680-M-02	0	2,671	0	14,920	Standard	
680-M-03	0	5,059	0	29,486	Standard	
TOTAL	427	19,154	6,669	139,625		
Olympus Pointe -Zone D LLD 681						
681-L-01	522	478	37,526	65,849	Standard	
681-L-02	2,080	3,609	14,267	47,862	Standard	
TOTAL	2,602	4,087	51,793	113,711		
Stoneridge CFD 767						
767-L-01	844	6,415	4,594	103,121	Standard	
767-L-02	1,467	7,166	25,453	63,565	Standard	
767-L-03	1,386	4,484	7,473	30,684	Standard	
767-L-04	340	8,700	20,225	132,137	Standard	
767-L-05	1,389	19,518	11,194	155,219	Standard	
767-L-06	791	7,407	4,604	55,071	Standard	
767-L-09	0	548	0	2,687	Standard	
767-L-10	1,037	5,296	38,632	76,567	Standard	
767-L-11	597	3,380	6,543	29,362	Standard	
767-L-12	1,464	5,027	23,959	80,779	Standard	
767-L-15	0	11,341	0	95,432	Standard	
TOTAL	9,315	79,281	142,676	824,624		
Stoneridge Parcel 1 CFD 768						
768-L-13	470	3,230	8,266	38,451	Standard	
TOTAL	470	3,230	8,266	38,451		
Stone Point CFD 2 774						
774-L-01	299	1,362	1,768	10,580	Standard	
TOTAL	299	1,362	1,768	10,580		

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
Vernon Infill 772						
772-L-01	0	4,923	0	9,711	Standard	
TOTAL	0	4,923	0	9,711		
West Park 775						
775-L-01	196	6,721	34,693	169,194	Standard	
775-L-02	4,322	9,576	64,145	136,642	Standard	
775-L-03	1,442	9,842	19,936	132,036	Standard	
775-L-04	719	6,531	10,259	78,128	Standard	
775-L-06	2,675	6,740	31,179	50,566	Standard	
775-L-09	938	5,832	15,533	42,953	Standard	
775-L-10	594	9,137	10,354	77,282	Standard	
775-L-11	2,012	5,065	14,861	36,316	Standard	
775-L-13	4,677	20,281	43,976	226,202	Standard	
775-L-14	0	3,877	0	32,911	Standard	
775-L-15	466	9,022	15,938	122,101	Standard	
775-L-16	127	11,495	4,292	117,016	Standard	
TOTAL	18,168	104,117	265,165	1,221,347		
Woodcreek East 773						
773-L-01	4,113	10,113	161,753	129,917	Standard	
TOTAL	4,113	10,113	161,753	129,917		
Woodcreek West 769						
769-L-01	3,220	4,897	115,723	69,925	Standard	
769-L-02	4,001	4,242	208,754	48,674	Standard	
769-L-03	971	3,743	16,432	25,157	Standard	
769-L-04	1,115	3,883	15,647	15,561	Standard	
769-L-05	2,858	6,333	40,293	34,655	Standard	
769-L-06	1,320	5,560	21,345	46,405	Standard	
769-L-07	4,200	5,945	33,695	28,490	Standard	
769-L-08	677	5,302	35,835	33,778	Standard	
769-L-09	0	1,532	0	8,839	Standard	
769-L-10	0	6,963	0	41,622	Standard	
TOTAL	18,362	48,400	487,724	353,106		

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
Westbrook 725						
725-L-01		Linear Feet, Square Footage and Map will be provided as addendum.			Standard	
725-L-02		Linear Feet, Square Footage and Map will be provided as addendum.			Standard	
725-L-03		Linear Feet, Square Footage and Map will be provided as addendum.			Standard	
TOTAL	0	0	0	0		
Total	178,564	807,675	769,398	7,901,444		

EXHIBIT B

Cost Proposal Bid Sheet--Routine Work

Facility Grounds--Bid at Standard Service Level.

Provide base cost for maintenance as outlined on the corresponding maps in Attachment J.
Please refer to the Parks & Landscape Service Levels (Exhibit A) for details.

	Address	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Cost
Fire Station # 6	1430 E Roseville Pkwy	0	1467.8	0	14,759	
Fire Station # 9	2451 Hayden Pkwy	0	3059.4	0	62,953	
Old Taylor Street Courthouse	300 Taylor St	0	733.3	0	2,895	
Pleasant Grove WWTP		0	3779.2	0	50,061	
Roseville Electric	2090 Hilltop Cir	0	3452.2	0	33,172	
Vernon Street Post Office	320 Vernon St	0	436.6	0	2,354	
Carnegie Museum	557 Lincoln St	273.2	701.6	1,878	4,602	
Fire Station # 3	1300 Cirby Wy	310.3	233.9	2,874	1,405	
Fire Station # 2	1398 Junction Bl	496.5	325.5	2,567	1,224	
Johnson Pool	100 D St	664.3	685.4	3677.4	2,630	
Fire Station # 7	911 Highland Pointe Dr	1576	2111.9	34,645	33,770	
Barton Water Treatment Plant	9595 Barton Rd, Granite Bay		Linear Feet, Square Footage and Map will be provided as addendum.			
Bus Transfer Station	110 Louis Ln		Linear Feet, Square Footage and Map will be provided as addendum.			
Corporation Yard	2005 Hilltop Cir		Linear Feet, Square Footage and Map will be provided as addendum.			
Downtown Library	225 Taylor St		Linear Feet, Square Footage and Map will be provided as addendum.			
Fire Station # 1	80 Lincoln St		Linear Feet, Square Footage and Map will be provided as addendum.			
Fire Station # 4	1900 Eureka Rd		Linear Feet, Square Footage and Map will be provided as addendum.			
Roseville Police	1051 Junction Bl		Linear Feet, Square Footage and Map will be provided as addendum.			
Solid Waste Recycle Plant			Linear Feet, Square Footage and Map will be provided as addendum.			
Vernon Street Parking Garage	405 Vernon St		Linear Feet, Square Footage and Map will be provided as addendum.			
Square Footage Totals		3,320	16,987	45,641	209,827	

EXHIBIT B

Cost Proposal Bid Sheet--Routine Work

Schools

Provide cost for mowing only 1x a week.

Refer to the City of Roseville Parks & Landscape Service Levels (Exhibit A) and maps in Attachment J for details.

Add Alternative #1: Provide add alternative costs to perform irrigation work at three school sites noted.

Irrigation work includes programming 2x/week and systems check 1x/week

	Address	Square Footage of Turf	Cost	AA-1: Irrigation
Buljian Middle School	100 Hallissy Dr	239,700		Not Applicable
Cooley Middle School	9300 Prairie Woods Wy	363,838		Not Applicable
Chilton Middle School	4501 Bob Doyle DR	290,140		Not Applicable
Eich Intermediate	1509 Sierra Gardens Dr	Square Footage and Map will be provided as addendum.		
Cirby Elementary	814 Darling Wy	47,537		Not Applicable
Diamond Creek Elementary	3151 Hopscotch Wy	33,915		Not Applicable
Junction Elementary	2150 Ellison Dr	91,363		Not Applicable
Orchard Ranch Middle School	4375 Brookstone Dr	30,050		Not Applicable
Sargeant Elementary	1200 Ridgecrest Wy	Square Footage and Map will be provided as addendum.		
Spanger Elementary	699 Shasta St	Square Footage and Map will be provided as addendum.		
Stoneridge Elementary	2501 Alexandra Dr	Square Footage and Map will be provided as addendum.		
Thomas Jefferson Elementary	750 Central Park Dr	Square Footage and Map will be provided as addendum.		
Woodbridge Elementary	515 Niles St	Square Footage and Map will be provided as addendum.		
Heritage Oaks Elementary	2271 Americana Dr	138,206		
Quail Glen Elementary	1250 Canevari Dr	119,293		
Olympus Jr HS	2625 La Croix Dr	82,121		
Square Footage Totals		1,436,163.0		

EXHIBIT C
Cost Proposal Bid Sheet--On Demand/Extra Work

Provide costs for on demand or extra work per category and unit below.

Labor	Unit	Hourly Rate
Common Labor	Hour	
Skilled Technician - Irrigation Technician	Hour	
Skilled Technician - Pesticide Applicator	Hour	
Field Supervisor	Hour	
Emergency/Off Hour Response	Hour	
Other (describe)		

Extra Work - Agronomics (Labor & Equipment Only)	Unit	Unit Cost
Fertilization - Parks	Acre	
Fertilization - Streetscapes	1000 SF	
Chemical Application - Parks	Acre	
Chemical Application - Streetscapes	1000 SF	
Core Aerification and Clean-up - Parks	Acre	
Core Aerification and Clean-up - Streetscapes	1000 SF	
Solid Tine Aerification	Acre	
Other (describe)		

Extra Work - Planting (Labor & Equipment Only)	Unit	Unit Cost
Tree planting - 24" box w/ staking	Each	
Tree planting - 15 gal w/ staking	Each	
Shrub planting - 5 gallon	Each	
Shrub Planting - 1 gallon	Each	
Seasonal Color - 4" pot, per 16 ct. flat	Each	
Sod (Removal, preparation, installation)	Sq. Ft.	
Mulch installation - small areas (up to 10 CY)	CY	
Mulch installation - large areas (over 10 CY)	CY	
Other (describe)		

Extra Work - Weed Abatement	Unit	Unit Cost
Disking	Acre	
Rough Mowing	Acre	
Hand Work / String Line Trimmer	Acre	
Herbicide Application (Labor & Equipment Only)	Acre	
Other (describe)		

Materials	Unit	Mark-Up %
Provide Materials at Cost + ____% (Mark-up after any applicable tax)	Percent	

July 20, 2018

Addendum to RFP 13-064 Park and Landscape Maintenance Services

Items included in this addendum:

1. Cost Proposal Bid Sheet-Routine Work---updated and reorganized for easier reference to maps.

- Document has been updated to include linear and/or square feet for areas and facilities that were missing on the original version. (Maps for items in italics are included in addendum.)
- Document is now sorted and organized to match the order of all maps. (Maps published with first release of RFP are in order by Facilities, Parks, Schools, Streetscapes.)

2. Maps that were not included in the original RFP and maps that have been updated with more accurate data.

- Maps published as part of the addendum are also in order by Facilities, Parks, Schools, Streetscapes.

List of maps included in Addendum:

Facilities

Barton Water Treatment Plant (updated)
Dry Creek Water Treatment Plant (new)
Fire Station 1 (new)
Fire Station 5 (new)
Lois Orlando Bus Transfer Station (new)
Pleasant Grove Waste Water Treatment Plant (updated)
Roseville Police Department
Solid Waste Recycle Site (new)
Vernon Street Parking Garage (new)

Schools

Eich Junior High School (new)
Thomas Jefferson Elementary School (new)
Spanger Elementary School (new)
Sergeant Elementary School (new)
Woodbridge Elementary School (new)

Streetscapes

690 North Central Local Benefit Zone (new)
725 Westbook Streetscape-3 maps (new)
779 Infill 4 Streetscape-2 maps (new)
8555 General Fund Streetscape-1 map (new)

EXHIBIT B

Cost Proposal Bid Sheet--Routine Work

Facility Grounds--Bid at Standard Service Level.

Provide base cost for maintenance as outlined on the corresponding maps in Attachment J.
Please refer to the Parks & Landscape Service Levels (Exhibit A) for details.

	Address	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Cost
316 Vernon St	316 Vernon St	0	842	0	2,163	
Barton Water Treatment Plant*	9595 Barton Rd, Granite Bay	1,606	7,659	20,154	77,317	
Carnegie Museum	557 Lincoln St	273	702	1,878	4,602	
Civic Center	311 Vernon St	0	1,407	0	9,164	
Corporation Yard	2005 Hilltop Cir	1,534	13,955	38,247	197,749	
Downtown Library	225 Taylor St	0	1,853	0	14,484	
Dry Creek Waster Water Treatment Plant*	1800 Booth Rd	4,364	6,767	138,811	37,369	
Fire Station # 1 *	80 Lincoln St	0	469	0	2,170	
Fire Station # 2	1398 Junction Bl	497	326	2,567	1,224	
Fire Station # 3	1300 Kirby Wy	310	234	2,874	1,405	
Fire Station # 4	1900 Eureka Rd	0	2,348	0	20,066	
Fire Station #5*	1565 Pleasant Grove Blvd	452	665	4,292	2,970	
Fire Station # 6	1430 E Roseville Pkwy	0	1,468	0	14,759	
Fire Station # 7	911 Highland Pointe Dr	1,576	2,112	34,645	33,770	
Fire Station # 9	2451 Hayden Pkwy	0	3,059	0	62,953	
Johnson Pool	100 D St	664	685	3,677	2,630	
Lois Orlando Bus Transfer Station *	110 Louis Ln	0	2,263	0	7,922	
Old Taylor Street Courthouse	300 Taylor St	0	733	0	2,895	
Pleasant Grove Waste Water Treatment Plant*	5051 Westpark	0	24,424	0	378,558	
Roseville Electric	2090 Hilltop Cir	0	3,452	0	33,172	
Roseville Police Department*	1051 Junction Bl	787	6,099	3,437	49,264	
Solid Waste Recycle Site*	4475 Westpark Dr	0	1,474	0	12,287	
U.S. Post Office	320 Vernon St	0	437	0	2,354	
Vernon Street Parking Garage*	405 Vernon St	0	702	0	2,319	
Square Footage Totals		3,027	46,909	41,759	602,883	

*Maps and data may have changed, please see addendum for updated map.

Cost Proposal Bid Sheet--Routine Work

Parks

Provide base cost for all parks listed. Base cost includes mowing, edging and blowing. Please refer to the City of Roseville Parks & Landscape Service Levels (Exhibit A) for details.

Additionally, provide add alternative costs for each column per the description below and refer to the Parks & Landscape Service Levels as needed.

Add Alternative #1: Pruning shall include shearing shrub hedges alongs walls, tree limb pruning to ensure 10' height clearance over sidewalks and 14' height over roads, and trimming of groundcover at hardscape edges.

Add Alternative #2: Irrigation shall include routine irrigation checks and schedule adjustments.

Add Alternative #3: Portering shall include trash pick up, blowing leaves off of hard surfaces, raking play areas, etc.

Parks	Address	Square Footage of Turf	Square Footage of Landscaping	Base Cost	AA- 1: Pruning	AA-2: Irrigation	AA-3: Portering
Baquera Park	100 Painted Desert Ct	43,077	43,493				
Besana Park	1061 Trehowell Dr	132,417	41,751				
Blue Oaks Park	8001 Woodcreek Oaks Bl	63,305	3,101				
Brown Park	260 Trestle Rd	195,497	26,257				
Buljian Park	150 Hallissy Dr	239,226	19,409				
Burner Park	2196 Eastwood Dr	65,446	24,638				
Cambria Park	1781 Poppy Field Dr	98,647	584				
Central Park	10200 Fairway Dr	199,882	14,992				
Crabb Park	1000 Scarborough Dr	73,968	117,432				
Crestmont Park	1500 Champion Oaks Dr	139,497	32,182				
Davis Park	1460 Northpark Dr	125,366	17,272				
Diamond Oaks Park	400 Diamond Oaks Rd	173,319	59,926				
Dietrich Park	1201 Stoney Point Dr	43,744	5,978				
Doyle Park	1701 Calle Campana	131,330	20,898				
Dugan Park	1432 Diamond Woods Ci	138,092	15,658				
Duran Park	944 Pleasant Grove Bl	33,008	35,846				
Eastwood Park	950 Madden Ln	77,193	13,710				
Elliott Park	1421 Cushmanall Dr	270,400	30,281				
Erven Park	6201 Grand Canyon Dr	39,978	12,640				
Ferretti Park	601 Circuit Dr	5,179	71				

Parks	Address	Square Footage of Turf	Square Footage of Landscaping	Base Cost	AA- 1: Pruning	AA-2: Irrigation	AA-3: Portering
Festersen Park	2150 Villages Green Dr	240,206	54,975				
Fiddlyment Park	1200 Makeway St	26,556	16,901				
Fratris Park	2400 Corin Dr	185,928	18,483				
Garbolino Park	1015 Camelia Av	123,746	0				
Goto Park	1851 Oak Crest Dr	62,394	159,554				
Hall Park	1411 Raeburn Wy	79,474	88,836				
Hamel Park	10080 Crocker Ranch Rd	262,360	96,092				
Harrigan Greens Park	4051 Parkland Wy	34,056	36,083				
Heredia Park	2201 Spring Grove Dr	88,950	11,459				
Hillsborough Park	1001 Hillsborough Dr	223,420	78,135				
Hughes Park	1600 Parkside Way	391,240	19,326				
Kaseberg Park	1151 Rand Wy	507,292	20,908				
Kennedy Park	4025 Vittorio Dr	33,500	29,091				
Kenwood Oaks Park	1022 Tanzania Dr	5,788	28,101				
Lincoln Estates Park	331 James Dr	97,905	7,451				
Lockridge Park	2601 Eureka Rd	147,859	25,794				
Lunardi Park	2501 Country Club Dr	16,167	64,068				
Mahan Park	1095 Amington Dr	236,216	94,517				
Marco Dog Park	1800 Sierra Gardens Dr	52,703	0				
Misty Wood Park	1501 Misty Wood Dr	43,136	23,623				
Nelson Park	1213 S Bluff Wy	9,240	35,995				
Nichols Park	4525 Bob Doyle Dr	103,421	34,159				
Olympus Park	2551 La Croix Dr	225,895	60,738				
Piches Park	1471 Stone Point Dr	1,958	10,414				
Pineschi Park	9501 Highland Park Dr	125,474	31,474				
Rickey Park	1475 Parkside Wy	67,819	43,363				
Santucci Park	1831 Morningstar Dr	394,019	22,837				
Sculpture Park	350 N Sunrise Av	2,411	0				
Silverado Oaks Park	1430 Badovinac Dr	209,813	30,896				
SSP48	2232 Dorrington Dr	0	16,326				
Stephenson Park	6665 Maple Creek Dr	80,230	18,955				
Stizzo	4141 Brick Mason Ci	208,018	122,768				

Parks	Address	Square Footage of Turf	Square Footage of Landscaping	Base Cost	AA- 1: Pruning	AA-2: Irrigation	AA-3: Portering
Summerhill Park	648 Grenada Pass Dr	76,957	25,412				
Sunrise Corridor	1100's Sunrise Bl	179,361	350,603				
Taylor Park	700 Parry St	13,344	18,110				
Twinwood Park	575 Twinwood Lp	27,884	4,320				
Uribe Park	3051 Empingham Wy	111,181	41,597				
Veteran's Memorial Park North	10021 Crocker Ranch Rd	339,687	8,952				
Veteran's Memorial Park	1750 Blue Oaks Bl	60,087	39,697				
Wallace Park (at Cresthaven)	401 Community Dr	99,681	21,054				
Waitrip Park	3800 Miners Ravine	31,088	16,130				
Wanish Park	1351 Junction Bl	206,353	51,653				
Weber Park	320 Circuit Dr	54,438	9,012				
White Park	504 Sixth St	7,457	6,836				
Woodbridge Park	415 Sierra Bl	87,586	2,953				
Square Footage Totals		7,870,870	2,433,769				

EXHIBIT B

Cost Proposal Bid Sheet--Routine Work

Schools

Provide cost for mowing only 1x a week.

Refer to the City of Roseville Parks & Landscape Service Levels (Exhibit A) and maps in Attachment J for details.

Add Alternative #1: Provide add alternative costs to perform irrigation work at three school sites noted.

Irrigation work includes programming 2x/week and systems check 1x/week

	Address	Square Footage of Turf	Cost	AA-1: Irrigation
Buljan Middle School	100 Hallissy Dr	239,700		Not Applicable
Chilton Middle School	4501 Bob Doyle DR	290,140		Not Applicable
Cirby Elementary	814 Darling Wy	47,537		Not Applicable
Cooley Middle School	9300 Prairie Woods Wy	363,838		Not Applicable
Diamond Creek Elementary	3151 Hopscotch Wy	33,915		Not Applicable
Eich Intermediate*	1509 Sierra Gardens Dr	223,500		Not Applicable
Heritage Oaks Elementary	2271 Americana Dr	138,206		
Junction Elementary	2150 Ellison Dr	91,363		Not Applicable
Olympus Junior High School	2625 La Croix Dr	82,121		
Orchard Ranch Middle School	4375 Brookstone Dr	30,050		Not Applicable
Quail Glen Elementary	1250 Canevari Dr	119,293		
Sargeant Elementary*	1200 Ridgecrest Wy	172,391		Not Applicable
Spanger Elementary*	699 Shasta St	81,917		Not Applicable
Stoneridge Elementary*	2501 Alexandra Dr	244,653		Not Applicable
Thomas Jefferson Elementary*	750 Central Park Dr	106,511		Not Applicable
Woodbridge Elementary*	515 Niles St	52,527		Not Applicable
Square Footage Totals		2,317,662.0		

*Maps and data may have changed, please see addendum for updated map.

EXHIBIT B

Cost Proposal Bid Sheet--Routine Work

Streetscapes--Bid according to Service Level assigned.

Provide the base cost for streetscapes. Base cost shall include mowing, blowing, edging, pruning, irrigation and litter removal. Please refer to the Parks & Landscape Service Levels (Exhibit A) for details on service level assigned and Attachment J for all maps.

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
680 Olympus Pointe -Zone A LLD						
680-L-03	398	2,647	5,092	17,088	Standard	
680-L-04	0	4,809	0	36,292	Standard	
680-L-05	29	1,394	1,577	17,096	Standard	
680-M-01	0	2,574	0	24,744	Standard	
680-M-02	0	2,671	0	14,920	Standard	
680-M-03	0	5,059	0	29,486	Standard	
TOTAL	427	19,154	6,669	139,625		
681 Olympus Pointe -Zone D LLD						
681-L-01	522	478	37,526	65,849	Standard	
681-L-02	2,080	3,609	14,267	47,862	Standard	
TOTAL	2,602	4,087	51,793	113,711		

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
682 Northwest Zone A						
682-L-01	1,192	1,827	7,928	17,544	Core	
682-L-02	818	1,796	9,841	33,863	Core	
682-L-03	3,398	43,833	72,461	43,833	Core	
682-L-05	891	3,748	41,768	40,123	Core	
682-L-06	426	3,607	14,594	15,080	Core	
682-L-07	3,691	4,686	20,310	48,973	Core	
682-L-08	2,287	7,022	51,792	75,554	Core	
682-L-09	3,427	13,158	35,753	86,176	Core	
682-L-10	264	4,212	5,474	63,855	Core	
682-L-11	1,393	2,923	32,074	33,975	Core	
682-L-14	1,789	4,349	28,387	56,612	Core	
682-L-17	2,675	11,169	50,526	97,309	Core	
682-L-18	996	4,603	83,399	135,326	Core	
682-L-20	414	6,003	5,177	34,101	Core	
682-L-21	129	6,543	8,610	99,167	Core	
682-L-23	0	3,140	0	39,743	Core	
682-L-24	0	966	0	22,693	Core	
682-L-29	0	614	0	4,245	Core	
682-L-30	0	498	0	6,063	Core	
682-L-31	0	178	0	1,891	Core	
682-L-37	1,055	6,699	10,139	78,838	Core	
682-L-38	0	676	0	9,156	Core	
682-L-39	0	148	0	948	Core	
TOTAL	24,843	132,396	478,232	1,045,066		
683 Northwest Zone B						
683-L-34	1,421	1,043	10,732	29,046	Core	
683-L-40	0	3,429	0	32,621	Core	
TOTAL	1,421	4,472	10,732	61,668		

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
689 North Central District Wide Zone						
689-L-05	4,802	9,194	54,351	83,587	Standard	
689-L-06	3,496	6,379	119,697	123,133	Standard	
689-L-07	419	1,065	42,603	58,633	Standard	
689-L-10	1,390	9,426	41,017	74,485	Standard	
689-L-12	2,814	4,104	30,794	20,718	Standard	
689-L-13	2,669	9,250	28,608	77,783	Standard	
689-L-16	2,096	8,895	48,642	111,717	Standard	
689-M-01	0	6,464	0	41,349	Standard	
TOTAL	17,686	54,776	365,712	591,405		
690 North Central-Local Benefit Zone						
690-L-08*	0	1,498	0	7,501	Standard	
690-L-10	2,814	4,104	30,794	20,718	Standard	
690-L-11	3,487	3,212	15,914	23,472	Standard	
690-L-12	2,333	3,844	27,139	31,921	Standard	
690-L-14	2,005	3,301	12,123	21,315	Standard	
690-L-15	4,055	4,379	24,874	29,207	Standard	
690-L-16	1,148	1,356	3,815	41,489	Standard	
690-L-17	0	471	0	5,353	Standard	
690-L-18	0	211	0	1,574	Standard	
690-L-19	992	0	27,709	0	Standard	
TOTAL	16,833	22,375	142,367	182,547		
691 North Central Zone F (Diamond Oaks 10) LLD						
691-L-01	366	848	27,909	23,814	Standard	
691-L-04	142	618	5,752	14,858	Standard	
TOTAL	509	1,466	33,661	38,672		
692 North Central Zone G (Diamond Oaks 10) LLD						
692-L-04	1,282	2,909	5,752	14,858	Standard	
TOTAL	1,282	2,909	5,752	14,858		
693 Infill Zone A (Pheasant Run) LLD						
693-L-02	0	1,792	0	8,592	Standard	
TOTAL	0	1,792	0	8,592		

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
694 Infill Zone B (Cirby Oaks II) LLD						
694-L-07	2,154	1,057	6,483	1,782	Standard	
TOTAL	2,154	1,057	6,483	1,782		
695 Infill Zone C (Reuter Ranch) LLD						
695-L-06	0	1,524	0	24,774	Standard	
TOTAL	0	1,524	0	24,774		
697 North Roseville Zone B						
697-L-03	3,782	3,548	19,503	19,178	Standard	
697-L-04	608	3,180	15,169	19,549	Standard	
TOTAL	4,390	6,727	34,672	38,727		
698 North Roseville Zone C						
698-L-06	4,264	4,505	18,150	52,083	Standard	
698-L-07	462	3,694	7,641	38,753	Standard	
698-L-08	808	1,912	2,769	14,259	Standard	
698-L-09	378		2,661		Standard	
TOTAL	5,913	10,111	31,222	105,096		
698 North Roseville Zone D						
698-L-01	1,752	6,178	16,725	56,685	Standard	
698-L-02	824	2,973	20,424	27,280	Standard	
698-L-04	1,098	8,368	16,071	199,036	Standard	
698-L-05	3,581	7,516	15,089	41,910	Standard	
TOTAL	7,254	25,034	68,309	324,911		
720 Historic District LLD						
720-L-01	0	5,528	0	32,550	Standard	
TOTAL	0	5,528	0	32,550		
721 Riverside LLD						
721-L-01	0	510	0	8,424	Standard	
721-L-02	0	541	0	6,195	Standard	
721-L-03	0	2,417	0	6,124	Standard	
TOTAL	0	3,468	0	20,742		

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
725 Westbrook						
725-L-01*	2,161	18,923	8,365	106,501	Standard	
725-L-02*	0	15,185	0	167,852	Standard	
725-L-03*	0	10,367	0	97,106	Standard	
TOTAL	2,161	44,475	8,365	371,459		
767 Stoneridge CFD						
767-L-01	844	6,415	4,594	103,121	Standard	
767-L-02	1,467	7,166	25,453	63,565	Standard	
767-L-03	1,386	4,484	7,473	30,684	Standard	
767-L-04	340	8,700	20,225	132,137	Standard	
767-L-05	1,389	19,518	11,194	155,219	Standard	
767-L-06	791	7,407	4,604	55,071	Standard	
767-L-09	0	548	0	2,687	Standard	
767-L-10	1,037	5,296	38,632	76,567	Standard	
767-L-11	597	3,380	6,543	29,362	Standard	
767-L-12	1,464	5,027	23,959	80,779	Standard	
767-L-15	0	11,341	0	95,432	Standard	
TOTAL	9,315	79,281	142,676	824,624		
768 Stoneridge Parcel 1 CFD						
768-L-13	470	3,230	8,266	38,451	Standard	
TOTAL	470	3,230	8,266	38,451		

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
769 Woodcreek West						
769-L-01	3,220	4,897	115,723	69,925	Standard	
769-L-02	4,001	4,242	208,754	48,674	Standard	
769-L-03	971	3,743	16,432	25,157	Standard	
769-L-04	1,115	3,883	15,647	15,561	Standard	
769-L-05	2,858	6,333	40,293	34,655	Standard	
769-L-06	1,320	5,560	21,345	46,405	Standard	
769-L-07	4,200	5,945	33,695	28,490	Standard	
769-L-08	677	5,302	35,835	33,778	Standard	
769-L-09	0	1,532	0	8,839	Standard	
769-L-10	0	6,963	0	41,622	Standard	
TOTAL	18,362	48,400	487,724	353,106		
770 Crocker Ranch						
770-L-01	1,125	6,025	12,948	55,956	Standard	
770-L-03	781	8,415	20,033	71,590	Standard	
770-L-04	983	4,887	19,373	27,161	Standard	
770-L-05	1,079	6,249	16,233	38,345	Standard	
770-L-06	1,948	5,642	16,833	34,476	Standard	
TOTAL	5,916	31,217	85,419	227,528		
771 Highland Reserve North						
771-L-01	144	10,339	5,893	99,170	Standard	
771-L-02	814	12,574	17,924	136,217	Standard	
771-L-03	1,601	6,202	26,358	85,839	Standard	
771-L-04	1,786	12,590	14,524	129,891	Standard	
TOTAL	4,345	41,705	64,699	451,117		
772 Vernon Infill						
772-L-12	0	4,924	0	9,712	Standard	
TOTAL	0	4,924	0	9,712		
773 Woodcreek East						
773-L-01	4,113	10,113	161,753	129,917	Standard	
TOTAL	4,113	10,113	161,753	129,917		

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
774 Stone Point CFD 2						
774-L-01	299	1,362	1,768	10,580	Standard	
TOTAL	299	1,362	1,768	10,580		
775 West Park						
775-L-01	196	6,721	34,693	169,194	Standard	
775-L-02	4,322	9,576	64,145	136,642	Standard	
775-L-03	1,442	9,842	19,936	132,036	Standard	
775-L-04	719	6,531	10,259	78,128	Standard	
775-L-06	2,675	6,740	31,179	50,566	Standard	
775-L-09	938	5,832	15,533	42,953	Standard	
775-L-10	594	9,137	10,354	77,282	Standard	
775-L-11	2,012	5,065	14,861	36,316	Standard	
775-L-13	4,677	20,281	43,976	226,202	Standard	
775-L-14	0	3,877	0	32,911	Standard	
775-L-15	466	9,022	15,938	122,101	Standard	
775-L-16	127	11,495	4,292	117,016	Standard	
TOTAL	18,168	104,117	265,165	1,221,347		
776 Fiddlyment						
776-L-01	1,018	2,442	38,273	35,299	Standard	
776-L-02	1,867	2,270	56,958	76,947	Standard	
776-L-03	2,004	8,717	87,321	119,908	Standard	
776-L-04	2,788	2,771	24,197	20,978	Standard	
776-L-05	1,199	16,903	15,032	131,741	Standard	
776-L-06	1,775	13,315	51,167	137,669	Standard	
776-L-07	0	13,024	0	85,237	Standard	
776-L-08	1,661	4,602	60,763	84,617	Standard	
776-L-09	766	4,987	47,661	67,469	Standard	
776-L-10	914	17,965	6,418	116,748	Standard	
776-L-13	0	6,220	0	82,145	Standard	
TOTAL	13,990	93,215	387,791	958,757		

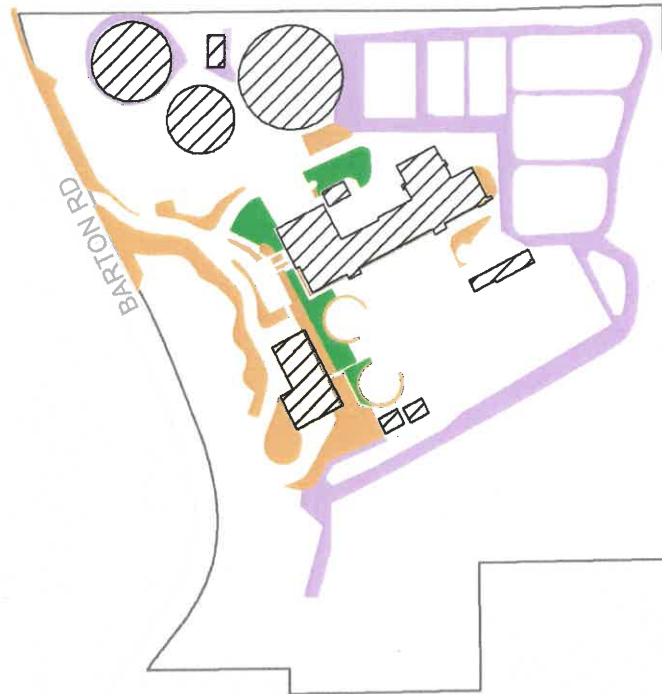
Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
778 Longmeadow						
778-L-01	211	4,909	10,666	62,155	Standard	
778-L-02	899	7,926	5,536	75,643	Standard	
TOTAL	1,110	12,835	16,202	137,797		
779 Infill 4						
779-L-01	2,452	3,317	13,121	18,652	Standard	
779-L-02	0	584	0	7,180	Standard	
779-L-03	1,703	1,748	18,022	14,599	Standard	
779-L-04 (American Dream) *	0	4,305	0	21,973	Standard	
779-L-05 (Old Auburn Ranch) *	0	1,921	0	17,261	Standard	
TOTAL	4,155	5,649	31,142	40,431		

Streetscape District and Map	Linear Feet of Turf	Linear Feet of Landscaping	Square Footage of Turf	Square Footage of Landscaping	Service Level	Cost
8555 General Fund						
IV-L-01	2,886	6,796	31,922	84,574	Standard	
IV-L-02*	0	435	0	2,134	Standard	
IV-L-03	181	9,782	1,361	27,649	Standard	
IV-L-04	0	8,187	0	248,078	Standard	
IV-L-07	1,255	4,329	1,410	24,264	Standard	
IV-L-09	357	1,113	2,757	10,058	Standard	
IV-L-10	0	3,451	0	18,280	Standard	
IV-L-11	5,494	12,308	44,319	69,927	Standard	
IV-L-12	0	4,041	0	25,697	Standard	
IV-L-13	0	1,418	0	45,223	Standard	
IV-L-14	0	1,868	0	42,814	Standard	
IV-L-15	0	1,587	0	10,524	Standard	
IV-L-17	0	3,012	0	24,566	Standard	
NC-L-02	690	352	5,977	13,465	Standard	
NC-L-20	0	386	0	1,209	Standard	
NW-L-07	0	139	0	786	Standard	
NW-L-11	431	2,289	3,450	16,522	Standard	
NW-L-12	438	297	2,451	4,135	Standard	
NW-L-15	0	3,116	0	21,189	Standard	
NW-L-16	1,279	4,581	12,673	33,326	Standard	
NW-L-28	0	1,022	0	3,652	Standard	
NW-L-32	0	4,676	0	27,416	Standard	
TOTAL	13,011	75,185	106,319	755,488		
Total	180,725	852,585	769,398	8,275,038		

*Maps and data may have changed, please see addendum for updated map.

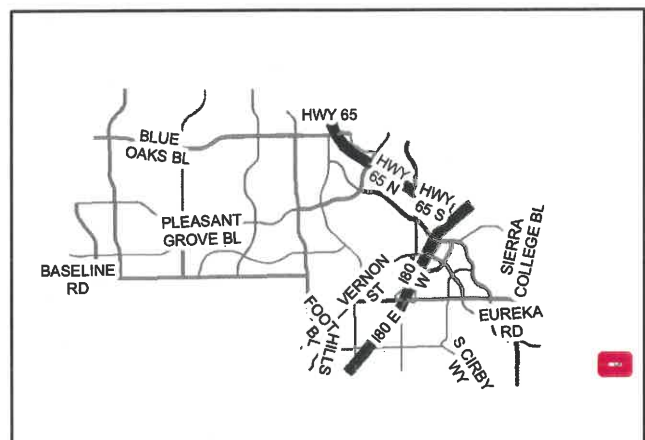
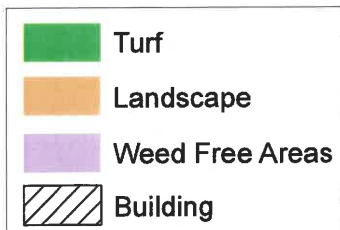
BARTON WATER TREATMENT PLANT

Funded by General Fund



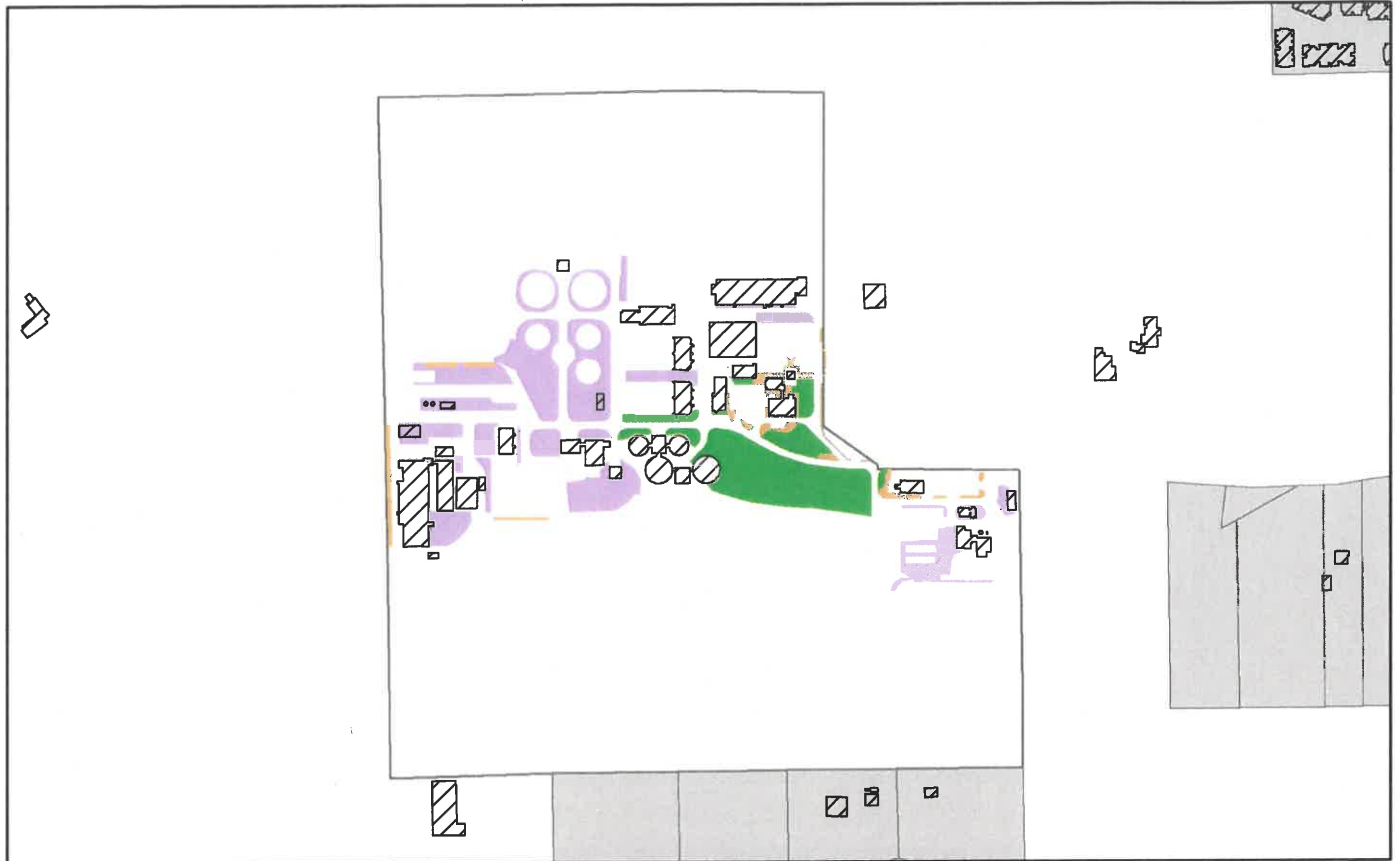
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Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	7711.2	77466.6	
TURF	1606.2	20153.8	
WEED FREE AREAS	9326.8	117154.0	

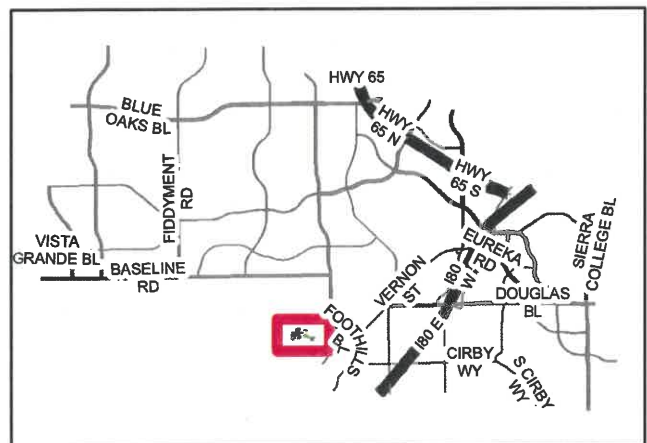
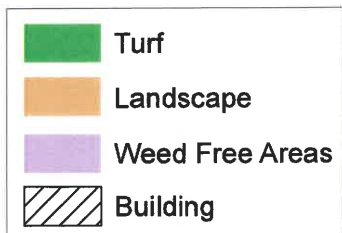


DRY CREEK WASTE TREATMENT PLANT

Funded by General Fund

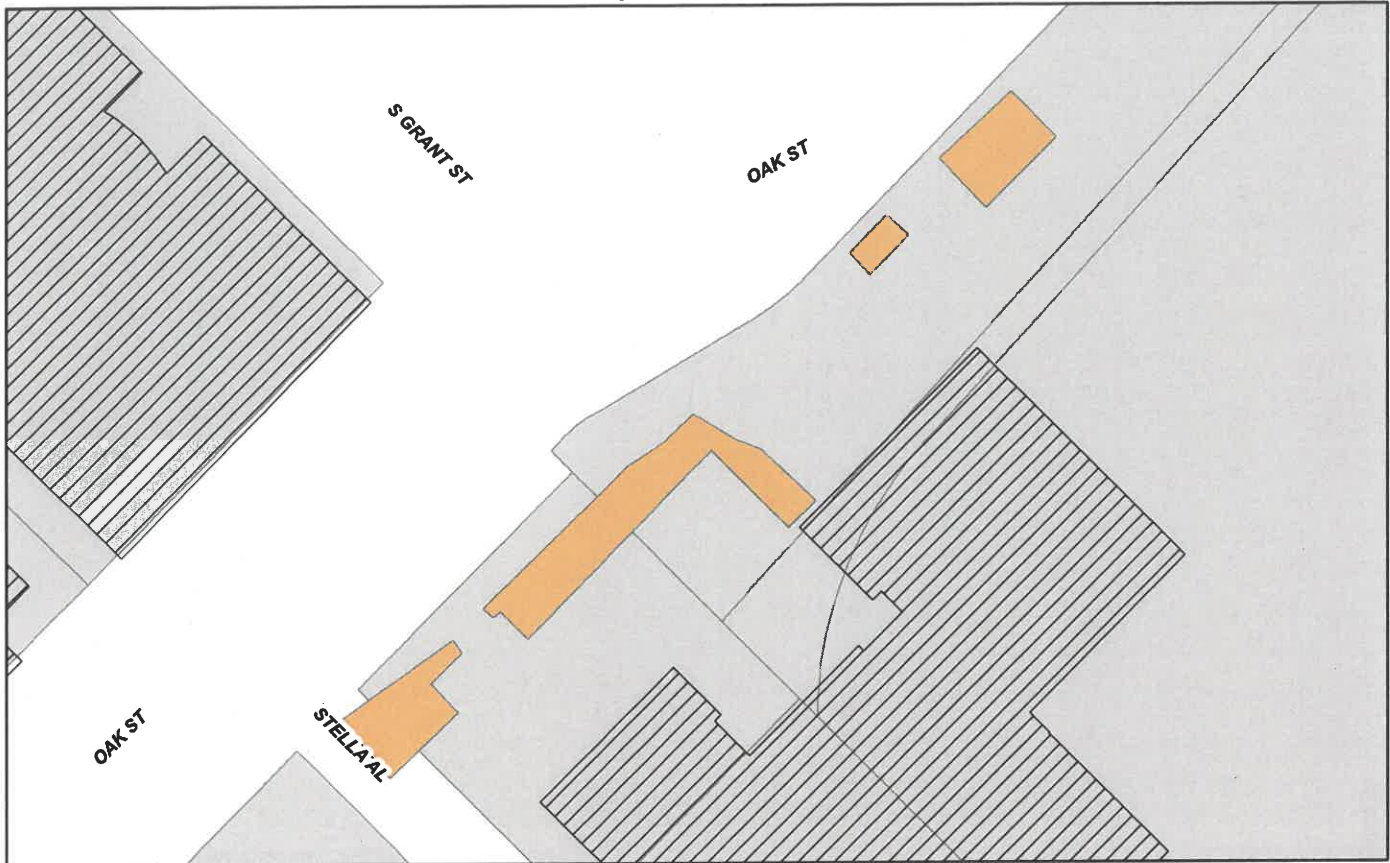


Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	6767.4	37368.7	
TURF	4363.6	138810.9	
WEED FREE AREAS	15791.6	284724.6	

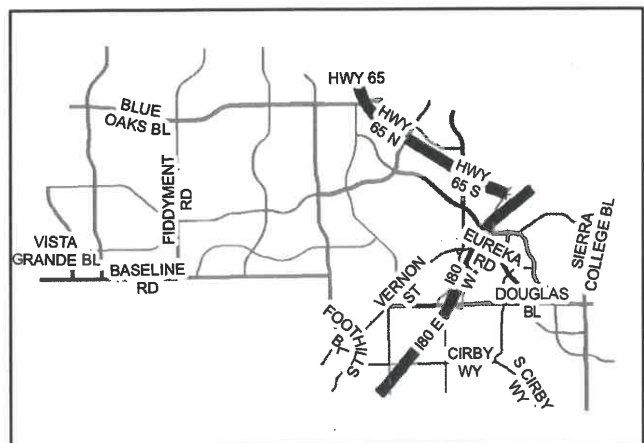
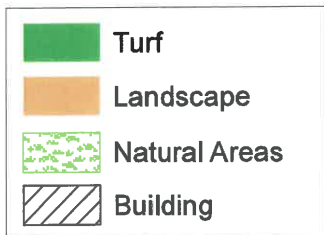


FIRE STATION 1

Funded by General Fund

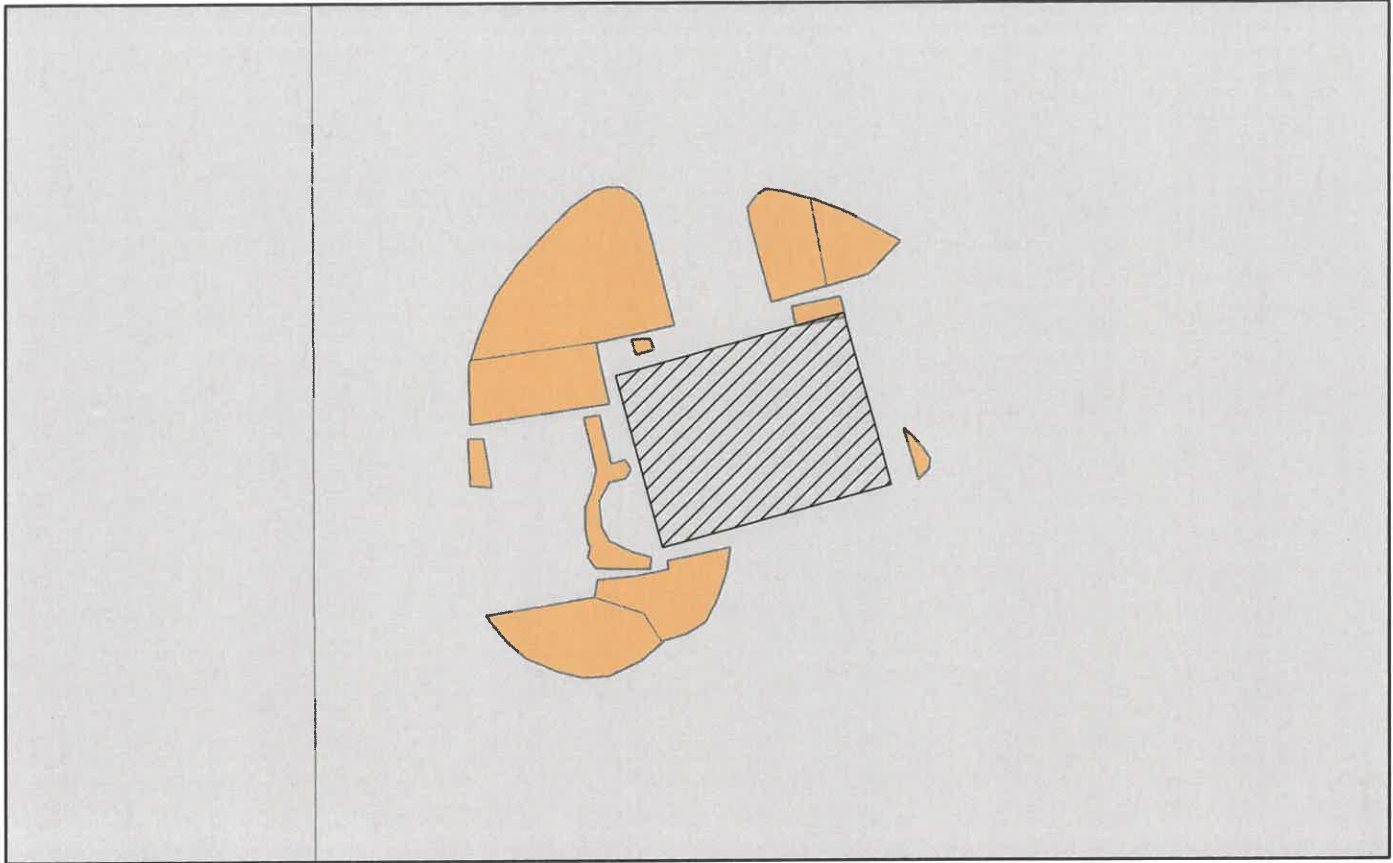


Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	469.0	2169.7	

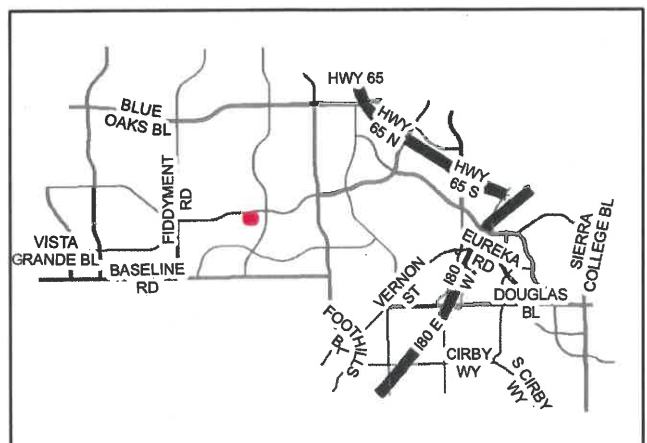
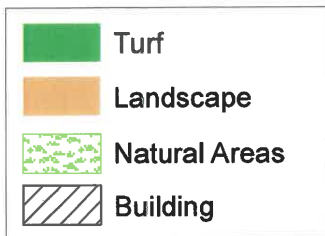


FIRE STATION 5

Funded by General Fund

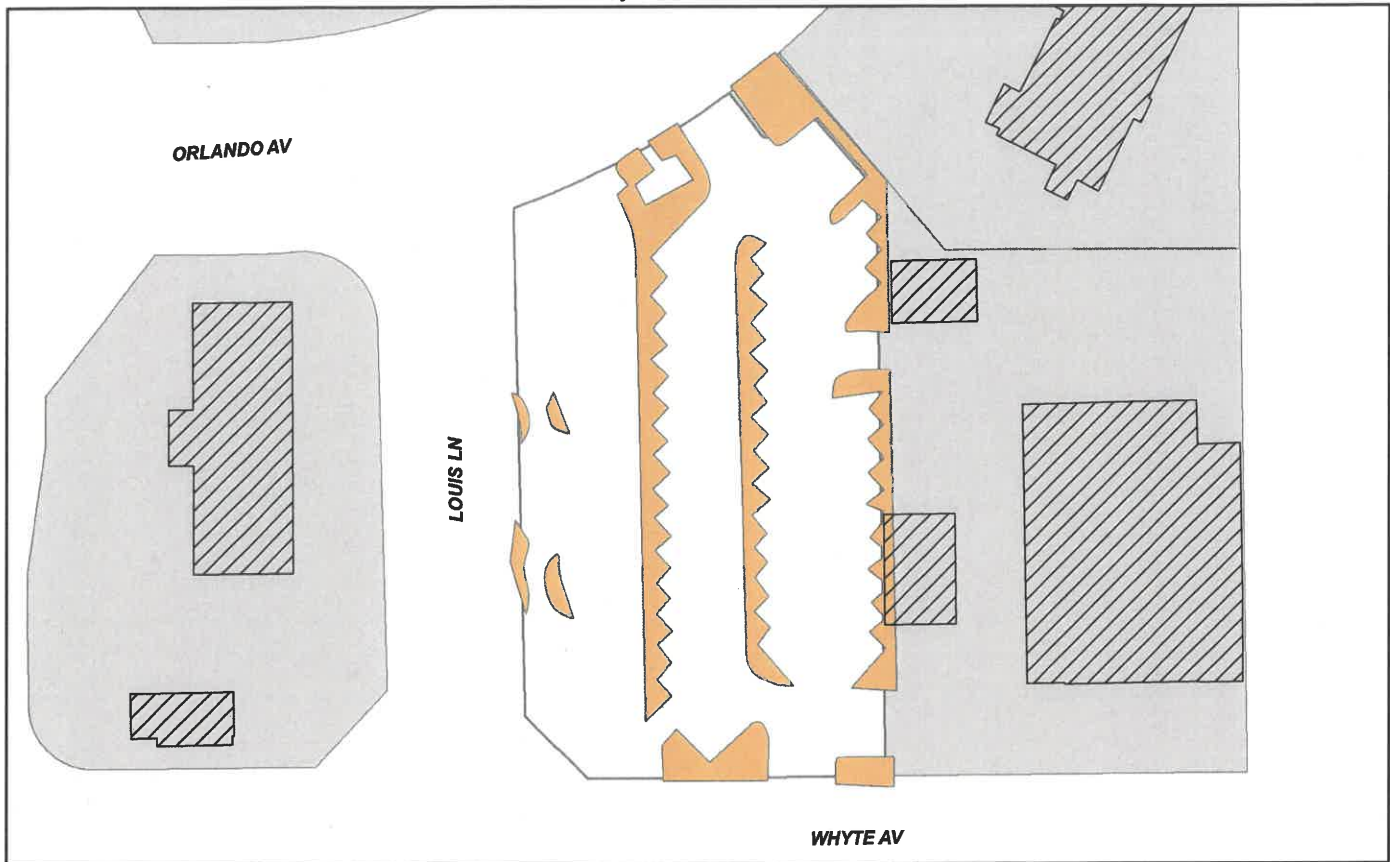


Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	664.8	2970.1	
TURF	452.4	4292.1	

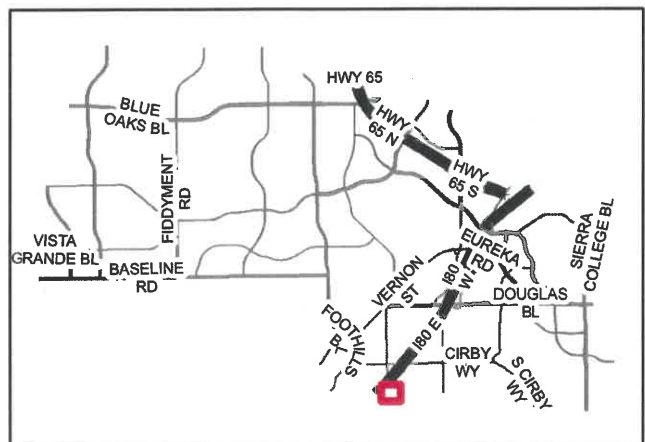
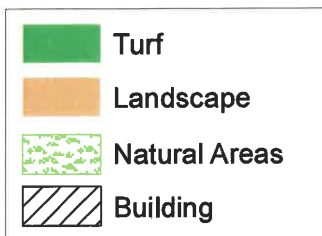


LOUIS ORLANDO BUS TRANSFER STATION

Funded by General Fund



Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	2262.6	7922.4	

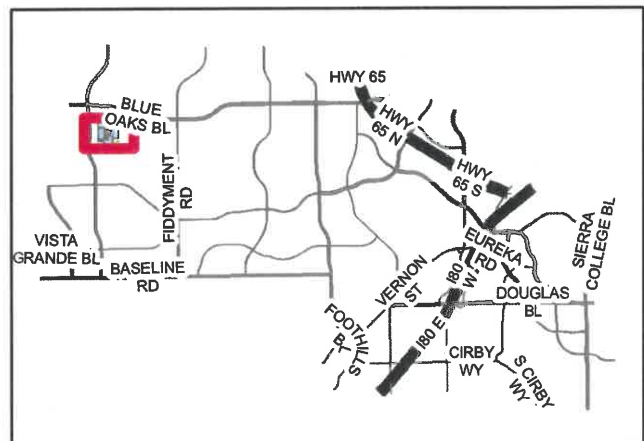
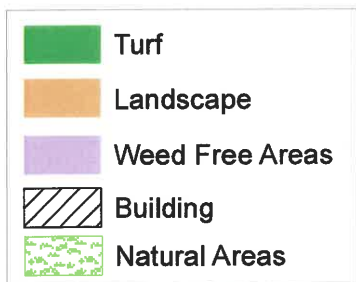


PLEASANT GROVE WASTEWATER TREATMENT PLANT

Funded by General Fund

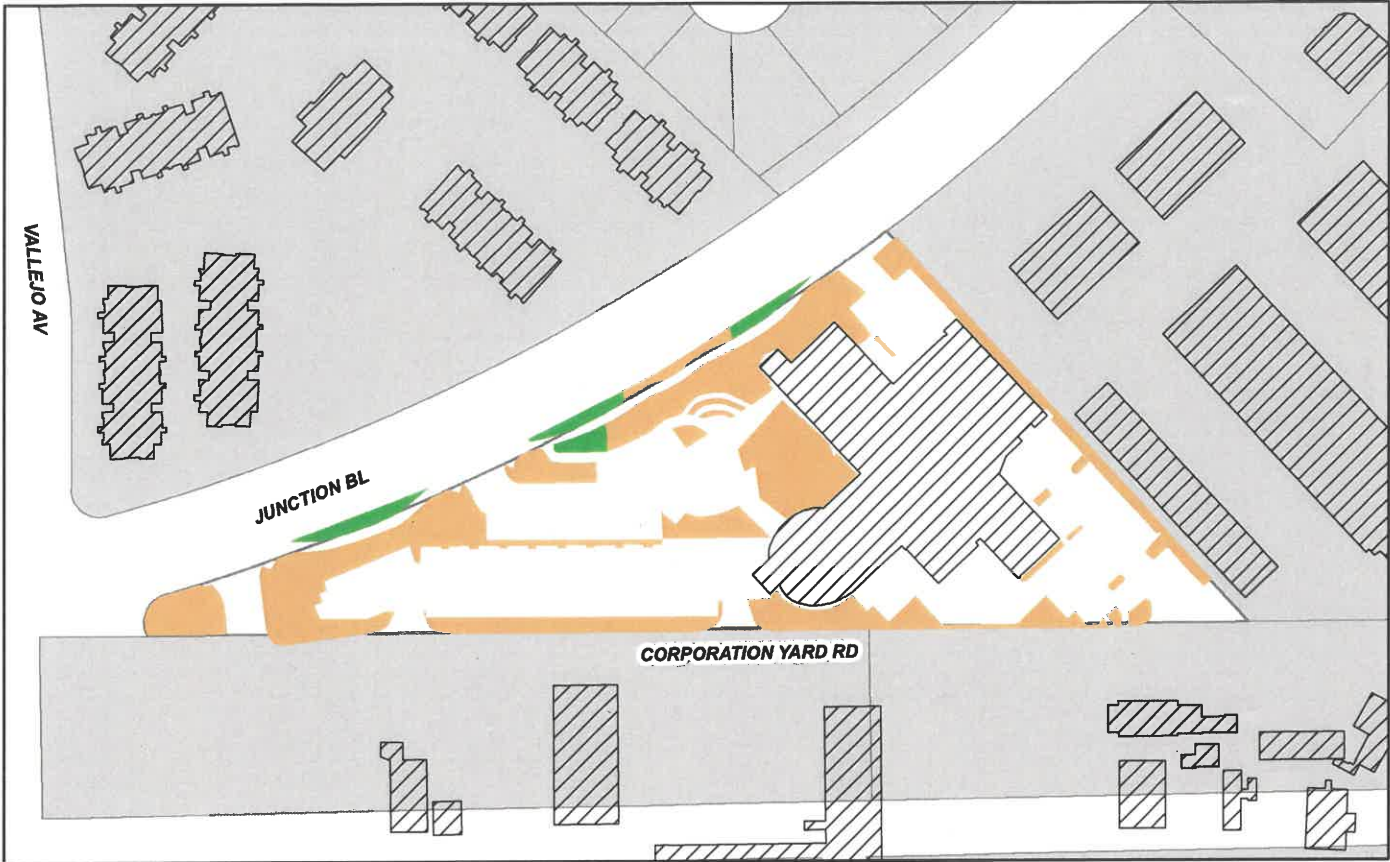


Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	24424.0	378558.1	
NATURAL AREAS	1569.9	129733.8	
WEED FREE AREAS	28701.9	3168810.3	

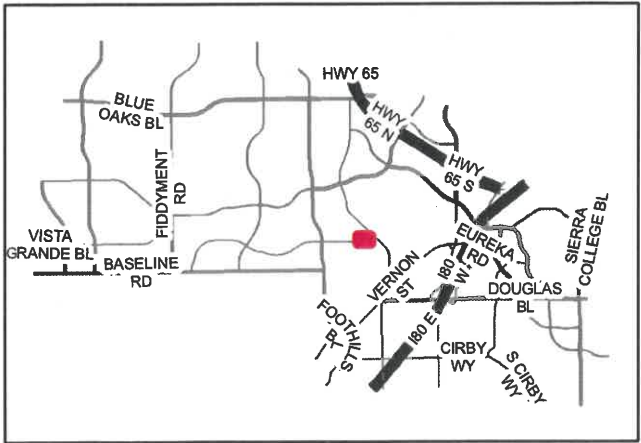
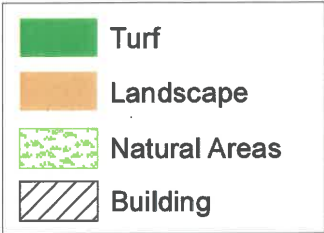


ROSEVILLE POLICE DEPARTMENT

Funded by General Fund

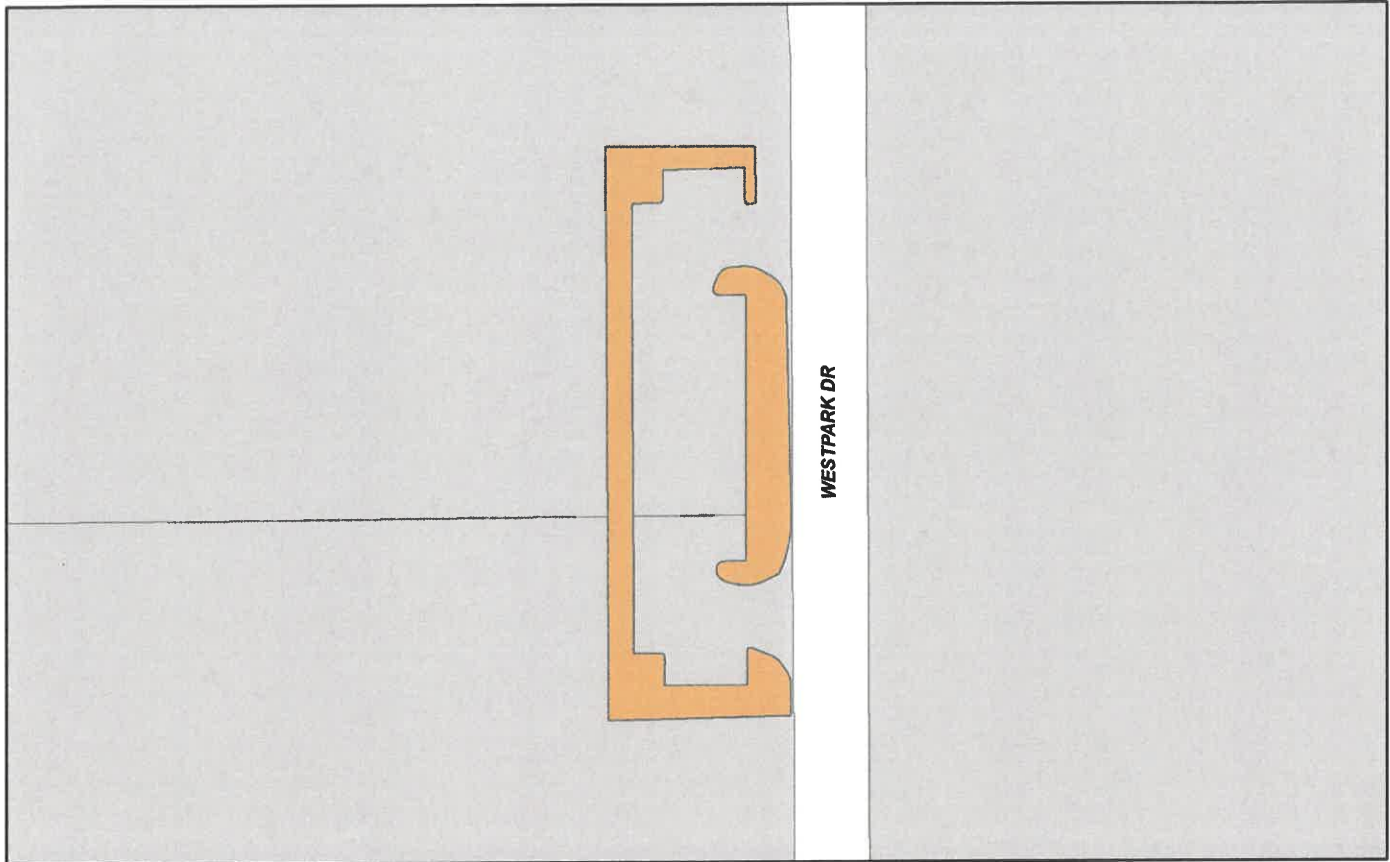


Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	6098.8	49264.4	
TURF	787.2	3436.7	

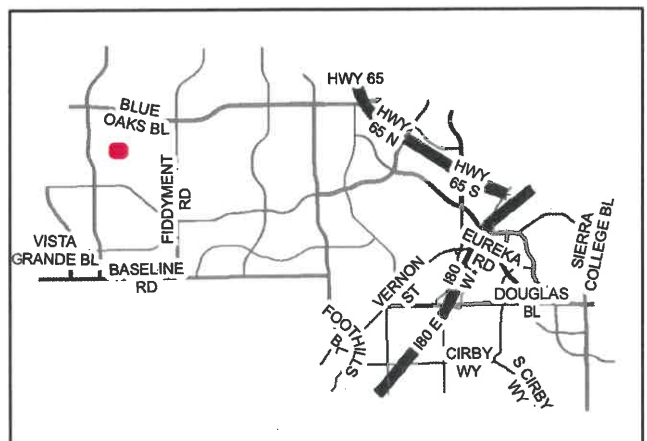
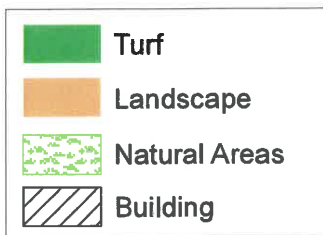


SOLID WASTE RECYCLE SITE

Funded by General Fund

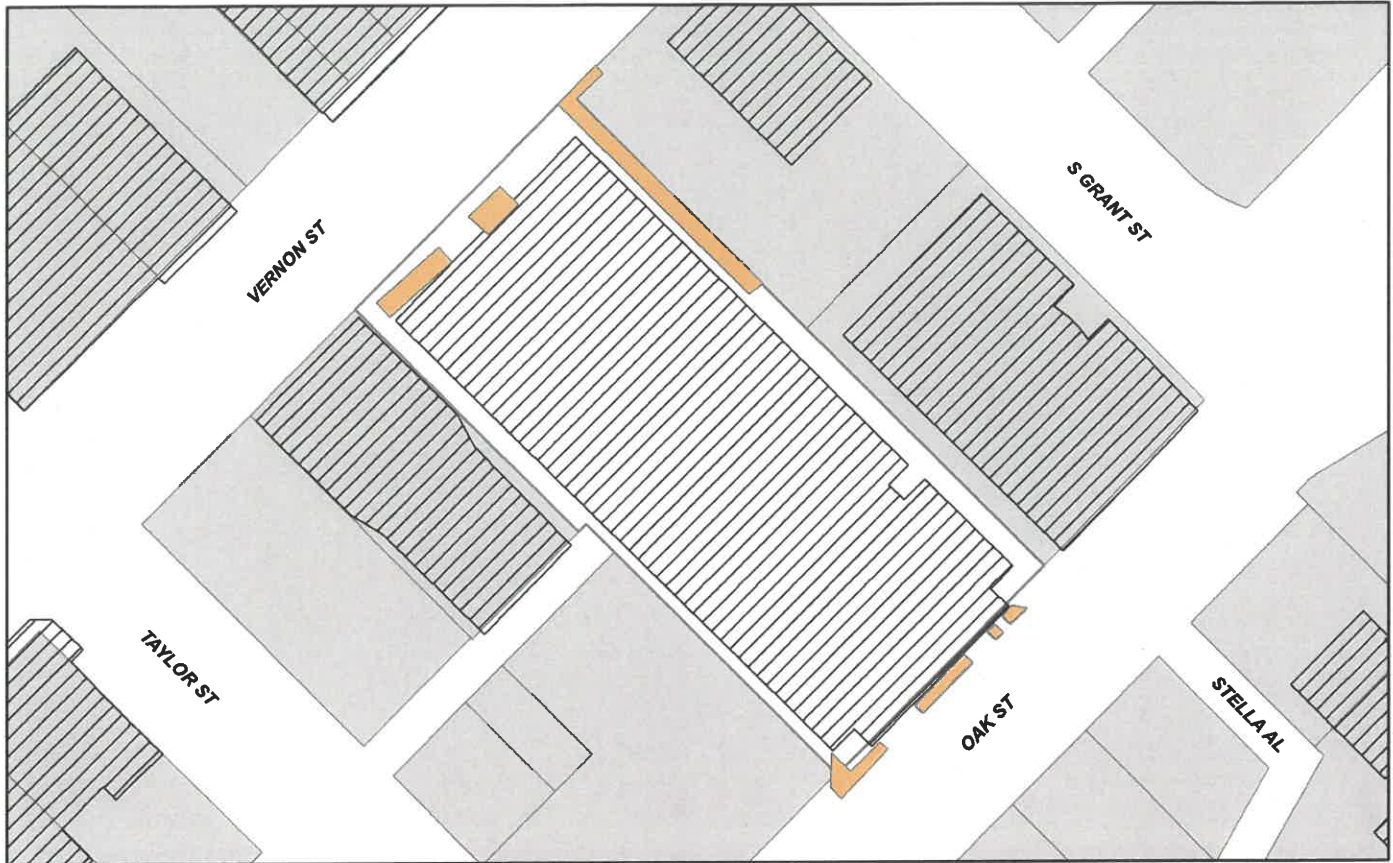


Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	1473.6	12286.6	

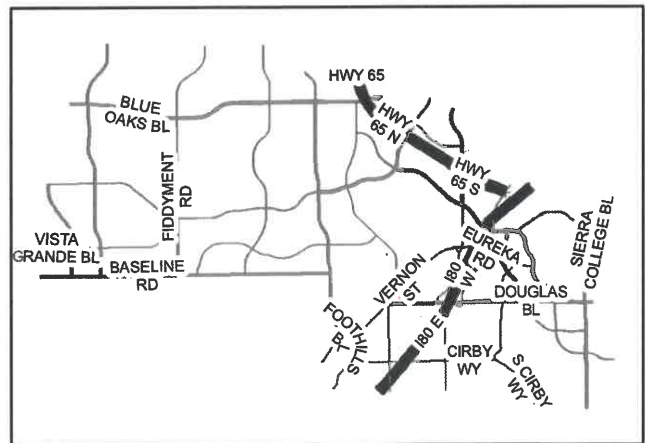
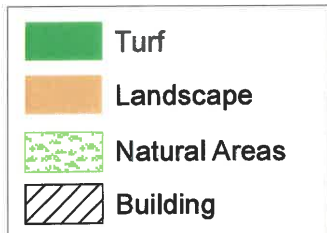


VERNON STREET PARKING GARAGE

Funded by General Fund



Type	Linear Feet	Square Feet	Notes:
LANDSCAPE	701.5	2319.3	

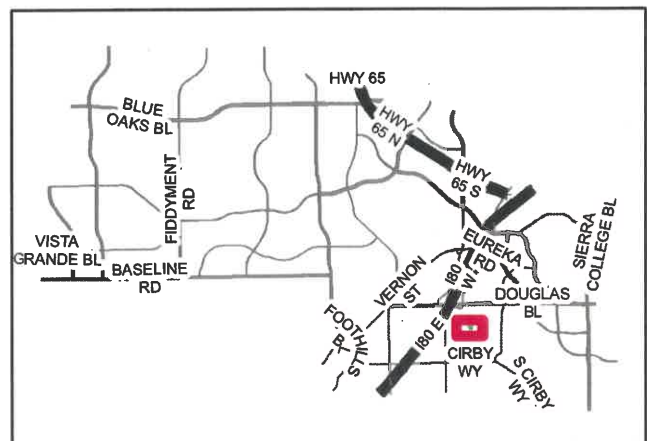
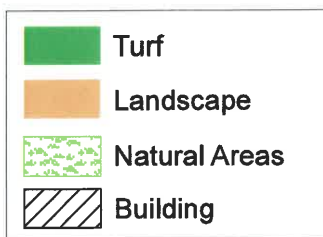


WARREN T EICH INTERMEDIATE SCHOOL

Funded by General Fund



Type	Linear Feet	Square Feet	Notes:
TURF	4004.9	223500.4	

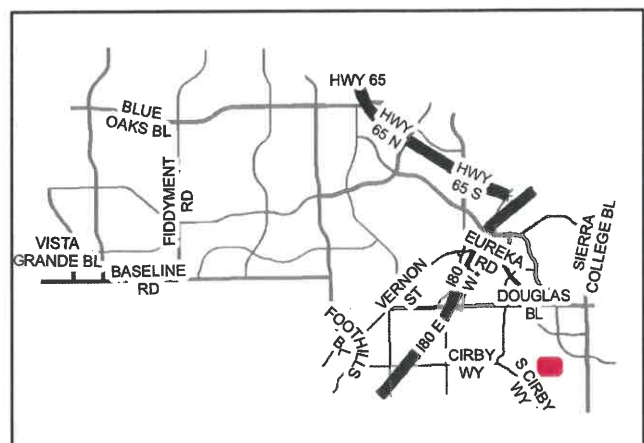
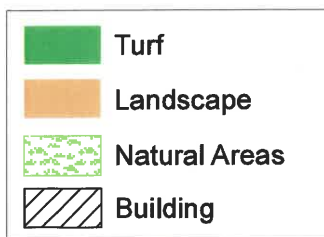


SARGEANT ELEMENTARY SCHOOL

Funded by General Fund

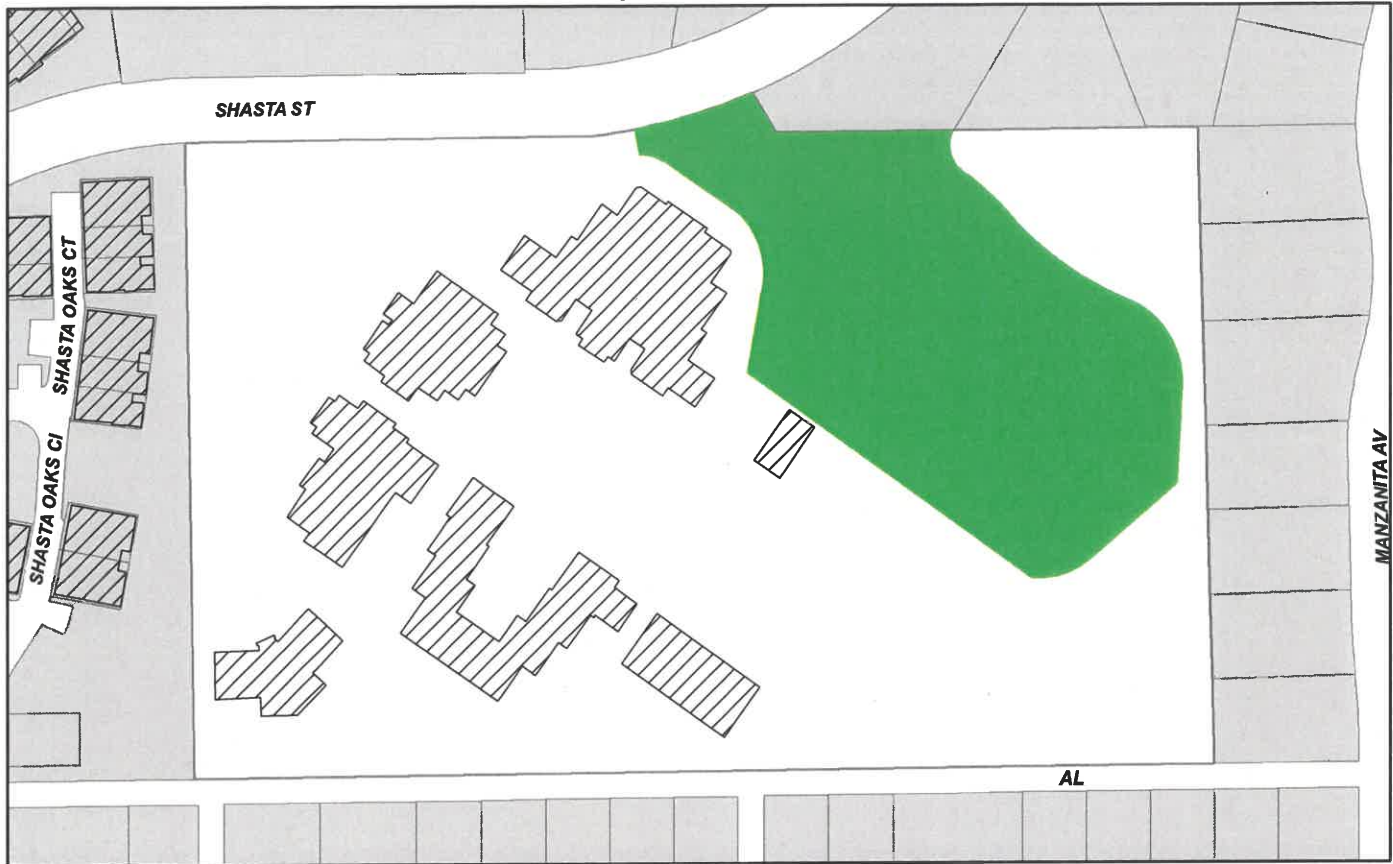


Type	Linear Feet	Square Feet	Notes:
TURF	2749.7	172391.3	

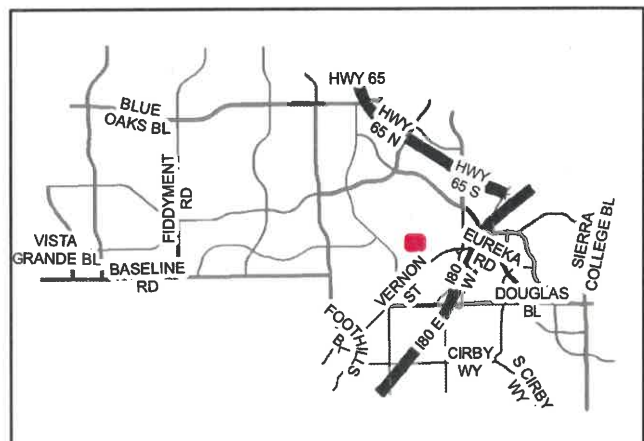
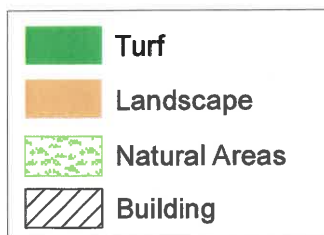


SPANGER ELEMENTARY SCHOOL

Funded by General Fund

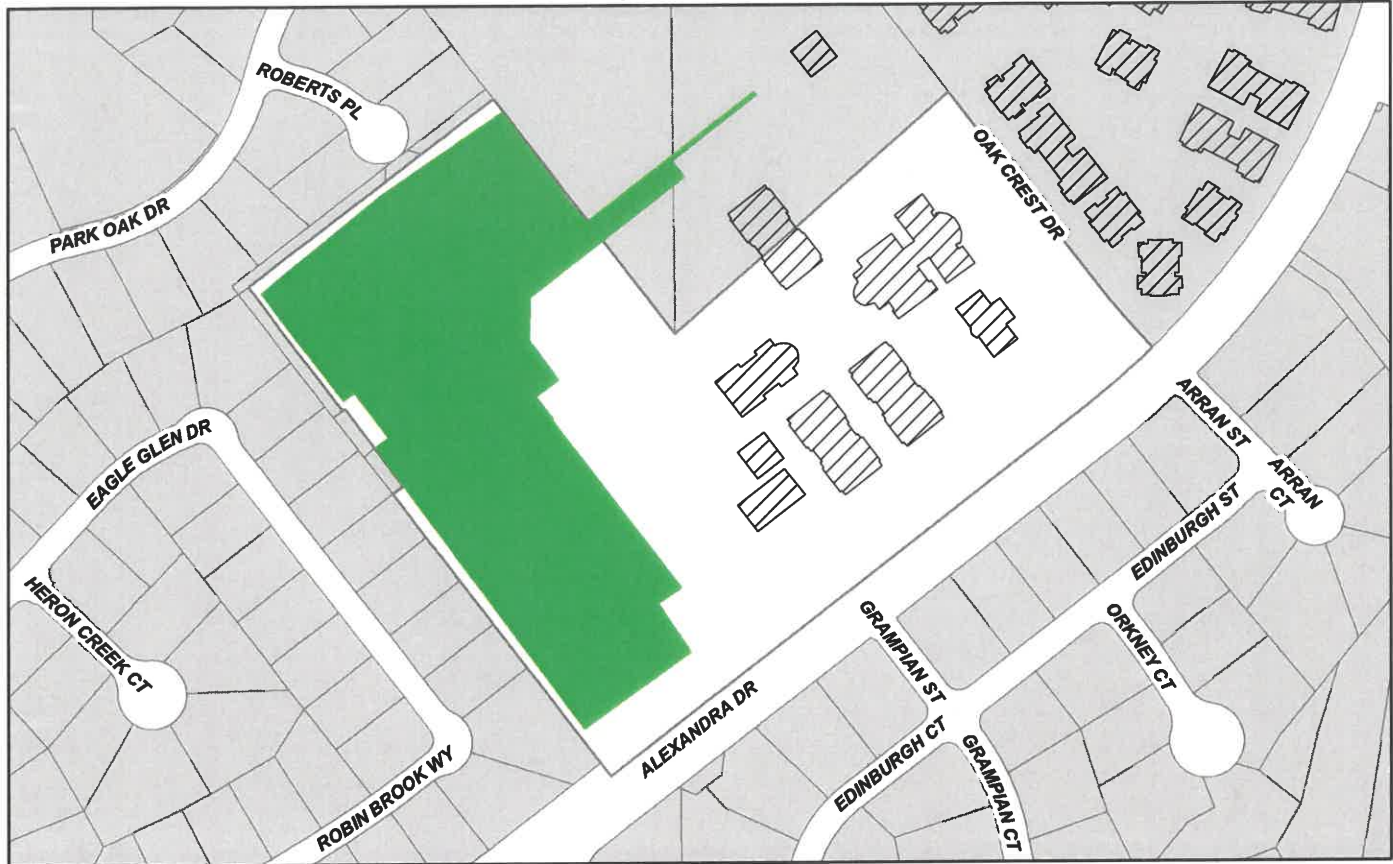


Type	Linear Feet	Square Feet	Notes:
TURF	1277.5	81917.2	

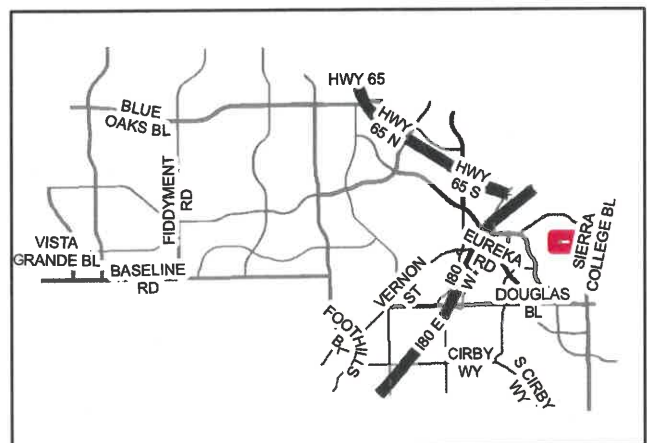
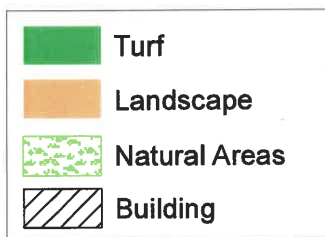


STONERIDGE ELEMENTARY SCHOOL

Funded by General Fund



Type	Linear Feet	Square Feet	Notes:
TURF	3100.6	244652.6	

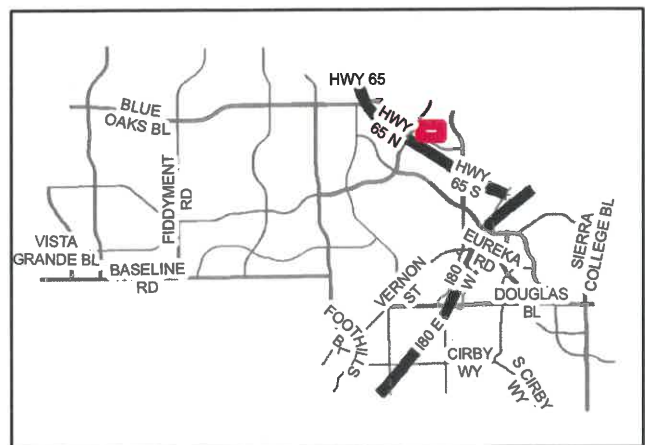
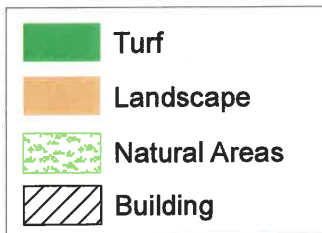


THOMAS JEFFERSON ELEMENTARY SCHOOL

Funded by General Fund



Type	Linear Feet	Square Feet	Notes:
TURF	1380.9	106511.4	

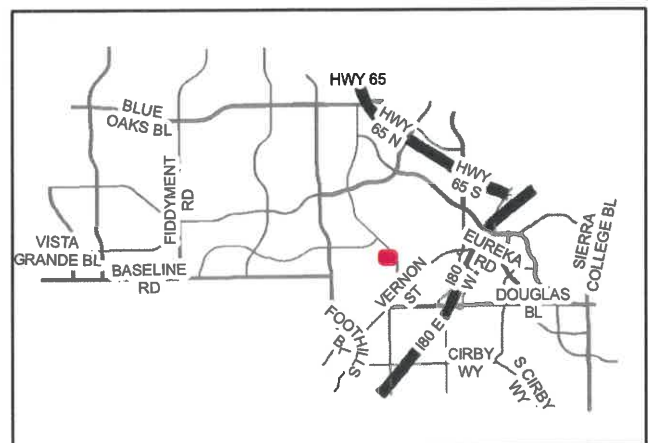
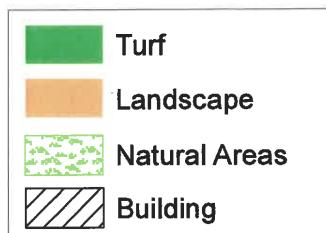


WOODBIDGE ELEMENTARY SCHOOL

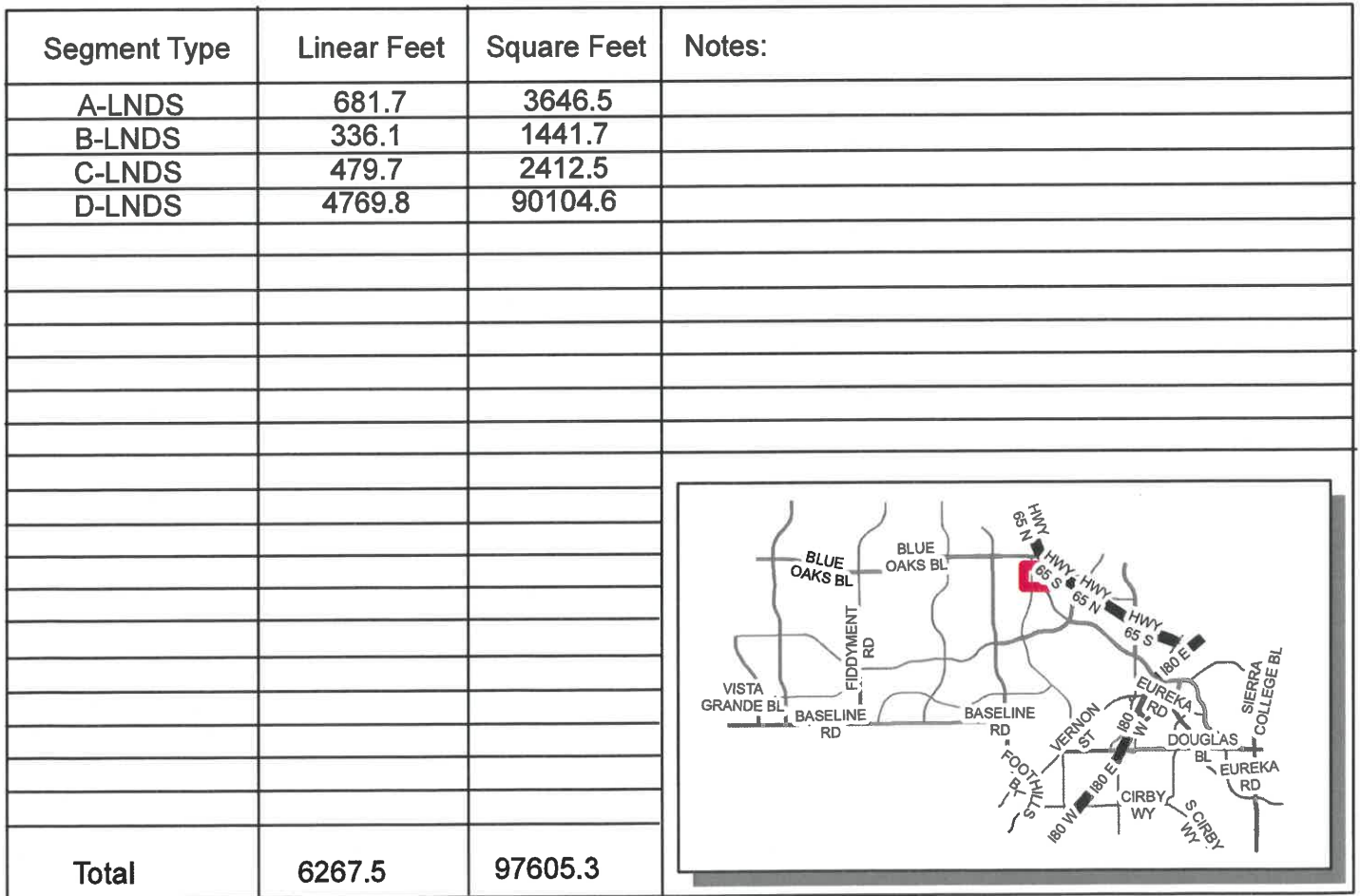
Funded by General Fund



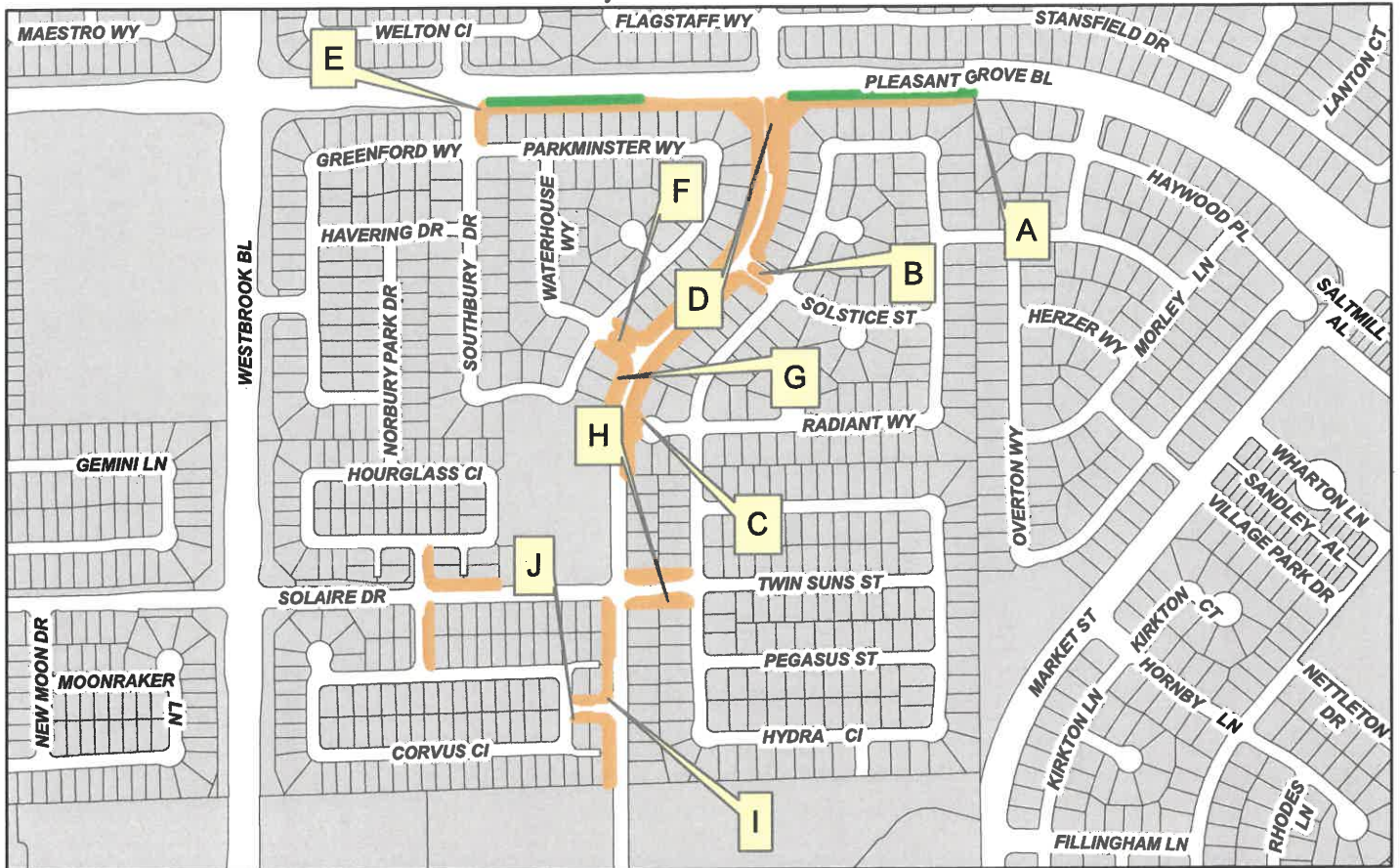
Type	Linear Feet	Square Feet	Notes:
TURF	1107.2	52527.0	



Funded by NORTH CENTRAL - LOCAL BENEFIT ZONE



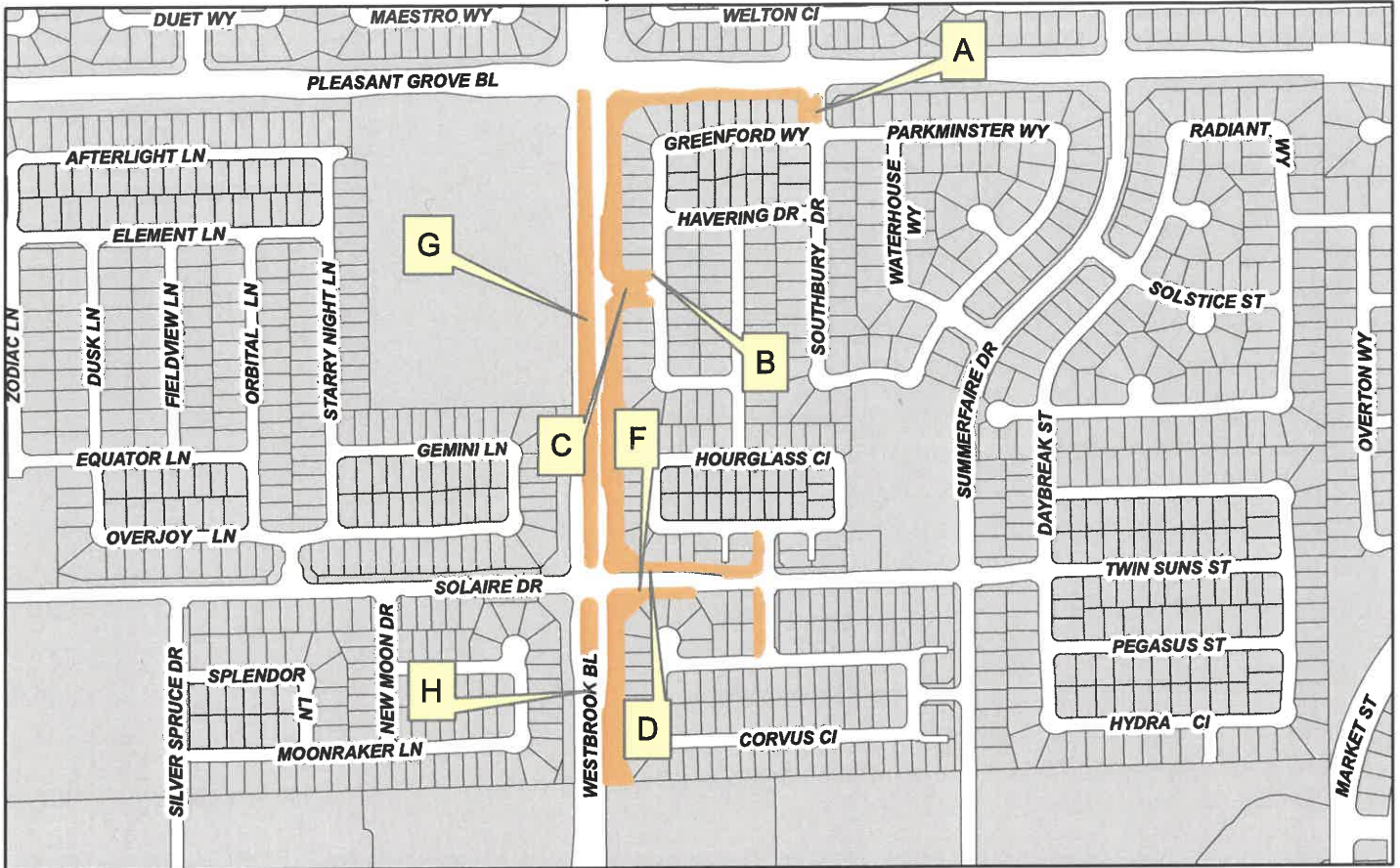
Funded by WESTBROOK



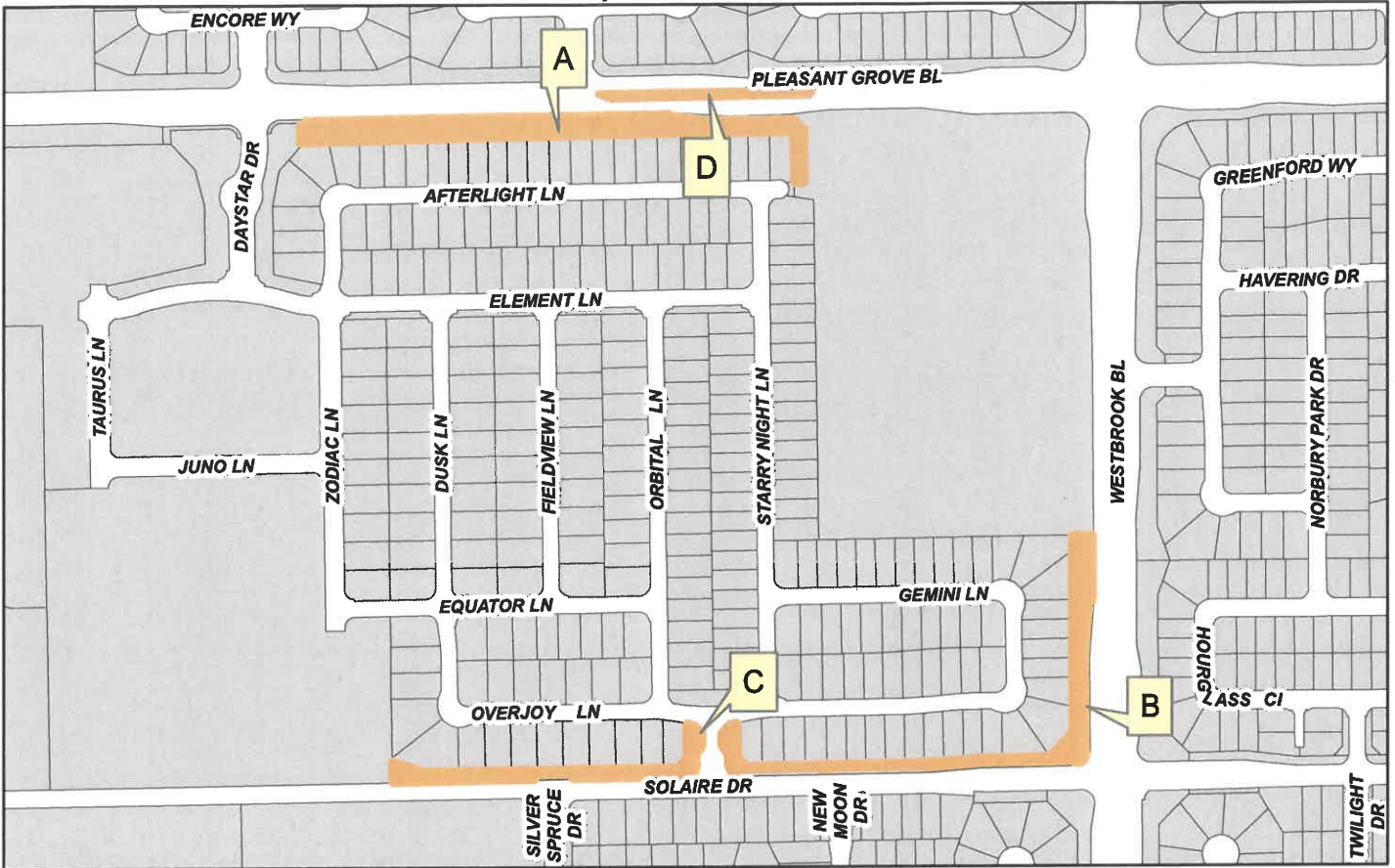
Segment Type	Linear Feet	Square Feet	Notes:
A-LNDS	2704.2	21760.4	
A-TURF	1186.6	4743.7	
B-LNDS	165.1	1062.1	
C-LNDS	4058.3	21040.7	
D-LNDS	462.3	2152.0	
E-LNDS	5507.7	38553.2	
E-TURF	974.8	3621.0	
F-LNDS	166.7	859.1	
G-LNDS	2079.1	7402.6	
H-LNDS	724.6	4014.0	
I-LNDS	1932.3	6132.0	
J-LNDS	1121.9	3524.2	
Total	21084.2	114865.5	

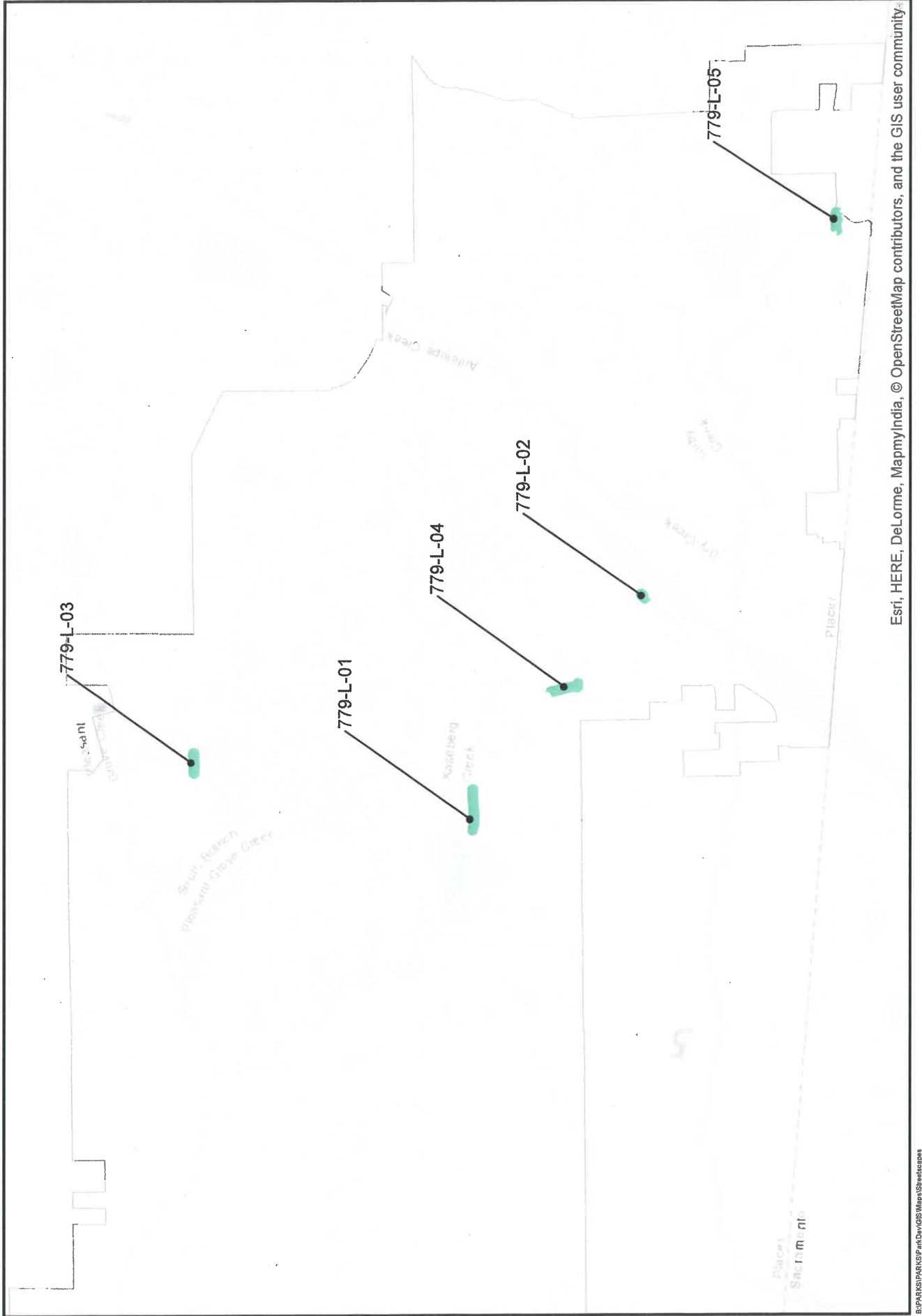
The map shows the project area highlighted by a red rectangle. The area is bounded by Vista Grande Bl to the west and Baseline Rd to the south. To the east are Blue Oaks Bl and Fiddymont Rd. Further east, the map shows Highway 180 running north-south, intersecting with Highway 65 running east-west. Other roads shown include Blue Oaks Bl, Baseline Rd, Fiddymont Rd, Vista Grande Bl, Vernon St, Footwall St, Douglas Bl, Eureka Rd, Sierra College Bl, Kirby Wy, and S Kirby Wy.

Funded by WESTBROOK

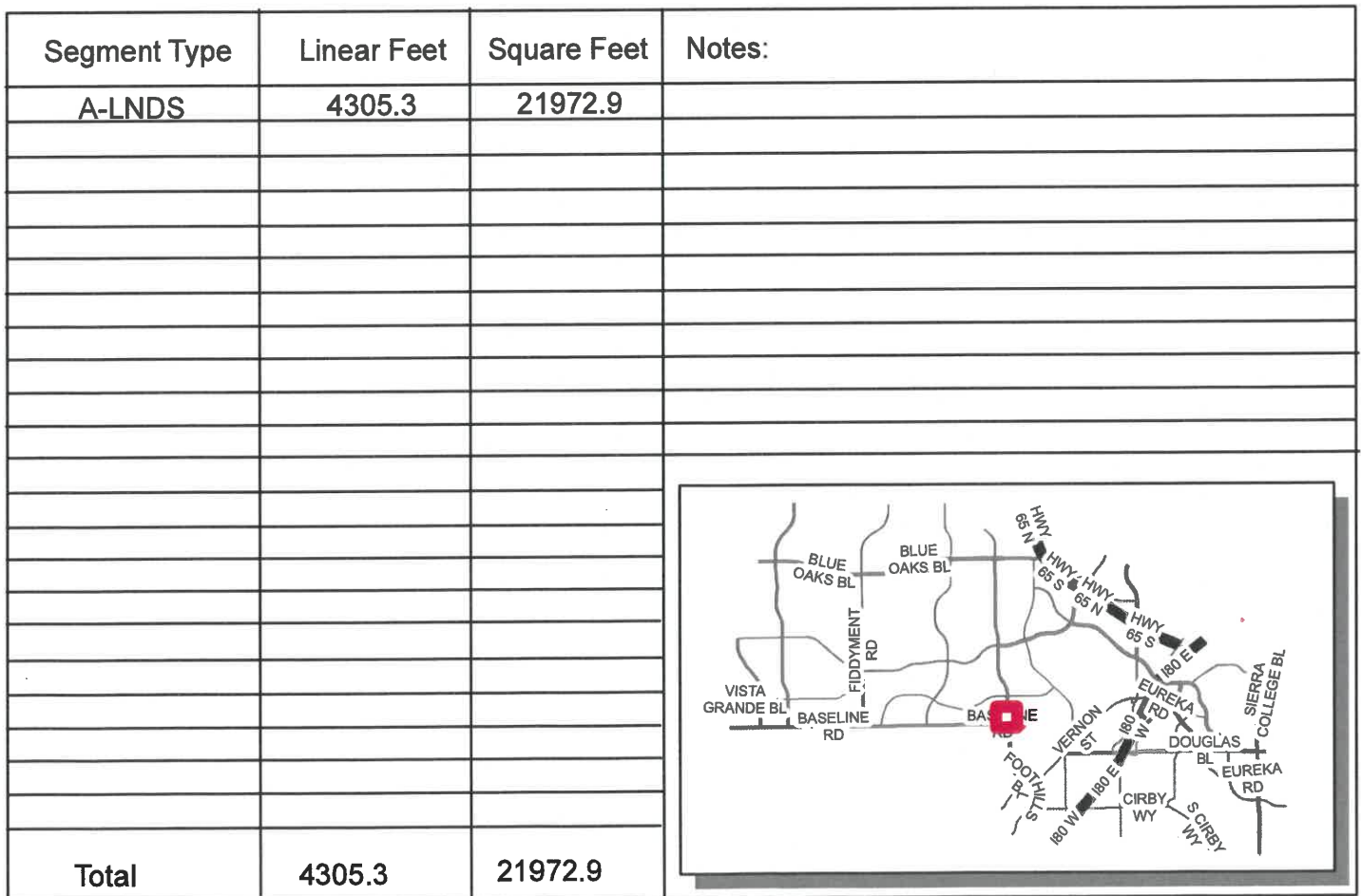
[illegible]

Funded by WESTBROOK

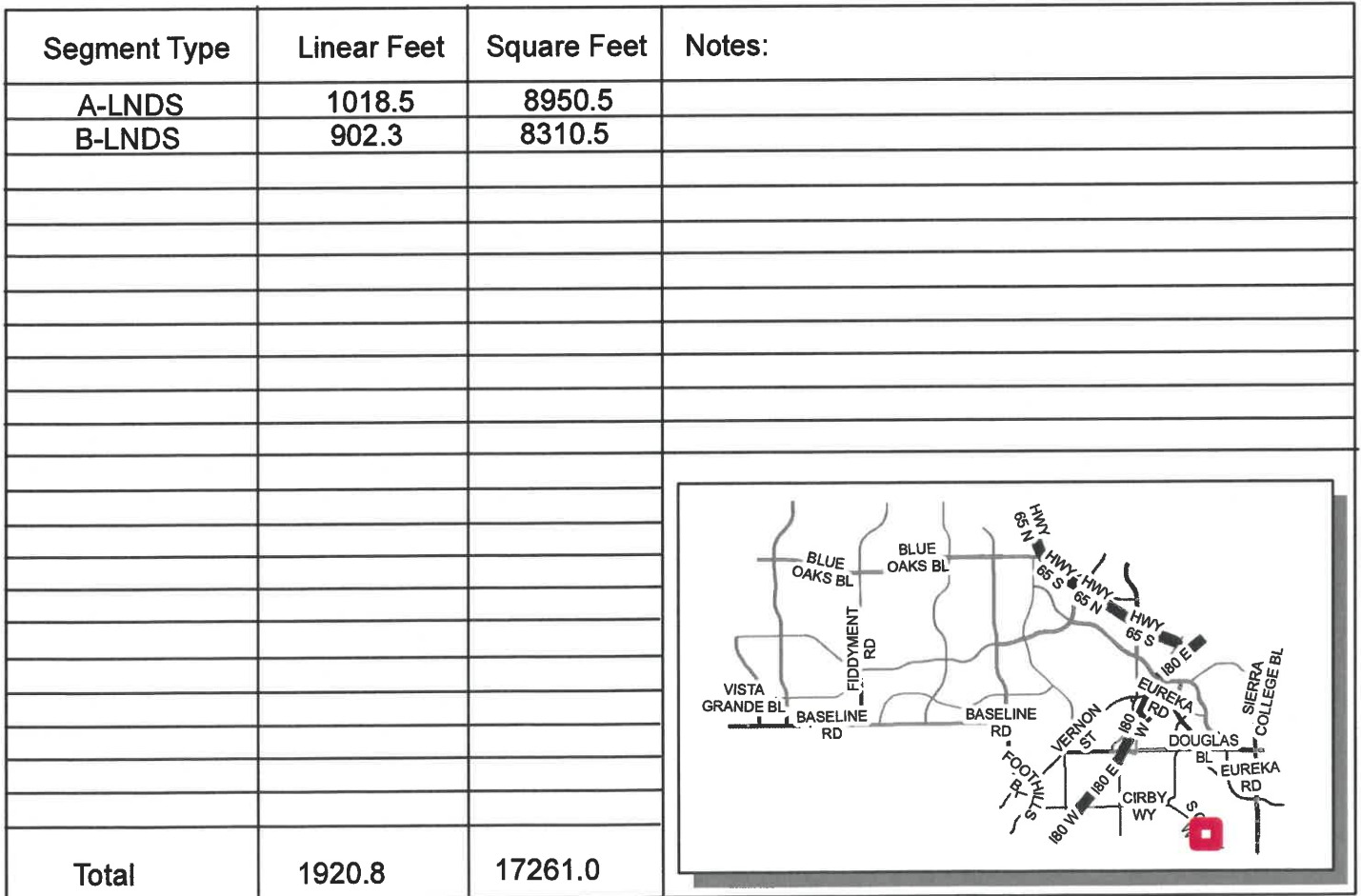
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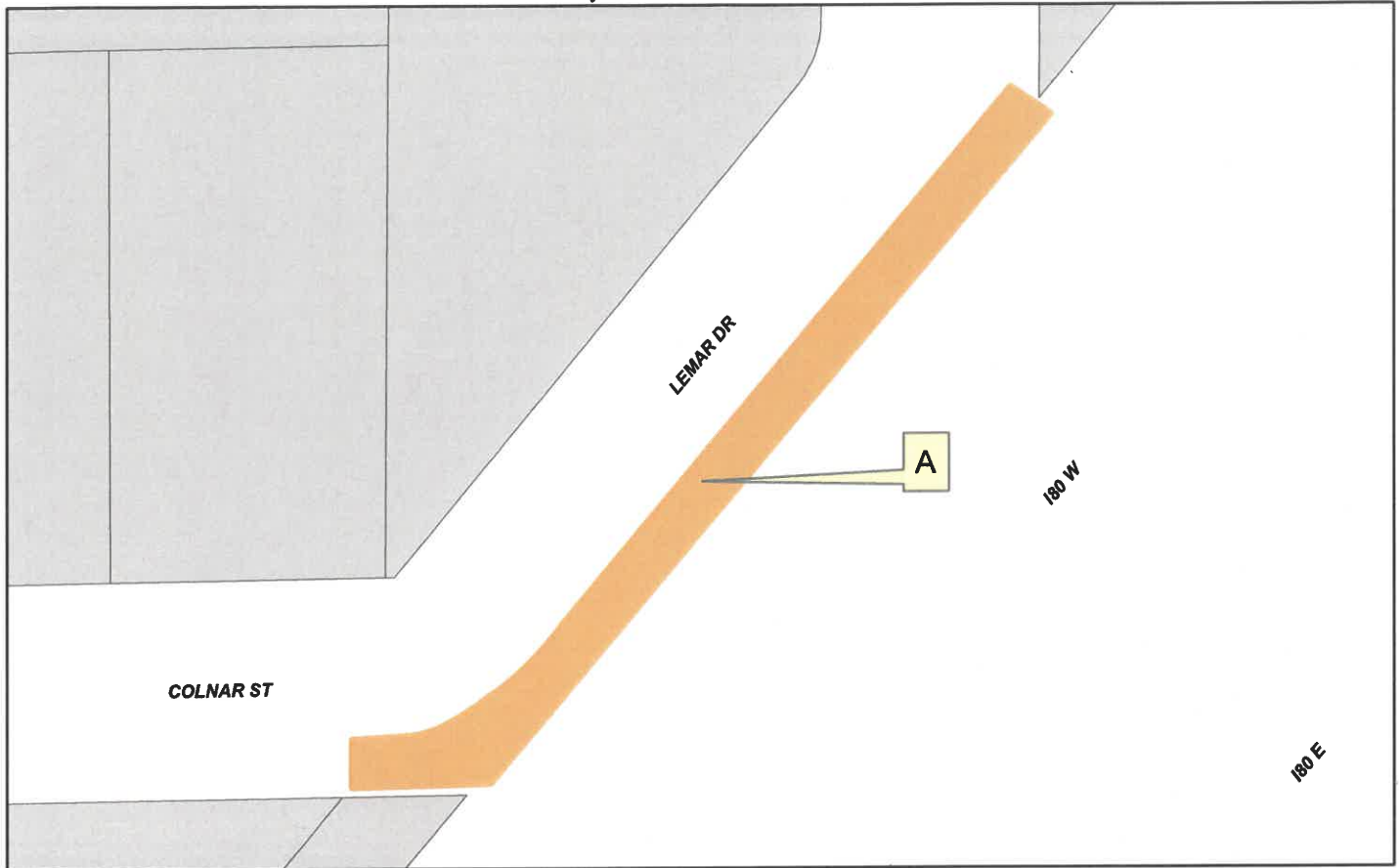
Funded by INFILL 4 - ROSE PARK - 040115



Funded by Infill 4 - Old Auburn



Funded by GENERAL FUND

[illegible]



COUNCIL COMMUNICATION

CC #: 9650

File #: 0900-04-01

Title: Oak Ridge Bridge Replacement Project - Professional Services Agreement Amendment

Contact: H. Naghibzadeh 916-746-1300 hnaghibzadeh@roseville.ca.us

Meeting Date: 12/5/2018

Item #: 6.10.

RECOMMENDATION TO COUNCIL

Staff recommends that City Council adopt a resolution to approve the first amendment to professional services agreement with Paragon Partners, Ltd. in the amount of \$16,170.00 for additional right of way services needed for the Oak Ridge Drive Bridge Replacement project. The original contract with Paragon Partners was for \$53,928.00. This first amendment to the contract will increase the not to exceed value to \$70,098.00. The Federal Highway Bridge Program (HBP) fund will cover 100% of the cost associated with this amended contract. No General Funds will be used for this project.

BACKGROUND

The City received approval for federal funds from the California Department of Transportation (Caltrans) to replace the Oak Ridge Drive Bridge over Linda Creek (please see attached location map). In March 2013 a contract was also awarded to Mark Thomas to provide engineering services for the replacement of the bridge.

On July 5, 2017, Council awarded a contract to Paragon Partners to provide the necessary right of way services. Paragon Partners prepared the right of way documents based on the design for a two span bridge that minimized construction costs, and were ready to begin negotiations with the property owners.

While the preliminary two span bridge design would have minimized construction cost, the amount of right of way necessary to accommodate a two span bridge was deemed to be excessive. As a result, the project team and Caltrans determined that a single span bridge would reduce the required right of way needed for the project. The proposed design revisions, and revisions to the right of way services, have been approved by Caltrans, and Federal Highway Bridge Program (HBP) grant funding has been approved to cover the additional right of way services necessary to make the revisions.

The attached contract amendment with Paragon Partners will cover the additional cost to update

the appraisal reports and the right of way acquisition documents.

FISCAL IMPACT

The original contract with Paragon Partners was for \$53,928.00. This first amendment to the contract will increase the not to exceed value to \$70,098.00. The Federal Highway Bridge Program (HBP) fund will cover 100% of the cost associated with this amended contract. No General Funds will be used on this project.

ECONOMIC DEVELOPMENT / JOBS CREATED

Federal guidelines suggest there is one job created for every \$92,000.00 in direct spending. Based on that figure, this amendment will provide less than one job.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Hossein Naghibzadeh, Associate Engineer

Rhon Herndon, Public Works Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 18-480

Paragon Amendment

RESOLUTION NO. 18-480

APPROVING A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF ROSEVILLE AND PARAGON PARTNERS, LTD., AND
AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF
THE CITY OF ROSEVILLE

WHEREAS, a first amendment to professional services agreement regarding the Oak Ridge Drive Bridge Replacement project, by and between the City of Roseville and Paragon Partners, Ltd., has been reviewed by the City Council; and

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

**FIRST AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT
Oak Ridge Drive Bridge Replacement Project**

THIS FIRST AMENDMENT TO AGREEMENT is made and entered into this ____ day of _____, 20__, by and between the City of Roseville, a municipal corporation ("CITY"), and Paragon Partners, Ltd., a California corporation ("CONSULTANT"); and

W I T N E S S E T H:

WHEREAS, CITY and CONSULTANT previously entered into a Professional Services Agreement dated July 5, 2017 ("Agreement") regarding Oak Ridge Drive Bridge Replacement Project ("Project"); and

WHEREAS, CITY desires to amend the Agreement to include additional services as described in CONSULTANT's letter/proposal dated September 28, 2018, which is attached hereto as Exhibit "A" and incorporated herein by reference; and

WHEREAS, CONSULTANT is willing and able to provide such additional services.

NOW, THEREFORE, the parties agree as follows:

1. CONSULTANT shall provide additional services as described in Exhibit "A" of this First Amendment to Agreement.
2. Paragraph 2 of the Agreement is amended by adding an additional paragraph to read as follows:

"CITY shall pay sixteen thousand one hundred seventy dollars (\$16,170.00), in consideration of the additional services as set forth in Exhibit "A" to the First Amendment to Agreement. This brings the total not to exceed contract amount to seventy thousand ninety eight dollars (\$70,098.00)."

3. All other provisions of the Agreement shall remain unchanged and in full force and effect.

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

CITY OF ROSEVILLE, a
municipal corporation

PARAGON PARTNERS LTD., a
California corporation

BY: _____
DOMINICK CASEY
City Manager

BY: 
NEILA LAVALLE
its: President and CEO

ATTEST:

and 
BY: _____
JOEL SEWELL
its: Exec. Vice President and Secretary

BY: _____
SONIA OROZCO
City Clerk

SIGNATURES CONTINUED ON FOLLOWING PAGE

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY:  _____
RHON HERNDON
Public Works Director

EXHIBIT "A"



September 28, 2018

Via email to: hnaghzbzadeh@roseville.ca.us

Hossein Naghibzadeh
Associate Engineer
City of Roseville Department of Public Works, Engineering Division
311 Vernon Street
Roseville, CA 95678

Subject: Request for Change Order
Oak Ridge Drive Bridge Replacement

Dear Mr. Naghibzadeh:

Thank you for the opportunity to provide acquisition services for the Oak Ridge Drive Bridge Replacement Project (Project).

The project was put on hold for design revisions and during this time, the appraisal reports became stale. As you are aware, each property required an updated appraisal and review appraisal. Paragon incurred expenses outside of the original scope in the amount of \$16,170.

The individual breakdown of these costs is: \$9,625 for the updated appraisals and \$6,545 for the updated appraisal reviews.

Paragon is requesting an increase in the budget by \$16,170 for the increased appraisal and appraisal review cost.

If you have any questions or require additional information, please contact me at (916) 565-1174 or via e-mail at jnied@paragon-partners.com.

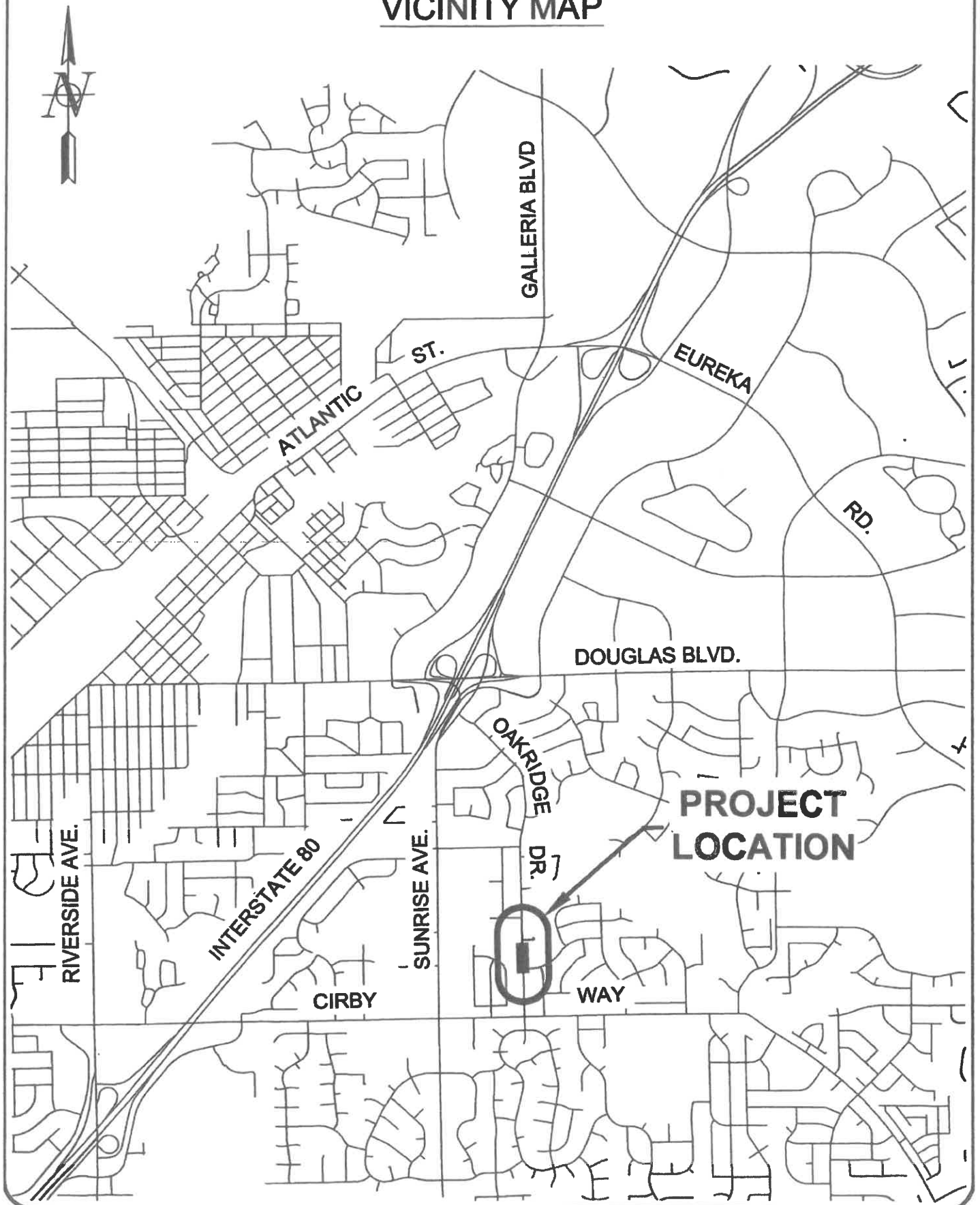
Sincerely,

Jeremy Nied
Principal Acquisition Agent

2525 Natomas Park Drive, Suite 330 | Sacramento, California 95833
Office 916.565.1174 | Fax 916.565.0533 | www.paragon-partners.com

OAKRIDGE DR BRIDGE REPLACEMENT PROJECT

VICINITY MAP





COUNCIL COMMUNICATION

CC #: 9667
File #: 0600-01

Title: City Manager Office Staffing Allocation and Salary Schedule Changes
Contact: Stacey Peterson 916-774-5374 slpeterson@roseville.ca.us

Meeting Date: 12/5/2018
Item #: 6.11.

RECOMMENDATION TO COUNCIL

As part of an ongoing assessment of the appropriate staffing structure to provide a high level of service to the community, staff is recommending the following changes to the City's staffing allocation schedule and salary schedule to meet business needs. It is recommended that City Council take the following actions:

1. Adopt an ordinance to approve the attached Management A & B salary schedules (Appendix X) reflecting the reduction of the Chief Financial Officer salary range (1245, B723), and deletion of the Finance Director classification effective January 5, 2019; and
2. Motion to approve the attached city-wide allocation schedule effective January 5, 2019.

BACKGROUND

As part of the Municipal Code, the Human Resources Department is charged with maintaining the City's classification plan. The Human Resources staff is continually evaluating staffing levels necessary to provide high service levels to the community. Staff reviews department workload and the allocation's impact on meeting the city's goals. Additionally, the level at which each of these positions would have to be staffed was analyzed. As a result, staff is requesting two (2) new allocations and deleting two (2) allocations effective January 5, 2019.

City Manager's Office:

With the retirement of the City's Chief Financial Officer (CFO) at the end of the year, the City Manager is reorganizing the CFO duties to better meet the changing needs of executive staff. The reorganization will delete the current CFO position and create a new Assistant City Manager position who will assume the current CFO duties related to the oversight of the administrative support departments (Information Technology, Human Resources, Finance and the City Clerk). The current CFO duties of managing treasury, debt financing, and portfolio investment will be transitioned in full to the current Finance Director. The current Finance Director position and incumbent will be transitioned to the new Chief Financial Officer salary and position and will continue to oversee the Finance Department. The overall cost of this reorganization is a savings of \$51,778.00 to the General fund.

From	New Position	Current Salary & Benefits	Proposed Salary & Benefits	Annual Impact
Chief Financial Officer	Assistant City Manager	\$379,950	\$313,956	(\$65,994)
Finance Director	Chief Financial Officer (new job description)	\$284,318	\$298,534	\$14,216
Total Savings				(\$51,778)

FISCAL IMPACT

The total fiscal impact to the General fund is a cost savings of \$51,778.00. All costs have been included within the FY 2018-19 budgets.

ECONOMIC DEVELOPMENT / JOBS CREATED

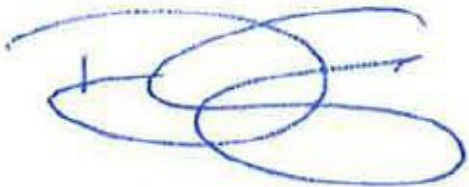
No new jobs are created by this action.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical changes in the environment (CEQA Guidelines §15061(B)(3)). Staffing changes do not include the potential for a significant environmental effect, and therefore are not subject to CEQA.

Respectfully Submitted,

Stacey Peterson, Human Resources Director



Dominick Casey, City Manager

ATTACHMENTS:**Description**

Ordinance No. 6031

Management Salary Schedule A

Management Salary Schedule B

Staffing Allocation Schedule

ORDINANCE NO. 6031

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING
ORDINANCE NO. 6028, THE SALARY ORDINANCE FOR MANAGEMENT EMPLOYEES,
AS AMENDED BY APPENDIX "X" TO BE EFFECTIVE
JANUARY 5, 2019, AS AN URGENCY MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Title and Purpose.

Ordinance No. 6028, the Salary Ordinance for Management Employees, is hereby amended as shown on Appendix "X" for salary schedules A and B attached hereto.

DELETION OF CLASSIFICATION:

<u>Classification No.</u>	<u>Position Title</u>	<u>Salary Range</u>
3301/B763	Finance Director	9170

SECTION 2. Salary Plan Effective Date.

This Ordinance shall be effective January 5, 2019 as an urgency measure.

SECTION 3. Urgency Ordinance.

This ordinance is hereby declared to be an urgency measure, immediately necessary for the public peace, health and safety and shall take effect January 5, 2019. A statement of urgency is as follows:

It is necessary to amend the Salary Ordinance to comply with recently approved changes for the orderly and necessary continuance of operations of the City.

SECTION 4. Posting.

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

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
0043	ACCOUNTING SUPERVISOR					
		STEP A	42.3057	3,384.45	7,332.98	87,995.85
		STEP B	44.4210	3,553.68	7,699.64	92,395.68
		STEP C	46.6420	3,731.36	8,084.61	97,015.36
		STEP D	48.9741	3,917.92	8,488.84	101,866.12
		STEP E	51.4229	4,113.83	8,913.30	106,959.63
		STEP F	53.9940	4,319.52	9,358.96	112,307.52
		STEP G	56.6937	4,535.49	9,826.90	117,922.89
9427	ACCOUNTS PAYABLE SUPERVISOR					
		STEP A	40.0089	3,200.71	6,934.87	83,218.51
		STEP B	42.0094	3,360.75	7,281.62	87,379.55
		STEP C	44.1098	3,528.78	7,645.69	91,748.38
		STEP D	46.3153	3,705.22	8,027.98	96,335.82
		STEP E	48.6310	3,890.48	8,429.37	101,152.48
		STEP F	51.0626	4,085.00	8,850.85	106,210.20
		STEP G	53.6158	4,289.26	9,293.40	111,520.86
0045	ADMIN ANALYST I					
		STEP A	33.9261	2,714.08	5,880.52	70,566.28
		STEP B	35.6224	2,849.79	6,174.54	74,094.59
		STEP C	37.4034	2,992.27	6,483.25	77,799.07
		STEP D	39.2738	3,141.90	6,807.45	81,689.50
		STEP E	41.2374	3,298.99	7,147.81	85,773.79
		STEP F	43.2993	3,463.94	7,505.21	90,062.54
		STEP G	45.4643	3,637.14	7,880.47	94,565.74
0050	ADMIN ANALYST II					
		STEP A	37.3189	2,985.51	6,468.60	77,623.31
		STEP B	39.1848	3,134.78	6,792.03	81,504.38
		STEP C	41.1439	3,291.51	7,131.60	85,579.31
		STEP D	43.2012	3,456.09	7,488.20	89,858.49
		STEP E	45.3611	3,628.88	7,862.59	94,351.08
		STEP F	47.6293	3,810.34	8,255.74	99,068.94
		STEP G	50.0107	4,000.85	8,668.52	104,022.25
0086	ALTERNATIVE TRANSP ANALYST I					
		STEP A	34.4335	2,754.68	5,968.47	71,621.68
		STEP B	36.1553	2,892.42	6,266.91	75,203.02
		STEP C	37.9631	3,037.04	6,580.27	78,963.24
		STEP D	39.8612	3,188.89	6,909.27	82,911.29
		STEP E	41.8542	3,348.33	7,254.72	87,056.73
		STEP F	43.9469	3,515.75	7,617.46	91,409.55
		STEP G	46.1444	3,691.55	7,998.36	95,980.35

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
0088	ALTERNATIVE TRANSP ANALYST II					
		STEP A	37.3189	2,985.51	6,468.60	77,623.31
		STEP B	39.1848	3,134.78	6,792.03	81,504.38
		STEP C	41.1439	3,291.51	7,131.60	85,579.31
		STEP D	43.2012	3,456.09	7,488.20	89,858.49
		STEP E	45.3611	3,628.88	7,862.59	94,351.08
		STEP F	47.6293	3,810.34	8,255.74	99,068.94
		STEP G	50.0107	4,000.85	8,668.52	104,022.25
0090	ALTERNATIVE TRANSP MGR					
		STEP A	50.7532	4,060.25	8,797.22	105,566.65
		STEP B	53.2909	4,263.27	9,237.08	110,845.07
		STEP C	55.9555	4,476.44	9,698.95	116,387.44
		STEP D	58.7532	4,700.25	10,183.88	122,206.65
		STEP E	61.6909	4,935.27	10,693.08	128,317.07
		STEP F	64.7754	5,182.03	11,227.73	134,732.83
		STEP G	68.0142	5,441.13	11,789.12	141,469.53
1505	AMI PROJECT MANAGER					
		STEP A	49.2678	3,941.42	8,539.75	102,477.02
		STEP B	51.7313	4,138.50	8,966.75	107,601.10
		STEP C	54.3180	4,345.44	9,415.12	112,981.44
		STEP D	57.0337	4,562.69	9,885.84	118,630.09
		STEP E	59.8854	4,790.83	10,380.13	124,561.63
		STEP F	62.8797	5,030.37	10,899.14	130,789.77
		STEP G	66.0237	5,281.89	11,444.10	137,329.29
0245	ASST CITY ATTORNEY					
		STEP A	74.8557	5,988.45	12,974.98	155,699.85
		STEP B	78.5985	6,287.88	13,623.74	163,484.88
		STEP C	82.5284	6,602.27	14,304.92	171,659.07
		STEP D	86.6548	6,932.38	15,020.16	180,241.98
		STEP E	90.9876	7,279.00	15,771.18	189,254.20
		STEP F	95.5370	7,642.96	16,559.74	198,716.96
		STEP G	100.3138	8,025.10	17,387.72	208,652.70
0250	ASST CITY CLERK					
		STEP A	36.4809	2,918.47	6,323.35	75,880.27
		STEP B	38.3049	3,064.39	6,639.51	79,674.19
		STEP C	40.2202	3,217.61	6,971.50	83,658.01
		STEP D	42.2312	3,378.49	7,320.07	87,840.89
		STEP E	44.3428	3,547.42	7,686.08	92,233.02
		STEP F	46.5599	3,724.79	8,070.38	96,844.59
		STEP G	48.8879	3,911.03	8,473.90	101,686.83

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: X
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Effective 01/05/2019

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
0325	ASST CITY MANAGER					
		STEP A	75.5630	6,045.04	13,097.58	157,171.04
		STEP B	79.3411	6,347.28	13,752.45	165,029.48
		STEP C	83.3082	6,664.65	14,440.08	173,281.05
		STEP D	87.4737	6,997.89	15,162.10	181,945.29
		STEP E	91.8473	7,347.78	15,920.19	191,042.38
		STEP F	96.4397	7,715.17	16,716.21	200,594.57
		STEP G	101.2617	8,100.93	17,552.02	210,624.33
0395	ASST ELEC UTIL DIRECTOR					
		STEP A	79.2844	6,342.75	13,742.62	164,911.55
		STEP B	83.2487	6,659.89	14,429.77	173,157.29
		STEP C	87.4111	6,992.88	15,151.25	181,815.08
		STEP D	91.7815	7,342.52	15,908.79	190,905.52
		STEP E	96.3707	7,709.65	16,704.25	200,451.05
		STEP F	101.1892	8,095.13	17,539.46	210,473.53
		STEP G	106.2488	8,499.90	18,416.45	220,997.50
0411	ASST EU DIRECTOR					
		STEP A	63.3944	5,071.55	10,988.36	131,860.35
		STEP B	66.5640	5,325.12	11,537.76	138,453.12
		STEP C	69.8922	5,591.37	12,114.64	145,375.77
		STEP D	73.3868	5,870.94	12,720.37	152,644.54
		STEP E	77.0562	6,164.49	13,356.40	160,276.89
		STEP F	80.9090	6,472.72	14,024.22	168,290.72
		STEP G	84.9544	6,796.35	14,725.42	176,705.15
0480	ASST FIRE CHIEF					
		STEP A	62.4844	4,998.75	10,830.62	129,967.55
		STEP B	65.6085	5,248.68	11,372.14	136,465.68
		STEP C	68.8891	5,511.12	11,940.77	143,289.32
		STEP D	72.3335	5,786.68	12,537.80	150,453.68
		STEP E	75.9501	6,076.00	13,164.68	157,976.20
		STEP F	79.7476	6,379.80	13,822.91	165,875.00
		STEP G	83.7351	6,698.80	14,514.08	174,169.00
0484	ASST HUMAN RESOURCES DIRECTOR					
		STEP A	51.2305	4,098.44	8,879.95	106,559.44
		STEP B	53.7917	4,303.33	9,323.89	111,886.73
		STEP C	56.4817	4,518.53	9,790.16	117,481.93
		STEP D	59.3058	4,744.46	10,279.67	123,356.06
		STEP E	62.2711	4,981.68	10,793.65	129,523.88
		STEP F	65.3847	5,230.77	11,333.34	136,000.17
		STEP G	68.6539	5,492.31	11,900.00	142,800.11

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: X
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Effective 01/05/2019

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
0510	ASST POLICE CHIEF					
		STEP A	69.3658	5,549.26	12,023.40	144,280.86
		STEP B	72.8341	5,826.72	12,624.57	151,494.92
		STEP C	76.4758	6,118.06	13,255.80	159,069.66
		STEP D	80.2996	6,423.96	13,918.59	167,023.16
		STEP E	84.3146	6,745.16	14,614.53	175,374.36
		STEP F	88.5303	7,082.42	15,345.25	184,143.02
		STEP G	92.9568	7,436.54	16,112.51	193,350.14
0920	BILLING SERVICES MANAGER					
		STEP A	46.4600	3,716.80	8,053.06	96,636.80
		STEP B	48.7830	3,902.64	8,455.72	101,468.64
		STEP C	51.2222	4,097.77	8,878.51	106,542.17
		STEP D	53.7833	4,302.66	9,322.43	111,869.26
		STEP E	56.4725	4,517.80	9,788.56	117,462.80
		STEP F	59.2961	4,743.68	10,277.99	123,335.88
		STEP G	62.2609	4,980.87	10,791.88	129,502.67
1017	BLDG INSPECTION SUPERVISOR					
		STEP A	41.1373	3,290.98	7,130.46	85,565.58
		STEP B	43.1942	3,455.53	7,486.99	89,843.93
		STEP C	45.3539	3,628.31	7,861.34	94,336.11
		STEP D	47.6215	3,809.72	8,254.39	99,052.72
		STEP E	50.0027	4,000.21	8,667.13	104,005.61
		STEP F	52.5029	4,200.23	9,100.50	109,206.03
		STEP G	55.1279	4,410.23	9,555.50	114,666.03
1043	BLDG OFFICIAL					
		STEP A	51.5014	4,120.11	8,926.90	107,122.91
		STEP B	54.0765	4,326.12	9,373.26	112,479.12
		STEP C	56.7803	4,542.42	9,841.91	118,103.02
		STEP D	59.6193	4,769.54	10,334.01	124,008.14
		STEP E	62.6003	5,008.02	10,850.71	130,208.62
		STEP F	65.7303	5,258.42	11,393.25	136,719.02
		STEP G	69.0168	5,521.34	11,962.91	143,554.94
0910	BUDGET ANALYST I					
		STEP A	35.1221	2,809.76	6,087.83	73,053.96
		STEP B	36.8780	2,950.24	6,392.18	76,706.24
		STEP C	38.7221	3,097.76	6,711.83	80,541.96
		STEP D	40.6582	3,252.65	7,047.42	84,569.05
		STEP E	42.6912	3,415.29	7,399.80	88,797.69
		STEP F	44.8255	3,586.04	7,769.75	93,237.04
		STEP G	47.0669	3,765.35	8,158.26	97,899.15

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: X
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Effective 01/05/2019

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
0915	BUDGET ANALYST II					
		STEP A	38.0646	3,045.16	6,597.86	79,174.36
		STEP B	39.9677	3,197.41	6,927.73	83,132.81
		STEP C	41.9663	3,357.30	7,274.15	87,289.90
		STEP D	44.0645	3,525.16	7,637.84	91,654.16
		STEP E	46.2677	3,701.41	8,019.73	96,236.81
		STEP F	48.5812	3,886.49	8,420.74	101,048.89
		STEP G	51.0102	4,080.81	8,841.76	106,101.21
0930	BUDGET MANAGER					
		STEP A	46.4600	3,716.80	8,053.06	96,636.80
		STEP B	48.7830	3,902.64	8,455.72	101,468.64
		STEP C	51.2222	4,097.77	8,878.51	106,542.17
		STEP D	53.7833	4,302.66	9,322.43	111,869.26
		STEP E	56.4725	4,517.80	9,788.56	117,462.80
		STEP F	59.2961	4,743.68	10,277.99	123,335.88
		STEP G	62.2609	4,980.87	10,791.88	129,502.67
1245	CHIEF FINANCIAL OFFICER					
		STEP A	71.8515	5,748.12	12,454.26	149,451.12
		STEP B	75.4441	6,035.52	13,076.97	156,923.72
		STEP C	79.2163	6,337.30	13,730.82	164,769.90
		STEP D	83.1771	6,654.16	14,417.36	173,008.36
		STEP E	87.3360	6,986.88	15,138.24	181,658.88
		STEP F	91.7028	7,336.22	15,895.15	190,741.82
		STEP G	96.2879	7,703.03	16,689.90	200,278.83
1180	CHIEF INFORMATION OFFICER					
		STEP A	62.2090	4,976.72	10,782.89	129,394.72
		STEP B	65.3196	5,225.56	11,322.06	135,864.76
		STEP C	68.5855	5,486.84	11,888.15	142,657.84
		STEP D	72.0148	5,761.18	12,482.56	149,790.78
		STEP E	75.6156	6,049.24	13,106.70	157,280.44
		STEP F	79.3964	6,351.71	13,762.04	165,144.51
		STEP G	83.3662	6,669.29	14,450.14	173,401.69
1220	CITY CLERK					
		STEP A	56.6292	4,530.33	9,815.72	117,788.73
		STEP B	59.4607	4,756.85	10,306.52	123,678.25
		STEP C	62.4338	4,994.70	10,821.85	129,862.30
		STEP D	65.5555	5,244.44	11,362.95	136,355.44
		STEP E	68.8333	5,506.66	11,931.10	143,173.26
		STEP F	72.2751	5,782.00	12,527.68	150,332.20
		STEP G	75.8886	6,071.08	13,154.02	157,848.28

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: X
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Effective 01/05/2019

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
1224	CITY LIBRARIAN					
		STEP A	51.0108	4,080.86	8,841.87	106,102.46
		STEP B	53.5613	4,284.90	9,283.95	111,407.50
		STEP C	56.2392	4,499.13	9,748.12	116,977.53
		STEP D	59.0515	4,724.12	10,235.59	122,827.12
		STEP E	62.0038	4,960.30	10,747.32	128,967.90
		STEP F	65.1042	5,208.33	11,284.72	135,416.73
		STEP G	68.3594	5,468.75	11,848.96	142,187.55
1368	CODE ENFORCEMENT SUPERVISOR					
		STEP A	37.0629	2,965.03	6,424.23	77,090.83
		STEP B	38.9160	3,113.28	6,745.44	80,945.28
		STEP C	40.8618	3,268.94	7,082.71	84,992.54
		STEP D	42.9049	3,432.39	7,436.84	89,242.19
		STEP E	45.0502	3,604.01	7,808.70	93,704.41
		STEP F	47.3027	3,784.21	8,199.13	98,389.61
		STEP G	49.6678	3,973.42	8,609.08	103,309.02
1370	CONTROLLER					
		STEP A	48.7830	3,902.64	8,455.72	101,468.64
		STEP B	51.2222	4,097.77	8,878.51	106,542.17
		STEP C	53.7833	4,302.66	9,322.43	111,869.26
		STEP D	56.4724	4,517.79	9,788.54	117,462.59
		STEP E	59.2961	4,743.68	10,277.99	123,335.88
		STEP F	62.2609	4,980.87	10,791.88	129,502.67
		STEP G	65.3739	5,229.91	11,331.47	135,977.71
9541	DEPT GOVERNMT RELATIONS ADMSTR					
		STEP A	44.7823	3,582.58	7,762.26	93,147.18
		STEP B	47.0214	3,761.71	8,150.37	97,804.51
		STEP C	49.3724	3,949.79	8,557.88	102,694.59
		STEP D	51.8411	4,147.28	8,985.79	107,829.48
		STEP E	54.4331	4,354.64	9,435.07	113,220.84
		STEP F	57.1548	4,572.38	9,906.83	118,881.98
		STEP G	60.0125	4,801.00	10,402.16	124,826.00
1645	DEPT PUBLIC INFO OFFICER					
		STEP A	39.0878	3,127.02	6,775.21	81,302.62
		STEP B	41.0424	3,283.39	7,114.01	85,368.19
		STEP C	43.0941	3,447.52	7,469.64	89,635.72
		STEP D	45.2489	3,619.91	7,843.14	94,117.71
		STEP E	47.5115	3,800.92	8,235.32	98,823.92
		STEP F	49.8870	3,990.96	8,647.08	103,764.96
		STEP G	52.3817	4,190.53	9,079.49	108,953.93

CITY OF ROSEVILLE

SALARY SCHEDULE A

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Effective 01/05/2019

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
1655	DEPUTY CITY ATTORNEY I					
		STEP A	53.7951	4,303.60	9,324.48	111,893.80
		STEP B	56.4848	4,518.78	9,790.69	117,488.38
		STEP C	59.3091	4,744.72	10,280.24	123,362.92
		STEP D	62.2745	4,981.96	10,794.24	129,530.96
		STEP E	65.3882	5,231.05	11,333.95	136,007.45
		STEP F	68.6577	5,492.61	11,900.66	142,808.01
		STEP G	72.0905	5,767.24	12,495.68	149,948.24
1658	DEPUTY CITY ATTORNEY II					
		STEP A	59.1746	4,733.96	10,256.93	123,083.16
		STEP B	62.1333	4,970.66	10,769.77	129,237.26
		STEP C	65.2400	5,219.20	11,308.26	135,699.20
		STEP D	68.5020	5,480.16	11,873.68	142,484.16
		STEP E	71.9271	5,754.16	12,467.36	149,608.36
		STEP F	75.5234	6,041.87	13,090.72	157,088.67
		STEP G	79.2996	6,343.96	13,745.26	164,943.16
1659	DEPUTY CITY MANAGER					
		STEP A	56.6293	4,530.34	9,815.74	117,788.94
		STEP B	59.4607	4,756.85	10,306.52	123,678.25
		STEP C	62.4338	4,994.70	10,821.85	129,862.30
		STEP D	65.5555	5,244.44	11,362.95	136,355.44
		STEP E	68.8334	5,506.67	11,931.12	143,173.47
		STEP F	72.2751	5,782.00	12,527.68	150,332.20
		STEP G	75.8887	6,071.09	13,154.04	157,848.49
1674	DEVELOPMENT ANALYST I					
		STEP A	33.9261	2,714.08	5,880.52	70,566.28
		STEP B	35.6224	2,849.79	6,174.54	74,094.59
		STEP C	37.4034	2,992.27	6,483.25	77,799.07
		STEP D	39.2738	3,141.90	6,807.45	81,689.50
		STEP E	41.2374	3,298.99	7,147.81	85,773.79
		STEP F	43.2993	3,463.94	7,505.21	90,062.54
		STEP G	45.4643	3,637.14	7,880.47	94,565.74
1675	DEVELOPMENT ANALYST II					
		STEP A	37.3189	2,985.51	6,468.60	77,623.31
		STEP B	39.1848	3,134.78	6,792.03	81,504.38
		STEP C	41.1439	3,291.51	7,131.60	85,579.31
		STEP D	43.2012	3,456.09	7,488.20	89,858.49
		STEP E	45.3611	3,628.88	7,862.59	94,351.08
		STEP F	47.6293	3,810.34	8,255.74	99,068.94
		STEP G	50.0107	4,000.85	8,668.52	104,022.25

CITY OF ROSEVILLE

SALARY SCHEDULE A

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MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
1676	DEVELOPMENT SERVICES DIRECTOR					
		STEP A	68.5341	5,482.72	11,879.24	142,550.92
		STEP B	71.9608	5,756.86	12,473.20	149,678.46
		STEP C	75.5587	6,044.69	13,096.84	157,162.09
		STEP D	79.3368	6,346.94	13,751.71	165,020.54
		STEP E	83.3036	6,664.28	14,439.29	173,271.48
		STEP F	87.4689	6,997.51	15,161.27	181,935.31
		STEP G	91.8424	7,347.39	15,919.34	191,032.19
1695	DEVELOPMENT SERVICES MANAGER					
		STEP A	56.6293	4,530.34	9,815.74	117,788.94
		STEP B	59.4607	4,756.85	10,306.52	123,678.25
		STEP C	62.4338	4,994.70	10,821.85	129,862.30
		STEP D	65.5555	5,244.44	11,362.95	136,355.44
		STEP E	68.8334	5,506.67	11,931.12	143,173.47
		STEP F	72.2751	5,782.00	12,527.68	150,332.20
		STEP G	75.8887	6,071.09	13,154.04	157,848.49
1280	DEVELOPMENT SVCS ADMINISTRATOR					
		STEP A	41.1373	3,290.98	7,130.46	85,565.58
		STEP B	43.1942	3,455.53	7,486.99	89,843.93
		STEP C	45.3539	3,628.31	7,861.34	94,336.11
		STEP D	47.6215	3,809.72	8,254.39	99,052.72
		STEP E	50.0027	4,000.21	8,667.13	104,005.61
		STEP F	52.5029	4,200.23	9,100.50	109,206.03
		STEP G	55.1279	4,410.23	9,555.50	114,666.03
1710	ECONOMIC DEVELOPMENT DIRECTOR					
		STEP A	65.9539	5,276.31	11,432.00	137,184.11
		STEP B	69.2518	5,540.14	12,003.64	144,043.74
		STEP C	72.7144	5,817.15	12,603.82	151,245.95
		STEP D	76.3500	6,108.00	13,234.00	158,808.00
		STEP E	80.1676	6,413.40	13,895.71	166,748.60
		STEP F	84.1760	6,734.08	14,590.50	175,086.08
		STEP G	88.3848	7,070.78	15,320.03	183,840.38
1711	ECONOMIC DEVELOPMENT SUPV					
		STEP A	44.3137	3,545.09	7,681.04	92,172.49
		STEP B	46.5294	3,722.35	8,065.09	96,781.15
		STEP C	48.8559	3,908.47	8,468.35	101,620.27
		STEP D	51.2987	4,103.89	8,891.77	106,701.29
		STEP E	53.8636	4,309.08	9,336.35	112,036.28
		STEP F	56.5568	4,524.54	9,803.17	117,638.14
		STEP G	59.3846	4,750.76	10,293.33	123,519.96

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
1310	ELECTRIC BUSINESS ANALYST I					
		STEP A	40.0932	3,207.45	6,949.48	83,393.85
		STEP B	42.0981	3,367.84	7,297.00	87,564.04
		STEP C	44.2028	3,536.22	7,661.81	91,941.82
		STEP D	46.4130	3,713.04	8,044.92	96,539.04
		STEP E	48.7336	3,898.68	8,447.15	101,365.88
		STEP F	51.1702	4,093.61	8,869.50	106,434.01
		STEP G	53.7287	4,298.29	9,312.97	111,755.69
1312	ELECTRIC BUSINESS ANALYST II					
		STEP A	44.1064	3,528.51	7,645.10	91,741.31
		STEP B	46.3119	3,704.95	8,027.39	96,328.75
		STEP C	48.6275	3,890.20	8,428.76	101,145.20
		STEP D	51.0588	4,084.70	8,850.19	106,202.30
		STEP E	53.6117	4,288.93	9,292.69	111,512.33
		STEP F	56.2924	4,503.39	9,757.34	117,088.19
		STEP G	59.1070	4,728.56	10,245.21	122,942.56
2335	ELECTRIC COMPLIANCE ANALYST					
		STEP A	45.9213	3,673.70	7,959.69	95,516.30
		STEP B	48.2173	3,857.38	8,357.66	100,291.98
		STEP C	50.6283	4,050.26	8,775.57	105,306.86
		STEP D	53.1597	4,252.77	9,214.34	110,572.17
		STEP E	55.8177	4,465.41	9,675.06	116,100.81
		STEP F	58.6085	4,688.68	10,158.80	121,905.68
		STEP G	61.5389	4,923.11	10,666.74	128,000.91
6285	ELECTRIC CUSTOMR PROGRAMS SUPV					
		STEP A	55.8630	4,469.04	9,682.92	116,195.04
		STEP B	58.6560	4,692.48	10,167.04	122,004.48
		STEP C	61.5888	4,927.10	10,675.39	128,104.70
		STEP D	64.6682	5,173.45	11,209.15	134,509.85
		STEP E	67.9017	5,432.13	11,769.62	141,235.53
		STEP F	71.2967	5,703.73	12,358.09	148,297.13
		STEP G	74.8616	5,988.92	12,976.01	155,712.12
2284	ELECTRIC ENGINEERING TECH SUPV					
		STEP A	48.8082	3,904.65	8,460.08	101,521.05
		STEP B	51.2485	4,099.88	8,883.07	106,596.88
		STEP C	53.8110	4,304.88	9,327.24	111,926.88
		STEP D	56.5016	4,520.12	9,793.61	117,523.32
		STEP E	59.3266	4,746.12	10,283.27	123,399.32
		STEP F	62.2929	4,983.43	10,797.43	129,569.23
		STEP G	65.4076	5,232.60	11,337.31	136,047.80

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SALARY SCHEDULE A

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MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
2338	ELECTRIC OPERATIONS MANAGER					
		STEP A	68.9362	5,514.89	11,948.94	143,387.29
		STEP B	72.3830	5,790.64	12,546.38	150,556.64
		STEP C	76.0021	6,080.16	13,173.69	158,084.36
		STEP D	79.8021	6,384.16	13,832.36	165,988.36
		STEP E	83.7923	6,703.38	14,524.00	174,287.98
		STEP F	87.9820	7,038.56	15,250.21	183,002.56
		STEP G	92.3811	7,390.48	16,012.72	192,152.68
2339	ELECTRIC OPERATIONS SUPERVISOR					
		STEP A	62.6703	5,013.62	10,862.85	130,354.22
		STEP B	65.8040	5,264.32	11,406.02	136,872.32
		STEP C	69.0940	5,527.52	11,976.29	143,715.52
		STEP D	72.5488	5,803.90	12,575.12	150,901.50
		STEP E	76.1763	6,094.10	13,203.89	158,446.70
		STEP F	79.9851	6,398.80	13,864.08	166,369.00
		STEP G	83.9841	6,718.72	14,557.24	174,686.92
2314	ELECTRIC RESOURCES ANALYST I					
		STEP A	48.9282	3,914.25	8,480.88	101,770.65
		STEP B	51.3746	4,109.96	8,904.93	106,859.16
		STEP C	53.9432	4,315.45	9,350.15	112,201.85
		STEP D	56.6406	4,531.24	9,817.70	117,812.44
		STEP E	59.4725	4,757.80	10,308.56	123,702.80
		STEP F	62.4461	4,995.68	10,823.99	129,887.88
		STEP G	65.5685	5,245.48	11,365.20	136,382.48
2316	ELECTRIC RESOURCES ANALYST II					
		STEP A	53.8257	4,306.05	9,329.78	111,957.45
		STEP B	56.5170	4,521.36	9,796.28	117,555.36
		STEP C	59.3428	4,747.42	10,286.08	123,433.02
		STEP D	62.3101	4,984.80	10,800.41	129,605.00
		STEP E	65.4256	5,234.04	11,340.43	136,085.24
		STEP F	68.6968	5,495.74	11,907.44	142,889.34
		STEP G	72.1315	5,770.52	12,502.79	150,033.52
2216	ELECTRIC RISK AND COMP SUPV					
		STEP A	58.1317	4,650.53	10,076.16	120,913.93
		STEP B	61.0383	4,883.06	10,579.97	126,959.66
		STEP C	64.0902	5,127.21	11,108.96	133,307.61
		STEP D	67.2947	5,383.57	11,664.41	139,972.97
		STEP E	70.6594	5,652.75	12,247.62	146,971.55
		STEP F	74.1924	5,935.39	12,860.01	154,320.19
		STEP G	77.9020	6,232.16	13,503.01	162,036.16

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Effective 01/05/2019

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
2352	ELECTRIC SAFETY COORDINATOR					
		STEP A	37.3188	2,985.50	6,468.59	77,623.10
		STEP B	39.1847	3,134.77	6,792.01	81,504.17
		STEP C	41.1438	3,291.50	7,131.59	85,579.10
		STEP D	43.2010	3,456.08	7,488.17	89,858.08
		STEP E	45.3610	3,628.88	7,862.57	94,350.88
		STEP F	47.6291	3,810.32	8,255.71	99,068.52
		STEP G	50.0107	4,000.85	8,668.52	104,022.25
2319	ELECTRIC SUBSTATION SUPERVISOR					
		STEP A	62.6703	5,013.62	10,862.85	130,354.22
		STEP B	65.8040	5,264.32	11,406.02	136,872.32
		STEP C	69.0940	5,527.52	11,976.29	143,715.52
		STEP D	72.5488	5,803.90	12,575.12	150,901.50
		STEP E	76.1763	6,094.10	13,203.89	158,446.70
		STEP F	79.9851	6,398.80	13,864.08	166,369.00
		STEP G	83.9841	6,718.72	14,557.24	174,686.92
2358	ELECTRIC TECHNOLOGY SYST SUPV					
		STEP A	51.0106	4,080.84	8,841.83	106,102.04
		STEP B	53.5612	4,284.89	9,283.94	111,407.29
		STEP C	56.2392	4,499.13	9,748.12	116,977.53
		STEP D	59.0513	4,724.10	10,235.55	122,826.70
		STEP E	62.0038	4,960.30	10,747.32	128,967.90
		STEP F	65.1038	5,208.30	11,284.65	135,415.90
		STEP G	68.3591	5,468.72	11,848.91	142,186.92
2320	ELECTRIC UTILITY DIRECTOR					
		STEP A	101.9121	8,152.96	17,664.76	211,977.16
		STEP B	107.0077	8,560.61	18,548.00	222,576.01
		STEP C	112.3580	8,988.64	19,475.38	233,704.64
		STEP D	117.9760	9,438.08	20,449.17	245,390.08
		STEP E	123.8747	9,909.97	21,471.61	257,659.37
		STEP F	130.0685	10,405.48	22,545.20	270,542.48
		STEP G	136.5719	10,925.75	23,672.46	284,069.55
2215	ELECTRIC UTILITY FIN ADMIN					
		STEP A	54.3404	4,347.23	9,419.00	113,028.03
		STEP B	57.0575	4,564.60	9,889.96	118,679.60
		STEP C	59.9103	4,792.82	10,384.45	124,613.42
		STEP D	62.9059	5,032.47	10,903.68	130,844.27
		STEP E	66.0511	5,284.08	11,448.85	137,386.28
		STEP F	69.3537	5,548.29	12,021.30	144,255.69
		STEP G	72.8214	5,825.71	12,622.37	151,468.51

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SALARY SCHEDULE A

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Effective 01/05/2019

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
2378	ELECTRONIC MAINT COORDINATOR					
		STEP A	40.0601	3,204.80	6,943.75	83,325.00
		STEP B	42.0632	3,365.05	7,290.95	87,491.45
		STEP C	44.1663	3,533.30	7,655.49	91,865.90
		STEP D	46.3746	3,709.96	8,038.26	96,459.16
		STEP E	48.6932	3,895.45	8,440.15	101,281.85
		STEP F	51.1279	4,090.23	8,862.16	106,346.03
		STEP G	53.6843	4,294.74	9,305.27	111,663.34
2415	EMS QUAL ASSURANCE COORDINATOR					
		STEP A	46.0955	3,687.64	7,989.88	95,878.64
		STEP B	48.4002	3,872.01	8,389.36	100,672.41
		STEP C	50.8204	4,065.63	8,808.86	105,706.43
		STEP D	53.3615	4,268.92	9,249.32	110,991.92
		STEP E	56.0295	4,482.36	9,711.78	116,541.36
		STEP F	58.8310	4,706.48	10,197.37	122,368.48
		STEP G	61.7725	4,941.80	10,707.23	128,486.80
2500	ENERGY SERVICES ACCOUNT REP I					
		STEP A	40.1471	3,211.76	6,958.83	83,505.96
		STEP B	42.1545	3,372.36	7,306.78	87,681.36
		STEP C	44.2621	3,540.96	7,672.09	92,065.16
		STEP D	46.4753	3,718.02	8,055.71	96,668.62
		STEP E	48.7989	3,903.91	8,458.47	101,501.71
		STEP F	51.2389	4,099.11	8,881.40	106,576.91
		STEP G	53.8008	4,304.06	9,325.47	111,905.66
2501	ENERGY SERVICES ACCOUNT REP II					
		STEP A	44.1618	3,532.94	7,654.71	91,856.54
		STEP B	46.3697	3,709.57	8,037.41	96,448.97
		STEP C	48.6884	3,895.07	8,439.32	101,271.87
		STEP D	51.1228	4,089.82	8,861.28	106,335.42
		STEP E	53.6789	4,294.31	9,304.34	111,652.11
		STEP F	56.3629	4,509.03	9,769.56	117,234.83
		STEP G	59.1810	4,734.48	10,258.04	123,096.48
1277	ENGINEERING MANAGER					
		STEP A	57.6313	4,610.50	9,989.42	119,873.10
		STEP B	60.5130	4,841.04	10,488.92	125,867.04
		STEP C	63.5383	5,083.06	11,013.30	132,159.66
		STEP D	66.7154	5,337.23	11,564.00	138,768.03
		STEP E	70.0510	5,604.08	12,142.17	145,706.08
		STEP F	73.5535	5,884.28	12,749.27	152,991.28
		STEP G	77.2312	6,178.49	13,386.74	160,640.89

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MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
2540	ENVIRONMENTAL COORDINATOR					
		STEP A	42.9167	3,433.33	7,438.89	89,266.73
		STEP B	45.0627	3,605.01	7,810.86	93,730.41
		STEP C	47.3159	3,785.27	8,201.42	98,417.07
		STEP D	49.6815	3,974.52	8,611.46	103,337.52
		STEP E	52.1657	4,173.25	9,042.05	108,504.65
		STEP F	54.7738	4,381.90	9,494.12	113,929.50
		STEP G	57.5126	4,601.00	9,968.85	119,626.20
2541	ENVIRONMENTAL UTIL COMPL ADMIN					
		STEP A	42.9148	3,433.18	7,438.56	89,262.78
		STEP B	45.0604	3,604.83	7,810.46	93,725.63
		STEP C	47.3134	3,785.07	8,200.98	98,411.87
		STEP D	49.6791	3,974.32	8,611.04	103,332.52
		STEP E	52.1629	4,173.03	9,041.56	108,498.83
		STEP F	54.7711	4,381.68	9,493.65	113,923.88
		STEP G	57.5096	4,600.76	9,968.33	119,619.96
1684	ENVIRONMENTAL UTIL DIRECTOR					
		STEP A	75.9955	6,079.64	13,172.55	158,070.64
		STEP B	79.7952	6,383.61	13,831.16	165,974.01
		STEP C	83.7849	6,702.79	14,522.71	174,272.59
		STEP D	87.9743	7,037.94	15,248.87	182,986.54
		STEP E	92.3729	7,389.83	16,011.30	192,135.63
		STEP F	96.9916	7,759.32	16,811.87	201,742.52
		STEP G	101.8412	8,147.29	17,652.47	211,829.69
2565	EQUIPMENT MAINT SUPERVISOR					
		STEP A	32.0975	2,567.80	5,563.56	66,762.80
		STEP B	33.7023	2,696.18	5,841.73	70,100.78
		STEP C	35.3875	2,831.00	6,133.83	73,606.00
		STEP D	37.1569	2,972.55	6,440.52	77,286.35
		STEP E	39.0147	3,121.17	6,762.54	81,150.57
		STEP F	40.9654	3,277.23	7,100.66	85,208.03
		STEP G	43.0137	3,441.09	7,455.70	89,468.49
6520	ERP MANAGER					
		STEP A	49.2678	3,941.42	8,539.75	102,477.02
		STEP B	51.7313	4,138.50	8,966.75	107,601.10
		STEP C	54.3180	4,345.44	9,415.12	112,981.44
		STEP D	57.0337	4,562.69	9,885.84	118,630.09
		STEP E	59.8854	4,790.83	10,380.13	124,561.63
		STEP F	62.8797	5,030.37	10,899.14	130,789.77
		STEP G	66.0237	5,281.89	11,444.10	137,329.29

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MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
2548	EU BUSINESS SVCS ADMINISTRATOR					
		STEP A	43.7743	3,501.94	7,587.54	91,050.54
		STEP B	45.9630	3,677.04	7,966.92	95,603.04
		STEP C	48.2612	3,860.89	8,365.27	100,383.29
		STEP D	50.6742	4,053.93	8,783.52	105,402.33
		STEP E	53.2079	4,256.63	9,222.70	110,672.43
		STEP F	55.8684	4,469.47	9,683.85	116,206.27
		STEP G	58.6617	4,692.93	10,168.02	122,016.33
2546	EU RATE ANALYST I					
		STEP A	35.1221	2,809.76	6,087.83	73,053.96
		STEP B	36.8781	2,950.24	6,392.20	76,706.44
		STEP C	38.7221	3,097.76	6,711.83	80,541.96
		STEP D	40.6581	3,252.64	7,047.40	84,568.84
		STEP E	42.6911	3,415.28	7,399.79	88,797.48
		STEP F	44.8256	3,586.04	7,769.77	93,237.24
		STEP G	47.0669	3,765.35	8,158.26	97,899.15
2547	EU RATE ANALYST II					
		STEP A	38.0646	3,045.16	6,597.86	79,174.36
		STEP B	39.9678	3,197.42	6,927.75	83,133.02
		STEP C	41.9663	3,357.30	7,274.15	87,289.90
		STEP D	44.0645	3,525.16	7,637.84	91,654.16
		STEP E	46.2677	3,701.41	8,019.73	96,236.81
		STEP F	48.5812	3,886.49	8,420.74	101,048.89
		STEP G	51.0102	4,080.81	8,841.76	106,101.21
3395	FACILITIES MANAGER					
		STEP A	41.9004	3,352.03	7,262.73	87,152.83
		STEP B	43.9954	3,519.63	7,625.86	91,510.43
		STEP C	46.1952	3,695.61	8,007.16	96,086.01
		STEP D	48.5049	3,880.39	8,407.51	100,890.19
		STEP E	50.9302	4,074.41	8,827.90	105,934.81
		STEP F	53.4767	4,278.13	9,269.29	111,231.53
		STEP G	56.1505	4,492.04	9,732.75	116,793.04
4321	FACILITIES SUPERVISOR					
		STEP A	32.0975	2,567.80	5,563.56	66,762.80
		STEP B	33.7023	2,696.18	5,841.73	70,100.78
		STEP C	35.3875	2,831.00	6,133.83	73,606.00
		STEP D	37.1569	2,972.55	6,440.52	77,286.35
		STEP E	39.0147	3,121.17	6,762.54	81,150.57
		STEP F	40.9654	3,277.23	7,100.66	85,208.03
		STEP G	43.0137	3,441.09	7,455.70	89,468.49

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MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
2900	FINANCE MANAGER					
		STEP A	46.4600	3,716.80	8,053.06	96,636.80
		STEP B	48.7830	3,902.64	8,455.72	101,468.64
		STEP C	51.2222	4,097.77	8,878.51	106,542.17
		STEP D	53.7833	4,302.66	9,322.43	111,869.26
		STEP E	56.4725	4,517.80	9,788.56	117,462.80
		STEP F	59.2961	4,743.68	10,277.99	123,335.88
		STEP G	62.2609	4,980.87	10,791.88	129,502.67
3310	FINANCE SUPERVISOR					
		STEP A	37.0645	2,965.16	6,424.51	77,094.16
		STEP B	38.9174	3,113.39	6,745.68	80,948.19
		STEP C	40.8634	3,269.07	7,082.98	84,995.87
		STEP D	42.9067	3,432.53	7,437.16	89,245.93
		STEP E	45.0520	3,604.16	7,809.01	93,708.16
		STEP F	47.3045	3,784.36	8,199.44	98,393.36
		STEP G	49.6696	3,973.56	8,609.39	103,312.76
3391	FIRE BATTALION CHIEF (8HR)					
		STEP A	52.2184	4,177.47	9,051.18	108,614.27
		STEP B	54.2218	4,337.74	9,398.44	112,781.34
		STEP C	56.9325	4,554.60	9,868.30	118,419.60
		STEP D	59.7796	4,782.36	10,361.79	124,341.56
		STEP E	62.7684	5,021.47	10,879.85	130,558.27
		STEP F	65.9069	5,272.55	11,423.86	137,086.35
		STEP G	69.2022	5,536.17	11,995.04	143,940.57
0905	FIRE BATTALION CHIEF (24HR)					
		STEP A	36.8854	4,131.16	8,950.85	107,410.28
		STEP B	38.7298	4,337.73	9,398.43	112,781.17
		STEP C	40.6661	4,554.60	9,868.30	118,419.68
		STEP D	42.6997	4,782.36	10,361.79	124,341.52
		STEP E	44.8346	5,021.47	10,879.86	130,558.35
		STEP F	47.0764	5,272.55	11,423.87	137,086.47
		STEP G	49.4301	5,536.17	11,995.03	143,940.45
3330	FIRE CHIEF					
		STEP A	74.2220	5,937.76	12,865.14	154,381.76
		STEP B	77.9332	6,234.65	13,508.42	162,101.05
		STEP C	81.8297	6,546.37	14,183.81	170,205.77
		STEP D	85.9213	6,873.70	14,893.02	178,716.30
		STEP E	90.2174	7,217.39	15,637.68	187,652.19
		STEP F	94.7280	7,578.24	16,419.52	197,034.24
		STEP G	99.4645	7,957.16	17,240.51	206,886.16

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: X
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MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
3332	FIRE DIVISION CHIEF	STEP A	56.8040	4,544.32	9,846.02	118,152.32
		STEP B	59.6442	4,771.53	10,338.32	124,059.93
		STEP C	62.6264	5,010.11	10,855.24	130,262.91
		STEP D	65.7577	5,260.61	11,398.00	136,776.01
		STEP E	69.0456	5,523.64	11,967.90	143,614.84
		STEP F	72.4979	5,799.83	12,566.30	150,795.63
		STEP G	76.1227	6,089.81	13,194.60	158,335.21
3392	FLEET MANAGER	STEP A	41.9004	3,352.03	7,262.73	87,152.83
		STEP B	43.9954	3,519.63	7,625.86	91,510.43
		STEP C	46.1952	3,695.61	8,007.16	96,086.01
		STEP D	48.5049	3,880.39	8,407.51	100,890.19
		STEP E	50.9302	4,074.41	8,827.90	105,934.81
		STEP F	53.4767	4,278.13	9,269.29	111,231.53
		STEP G	56.1505	4,492.04	9,732.75	116,793.04
3451	GOVERNMENT RELATIONS ADMINISTR	STEP A	47.0214	3,761.71	8,150.37	97,804.51
		STEP B	49.3724	3,949.79	8,557.88	102,694.59
		STEP C	51.8411	4,147.28	8,985.79	107,829.48
		STEP D	54.4331	4,354.64	9,435.07	113,220.84
		STEP E	57.1548	4,572.38	9,906.83	118,881.98
		STEP F	60.0125	4,801.00	10,402.16	124,826.00
		STEP G	63.0131	5,041.04	10,922.27	131,067.24
3589	HOUSING MANAGER	STEP A	44.3119	3,544.95	7,680.72	92,168.75
		STEP B	46.5293	3,722.34	8,065.07	96,780.94
		STEP C	48.8559	3,908.47	8,468.35	101,620.27
		STEP D	51.2987	4,103.89	8,891.77	106,701.29
		STEP E	53.8635	4,309.08	9,336.34	112,036.08
		STEP F	56.5568	4,524.54	9,803.17	117,638.14
		STEP G	59.3846	4,750.76	10,293.33	123,519.96
3590	HOUSING SUPERVISOR	STEP A	37.3189	2,985.51	6,468.60	77,623.31
		STEP B	39.1848	3,134.78	6,792.03	81,504.38
		STEP C	41.1439	3,291.51	7,131.60	85,579.31
		STEP D	43.2012	3,456.09	7,488.20	89,858.49
		STEP E	45.3611	3,628.88	7,862.59	94,351.08
		STEP F	47.6293	3,810.34	8,255.74	99,068.94
		STEP G	50.0107	4,000.85	8,668.52	104,022.25

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SALARY SCHEDULE A

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MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
3594	HUMAN RESOURCES ANALYST I					
		STEP A	33.0805	2,646.44	5,733.95	68,807.44
		STEP B	34.7346	2,778.76	6,020.66	72,247.96
		STEP C	36.4713	2,917.70	6,321.69	75,860.30
		STEP D	38.2949	3,063.59	6,637.78	79,653.39
		STEP E	40.2096	3,216.76	6,969.66	83,635.96
		STEP F	42.2201	3,377.60	7,318.15	87,817.80
		STEP G	44.3311	3,546.48	7,684.05	92,208.68
3596	HUMAN RESOURCES ANALYST II					
		STEP A	36.3995	2,911.96	6,309.24	75,710.96
		STEP B	38.2195	3,057.56	6,624.71	79,496.56
		STEP C	40.1304	3,210.43	6,955.93	83,471.23
		STEP D	42.1370	3,370.96	7,303.74	87,644.96
		STEP E	44.2438	3,539.50	7,668.92	92,027.10
		STEP F	46.4560	3,716.48	8,052.37	96,628.48
		STEP G	48.7788	3,902.30	8,454.99	101,459.90
3598	HUMAN RESOURCES DIRECTOR					
		STEP A	62.2922	4,983.37	10,797.31	129,567.77
		STEP B	65.4068	5,232.54	11,337.17	136,046.14
		STEP C	68.6771	5,494.16	11,904.03	142,848.36
		STEP D	72.1110	5,768.88	12,499.24	149,990.88
		STEP E	75.7167	6,057.33	13,124.22	157,490.73
		STEP F	79.5026	6,360.20	13,780.45	165,365.40
		STEP G	83.4776	6,678.20	14,469.45	173,633.40
3599	HUMAN RESOURCES MANAGER					
		STEP A	42.5017	3,400.13	7,366.96	88,403.53
		STEP B	44.6268	3,570.14	7,735.31	92,823.74
		STEP C	46.8583	3,748.66	8,122.10	97,465.26
		STEP D	49.2011	3,936.08	8,528.19	102,338.28
		STEP E	51.6612	4,132.89	8,954.60	107,455.29
		STEP F	54.2444	4,339.55	9,402.36	112,828.35
		STEP G	56.9566	4,556.52	9,872.47	118,469.72
3625	INFO SECURITY ADMINISTRATOR					
		STEP A	43.7153	3,497.22	7,577.31	90,927.82
		STEP B	45.9010	3,672.08	7,956.17	95,474.08
		STEP C	48.1960	3,855.68	8,353.97	100,247.68
		STEP D	50.6058	4,048.46	8,771.67	105,260.06
		STEP E	53.1361	4,250.88	9,210.25	110,523.08
		STEP F	55.7929	4,463.43	9,670.76	116,049.23
		STEP G	58.5826	4,686.60	10,154.31	121,851.80

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MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
3740	INTERPRETIVE SRVCS SUPERVISOR					
		STEP A	35.5414	2,843.31	6,160.50	73,926.11
		STEP B	37.3183	2,985.46	6,468.50	77,622.06
		STEP C	39.1844	3,134.75	6,791.96	81,503.55
		STEP D	41.1436	3,291.48	7,131.55	85,578.68
		STEP E	43.2008	3,456.06	7,488.13	89,857.66
		STEP F	45.3607	3,628.85	7,862.52	94,350.25
		STEP G	47.6288	3,810.30	8,255.65	99,067.90
3601	IT DIVISION MANAGER					
		STEP A	49.2678	3,941.42	8,539.75	102,477.02
		STEP B	51.7313	4,138.50	8,966.75	107,601.10
		STEP C	54.3180	4,345.44	9,415.12	112,981.44
		STEP D	57.0337	4,562.69	9,885.84	118,630.09
		STEP E	59.8854	4,790.83	10,380.13	124,561.63
		STEP F	62.8797	5,030.37	10,899.14	130,789.77
		STEP G	66.0237	5,281.89	11,444.10	137,329.29
3602	IT PROGRAM MANAGER					
		STEP A	44.7874	3,582.99	7,763.14	93,157.79
		STEP B	47.0267	3,762.13	8,151.29	97,815.53
		STEP C	49.3780	3,950.24	8,558.85	102,706.24
		STEP D	51.8470	4,147.76	8,986.81	107,841.76
		STEP E	54.4393	4,355.14	9,436.14	113,233.74
		STEP F	57.1611	4,572.88	9,907.92	118,895.08
		STEP G	60.0192	4,801.53	10,403.32	124,839.93
3810	KEY ACCOUNTS REPRESENTATIVE					
		STEP A	48.5758	3,886.06	8,419.80	101,037.66
		STEP B	51.0045	4,080.36	8,840.78	106,089.36
		STEP C	53.5548	4,284.38	9,282.83	111,393.98
		STEP D	56.2325	4,498.60	9,746.96	116,963.60
		STEP E	59.0440	4,723.52	10,234.29	122,811.52
		STEP F	61.9962	4,959.69	10,746.00	128,952.09
		STEP G	65.0960	5,207.68	11,283.30	135,399.68
4246	LIBRARY SUPERVISOR					
		STEP A	32.7580	2,620.64	5,678.05	68,136.64
		STEP B	34.3962	2,751.69	5,962.00	71,544.09
		STEP C	36.1159	2,889.27	6,260.08	75,121.07
		STEP D	37.9218	3,033.74	6,573.11	78,877.34
		STEP E	39.8177	3,185.41	6,901.73	82,820.81
		STEP F	41.8087	3,344.69	7,246.84	86,962.09
		STEP G	43.8991	3,511.92	7,609.17	91,310.12

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MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
4449	MANAGEMENT ANALYST					
		STEP A	39.1848	3,134.78	6,792.03	81,504.38
		STEP B	41.1439	3,291.51	7,131.60	85,579.31
		STEP C	43.2012	3,456.09	7,488.20	89,858.49
		STEP D	45.3611	3,628.88	7,862.59	94,351.08
		STEP E	47.6293	3,810.34	8,255.74	99,068.94
		STEP F	50.0107	4,000.85	8,668.52	104,022.25
		STEP G	52.5111	4,200.88	9,101.92	109,223.08
4960	OPEN SPACE SUPERINTENDENT					
		STEP A	41.1428	3,291.42	7,131.41	85,577.02
		STEP B	43.2001	3,456.00	7,488.01	89,856.20
		STEP C	45.3601	3,628.80	7,862.41	94,349.00
		STEP D	47.6281	3,810.24	8,255.53	99,066.44
		STEP E	50.0098	4,000.78	8,668.36	104,020.38
		STEP F	52.5099	4,200.79	9,101.71	109,220.59
		STEP G	55.1354	4,410.83	9,556.80	114,681.63
5020	PARK DEVELOPMENT ANALYST I					
		STEP A	33.9261	2,714.08	5,880.52	70,566.28
		STEP B	35.6224	2,849.79	6,174.54	74,094.59
		STEP C	37.4034	2,992.27	6,483.25	77,799.07
		STEP D	39.2738	3,141.90	6,807.45	81,689.50
		STEP E	41.2374	3,298.99	7,147.81	85,773.79
		STEP F	43.2993	3,463.94	7,505.21	90,062.54
		STEP G	45.4643	3,637.14	7,880.47	94,565.74
5022	PARK DEVELOPMENT ANALYST II					
		STEP A	37.3189	2,985.51	6,468.60	77,623.31
		STEP B	39.1848	3,134.78	6,792.03	81,504.38
		STEP C	41.1439	3,291.51	7,131.60	85,579.31
		STEP D	43.2012	3,456.09	7,488.20	89,858.49
		STEP E	45.3611	3,628.88	7,862.59	94,351.08
		STEP F	47.6293	3,810.34	8,255.74	99,068.94
		STEP G	50.0107	4,000.85	8,668.52	104,022.25
5024	PARK PLANNING & DEVELOPMT SUPT					
		STEP A	41.1430	3,291.44	7,131.45	85,577.44
		STEP B	43.2002	3,456.01	7,488.03	89,856.41
		STEP C	45.3602	3,628.81	7,862.43	94,349.21
		STEP D	47.6281	3,810.24	8,255.53	99,066.44
		STEP E	50.0099	4,000.79	8,668.38	104,020.59
		STEP F	52.5101	4,200.80	9,101.75	109,221.00
		STEP G	55.1354	4,410.83	9,556.80	114,681.63

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MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
9429	PARKS MANAGER	STEP A	43.4345	3,474.76	7,528.64	90,343.76
		STEP B	45.6062	3,648.49	7,905.07	94,860.89
		STEP C	47.8866	3,830.92	8,300.34	99,604.12
		STEP D	50.2809	4,022.47	8,715.35	104,584.27
		STEP E	52.7949	4,223.59	9,151.11	109,813.39
		STEP F	55.4347	4,434.77	9,608.68	115,304.17
		STEP G	58.2064	4,656.51	10,089.10	121,069.31
5090	PARKS SUPERINTENDENT	STEP A	41.1430	3,291.44	7,131.45	85,577.44
		STEP B	43.2002	3,456.01	7,488.03	89,856.41
		STEP C	45.3602	3,628.81	7,862.43	94,349.21
		STEP D	47.6281	3,810.24	8,255.53	99,066.44
		STEP E	50.0099	4,000.79	8,668.38	104,020.59
		STEP F	52.5101	4,200.80	9,101.75	109,221.00
		STEP G	55.1354	4,410.83	9,556.80	114,681.63
5069	PARKS SUPERVISOR	STEP A	35.5414	2,843.31	6,160.50	73,926.11
		STEP B	37.3184	2,985.47	6,468.52	77,622.27
		STEP C	39.1845	3,134.76	6,791.98	81,503.76
		STEP D	41.1436	3,291.48	7,131.55	85,578.68
		STEP E	43.2008	3,456.06	7,488.13	89,857.66
		STEP F	45.3607	3,628.85	7,862.52	94,350.25
		STEP G	47.6288	3,810.30	8,255.65	99,067.90
5082	PARKS,REC & LIBRARIES DIRECTOR	STEP A	67.4018	5,392.14	11,682.97	140,195.74
		STEP B	70.7719	5,661.75	12,267.12	147,205.55
		STEP C	74.3104	5,944.83	12,880.46	154,565.63
		STEP D	78.0259	6,242.07	13,524.48	162,293.87
		STEP E	81.9272	6,554.17	14,200.71	170,408.57
		STEP F	86.0237	6,881.89	14,910.77	178,929.29
		STEP G	90.3249	7,225.99	15,656.31	187,875.79
5010	PARKS,REC & LIBRARY BUS ADMSTR	STEP A	41.0501	3,284.00	7,115.35	85,384.20
		STEP B	43.1028	3,448.22	7,471.15	89,653.82
		STEP C	45.2577	3,620.61	7,844.66	94,136.01
		STEP D	47.5206	3,801.64	8,236.90	98,842.84
		STEP E	49.8968	3,991.74	8,648.77	103,785.34
		STEP F	52.3914	4,191.31	9,081.17	108,974.11
		STEP G	55.0110	4,400.88	9,535.24	114,422.88

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MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
9428	PAYROLL SUPERVISOR					
		STEP A	40.0089	3,200.71	6,934.87	83,218.51
		STEP B	42.0094	3,360.75	7,281.62	87,379.55
		STEP C	44.1098	3,528.78	7,645.69	91,748.38
		STEP D	46.3153	3,705.22	8,027.98	96,335.82
		STEP E	48.6310	3,890.48	8,429.37	101,152.48
		STEP F	51.0626	4,085.00	8,850.85	106,210.20
		STEP G	53.6158	4,289.26	9,293.40	111,520.86
1501	PERMITS SUPERVISOR					
		STEP A	37.3189	2,985.51	6,468.60	77,623.31
		STEP B	39.1848	3,134.78	6,792.03	81,504.38
		STEP C	41.1439	3,291.51	7,131.60	85,579.31
		STEP D	43.2012	3,456.09	7,488.20	89,858.49
		STEP E	45.3611	3,628.88	7,862.59	94,351.08
		STEP F	47.6293	3,810.34	8,255.74	99,068.94
		STEP G	50.0107	4,000.85	8,668.52	104,022.25
5309	PLANNING MANAGER					
		STEP A	56.6293	4,530.34	9,815.74	117,788.94
		STEP B	59.4607	4,756.85	10,306.52	123,678.25
		STEP C	62.4338	4,994.70	10,821.85	129,862.30
		STEP D	65.5555	5,244.44	11,362.95	136,355.44
		STEP E	68.8334	5,506.67	11,931.12	143,173.47
		STEP F	72.2751	5,782.00	12,527.68	150,332.20
		STEP G	75.8887	6,071.09	13,154.04	157,848.49
5400	POLICE CAPTAIN					
		STEP A	60.3182	4,825.45	10,455.15	125,461.85
		STEP B	63.3341	5,066.72	10,977.91	131,734.92
		STEP C	66.5008	5,320.06	11,526.80	138,321.66
		STEP D	69.8258	5,586.06	12,103.13	145,237.66
		STEP E	73.3171	5,865.36	12,708.29	152,499.56
		STEP F	76.9830	6,158.64	13,343.72	160,124.64
		STEP G	80.8321	6,466.56	14,010.89	168,130.76
5410	POLICE CHIEF					
		STEP A	79.5170	6,361.36	13,782.94	165,395.36
		STEP B	83.4929	6,679.43	14,472.10	173,665.23
		STEP C	87.6675	7,013.40	15,195.70	182,348.40
		STEP D	92.0509	7,364.07	15,955.48	191,465.87
		STEP E	96.6535	7,732.28	16,753.27	201,039.28
		STEP F	101.4861	8,118.88	17,590.92	211,091.08
		STEP G	106.5601	8,524.80	18,470.41	221,645.00

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MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
5420	POLICE LIEUTENANT					
		STEP A	54.7527	4,380.21	9,490.46	113,885.61
		STEP B	57.4904	4,599.23	9,965.00	119,580.03
		STEP C	60.3649	4,829.19	10,463.24	125,558.99
		STEP D	63.3831	5,070.64	10,986.40	131,836.84
		STEP E	66.5523	5,324.18	11,535.73	138,428.78
		STEP F	69.8799	5,590.39	12,112.51	145,350.19
		STEP G	73.3739	5,869.91	12,718.14	152,617.71
5489	POLICE SERVICES ADMINISTRATOR					
		STEP A	42.2985	3,383.88	7,331.74	87,980.88
		STEP B	44.4136	3,553.08	7,698.35	92,380.28
		STEP C	46.6342	3,730.73	8,083.26	96,999.13
		STEP D	48.9659	3,917.27	8,487.42	101,849.07
		STEP E	51.4142	4,113.13	8,911.79	106,941.53
		STEP F	53.9849	4,318.79	9,357.38	112,288.59
		STEP G	56.6843	4,534.74	9,825.27	117,903.34
5485	POLICE SOCIAL SVCS ADMINSTR					
		STEP A	44.7824	3,582.59	7,762.28	93,147.39
		STEP B	47.0215	3,761.72	8,150.39	97,804.72
		STEP C	49.3725	3,949.80	8,557.90	102,694.80
		STEP D	51.8413	4,147.30	8,985.82	107,829.90
		STEP E	54.4333	4,354.66	9,435.10	113,221.26
		STEP F	57.1550	4,572.40	9,906.86	118,882.40
		STEP G	60.0125	4,801.00	10,402.16	124,826.00
5505	POWER ENGINEERING MANAGER					
		STEP A	68.9362	5,514.89	11,948.94	143,387.29
		STEP B	72.3830	5,790.64	12,546.38	150,556.64
		STEP C	76.0021	6,080.16	13,173.69	158,084.36
		STEP D	79.8021	6,384.16	13,832.36	165,988.36
		STEP E	83.7923	6,703.38	14,524.00	174,287.98
		STEP F	87.9820	7,038.56	15,250.21	183,002.56
		STEP G	92.3811	7,390.48	16,012.72	192,152.68
5600	POWER GENERATION SUPERTINDENT					
		STEP A	63.2677	5,061.41	10,966.40	131,596.81
		STEP B	66.4312	5,314.49	11,514.74	138,176.89
		STEP C	69.7526	5,580.20	12,090.45	145,085.40
		STEP D	73.2402	5,859.21	12,694.96	152,339.61
		STEP E	76.9023	6,152.18	13,329.73	159,956.78
		STEP F	80.7475	6,459.80	13,996.23	167,954.80
		STEP G	84.7850	6,782.80	14,696.06	176,352.80

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
5530	POWER PLANT OPS & MAINT SUPV					
		STEP A	60.2506	4,820.04	10,443.43	125,321.24
		STEP B	63.2632	5,061.05	10,965.62	131,587.45
		STEP C	66.4264	5,314.11	11,513.90	138,166.91
		STEP D	69.7476	5,579.80	12,089.58	145,075.00
		STEP E	73.2350	5,858.80	12,694.06	152,328.80
		STEP F	76.8967	6,151.73	13,328.76	159,945.13
		STEP G	80.7416	6,459.32	13,995.21	167,942.52
5535	POWER SUPPLY & PORTFOLIO ADMST					
		STEP A	65.4522	5,236.17	11,345.04	136,140.57
		STEP B	68.7249	5,497.99	11,912.31	142,947.79
		STEP C	72.1611	5,772.88	12,507.92	150,095.08
		STEP D	75.7693	6,061.54	13,133.34	157,600.14
		STEP E	79.5577	6,364.61	13,790.00	165,480.01
		STEP F	83.5356	6,682.84	14,479.50	173,754.04
		STEP G	87.7122	7,016.97	15,203.44	182,441.37
5519	PREVENTATIVE MAINT SUPERVISOR					
		STEP A	43.5705	3,485.64	7,552.22	90,626.64
		STEP B	45.7488	3,659.90	7,929.79	95,157.50
		STEP C	48.0362	3,842.89	8,326.27	99,915.29
		STEP D	50.4382	4,035.05	8,742.62	104,911.45
		STEP E	52.9602	4,236.81	9,179.76	110,157.21
		STEP F	55.6083	4,448.66	9,638.77	115,665.26
		STEP G	58.3884	4,671.07	10,120.65	121,447.87
5514	PRINCIPAL ENGINEER					
		STEP A	51.2263	4,098.10	8,879.22	106,550.70
		STEP B	53.7875	4,303.00	9,323.16	111,878.00
		STEP C	56.4770	4,518.16	9,789.34	117,472.16
		STEP D	59.3009	4,744.07	10,278.82	123,345.87
		STEP E	62.2660	4,981.28	10,792.77	129,513.28
		STEP F	65.3794	5,230.35	11,332.42	135,989.15
		STEP G	68.6480	5,491.84	11,898.98	142,787.84
5513	PRINCIPAL PLANNER					
		STEP A	47.3068	3,784.54	8,199.84	98,398.14
		STEP B	49.6722	3,973.77	8,609.84	103,318.17
		STEP C	52.1557	4,172.45	9,040.32	108,483.85
		STEP D	54.7635	4,381.08	9,492.34	113,908.08
		STEP E	57.5017	4,600.13	9,966.96	119,603.53
		STEP F	60.3767	4,830.13	10,465.29	125,583.53
		STEP G	63.3957	5,071.65	10,988.58	131,863.05

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: X
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Effective 01/05/2019

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
5615	PUB AFFAIRS&COMMUNICAT ADMNSTR					
		STEP A	44.7824	3,582.59	7,762.28	93,147.39
		STEP B	47.0215	3,761.72	8,150.39	97,804.72
		STEP C	49.3725	3,949.80	8,557.90	102,694.80
		STEP D	51.8413	4,147.30	8,985.82	107,829.90
		STEP E	54.4333	4,354.66	9,435.10	113,221.26
		STEP F	57.1550	4,572.40	9,906.86	118,882.40
		STEP G	60.0125	4,801.00	10,402.16	124,826.00
5610	PUBLIC AFFAIRS&COMMNCT DIRECTOR					
		STEP A	56.6292	4,530.33	9,815.72	117,788.73
		STEP B	59.4607	4,756.85	10,306.52	123,678.25
		STEP C	62.4338	4,994.70	10,821.85	129,862.30
		STEP D	65.5555	5,244.44	11,362.95	136,355.44
		STEP E	68.8333	5,506.66	11,931.10	143,173.26
		STEP F	72.2751	5,782.00	12,527.68	150,332.20
		STEP G	75.8886	6,071.08	13,154.02	157,848.28
5565	PUBLIC INFORMATION OFFICER					
		STEP A	41.0425	3,283.40	7,114.03	85,368.40
		STEP B	43.0945	3,447.56	7,469.71	89,636.56
		STEP C	45.2492	3,619.93	7,843.19	94,118.33
		STEP D	47.5117	3,800.93	8,235.36	98,824.33
		STEP E	49.8873	3,990.98	8,647.13	103,765.58
		STEP F	52.3817	4,190.53	9,079.49	108,953.93
		STEP G	55.0007	4,400.05	9,533.45	114,401.45
5635	PUBLIC WORKS DIRECTOR					
		STEP A	62.2090	4,976.72	10,782.89	129,394.72
		STEP B	65.3196	5,225.56	11,322.06	135,864.76
		STEP C	68.5855	5,486.84	11,888.15	142,657.84
		STEP D	72.0148	5,761.18	12,482.56	149,790.78
		STEP E	75.6156	6,049.24	13,106.70	157,280.44
		STEP F	79.3964	6,351.71	13,762.04	165,144.51
		STEP G	83.3662	6,669.29	14,450.14	173,401.69
5652	PURCHASING & WAREHOUSE MANAGER					
		STEP A	42.3644	3,389.15	7,343.16	88,117.95
		STEP B	44.4826	3,558.60	7,710.31	92,523.80
		STEP C	46.7067	3,736.53	8,095.82	97,149.93
		STEP D	49.0420	3,923.36	8,500.61	102,007.36
		STEP E	51.4941	4,119.52	8,925.64	107,107.72
		STEP F	54.0689	4,325.51	9,371.94	112,463.31
		STEP G	56.7723	4,541.78	9,840.53	118,086.38

CITY OF ROSEVILLE SALARY SCHEDULE A

Appendix: X
Percentage:1.000

Effective 01/05/2019

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
6125	RECREATION MANAGER					
		STEP A	47.0054	3,760.43	8,147.60	97,771.23
		STEP B	49.3558	3,948.46	8,555.00	102,660.06
		STEP C	51.8233	4,145.86	8,982.70	107,792.46
		STEP D	54.4146	4,353.16	9,431.86	113,182.36
		STEP E	57.1354	4,570.83	9,903.46	118,841.63
		STEP F	59.9923	4,799.38	10,398.66	124,783.98
		STEP G	62.9917	5,039.33	10,918.56	131,022.73
6145	RECREATION SUPERINTENDENT					
		STEP A	41.1430	3,291.44	7,131.45	85,577.44
		STEP B	43.2002	3,456.01	7,488.03	89,856.41
		STEP C	45.3602	3,628.81	7,862.43	94,349.21
		STEP D	47.6281	3,810.24	8,255.53	99,066.44
		STEP E	50.0099	4,000.79	8,668.38	104,020.59
		STEP F	52.5101	4,200.80	9,101.75	109,221.00
		STEP G	55.1354	4,410.83	9,556.80	114,681.63
6147	RECREATION SUPERVISOR					
		STEP A	35.5414	2,843.31	6,160.50	73,926.11
		STEP B	37.3184	2,985.47	6,468.52	77,622.27
		STEP C	39.1845	3,134.76	6,791.98	81,503.76
		STEP D	41.1436	3,291.48	7,131.55	85,578.68
		STEP E	43.2008	3,456.06	7,488.13	89,857.66
		STEP F	45.3607	3,628.85	7,862.52	94,350.25
		STEP G	47.6288	3,810.30	8,255.65	99,067.90
6244	REFUSE & STORMWATER MANAGER					
		STEP A	57.6313	4,610.50	9,989.42	119,873.10
		STEP B	60.5130	4,841.04	10,488.92	125,867.04
		STEP C	63.5383	5,083.06	11,013.30	132,159.66
		STEP D	66.7154	5,337.23	11,564.00	138,768.03
		STEP E	70.0510	5,604.08	12,142.17	145,706.08
		STEP F	73.5535	5,884.28	12,749.27	152,991.28
		STEP G	77.2312	6,178.49	13,386.74	160,640.89
6231	REFUSE SUPERINTENDENT					
		STEP A	40.8726	3,269.80	7,084.58	85,015.00
		STEP B	42.9162	3,433.29	7,438.80	89,265.69
		STEP C	45.0619	3,604.95	7,810.72	93,728.75
		STEP D	47.3153	3,785.22	8,201.31	98,415.82
		STEP E	49.6808	3,974.46	8,611.33	103,336.06
		STEP F	52.1648	4,173.18	9,041.89	108,502.78
		STEP G	54.7731	4,381.84	9,494.00	113,928.04

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: X
Percentage:1.000

Effective 01/05/2019

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
6235	REFUSE SUPERVISOR					
		STEP A	34.4344	2,754.75	5,968.62	71,623.55
		STEP B	36.1561	2,892.48	6,267.05	75,204.68
		STEP C	37.9641	3,037.12	6,580.44	78,965.32
		STEP D	39.8615	3,188.92	6,909.32	82,911.92
		STEP E	41.8546	3,348.36	7,254.79	87,057.56
		STEP F	43.9471	3,515.76	7,617.49	91,409.96
		STEP G	46.1447	3,691.57	7,998.41	95,980.97
6450	RISK MANAGER					
		STEP A	51.2305	4,098.44	8,879.95	106,559.44
		STEP B	53.7920	4,303.36	9,323.94	111,887.36
		STEP C	56.4817	4,518.53	9,790.16	117,481.93
		STEP D	59.3058	4,744.46	10,279.67	123,356.06
		STEP E	62.2711	4,981.68	10,793.65	129,523.88
		STEP F	65.3847	5,230.77	11,333.34	136,000.17
		STEP G	68.6539	5,492.31	11,900.00	142,800.11
6500	SAFETY COORDINATOR					
		STEP A	37.3188	2,985.50	6,468.59	77,623.10
		STEP B	39.1847	3,134.77	6,792.01	81,504.17
		STEP C	41.1438	3,291.50	7,131.59	85,579.10
		STEP D	43.2010	3,456.08	7,488.17	89,858.08
		STEP E	45.3610	3,628.88	7,862.57	94,350.88
		STEP F	47.6291	3,810.32	8,255.71	99,068.52
		STEP G	50.0107	4,000.85	8,668.52	104,022.25
7130	SR BUSINESS SYSTEMS ANALYST					
		STEP A	35.4616	2,836.92	6,146.67	73,760.12
		STEP B	37.2347	2,978.77	6,454.01	77,448.17
		STEP C	39.0964	3,127.71	6,776.70	81,320.51
		STEP D	41.0512	3,284.09	7,115.54	85,386.49
		STEP E	43.1038	3,448.30	7,471.32	89,655.90
		STEP F	45.2590	3,620.72	7,844.89	94,138.72
		STEP G	47.5218	3,801.74	8,237.11	98,845.34
7145	SR DATABASE ANALYST					
		STEP A	38.9454	3,115.63	6,750.53	81,006.43
		STEP B	40.8928	3,271.42	7,088.08	85,057.02
		STEP C	42.9374	3,434.99	7,442.48	89,309.79
		STEP D	45.0842	3,606.73	7,814.59	93,775.13
		STEP E	47.3385	3,787.08	8,205.34	98,464.08
		STEP F	49.7053	3,976.42	8,615.58	103,387.02
		STEP G	52.1906	4,175.24	9,046.37	108,556.44

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: X
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Effective 01/05/2019

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
7123	SR DEPUTY CITY ATTORNEY					
		STEP A	65.0919	5,207.35	11,282.59	135,391.15
		STEP B	68.3465	5,467.72	11,846.72	142,160.72
		STEP C	71.7638	5,741.10	12,439.05	149,268.70
		STEP D	75.3520	6,028.16	13,061.01	156,732.16
		STEP E	79.1196	6,329.56	13,714.06	164,568.76
		STEP F	83.0756	6,646.04	14,399.77	172,797.24
		STEP G	87.2294	6,978.35	15,119.76	181,437.15
1281	SR DEVELOPMENT SERVICES ANALYS					
		STEP A	35.6131	2,849.04	6,172.93	74,075.24
		STEP B	37.3937	2,991.49	6,481.57	77,778.89
		STEP C	39.2634	3,141.07	6,805.65	81,667.87
		STEP D	41.2266	3,298.12	7,145.94	85,751.32
		STEP E	43.2879	3,463.03	7,503.23	90,038.83
		STEP F	45.4523	3,636.18	7,878.39	94,540.78
		STEP G	47.7249	3,817.99	8,272.31	99,267.79
7128	SR ELECTRIC BUSINESS ANALYST					
		STEP A	48.5181	3,881.44	8,409.80	100,917.64
		STEP B	50.9441	4,075.52	8,830.31	105,963.72
		STEP C	53.4914	4,279.31	9,271.84	111,262.11
		STEP D	56.1659	4,493.27	9,735.42	116,825.07
		STEP E	58.9743	4,717.94	10,222.21	122,666.54
		STEP F	61.9230	4,953.84	10,733.32	128,799.84
		STEP G	65.0191	5,201.52	11,269.97	135,239.72
7163	SR ENERGY SERVICES ACCOUNT REP					
		STEP A	48.5758	3,886.06	8,419.80	101,037.66
		STEP B	51.0045	4,080.36	8,840.78	106,089.36
		STEP C	53.5548	4,284.38	9,282.83	111,393.98
		STEP D	56.2325	4,498.60	9,746.96	116,963.60
		STEP E	59.0440	4,723.52	10,234.29	122,811.52
		STEP F	61.9962	4,959.69	10,746.00	128,952.09
		STEP G	65.0960	5,207.68	11,283.30	135,399.68
7142	SR ENGINEER					
		STEP A	43.5792	3,486.33	7,553.72	90,644.73
		STEP B	45.7582	3,660.65	7,931.42	95,177.05
		STEP C	48.0461	3,843.68	8,327.99	99,935.88
		STEP D	50.4485	4,035.88	8,744.40	104,932.88
		STEP E	52.9707	4,237.65	9,181.58	110,179.05
		STEP F	55.6194	4,449.55	9,640.69	115,688.35
		STEP G	58.4003	4,672.02	10,122.71	121,472.62

CITY OF ROSEVILLE SALARY SCHEDULE A

Appendix: X
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Effective 01/05/2019

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
7161	SR GIS ANALYST	STEP A	35.4589	2,836.71	6,146.20	73,754.51
		STEP B	37.2318	2,978.54	6,453.51	77,442.14
		STEP C	39.0934	3,127.47	6,776.18	81,314.27
		STEP D	41.0482	3,283.85	7,115.02	85,380.25
		STEP E	43.1005	3,448.04	7,470.75	89,649.04
		STEP F	45.2556	3,620.44	7,844.30	94,131.64
		STEP G	47.5183	3,801.46	8,236.50	98,838.06
7150	SR HUMAN RESOURCES ANALYST	STEP A	39.1848	3,134.78	6,792.03	81,504.38
		STEP B	41.1439	3,291.51	7,131.60	85,579.31
		STEP C	43.2012	3,456.09	7,488.20	89,858.49
		STEP D	45.3611	3,628.88	7,862.59	94,351.08
		STEP E	47.6293	3,810.34	8,255.74	99,068.94
		STEP F	50.0107	4,000.85	8,668.52	104,022.25
		STEP G	52.5111	4,200.88	9,101.92	109,223.08
7194	SR IT ANALYST	STEP A	35.5077	2,840.61	6,154.66	73,856.01
		STEP B	37.2830	2,982.64	6,462.38	77,548.64
		STEP C	39.1472	3,131.77	6,785.51	81,426.17
		STEP D	41.1047	3,288.37	7,124.81	85,497.77
		STEP E	43.1598	3,452.78	7,481.03	89,772.38
		STEP F	45.3179	3,625.43	7,855.10	94,261.23
		STEP G	47.5836	3,806.68	8,247.82	98,973.88
7180	SR PLANNER	STEP A	41.1373	3,290.98	7,130.46	85,565.58
		STEP B	43.1942	3,455.53	7,486.99	89,843.93
		STEP C	45.3539	3,628.31	7,861.34	94,336.11
		STEP D	47.6215	3,809.72	8,254.39	99,052.72
		STEP E	50.0027	4,000.21	8,667.13	104,005.61
		STEP F	52.5029	4,200.23	9,100.50	109,206.03
		STEP G	55.1279	4,410.23	9,555.50	114,666.03
7151	SR POWER ENGINEER	STEP A	61.0097	4,880.77	10,575.01	126,900.17
		STEP B	64.0604	5,124.83	11,103.80	133,245.63
		STEP C	67.2632	5,381.05	11,658.95	139,907.45
		STEP D	70.6264	5,650.11	12,241.90	146,902.91
		STEP E	74.1577	5,932.61	12,854.00	154,248.01
		STEP F	77.8657	6,229.25	13,496.72	161,960.65
		STEP G	81.7589	6,540.71	14,171.54	170,058.51

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: X
Percentage:1.000

Effective 01/05/2019

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
5555	SR POWER PLANT ENGINEER					
		STEP A	61.0097	4,880.77	10,575.01	126,900.17
		STEP B	64.0604	5,124.83	11,103.80	133,245.63
		STEP C	67.2632	5,381.05	11,658.95	139,907.45
		STEP D	70.6264	5,650.11	12,241.90	146,902.91
		STEP E	74.1577	5,932.61	12,854.00	154,248.01
		STEP F	77.8657	6,229.25	13,496.72	161,960.65
		STEP G	81.7589	6,540.71	14,171.54	170,058.51
7520	STREET MAINT SUPERINTENDENT					
		STEP A	43.5705	3,485.64	7,552.22	90,626.64
		STEP B	45.7488	3,659.90	7,929.79	95,157.50
		STEP C	48.0362	3,842.89	8,326.27	99,915.29
		STEP D	50.4382	4,035.05	8,742.62	104,911.45
		STEP E	52.9602	4,236.81	9,179.76	110,157.21
		STEP F	55.6083	4,448.66	9,638.77	115,665.26
		STEP G	58.3884	4,671.07	10,120.65	121,447.87
7522	STREET MAINT SUPERVISOR					
		STEP A	33.2846	2,662.76	5,769.33	69,231.96
		STEP B	34.9488	2,795.90	6,057.79	72,693.50
		STEP C	36.6962	2,935.69	6,360.67	76,328.09
		STEP D	38.5310	3,082.48	6,678.70	80,144.48
		STEP E	40.4576	3,236.60	7,012.65	84,151.80
		STEP F	42.4805	3,398.44	7,363.28	88,359.44
		STEP G	44.6045	3,568.36	7,731.44	92,777.36
8762	URBAN FORESTER					
		STEP A	35.5414	2,843.31	6,160.50	73,926.11
		STEP B	37.3183	2,985.46	6,468.50	77,622.06
		STEP C	39.1844	3,134.75	6,791.96	81,503.55
		STEP D	41.1436	3,291.48	7,131.55	85,578.68
		STEP E	43.2008	3,456.06	7,488.13	89,857.66
		STEP F	45.3607	3,628.85	7,862.52	94,350.25
		STEP G	47.6288	3,810.30	8,255.65	99,067.90
9047	WATER CONSERVATION ADMINSTR					
		STEP A	39.2069	3,136.55	6,795.86	81,550.35
		STEP B	41.1673	3,293.38	7,135.66	85,627.98
		STEP C	43.2256	3,458.04	7,492.43	89,909.24
		STEP D	45.3869	3,630.95	7,867.06	94,404.75
		STEP E	47.6562	3,812.49	8,260.40	99,124.89
		STEP F	50.0394	4,003.15	8,673.49	104,081.95
		STEP G	52.5411	4,203.28	9,107.12	109,285.48

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: X
Percentage:1.000

Effective 01/05/2019

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
9084	WATER DISTRIBUTION SUPERVISOR					
		STEP A	35.5414	2,843.31	6,160.50	73,926.11
		STEP B	37.3184	2,985.47	6,468.52	77,622.27
		STEP C	39.1845	3,134.76	6,791.98	81,503.76
		STEP D	41.1436	3,291.48	7,131.55	85,578.68
		STEP E	43.2008	3,456.06	7,488.13	89,857.66
		STEP F	45.3607	3,628.85	7,862.52	94,350.25
		STEP G	47.6288	3,810.30	8,255.65	99,067.90
9085	WATER DISTRIBUTION SUPT					
		STEP A	42.9210	3,433.68	7,439.64	89,275.68
		STEP B	45.7417	3,659.33	7,928.56	95,142.73
		STEP C	48.0288	3,842.30	8,324.99	99,899.90
		STEP D	50.4303	4,034.42	8,741.25	104,895.02
		STEP E	52.9518	4,236.14	9,178.31	110,139.74
		STEP F	55.5995	4,447.96	9,637.24	115,646.96
		STEP G	58.3793	4,670.34	10,119.07	121,428.94
9101	WATER QUALITY LAB SUPERVISOR					
		STEP A	37.3171	2,985.36	6,468.29	77,619.56
		STEP B	39.1829	3,134.63	6,791.70	81,500.43
		STEP C	41.1421	3,291.36	7,131.29	85,575.56
		STEP D	43.1991	3,455.92	7,487.84	89,854.12
		STEP E	45.3592	3,628.73	7,862.26	94,347.13
		STEP F	47.6271	3,810.16	8,255.36	99,064.36
		STEP G	50.0083	4,000.66	8,668.10	104,017.26
9175	WATER TRMT PLT CHIEF OPERATOR					
		STEP A	42.6478	3,411.82	7,392.28	88,707.42
		STEP B	44.7803	3,582.42	7,761.91	93,143.02
		STEP C	47.0192	3,761.53	8,149.99	97,799.93
		STEP D	49.3703	3,949.62	8,557.51	102,690.22
		STEP E	51.8386	4,147.08	8,985.35	107,824.28
		STEP F	54.4307	4,354.45	9,434.65	113,215.85
		STEP G	57.1521	4,572.16	9,906.36	118,876.36
9244	WATER UTILITY MANAGER					
		STEP A	57.6313	4,610.50	9,989.42	119,873.10
		STEP B	60.5130	4,841.04	10,488.92	125,867.04
		STEP C	63.5383	5,083.06	11,013.30	132,159.66
		STEP D	66.7154	5,337.23	11,564.00	138,768.03
		STEP E	70.0510	5,604.08	12,142.17	145,706.08
		STEP F	73.5535	5,884.28	12,749.27	152,991.28
		STEP G	77.2312	6,178.49	13,386.74	160,640.89

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
8980	WSTWTR COLLECTION SUPT					
		STEP A	43.5636	3,485.08	7,551.02	90,612.28
		STEP B	45.7417	3,659.33	7,928.56	95,142.73
		STEP C	48.0288	3,842.30	8,324.99	99,899.90
		STEP D	50.4303	4,034.42	8,741.25	104,895.02
		STEP E	52.9518	4,236.14	9,178.31	110,139.74
		STEP F	55.5995	4,447.96	9,637.24	115,646.96
		STEP G	58.3793	4,670.34	10,119.07	121,428.94
8978	WSTWTR COLLECTION SUPV					
		STEP A	35.5415	2,843.32	6,160.52	73,926.32
		STEP B	37.3184	2,985.47	6,468.52	77,622.27
		STEP C	39.1845	3,134.76	6,791.98	81,503.76
		STEP D	41.1436	3,291.48	7,131.55	85,578.68
		STEP E	43.2009	3,456.07	7,488.15	89,857.87
		STEP F	45.3607	3,628.85	7,862.52	94,350.25
		STEP G	47.6288	3,810.30	8,255.65	99,067.90
9040	WSTWTR TRMT PLT CHIEF OPERATOR					
		STEP A	46.9127	3,753.01	8,131.53	97,578.41
		STEP B	49.2585	3,940.68	8,538.14	102,457.68
		STEP C	51.7211	4,137.68	8,964.99	107,579.88
		STEP D	54.3074	4,344.59	9,413.28	112,959.39
		STEP E	57.0225	4,561.80	9,883.90	118,606.80
		STEP F	59.8738	4,789.90	10,378.12	124,537.50
		STEP G	62.8673	5,029.38	10,897.00	130,763.98
9045	WSTWTR UTILITY MANAGER					
		STEP A	57.6313	4,610.50	9,989.42	119,873.10
		STEP B	60.5130	4,841.04	10,488.92	125,867.04
		STEP C	63.5383	5,083.06	11,013.30	132,159.66
		STEP D	66.7154	5,337.23	11,564.00	138,768.03
		STEP E	70.0510	5,604.08	12,142.17	145,706.08
		STEP F	73.5535	5,884.28	12,749.27	152,991.28
		STEP G	77.2312	6,178.49	13,386.74	160,640.89

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B701	ACCOUNTING SUPERVISOR					
		STEP A	42.3057	3,384.45	7,332.98	87,995.85
		STEP B	43.3500	3,468.00	7,514.00	90,168.00
		STEP C	44.4206	3,553.64	7,699.57	92,394.84
		STEP D	45.5176	3,641.40	7,889.71	94,676.60
		STEP E	46.6417	3,731.33	8,084.56	97,014.73
		STEP F	47.7936	3,823.48	8,284.22	99,410.68
		STEP G	48.9739	3,917.91	8,488.80	101,865.71
		STEP H	50.1833	4,014.66	8,698.43	104,381.26
		STEP I	51.4227	4,113.81	8,913.26	106,959.21
		STEP J	52.6926	4,215.40	9,133.38	109,600.60
		STEP K	53.9939	4,319.51	9,358.94	112,307.31
		STEP L	55.3273	4,426.18	9,590.06	115,080.78
		STEP M	56.6937	4,535.49	9,826.90	117,922.89
B853	ACCOUNTS PAYABLE SUPERVISOR					
		STEP A	40.0089	3,200.71	6,934.87	83,218.51
		STEP B	40.9966	3,279.72	7,106.07	85,272.92
		STEP C	42.0090	3,360.72	7,281.56	87,378.72
		STEP D	43.0464	3,443.71	7,461.37	89,536.51
		STEP E	44.1095	3,528.76	7,645.64	91,747.76
		STEP F	45.1989	3,615.91	7,834.47	94,013.71
		STEP G	46.3150	3,705.20	8,027.93	96,335.20
		STEP H	47.4589	3,796.71	8,226.20	98,714.51
		STEP I	48.6309	3,890.47	8,429.35	101,152.27
		STEP J	49.8319	3,986.55	8,637.52	103,650.35
		STEP K	51.0625	4,085.00	8,850.83	106,210.00
		STEP L	52.3236	4,185.88	9,069.42	108,833.08
		STEP M	53.6158	4,289.26	9,293.40	111,520.86
B702	ADMIN ANALYST I					
		STEP A	33.9261	2,714.08	5,880.52	70,566.28
		STEP B	34.7636	2,781.08	6,025.69	72,308.28
		STEP C	35.6221	2,849.76	6,174.49	74,093.96
		STEP D	36.5018	2,920.14	6,326.97	75,923.74
		STEP E	37.4033	2,992.26	6,483.23	77,798.86
		STEP F	38.3270	3,066.16	6,643.34	79,720.16
		STEP G	39.2736	3,141.88	6,807.42	81,689.08
		STEP H	40.2434	3,219.47	6,975.52	83,706.27
		STEP I	41.2373	3,298.98	7,147.79	85,773.58
		STEP J	42.2556	3,380.44	7,324.30	87,891.64
		STEP K	43.2992	3,463.93	7,505.19	90,062.33
		STEP L	44.3686	3,549.48	7,690.55	92,286.68
		STEP M	45.4643	3,637.14	7,880.47	94,565.74

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B703	ADMIN ANALYST II	STEP A	37.3189	2,985.51	6,468.60	77,623.31
		STEP B	38.2400	3,059.20	6,628.26	79,539.20
		STEP C	39.1843	3,134.74	6,791.94	81,503.34
		STEP D	40.1520	3,212.16	6,959.68	83,516.16
		STEP E	41.1436	3,291.48	7,131.55	85,578.68
		STEP F	42.1598	3,372.78	7,307.69	87,692.38
		STEP G	43.2009	3,456.07	7,488.15	89,857.87
		STEP H	44.2678	3,541.42	7,673.08	92,077.02
		STEP I	45.3610	3,628.88	7,862.57	94,350.88
		STEP J	46.4813	3,718.50	8,056.75	96,681.10
		STEP K	47.6291	3,810.32	8,255.71	99,068.52
		STEP L	48.8054	3,904.43	8,459.60	101,515.23
		STEP M	50.0107	4,000.85	8,668.52	104,022.25
B704	ALTERNATIVE TRANSP ANALYST I	STEP A	34.4335	2,754.68	5,968.47	71,621.68
		STEP B	35.2836	2,822.68	6,115.82	73,389.88
		STEP C	36.1550	2,892.40	6,266.86	75,202.40
		STEP D	37.0479	2,963.83	6,421.63	77,059.63
		STEP E	37.9629	3,037.03	6,580.23	78,962.83
		STEP F	38.9004	3,112.03	6,742.73	80,912.83
		STEP G	39.8611	3,188.88	6,909.25	82,911.08
		STEP H	40.8455	3,267.64	7,079.88	84,958.64
		STEP I	41.8542	3,348.33	7,254.72	87,056.73
		STEP J	42.8878	3,431.02	7,433.88	89,206.62
		STEP K	43.9470	3,515.76	7,617.48	91,409.76
		STEP L	45.0323	3,602.58	7,805.59	93,667.18
		STEP M	46.1444	3,691.55	7,998.36	95,980.35
B705	ALTERNATIVE TRANSP ANALYST II	STEP A	37.3189	2,985.51	6,468.60	77,623.31
		STEP B	38.2400	3,059.20	6,628.26	79,539.20
		STEP C	39.1843	3,134.74	6,791.94	81,503.34
		STEP D	40.1520	3,212.16	6,959.68	83,516.16
		STEP E	41.1436	3,291.48	7,131.55	85,578.68
		STEP F	42.1598	3,372.78	7,307.69	87,692.38
		STEP G	43.2009	3,456.07	7,488.15	89,857.87
		STEP H	44.2678	3,541.42	7,673.08	92,077.02
		STEP I	45.3610	3,628.88	7,862.57	94,350.88
		STEP J	46.4813	3,718.50	8,056.75	96,681.10
		STEP K	47.6291	3,810.32	8,255.71	99,068.52
		STEP L	48.8054	3,904.43	8,459.60	101,515.23
		STEP M	50.0107	4,000.85	8,668.52	104,022.25

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B706	ALTERNATIVE TRANSP MGR					
		STEP A	50.7532	4,060.25	8,797.22	105,566.65
		STEP B	52.0061	4,160.48	9,014.39	108,172.68
		STEP C	53.2904	4,263.23	9,237.00	110,844.03
		STEP D	54.6065	4,368.52	9,465.12	113,581.52
		STEP E	55.9550	4,476.40	9,698.86	116,386.40
		STEP F	57.3369	4,586.95	9,938.39	119,260.75
		STEP G	58.7529	4,700.23	10,183.83	122,206.03
		STEP H	60.2039	4,816.31	10,435.34	125,224.11
		STEP I	61.6907	4,935.25	10,693.05	128,316.65
		STEP J	63.2142	5,057.13	10,957.12	131,485.53
		STEP K	64.7753	5,182.02	11,227.71	134,732.62
		STEP L	66.3750	5,310.00	11,505.00	138,060.00
		STEP M	68.0142	5,441.13	11,789.12	141,469.53
B957	AMI PROJECT MANAGER					
		STEP A	49.2678	3,941.42	8,539.75	102,477.02
		STEP B	50.4841	4,038.72	8,750.57	105,006.92
		STEP C	51.7308	4,138.46	8,966.67	107,600.06
		STEP D	53.0084	4,240.67	9,188.12	110,257.47
		STEP E	54.3174	4,345.39	9,415.01	112,980.19
		STEP F	55.6588	4,452.70	9,647.52	115,770.30
		STEP G	57.0334	4,562.67	9,885.78	118,629.47
		STEP H	58.4419	4,675.35	10,129.92	121,559.15
		STEP I	59.8852	4,790.81	10,380.10	124,561.21
		STEP J	61.3641	4,909.12	10,636.44	127,637.32
		STEP K	62.8796	5,030.36	10,899.13	130,789.56
		STEP L	64.4325	5,154.60	11,168.30	134,019.60
		STEP M	66.0237	5,281.89	11,444.10	137,329.29
B711	ASST CITY ATTORNEY					
		STEP A	74.8557	5,988.45	12,974.98	155,699.85
		STEP B	76.7035	6,136.28	13,295.27	159,543.28
		STEP C	78.5978	6,287.82	13,623.61	163,483.42
		STEP D	80.5388	6,443.10	13,960.05	167,520.70
		STEP E	82.5278	6,602.22	14,304.81	171,657.82
		STEP F	84.5659	6,765.27	14,658.08	175,897.07
		STEP G	86.6544	6,932.35	15,020.09	180,241.15
		STEP H	88.7944	7,103.55	15,391.02	184,692.35
		STEP I	90.9872	7,278.97	15,771.11	189,253.37
		STEP J	93.2343	7,458.74	16,160.61	193,927.34
		STEP K	95.5368	7,642.94	16,559.71	198,716.54
		STEP L	97.8962	7,831.69	16,968.67	203,624.09
		STEP M	100.3138	8,025.10	17,387.72	208,652.70

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B712	ASST CITY CLERK	STEP A	36.4809	2,918.47	6,323.35	75,880.27
		STEP B	37.3814	2,990.51	6,479.44	77,753.31
		STEP C	38.3046	3,064.36	6,639.46	79,673.56
		STEP D	39.2506	3,140.04	6,803.43	81,641.24
		STEP E	40.2199	3,217.59	6,971.44	83,657.39
		STEP F	41.2132	3,297.05	7,143.62	85,723.45
		STEP G	42.2310	3,378.48	7,320.04	87,840.48
		STEP H	43.2739	3,461.91	7,500.80	90,009.71
		STEP I	44.3426	3,547.40	7,686.05	92,232.60
		STEP J	45.4377	3,635.01	7,875.86	94,510.41
		STEP K	46.5598	3,724.78	8,070.36	96,844.38
		STEP L	47.7097	3,816.77	8,269.68	99,236.17
		STEP M	48.8879	3,911.03	8,473.90	101,686.83
B707	ASST CITY MANAGER	STEP A	75.5630	6,045.04	13,097.58	157,171.04
		STEP B	77.4283	6,194.26	13,420.90	161,050.86
		STEP C	79.3405	6,347.24	13,752.35	165,028.24
		STEP D	81.2999	6,503.99	14,091.98	169,103.79
		STEP E	83.3077	6,664.61	14,440.00	173,280.01
		STEP F	85.3650	6,829.20	14,796.60	177,559.20
		STEP G	87.4733	6,997.86	15,162.03	181,944.46
		STEP H	89.6334	7,170.67	15,536.45	186,437.47
		STEP I	91.8470	7,347.76	15,920.14	191,041.76
		STEP J	94.1153	7,529.22	16,313.31	195,759.82
		STEP K	96.4396	7,715.16	16,716.19	200,594.36
		STEP L	98.8213	7,905.70	17,129.02	205,548.30
		STEP M	101.2617	8,100.93	17,552.02	210,624.33
B708	ASST ELEC UTIL DIRECTOR	STEP A	79.2844	6,342.75	13,742.62	164,911.55
		STEP B	81.2417	6,499.33	14,081.89	168,982.73
		STEP C	83.2480	6,659.84	14,429.65	173,155.84
		STEP D	85.3038	6,824.30	14,785.99	177,431.90
		STEP E	87.4105	6,992.84	15,151.15	181,813.84
		STEP F	89.5693	7,165.54	15,525.34	186,304.14
		STEP G	91.7812	7,342.49	15,908.74	190,904.89
		STEP H	94.0479	7,523.83	16,301.63	195,619.63
		STEP I	96.3704	7,709.63	16,704.20	200,450.43
		STEP J	98.7504	7,900.03	17,116.73	205,400.83
		STEP K	101.1892	8,095.13	17,539.46	210,473.53
		STEP L	103.6881	8,295.04	17,972.60	215,671.24
		STEP M	106.2488	8,499.90	18,416.45	220,997.50

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B709	ASST EU DIRECTOR	STEP A	63.3944	5,071.55	10,988.36	131,860.35
		STEP B	64.9591	5,196.72	11,259.57	135,114.92
		STEP C	66.5634	5,325.07	11,537.65	138,451.87
		STEP D	68.2072	5,456.57	11,822.58	141,870.97
		STEP E	69.8916	5,591.32	12,114.54	145,374.52
		STEP F	71.6177	5,729.41	12,413.73	148,964.81
		STEP G	73.3863	5,870.90	12,720.29	152,643.50
		STEP H	75.1987	6,015.89	13,034.44	156,413.29
		STEP I	77.0558	6,164.46	13,356.33	160,276.06
		STEP J	78.9588	6,316.70	13,686.19	164,234.30
		STEP K	80.9087	6,472.69	14,024.17	168,290.09
		STEP L	82.9069	6,632.55	14,370.52	172,446.35
		STEP M	84.9544	6,796.35	14,725.42	176,705.15
B713	ASST FIRE CHIEF	STEP A	62.4844	4,998.75	10,830.62	129,967.55
		STEP B	64.0268	5,122.14	11,097.97	133,175.74
		STEP C	65.6080	5,248.64	11,372.05	136,464.64
		STEP D	67.2283	5,378.26	11,652.90	139,834.86
		STEP E	68.8886	5,511.08	11,940.69	143,288.28
		STEP F	70.5898	5,647.18	12,235.56	146,826.78
		STEP G	72.3331	5,786.64	12,537.73	150,452.84
		STEP H	74.1194	5,929.55	12,847.36	154,168.35
		STEP I	75.9499	6,075.99	13,164.64	157,975.79
		STEP J	77.8256	6,226.04	13,489.77	161,877.24
		STEP K	79.7476	6,379.80	13,822.91	165,875.00
		STEP L	81.7170	6,537.36	14,164.28	169,971.36
		STEP M	83.7351	6,698.80	14,514.08	174,169.00
B845	ASST HUMAN RESOURCES DIRECTOR	STEP A	51.2305	4,098.44	8,879.95	106,559.44
		STEP B	52.4952	4,199.61	9,099.16	109,190.01
		STEP C	53.7916	4,303.32	9,323.87	111,886.52
		STEP D	55.1201	4,409.60	9,554.15	114,649.80
		STEP E	56.4813	4,518.50	9,790.09	117,481.10
		STEP F	57.8761	4,630.08	10,031.85	120,382.28
		STEP G	59.3055	4,744.44	10,279.62	123,355.44
		STEP H	60.7701	4,861.60	10,533.48	126,401.80
		STEP I	62.2708	4,981.66	10,793.60	129,523.26
		STEP J	63.8086	5,104.68	11,060.15	132,721.88
		STEP K	65.3844	5,230.75	11,333.29	135,999.55
		STEP L	66.9992	5,359.93	11,613.19	139,358.33
		STEP M	68.6539	5,492.31	11,900.00	142,800.11

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B710	ASST POLICE CHIEF	STEP A	69.3658	5,549.26	12,023.40	144,280.86
		STEP B	71.0781	5,686.24	12,320.20	147,842.44
		STEP C	72.8334	5,826.67	12,624.45	151,493.47
		STEP D	74.6321	5,970.56	12,936.23	155,234.76
		STEP E	76.4752	6,118.01	13,255.70	159,068.41
		STEP F	78.3639	6,269.11	13,583.07	162,996.91
		STEP G	80.2991	6,423.92	13,918.51	167,022.12
		STEP H	82.2822	6,582.57	14,262.24	171,146.97
		STEP I	84.3143	6,745.14	14,614.47	175,373.74
		STEP J	86.3965	6,911.72	14,975.39	179,704.72
		STEP K	88.5301	7,082.40	15,345.21	184,142.60
		STEP L	90.7165	7,257.32	15,724.19	188,690.32
		STEP M	92.9568	7,436.54	16,112.51	193,350.14
B714	BILLING SERVICES MANAGER	STEP A	46.4600	3,716.80	8,053.06	96,636.80
		STEP B	47.6069	3,808.55	8,251.86	99,022.35
		STEP C	48.7826	3,902.60	8,455.65	101,467.80
		STEP D	49.9873	3,998.98	8,664.46	103,973.58
		STEP E	51.2218	4,097.74	8,878.44	106,541.34
		STEP F	52.4868	4,198.94	9,097.71	109,172.54
		STEP G	53.7830	4,302.64	9,322.38	111,868.64
		STEP H	55.1112	4,408.89	9,552.60	114,631.29
		STEP I	56.4723	4,517.78	9,788.53	117,462.38
		STEP J	57.8669	4,629.35	10,030.26	120,363.15
		STEP K	59.2960	4,743.68	10,277.97	123,335.68
		STEP L	60.7604	4,860.83	10,531.80	126,381.63
		STEP M	62.2609	4,980.87	10,791.88	129,502.67
B715	BLDG INSPECTION SUPERVISOR	STEP A	41.1373	3,290.98	7,130.46	85,565.58
		STEP B	42.1528	3,372.22	7,306.48	87,677.82
		STEP C	43.1938	3,455.50	7,486.92	89,843.10
		STEP D	44.2606	3,540.84	7,671.83	92,062.04
		STEP E	45.3536	3,628.28	7,861.29	94,335.48
		STEP F	46.4736	3,717.88	8,055.42	96,665.08
		STEP G	47.6214	3,809.71	8,254.37	99,052.51
		STEP H	48.7974	3,903.79	8,458.21	101,498.59
		STEP I	50.0024	4,000.19	8,667.08	104,004.99
		STEP J	51.2374	4,098.99	8,881.14	106,573.79
		STEP K	52.5027	4,200.21	9,100.46	109,205.61
		STEP L	53.7993	4,303.94	9,325.21	111,902.54
		STEP M	55.1279	4,410.23	9,555.50	114,666.03

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B717	BLDG OFFICIAL	STEP A	51.5014	4,120.11	8,926.90	107,122.91
		STEP B	52.7727	4,221.81	9,147.26	109,767.21
		STEP C	54.0760	4,326.08	9,373.17	112,478.08
		STEP D	55.4114	4,432.91	9,604.64	115,255.71
		STEP E	56.7799	4,542.39	9,841.84	118,102.19
		STEP F	58.1821	4,654.56	10,084.89	121,018.76
		STEP G	59.6190	4,769.52	10,333.96	124,007.52
		STEP H	61.0913	4,887.30	10,589.15	127,069.90
		STEP I	62.6000	5,008.00	10,850.66	130,208.00
		STEP J	64.1460	5,131.68	11,118.64	133,423.68
		STEP K	65.7302	5,258.41	11,393.23	136,718.81
		STEP L	67.3534	5,388.27	11,674.58	140,095.07
		STEP M	69.0168	5,521.34	11,962.91	143,554.94
B718	BUDGET ANALYST I	STEP A	35.1221	2,809.76	6,087.83	73,053.96
		STEP B	35.9890	2,879.12	6,238.09	74,857.12
		STEP C	36.8778	2,950.22	6,392.15	76,705.82
		STEP D	37.7886	3,023.08	6,550.02	78,600.28
		STEP E	38.7218	3,097.74	6,711.77	80,541.34
		STEP F	39.6780	3,174.24	6,877.52	82,530.24
		STEP G	40.6579	3,252.63	7,047.36	84,568.43
		STEP H	41.6620	3,332.96	7,221.41	86,656.96
		STEP I	42.6909	3,415.27	7,399.75	88,797.07
		STEP J	43.7451	3,499.60	7,582.48	90,989.80
		STEP K	44.8255	3,586.04	7,769.75	93,237.04
		STEP L	45.9325	3,674.60	7,961.63	95,539.60
		STEP M	47.0669	3,765.35	8,158.26	97,899.15
B719	BUDGET ANALYST II	STEP A	38.0646	3,045.16	6,597.86	79,174.36
		STEP B	39.0042	3,120.33	6,760.72	81,128.73
		STEP C	39.9675	3,197.40	6,927.70	83,132.40
		STEP D	40.9545	3,276.36	7,098.78	85,185.36
		STEP E	41.9660	3,357.28	7,274.10	87,289.28
		STEP F	43.0023	3,440.18	7,453.73	89,444.78
		STEP G	44.0643	3,525.14	7,637.81	91,653.74
		STEP H	45.1525	3,612.20	7,826.43	93,917.20
		STEP I	46.2676	3,701.40	8,019.71	96,236.60
		STEP J	47.4102	3,792.81	8,217.76	98,613.21
		STEP K	48.5811	3,886.48	8,420.72	101,048.68
		STEP L	49.7808	3,982.46	8,628.67	103,544.06
		STEP M	51.0102	4,080.81	8,841.76	106,101.21

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B720	BUDGET MANAGER					
		STEP A	46.4600	3,716.80	8,053.06	96,636.80
		STEP B	47.6069	3,808.55	8,251.86	99,022.35
		STEP C	48.7826	3,902.60	8,455.65	101,467.80
		STEP D	49.9873	3,998.98	8,664.46	103,973.58
		STEP E	51.2218	4,097.74	8,878.44	106,541.34
		STEP F	52.4868	4,198.94	9,097.71	109,172.54
		STEP G	53.7830	4,302.64	9,322.38	111,868.64
		STEP H	55.1112	4,408.89	9,552.60	114,631.29
		STEP I	56.4723	4,517.78	9,788.53	117,462.38
		STEP J	57.8669	4,629.35	10,030.26	120,363.15
		STEP K	59.2960	4,743.68	10,277.97	123,335.68
		STEP L	60.7604	4,860.83	10,531.80	126,381.63
		STEP M	62.2609	4,980.87	10,791.88	129,502.67
B723	CHIEF FINANCIAL OFFICER					
		STEP A	71.8515	5,748.12	12,454.26	149,451.12
		STEP B	73.6252	5,890.01	12,761.70	153,140.41
		STEP C	75.4434	6,035.47	13,076.85	156,922.27
		STEP D	77.3066	6,184.52	13,399.81	160,797.72
		STEP E	79.2158	6,337.26	13,730.73	164,768.86
		STEP F	81.1721	6,493.76	14,069.83	168,837.96
		STEP G	83.1767	6,654.13	14,417.29	173,007.53
		STEP H	85.2308	6,818.46	14,773.33	177,280.06
		STEP I	87.3357	6,986.85	15,138.18	181,658.25
		STEP J	89.4925	7,159.40	15,512.03	186,144.40
		STEP K	91.7026	7,336.20	15,895.11	190,741.40
		STEP L	93.9673	7,517.38	16,287.66	195,451.98
		STEP M	96.2879	7,703.03	16,689.90	200,278.83
B724	CHIEF INFORMATION OFFICER					
		STEP A	62.2090	4,976.72	10,782.89	129,394.72
		STEP B	63.7448	5,099.58	11,049.09	132,589.18
		STEP C	65.3191	5,225.52	11,321.97	135,863.72
		STEP D	66.9322	5,354.57	11,601.58	139,218.97
		STEP E	68.5851	5,486.80	11,888.08	142,657.00
		STEP F	70.2789	5,622.31	12,181.67	146,180.11
		STEP G	72.0144	5,761.15	12,482.49	149,789.95
		STEP H	73.7929	5,903.43	12,790.76	153,489.23
		STEP I	75.6154	6,049.23	13,106.66	157,280.03
		STEP J	77.4828	6,198.62	13,430.35	161,164.22
		STEP K	79.3963	6,351.70	13,762.02	165,144.30
		STEP L	81.3570	6,508.56	14,101.88	169,222.56
		STEP M	83.3662	6,669.29	14,450.14	173,401.69

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B725	CITY CLERK	STEP A	50.4788	4,038.30	8,749.65	104,995.90
		STEP B	51.7254	4,138.03	8,965.73	107,588.83
		STEP C	53.0029	4,240.23	9,187.16	110,246.03
		STEP D	54.3117	4,344.93	9,414.02	112,968.33
		STEP E	55.6530	4,452.24	9,646.52	115,758.24
		STEP F	57.0275	4,562.20	9,884.76	118,617.20
		STEP G	58.4358	4,674.86	10,128.87	121,546.46
		STEP H	59.8790	4,790.32	10,379.02	124,548.32
		STEP I	61.3577	4,908.61	10,635.33	127,624.01
		STEP J	62.8730	5,029.84	10,897.98	130,775.84
		STEP K	64.4258	5,154.06	11,167.13	134,005.66
		STEP L	66.0167	5,281.33	11,442.89	137,314.73
		STEP M	67.6471	5,411.76	11,725.49	140,705.96
B726	CITY LIBRARIAN	STEP A	44.3132	3,545.05	7,680.95	92,171.45
		STEP B	45.4075	3,632.60	7,870.63	94,447.60
		STEP C	46.5289	3,722.31	8,065.00	96,780.11
		STEP D	47.6781	3,814.24	8,264.20	99,170.44
		STEP E	48.8556	3,908.44	8,468.30	101,619.64
		STEP F	50.0620	4,004.96	8,677.41	104,128.96
		STEP G	51.2984	4,103.87	8,891.72	106,700.67
		STEP H	52.5652	4,205.21	9,111.30	109,335.61
		STEP I	53.8633	4,309.06	9,336.30	112,035.66
		STEP J	55.1936	4,415.48	9,566.89	114,802.68
		STEP K	56.5567	4,524.53	9,803.16	117,637.93
		STEP L	57.9533	4,636.26	10,045.23	120,542.86
		STEP M	59.3846	4,750.76	10,293.33	123,519.96
B962	CODE ENFORCEMENT SUPERVISOR	STEP A	37.0629	2,965.03	6,424.23	77,090.83
		STEP B	37.9778	3,038.22	6,582.81	78,993.82
		STEP C	38.9157	3,113.25	6,745.38	80,944.65
		STEP D	39.8767	3,190.13	6,911.96	82,943.53
		STEP E	40.8615	3,268.92	7,082.66	84,991.92
		STEP F	41.8706	3,349.64	7,257.57	87,090.84
		STEP G	42.9047	3,432.37	7,436.81	89,241.77
		STEP H	43.9643	3,517.14	7,620.47	91,445.74
		STEP I	45.0500	3,604.00	7,808.66	93,704.00
		STEP J	46.1626	3,693.00	8,001.51	96,018.20
		STEP K	47.3026	3,784.20	8,199.11	98,389.40
		STEP L	48.4708	3,877.66	8,401.60	100,819.26
		STEP M	49.6678	3,973.42	8,609.08	103,309.02

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B852	CONTROLLER	STEP A	48.7830	3,902.64	8,455.72	101,468.64
		STEP B	49.9872	3,998.97	8,664.44	103,973.37
		STEP C	51.2217	4,097.73	8,878.42	106,541.13
		STEP D	52.4867	4,198.93	9,097.69	109,172.33
		STEP E	53.7829	4,302.63	9,322.36	111,868.43
		STEP F	55.1111	4,408.88	9,552.59	114,631.08
		STEP G	56.4721	4,517.76	9,788.49	117,461.96
		STEP H	57.8668	4,629.34	10,030.24	120,362.94
		STEP I	59.2958	4,743.66	10,277.93	123,335.26
		STEP J	60.7602	4,860.81	10,531.76	126,381.21
		STEP K	62.2607	4,980.85	10,791.85	129,502.25
		STEP L	63.7983	5,103.86	11,058.37	132,700.46
		STEP M	65.3739	5,229.91	11,331.47	135,977.71
B963	DEPT GOVERNMT RELATIONS ADMSTR	STEP A	44.7823	3,582.58	7,762.26	93,147.18
		STEP B	45.8877	3,671.01	7,953.86	95,446.41
		STEP C	47.0209	3,761.67	8,150.28	97,803.47
		STEP D	48.1822	3,854.57	8,351.58	100,218.97
		STEP E	49.3721	3,949.76	8,557.83	102,693.96
		STEP F	50.5914	4,047.31	8,769.17	105,230.11
		STEP G	51.8408	4,147.26	8,985.73	107,828.86
		STEP H	53.1210	4,249.68	9,207.64	110,491.68
		STEP I	54.4329	4,354.63	9,435.03	113,220.43
		STEP J	55.7772	4,462.17	9,668.04	116,016.57
		STEP K	57.1547	4,572.37	9,906.81	118,881.77
		STEP L	58.5662	4,685.29	10,151.47	121,817.69
		STEP M	60.0125	4,801.00	10,402.16	124,826.00
B728	DEPT PUBLIC INFO OFFICER	STEP A	39.0878	3,127.02	6,775.21	81,302.62
		STEP B	40.0530	3,204.24	6,942.52	83,310.24
		STEP C	41.0420	3,283.36	7,113.94	85,367.36
		STEP D	42.0556	3,364.44	7,289.63	87,475.64
		STEP E	43.0943	3,447.54	7,469.67	89,636.14
		STEP F	44.1585	3,532.68	7,654.14	91,849.68
		STEP G	45.2490	3,619.92	7,843.16	94,117.92
		STEP H	46.3665	3,709.32	8,036.86	96,442.32
		STEP I	47.5116	3,800.92	8,235.34	98,824.12
		STEP J	48.6849	3,894.79	8,438.71	101,264.59
		STEP K	49.8873	3,990.98	8,647.13	103,765.58
		STEP L	51.1192	4,089.53	8,860.66	106,327.93
		STEP M	52.3817	4,190.53	9,079.49	108,953.93

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B729	DEPUTY CITY ATTORNEY I					
		STEP A	53.7951	4,303.60	9,324.48	111,893.80
		STEP B	55.1230	4,409.84	9,554.65	114,655.84
		STEP C	56.4843	4,518.74	9,790.61	117,487.34
		STEP D	57.8793	4,630.34	10,032.41	120,388.94
		STEP E	59.3086	4,744.68	10,280.15	123,361.88
		STEP F	60.7733	4,861.86	10,534.03	126,408.46
		STEP G	62.2742	4,981.93	10,794.19	129,530.33
		STEP H	63.8121	5,104.96	11,060.76	132,729.16
		STEP I	65.3880	5,231.04	11,333.92	136,007.04
		STEP J	67.0028	5,360.22	11,613.81	139,365.82
		STEP K	68.6575	5,492.60	11,900.63	142,807.60
		STEP L	70.3531	5,628.24	12,194.53	146,334.44
		STEP M	72.0905	5,767.24	12,495.68	149,948.24
B730	DEPUTY CITY ATTORNEY II					
		STEP A	59.1746	4,733.96	10,256.93	123,083.16
		STEP B	60.6353	4,850.82	10,510.11	126,121.42
		STEP C	62.1328	4,970.62	10,769.68	129,236.22
		STEP D	63.6672	5,093.37	11,035.64	132,427.77
		STEP E	65.2395	5,219.16	11,308.18	135,698.16
		STEP F	66.8507	5,348.05	11,587.45	139,049.45
		STEP G	68.5016	5,480.12	11,873.61	142,483.32
		STEP H	70.1933	5,615.46	12,166.83	146,002.06
		STEP I	71.9268	5,754.14	12,467.31	149,607.74
		STEP J	73.7031	5,896.24	12,775.20	153,302.44
		STEP K	75.5233	6,041.86	13,090.70	157,088.46
		STEP L	77.3884	6,191.07	13,413.98	160,967.87
		STEP M	79.2996	6,343.96	13,745.26	164,943.16
B731	DEPUTY CITY MANAGER					
		STEP A	56.6293	4,530.34	9,815.74	117,788.94
		STEP B	58.0272	4,642.17	10,058.04	120,696.57
		STEP C	59.4603	4,756.82	10,306.45	123,677.42
		STEP D	60.9287	4,874.29	10,560.97	126,731.69
		STEP E	62.4334	4,994.67	10,821.78	129,861.47
		STEP F	63.9752	5,118.01	11,089.03	133,068.41
		STEP G	65.5552	5,244.41	11,362.90	136,354.81
		STEP H	67.1741	5,373.92	11,643.51	139,722.12
		STEP I	68.8331	5,506.64	11,931.07	143,172.84
		STEP J	70.5330	5,642.64	12,225.72	146,708.64
		STEP K	72.2749	5,781.99	12,527.64	150,331.79
		STEP L	74.0598	5,924.78	12,837.03	154,044.38
		STEP M	75.8887	6,071.09	13,154.04	157,848.49

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B732	DEVELOPMENT ANALYST I					
		STEP A	33.9261	2,714.08	5,880.52	70,566.28
		STEP B	34.7636	2,781.08	6,025.69	72,308.28
		STEP C	35.6221	2,849.76	6,174.49	74,093.96
		STEP D	36.5018	2,920.14	6,326.97	75,923.74
		STEP E	37.4033	2,992.26	6,483.23	77,798.86
		STEP F	38.3270	3,066.16	6,643.34	79,720.16
		STEP G	39.2736	3,141.88	6,807.42	81,689.08
		STEP H	40.2434	3,219.47	6,975.52	83,706.27
		STEP I	41.2373	3,298.98	7,147.79	85,773.58
		STEP J	42.2556	3,380.44	7,324.30	87,891.64
		STEP K	43.2992	3,463.93	7,505.19	90,062.33
		STEP L	44.3686	3,549.48	7,690.55	92,286.68
		STEP M	45.4643	3,637.14	7,880.47	94,565.74
B733	DEVELOPMENT ANALYST II					
		STEP A	37.3189	2,985.51	6,468.60	77,623.31
		STEP B	38.2400	3,059.20	6,628.26	79,539.20
		STEP C	39.1843	3,134.74	6,791.94	81,503.34
		STEP D	40.1520	3,212.16	6,959.68	83,516.16
		STEP E	41.1436	3,291.48	7,131.55	85,578.68
		STEP F	42.1598	3,372.78	7,307.69	87,692.38
		STEP G	43.2009	3,456.07	7,488.15	89,857.87
		STEP H	44.2678	3,541.42	7,673.08	92,077.02
		STEP I	45.3610	3,628.88	7,862.57	94,350.88
		STEP J	46.4813	3,718.50	8,056.75	96,681.10
		STEP K	47.6291	3,810.32	8,255.71	99,068.52
		STEP L	48.8054	3,904.43	8,459.60	101,515.23
		STEP M	50.0107	4,000.85	8,668.52	104,022.25
B950	DEVELOPMENT SERVICES ADMINISTR					
		STEP A	41.1373	3,290.98	7,130.46	85,565.58
		STEP B	42.1528	3,372.22	7,306.48	87,677.82
		STEP C	43.1938	3,455.50	7,486.92	89,843.10
		STEP D	44.2606	3,540.84	7,671.83	92,062.04
		STEP E	45.3536	3,628.28	7,861.29	94,335.48
		STEP F	46.4736	3,717.88	8,055.42	96,665.08
		STEP G	47.6214	3,809.71	8,254.37	99,052.51
		STEP H	48.7974	3,903.79	8,458.21	101,498.59
		STEP I	50.0024	4,000.19	8,667.08	104,004.99
		STEP J	51.2374	4,098.99	8,881.14	106,573.79
		STEP K	52.5027	4,200.21	9,100.46	109,205.61
		STEP L	53.7993	4,303.94	9,325.21	111,902.54
		STEP M	55.1279	4,410.23	9,555.50	114,666.03

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B734	DEVELOPMENT SERVICES DIRECTOR					
		STEP A	68.5341	5,482.72	11,879.24	142,550.92
		STEP B	70.2260	5,618.08	12,172.50	146,070.08
		STEP C	71.9603	5,756.82	12,473.11	149,677.42
		STEP D	73.7374	5,898.99	12,781.14	153,373.79
		STEP E	75.5584	6,044.67	13,096.78	157,161.47
		STEP F	77.4244	6,193.95	13,420.22	161,042.75
		STEP G	79.3365	6,346.92	13,751.66	165,019.92
		STEP H	81.2958	6,503.66	14,091.27	169,095.26
		STEP I	83.3035	6,664.28	14,439.27	173,271.28
		STEP J	85.3607	6,828.85	14,795.85	177,550.25
		STEP K	87.4689	6,997.51	15,161.27	181,935.31
		STEP L	89.6289	7,170.31	15,535.67	186,428.11
		STEP M	91.8424	7,347.39	15,919.34	191,032.19
B735	DEVELOPMENT SERVICES MANAGER					
		STEP A	56.6293	4,530.34	9,815.74	117,788.94
		STEP B	58.0272	4,642.17	10,058.04	120,696.57
		STEP C	59.4603	4,756.82	10,306.45	123,677.42
		STEP D	60.9287	4,874.29	10,560.97	126,731.69
		STEP E	62.4334	4,994.67	10,821.78	129,861.47
		STEP F	63.9752	5,118.01	11,089.03	133,068.41
		STEP G	65.5552	5,244.41	11,362.90	136,354.81
		STEP H	67.1741	5,373.92	11,643.51	139,722.12
		STEP I	68.8331	5,506.64	11,931.07	143,172.84
		STEP J	70.5330	5,642.64	12,225.72	146,708.64
		STEP K	72.2749	5,781.99	12,527.64	150,331.79
		STEP L	74.0598	5,924.78	12,837.03	154,044.38
		STEP M	75.8887	6,071.09	13,154.04	157,848.49
B736	ECONOMIC DEVELOPMENT DIRECTOR					
		STEP A	65.9539	5,276.31	11,432.00	137,184.11
		STEP B	67.5822	5,406.57	11,714.24	140,570.97
		STEP C	69.2512	5,540.09	12,003.54	144,042.49
		STEP D	70.9614	5,676.91	12,299.97	147,599.71
		STEP E	72.7139	5,817.11	12,603.74	151,244.91
		STEP F	74.5097	5,960.77	12,915.01	154,980.17
		STEP G	76.3498	6,107.98	13,233.96	158,807.58
		STEP H	78.2352	6,258.81	13,560.76	162,729.21
		STEP I	80.1674	6,413.39	13,895.68	166,748.19
		STEP J	82.1471	6,571.76	14,238.83	170,865.96
		STEP K	84.1759	6,734.07	14,590.48	175,085.87
		STEP L	86.2547	6,900.37	14,950.81	179,409.77
		STEP M	88.3848	7,070.78	15,320.03	183,840.38

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B964	ECONOMIC DEVELOPMENT SUPV					
		STEP A	44.3132	3,545.05	7,680.95	92,171.45
		STEP B	45.4075	3,632.60	7,870.63	94,447.60
		STEP C	46.5289	3,722.31	8,065.00	96,780.11
		STEP D	47.6781	3,814.24	8,264.20	99,170.44
		STEP E	48.8556	3,908.44	8,468.30	101,619.64
		STEP F	50.0620	4,004.96	8,677.41	104,128.96
		STEP G	51.2984	4,103.87	8,891.72	106,700.67
		STEP H	52.5652	4,205.21	9,111.30	109,335.61
		STEP I	53.8633	4,309.06	9,336.30	112,035.66
		STEP J	55.1936	4,415.48	9,566.89	114,802.68
		STEP K	56.5567	4,524.53	9,803.16	117,637.93
		STEP L	57.9533	4,636.26	10,045.23	120,542.86
		STEP M	59.3846	4,750.76	10,293.33	123,519.96
B738	ELECTRIC BUSINESS ANALYST I					
		STEP A	40.0932	3,207.45	6,949.48	83,393.85
		STEP B	41.0828	3,286.62	7,121.01	85,452.22
		STEP C	42.0974	3,367.79	7,296.88	87,562.59
		STEP D	43.1371	3,450.96	7,477.09	89,725.16
		STEP E	44.2024	3,536.19	7,661.74	91,940.99
		STEP F	45.2940	3,623.52	7,850.96	94,211.52
		STEP G	46.4127	3,713.01	8,044.86	96,538.41
		STEP H	47.5588	3,804.70	8,243.52	98,922.30
		STEP I	48.7334	3,898.67	8,447.12	101,365.47
		STEP J	49.9369	3,994.95	8,655.72	103,868.75
		STEP K	51.1701	4,093.60	8,869.48	106,433.80
		STEP L	52.4338	4,194.70	9,088.52	109,062.30
		STEP M	53.7287	4,298.29	9,312.97	111,755.69
B739	ELECTRIC BUSINESS ANALYST II					
		STEP A	44.1064	3,528.51	7,645.10	91,741.31
		STEP B	45.1953	3,615.62	7,833.85	94,006.22
		STEP C	46.3115	3,704.92	8,027.32	96,327.92
		STEP D	47.4551	3,796.40	8,225.55	98,706.60
		STEP E	48.6271	3,890.16	8,428.69	101,144.36
		STEP F	49.8280	3,986.24	8,636.85	103,642.24
		STEP G	51.0585	4,084.68	8,850.14	106,201.68
		STEP H	52.3195	4,185.56	9,068.71	108,824.56
		STEP I	53.6116	4,288.92	9,292.67	111,512.12
		STEP J	54.9356	4,394.84	9,522.17	114,266.04
		STEP K	56.2923	4,503.38	9,757.33	117,087.98
		STEP L	57.6824	4,614.59	9,998.28	119,979.39
		STEP M	59.1070	4,728.56	10,245.21	122,942.56

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B740	ELECTRIC COMPLIANCE ANALYST					
		STEP A	45.9213	3,673.70	7,959.69	95,516.30
		STEP B	47.0548	3,764.38	8,156.16	97,873.98
		STEP C	48.2169	3,857.35	8,357.59	100,291.15
		STEP D	49.4077	3,952.61	8,564.00	102,768.01
		STEP E	50.6279	4,050.23	8,775.50	105,306.03
		STEP F	51.8782	4,150.25	8,992.22	107,906.65
		STEP G	53.1593	4,252.74	9,214.27	110,571.34
		STEP H	54.4722	4,357.77	9,441.84	113,302.17
		STEP I	55.8175	4,465.40	9,675.03	116,100.40
		STEP J	57.1959	4,575.67	9,913.95	118,967.47
		STEP K	58.6084	4,688.67	10,158.78	121,905.47
		STEP L	60.0558	4,804.46	10,409.67	124,916.06
		STEP M	61.5389	4,923.11	10,666.74	128,000.91
B941	ELECTRIC CUSTOMR PROGRAMS SUPV					
		STEP A	55.8630	4,469.04	9,682.92	116,195.04
		STEP B	57.2418	4,579.34	9,921.91	119,062.94
		STEP C	58.6555	4,692.44	10,166.95	122,003.44
		STEP D	60.1040	4,808.32	10,418.02	125,016.32
		STEP E	61.5883	4,927.06	10,675.30	128,103.66
		STEP F	63.1093	5,048.74	10,938.94	131,267.34
		STEP G	64.6679	5,173.43	11,209.10	134,509.23
		STEP H	66.2649	5,301.19	11,485.91	137,830.99
		STEP I	67.9014	5,432.11	11,769.57	141,234.91
		STEP J	69.5783	5,566.26	12,060.23	144,722.86
		STEP K	71.2966	5,703.72	12,358.07	148,296.92
		STEP L	73.0574	5,844.59	12,663.28	151,959.39
		STEP M	74.8616	5,988.92	12,976.01	155,712.12
B741	ELECTRIC ENGINEERING TECH SUPV					
		STEP A	48.8082	3,904.65	8,460.08	101,521.05
		STEP B	50.0129	4,001.03	8,668.90	104,026.83
		STEP C	51.2481	4,099.84	8,883.00	106,596.04
		STEP D	52.5137	4,201.09	9,102.37	109,228.49
		STEP E	53.8106	4,304.84	9,327.17	111,926.04
		STEP F	55.1395	4,411.16	9,557.51	114,690.16
		STEP G	56.5013	4,520.10	9,793.55	117,522.70
		STEP H	57.8966	4,631.72	10,035.41	120,424.92
		STEP I	59.3264	4,746.11	10,283.24	123,398.91
		STEP J	60.7915	4,863.32	10,537.19	126,446.32
		STEP K	62.2928	4,983.42	10,797.41	129,569.02
		STEP L	63.8312	5,106.49	11,064.07	132,768.89
		STEP M	65.4076	5,232.60	11,337.31	136,047.80

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B743	ELECTRIC OPERATIONS MANAGER					
		STEP A	68.9362	5,514.89	11,948.94	143,387.29
		STEP B	70.6379	5,651.03	12,243.90	146,926.83
		STEP C	72.3824	5,790.59	12,546.28	150,555.39
		STEP D	74.1699	5,933.59	12,856.11	154,273.39
		STEP E	76.0016	6,080.12	13,173.61	158,083.32
		STEP F	77.8785	6,230.28	13,498.94	161,987.28
		STEP G	79.8018	6,384.14	13,832.31	165,987.74
		STEP H	81.7726	6,541.80	14,173.91	170,087.00
		STEP I	83.7921	6,703.36	14,523.96	174,287.56
		STEP J	85.8614	6,868.91	14,882.64	178,591.71
		STEP K	87.9818	7,038.54	15,250.17	183,002.14
		STEP L	90.1546	7,212.36	15,626.79	187,521.56
		STEP M	92.3811	7,390.48	16,012.72	192,152.68
B945	ELECTRIC OPERATIONS SUPERVISOR					
		STEP A	62.6703	5,013.62	10,862.85	130,354.22
		STEP B	64.2173	5,137.38	11,131.00	133,571.98
		STEP C	65.8032	5,264.25	11,405.88	136,870.65
		STEP D	67.4282	5,394.25	11,687.55	140,250.65
		STEP E	69.0935	5,527.48	11,976.20	143,714.48
		STEP F	70.7998	5,663.98	12,271.96	147,263.58
		STEP G	72.5483	5,803.86	12,575.03	150,900.46
		STEP H	74.3399	5,947.19	12,885.58	154,626.99
		STEP I	76.1758	6,094.06	13,203.80	158,445.66
		STEP J	78.0570	6,244.56	13,529.88	162,358.56
		STEP K	79.9847	6,398.77	13,864.01	166,368.17
		STEP L	81.9601	6,556.80	14,206.41	170,477.00
		STEP M	83.9841	6,718.72	14,557.24	174,686.92
B746	ELECTRIC RESOURCES ANALYST I					
		STEP A	48.9282	3,914.25	8,480.88	101,770.65
		STEP B	50.1360	4,010.88	8,690.24	104,282.88
		STEP C	51.3741	4,109.92	8,904.84	106,858.12
		STEP D	52.6429	4,211.43	9,124.76	109,497.23
		STEP E	53.9429	4,315.43	9,350.10	112,201.23
		STEP F	55.2751	4,422.00	9,581.01	114,972.20
		STEP G	56.6402	4,531.21	9,817.63	117,811.61
		STEP H	58.0390	4,643.12	10,060.09	120,721.12
		STEP I	59.4723	4,757.78	10,308.53	123,702.38
		STEP J	60.9410	4,875.28	10,563.10	126,757.28
		STEP K	62.4460	4,995.68	10,823.97	129,887.68
		STEP L	63.9882	5,119.05	11,091.28	133,095.45
		STEP M	65.5685	5,245.48	11,365.20	136,382.48

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B747	ELECTRIC RESOURCES ANALYST II					
		STEP A	53.8257	4,306.05	9,329.78	111,957.45
		STEP B	55.1544	4,412.35	9,560.09	114,721.15
		STEP C	56.5165	4,521.32	9,796.19	117,554.32
		STEP D	57.9121	4,632.96	10,038.09	120,457.16
		STEP E	59.3424	4,747.39	10,286.01	123,432.19
		STEP F	60.8079	4,864.63	10,540.03	126,480.43
		STEP G	62.3096	4,984.76	10,800.33	129,603.96
		STEP H	63.8484	5,107.87	11,067.05	132,804.67
		STEP I	65.4252	5,234.01	11,340.36	136,084.41
		STEP J	67.0409	5,363.27	11,620.42	139,445.07
		STEP K	68.6966	5,495.72	11,907.41	142,888.92
		STEP L	70.3932	5,631.45	12,201.48	146,417.85
		STEP M	72.1315	5,770.52	12,502.79	150,033.52
B956	ELECTRIC RISK AND COMP SUPV					
		STEP A	58.1317	4,650.53	10,076.16	120,913.93
		STEP B	59.5667	4,765.33	10,324.89	123,898.73
		STEP C	61.0377	4,883.01	10,579.86	126,958.41
		STEP D	62.5451	5,003.60	10,841.15	130,093.80
		STEP E	64.0897	5,127.17	11,108.88	133,306.57
		STEP F	65.6725	5,253.80	11,383.23	136,598.80
		STEP G	67.2943	5,383.54	11,664.34	139,972.14
		STEP H	68.9562	5,516.49	11,952.40	143,428.89
		STEP I	70.6592	5,652.73	12,247.59	146,971.13
		STEP J	72.4042	5,792.33	12,550.06	150,600.73
		STEP K	74.1923	5,935.38	12,860.00	154,319.98
		STEP L	76.0245	6,081.96	13,177.58	158,130.96
		STEP M	77.9020	6,232.16	13,503.01	162,036.16
B750	ELECTRIC SAFETY COORDINATOR					
		STEP A	37.3188	2,985.50	6,468.59	77,623.10
		STEP B	38.2400	3,059.20	6,628.26	79,539.20
		STEP C	39.1843	3,134.74	6,791.94	81,503.34
		STEP D	40.1520	3,212.16	6,959.68	83,516.16
		STEP E	41.1436	3,291.48	7,131.55	85,578.68
		STEP F	42.1598	3,372.78	7,307.69	87,692.38
		STEP G	43.2009	3,456.07	7,488.15	89,857.87
		STEP H	44.2678	3,541.42	7,673.08	92,077.02
		STEP I	45.3610	3,628.88	7,862.57	94,350.88
		STEP J	46.4813	3,718.50	8,056.75	96,681.10
		STEP K	47.6291	3,810.32	8,255.71	99,068.52
		STEP L	48.8054	3,904.43	8,459.60	101,515.23
		STEP M	50.0107	4,000.85	8,668.52	104,022.25

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B751	ELECTRIC SUBSTATION SUPERVISOR					
		STEP A	62.6703	5,013.62	10,862.85	130,354.22
		STEP B	64.2173	5,137.38	11,131.00	133,571.98
		STEP C	65.8032	5,264.25	11,405.88	136,870.65
		STEP D	67.4282	5,394.25	11,687.55	140,250.65
		STEP E	69.0935	5,527.48	11,976.20	143,714.48
		STEP F	70.7998	5,663.98	12,271.96	147,263.58
		STEP G	72.5483	5,803.86	12,575.03	150,900.46
		STEP H	74.3399	5,947.19	12,885.58	154,626.99
		STEP I	76.1758	6,094.06	13,203.80	158,445.66
		STEP J	78.0570	6,244.56	13,529.88	162,358.56
		STEP K	79.9847	6,398.77	13,864.01	166,368.17
		STEP L	81.9601	6,556.80	14,206.41	170,477.00
		STEP M	83.9841	6,718.72	14,557.24	174,686.92
B752	ELECTRIC TECHNOLOGY SYST SUPV					
		STEP A	51.0106	4,080.84	8,841.83	106,102.04
		STEP B	52.2698	4,181.58	9,060.09	108,721.18
		STEP C	53.5606	4,284.84	9,283.83	111,406.04
		STEP D	54.8833	4,390.66	9,513.10	114,157.26
		STEP E	56.2388	4,499.10	9,748.05	116,976.70
		STEP F	57.6277	4,610.21	9,988.80	119,865.61
		STEP G	59.0509	4,724.07	10,235.48	122,825.87
		STEP H	60.5092	4,840.73	10,488.26	125,859.13
		STEP I	62.0035	4,960.28	10,747.27	128,967.28
		STEP J	63.5347	5,082.77	11,012.68	132,152.17
		STEP K	65.1037	5,208.29	11,284.64	135,415.69
		STEP L	66.7116	5,336.92	11,563.34	138,760.12
		STEP M	68.3591	5,468.72	11,848.91	142,186.92
B753	ELECTRIC UTILITY DIRECTOR					
		STEP A	101.9121	8,152.96	17,664.76	211,977.16
		STEP B	104.4277	8,354.21	18,100.80	217,209.61
		STEP C	107.0067	8,560.53	18,547.82	222,573.93
		STEP D	109.6493	8,771.94	19,005.87	228,070.54
		STEP E	112.3572	8,988.57	19,475.24	233,702.97
		STEP F	115.1320	9,210.56	19,956.21	239,474.56
		STEP G	117.9752	9,438.01	20,449.03	245,388.41
		STEP H	120.8888	9,671.10	20,954.05	251,448.70
		STEP I	123.8743	9,909.94	21,471.54	257,658.54
		STEP J	126.9335	10,154.68	22,001.80	264,021.68
		STEP K	130.0683	10,405.46	22,545.17	270,542.06
		STEP L	133.2803	10,662.42	23,101.91	277,223.02
		STEP M	136.5719	10,925.75	23,672.46	284,069.55

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B955	ELECTRIC UTILITY FIN ADMIN					
		STEP A	54.3404	4,347.23	9,419.00	113,028.03
		STEP B	55.6818	4,454.54	9,651.51	115,818.14
		STEP C	57.0570	4,564.56	9,889.88	118,678.56
		STEP D	58.4660	4,677.28	10,134.10	121,609.28
		STEP E	59.9099	4,792.79	10,384.38	124,612.59
		STEP F	61.3894	4,911.15	10,640.82	127,689.95
		STEP G	62.9055	5,032.44	10,903.62	130,843.44
		STEP H	64.4590	5,156.72	11,172.89	134,074.72
		STEP I	66.0509	5,284.07	11,448.82	137,385.87
		STEP J	67.6821	5,414.56	11,731.56	140,778.76
		STEP K	69.3536	5,548.28	12,021.29	144,255.48
		STEP L	71.0663	5,685.30	12,318.15	147,817.90
		STEP M	72.8214	5,825.71	12,622.37	151,468.51
B754	ELECTRONIC MAINT COORDINATOR					
		STEP A	36.0024	2,880.19	6,240.41	74,884.99
		STEP B	36.8916	2,951.32	6,394.54	76,734.52
		STEP C	37.8026	3,024.20	6,552.45	78,629.40
		STEP D	38.7361	3,098.88	6,714.25	80,571.08
		STEP E	39.6928	3,175.42	6,880.08	82,561.02
		STEP F	40.6730	3,253.84	7,049.98	84,599.84
		STEP G	41.6775	3,334.20	7,224.10	86,689.20
		STEP H	42.7068	3,416.54	7,402.51	88,830.14
		STEP I	43.7615	3,500.92	7,585.32	91,023.92
		STEP J	44.8422	3,587.37	7,772.64	93,271.77
		STEP K	45.9496	3,675.96	7,964.59	95,575.16
		STEP L	47.0844	3,766.75	8,161.29	97,935.55
		STEP M	48.2472	3,859.77	8,362.84	100,354.17
B755	EMS QUAL ASSURANCE COORDINATOR					
		STEP A	46.0955	3,687.64	7,989.88	95,878.64
		STEP B	47.2334	3,778.67	8,187.12	98,245.47
		STEP C	48.3999	3,871.99	8,389.31	100,671.79
		STEP D	49.5953	3,967.62	8,596.51	103,158.22
		STEP E	50.8201	4,065.60	8,808.81	105,705.80
		STEP F	52.0751	4,166.00	9,026.35	108,316.20
		STEP G	53.3611	4,268.88	9,249.25	110,991.08
		STEP H	54.6789	4,374.31	9,477.67	113,732.11
		STEP I	56.0293	4,482.34	9,711.74	116,540.94
		STEP J	57.4130	4,593.04	9,951.58	119,419.04
		STEP K	58.8308	4,706.46	10,197.33	122,368.06
		STEP L	60.2837	4,822.69	10,449.17	125,390.09
		STEP M	61.7725	4,941.80	10,707.23	128,486.80

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B939	ENERGY SERVICES ACCOUNT REP I					
		STEP A	40.1471	3,211.76	6,958.83	83,505.96
		STEP B	41.1380	3,291.04	7,130.58	85,567.04
		STEP C	42.1539	3,372.31	7,306.67	87,680.11
		STEP D	43.1950	3,455.60	7,487.13	89,845.60
		STEP E	44.2618	3,540.94	7,672.04	92,064.54
		STEP F	45.3548	3,628.38	7,861.49	94,337.98
		STEP G	46.4749	3,717.99	8,055.64	96,667.79
		STEP H	47.6227	3,809.81	8,254.60	99,055.21
		STEP I	48.7987	3,903.89	8,458.44	101,501.29
		STEP J	50.0039	4,000.31	8,667.34	104,008.11
		STEP K	51.2388	4,099.10	8,881.39	106,576.70
		STEP L	52.5042	4,200.33	9,100.72	109,208.73
		STEP M	53.8008	4,304.06	9,325.47	111,905.66
B756	ENERGY SERVICES ACCOUNT REP II					
		STEP A	44.1618	3,532.94	7,654.71	91,856.54
		STEP B	45.2519	3,620.15	7,843.66	94,123.95
		STEP C	46.3694	3,709.55	8,037.36	96,448.35
		STEP D	47.5146	3,801.16	8,235.86	98,830.36
		STEP E	48.6880	3,895.04	8,439.25	101,271.04
		STEP F	49.8904	3,991.23	8,647.66	103,772.03
		STEP G	51.1225	4,089.80	8,861.23	106,334.80
		STEP H	52.3851	4,190.80	9,080.08	108,961.00
		STEP I	53.6787	4,294.29	9,304.30	111,651.69
		STEP J	55.0044	4,400.35	9,534.09	114,409.15
		STEP K	56.3628	4,509.02	9,769.55	117,234.62
		STEP L	57.7547	4,620.37	10,010.81	120,129.77
		STEP M	59.1810	4,734.48	10,258.04	123,096.48
B757	ENGINEERING MANAGER					
		STEP A	57.6313	4,610.50	9,989.42	119,873.10
		STEP B	59.0537	4,724.29	10,235.97	122,831.69
		STEP C	60.5121	4,840.96	10,488.76	125,865.16
		STEP D	62.0065	4,960.52	10,747.79	128,973.52
		STEP E	63.5378	5,083.02	11,013.21	132,158.62
		STEP F	65.1070	5,208.56	11,285.21	135,422.56
		STEP G	66.7149	5,337.19	11,563.91	138,766.99
		STEP H	68.3624	5,468.99	11,849.48	142,193.79
		STEP I	70.0507	5,604.05	12,142.12	145,705.45
		STEP J	71.7808	5,742.46	12,442.00	149,304.06
		STEP K	73.5534	5,884.27	12,749.25	152,991.07
		STEP L	75.3699	6,029.59	13,064.11	156,769.39
		STEP M	77.2312	6,178.49	13,386.74	160,640.89

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B758	ENVIRONMENTAL COORDINATOR					
		STEP A	42.9167	3,433.33	7,438.89	89,266.73
		STEP B	43.9762	3,518.09	7,622.54	91,470.49
		STEP C	45.0622	3,604.97	7,810.78	93,729.37
		STEP D	46.1751	3,694.00	8,003.68	96,044.20
		STEP E	47.3155	3,785.24	8,201.35	98,416.24
		STEP F	48.4840	3,878.72	8,403.89	100,846.72
		STEP G	49.6812	3,974.49	8,611.40	103,336.89
		STEP H	50.9082	4,072.65	8,824.08	105,889.05
		STEP I	52.1655	4,173.24	9,042.02	108,504.24
		STEP J	53.4537	4,276.29	9,265.30	111,183.69
		STEP K	54.7738	4,381.90	9,494.12	113,929.50
		STEP L	56.1265	4,490.12	9,728.59	116,743.12
		STEP M	57.5126	4,601.00	9,968.85	119,626.20
B761	ENVIRONMENTAL UTIL COMPL ADMIN					
		STEP A	42.9148	3,433.18	7,438.56	89,262.78
		STEP B	43.9739	3,517.91	7,622.14	91,465.71
		STEP C	45.0599	3,604.79	7,810.38	93,724.59
		STEP D	46.1727	3,693.81	8,003.26	96,039.21
		STEP E	47.3130	3,785.04	8,200.92	98,411.04
		STEP F	48.4814	3,878.51	8,403.44	100,841.31
		STEP G	49.6787	3,974.29	8,610.97	103,331.69
		STEP H	50.9055	4,072.44	8,823.62	105,883.44
		STEP I	52.1628	4,173.02	9,041.55	108,498.62
		STEP J	53.4510	4,276.08	9,264.84	111,178.08
		STEP K	54.7709	4,381.67	9,493.62	113,923.47
		STEP L	56.1236	4,489.88	9,728.09	116,737.08
		STEP M	57.5096	4,600.76	9,968.33	119,619.96
B759	ENVIRONMENTAL UTIL DIRECTOR					
		STEP A	75.9955	6,079.64	13,172.55	158,070.64
		STEP B	77.8714	6,229.71	13,497.70	161,972.51
		STEP C	79.7945	6,383.56	13,831.04	165,972.56
		STEP D	81.7651	6,541.20	14,172.61	170,071.40
		STEP E	83.7844	6,702.75	14,522.62	174,271.55
		STEP F	85.8535	6,868.28	14,881.27	178,575.28
		STEP G	87.9738	7,037.90	15,248.79	182,985.50
		STEP H	90.1464	7,211.71	15,625.37	187,504.51
		STEP I	92.3726	7,389.80	16,011.25	192,135.00
		STEP J	94.6539	7,572.31	16,406.67	196,880.11
		STEP K	96.9914	7,759.31	16,811.84	201,742.11
		STEP L	99.3868	7,950.94	17,227.04	206,724.54
		STEP M	101.8412	8,147.29	17,652.47	211,829.69

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B760	EQUIPMENT MAINT SUPERVISOR	STEP A	32.0975	2,567.80	5,563.56	66,762.80
		STEP B	32.8898	2,631.18	5,700.89	68,410.78
		STEP C	33.7020	2,696.16	5,841.68	70,100.16
		STEP D	34.5343	2,762.74	5,985.94	71,831.34
		STEP E	35.3873	2,830.98	6,133.79	73,605.58
		STEP F	36.2611	2,900.88	6,285.25	75,423.08
		STEP G	37.1567	2,972.53	6,440.49	77,285.93
		STEP H	38.0743	3,045.94	6,599.54	79,194.54
		STEP I	39.0146	3,121.16	6,762.53	81,150.36
		STEP J	39.9781	3,198.24	6,929.53	83,154.44
		STEP K	40.9653	3,277.22	7,100.65	85,207.82
		STEP L	41.9771	3,358.16	7,276.03	87,312.36
		STEP M	43.0137	3,441.09	7,455.70	89,468.49
B851	ERP MANAGER	STEP A	49.2678	3,941.42	8,539.75	102,477.02
		STEP B	50.4841	4,038.72	8,750.57	105,006.92
		STEP C	51.7308	4,138.46	8,966.67	107,600.06
		STEP D	53.0084	4,240.67	9,188.12	110,257.47
		STEP E	54.3174	4,345.39	9,415.01	112,980.19
		STEP F	55.6588	4,452.70	9,647.52	115,770.30
		STEP G	57.0334	4,562.67	9,885.78	118,629.47
		STEP H	58.4419	4,675.35	10,129.92	121,559.15
		STEP I	59.8852	4,790.81	10,380.10	124,561.21
		STEP J	61.3641	4,909.12	10,636.44	127,637.32
		STEP K	62.8796	5,030.36	10,899.13	130,789.56
		STEP L	64.4325	5,154.60	11,168.30	134,019.60
		STEP M	66.0237	5,281.89	11,444.10	137,329.29
B847	EU BUSINESS SVCS ADMINISTRATOR	STEP A	43.7743	3,501.94	7,587.54	91,050.54
		STEP B	44.8548	3,588.38	7,774.83	93,297.98
		STEP C	45.9626	3,677.00	7,966.85	95,602.20
		STEP D	47.0977	3,767.81	8,163.60	97,963.21
		STEP E	48.2608	3,860.86	8,365.20	100,382.46
		STEP F	49.4527	3,956.21	8,571.80	102,861.61
		STEP G	50.6739	4,053.91	8,783.47	105,401.71
		STEP H	51.9253	4,154.02	9,000.38	108,004.62
		STEP I	53.2077	4,256.61	9,222.66	110,672.01
		STEP J	54.5218	4,361.74	9,450.44	113,405.34
		STEP K	55.8683	4,469.46	9,683.83	116,206.06
		STEP L	57.2479	4,579.83	9,922.96	119,075.63
		STEP M	58.6617	4,692.93	10,168.02	122,016.33

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B848	EU RATE ANALYST I	STEP A	35.1221	2,809.76	6,087.83	73,053.96
		STEP B	35.9890	2,879.12	6,238.09	74,857.12
		STEP C	36.8778	2,950.22	6,392.15	76,705.82
		STEP D	37.7886	3,023.08	6,550.02	78,600.28
		STEP E	38.7218	3,097.74	6,711.77	80,541.34
		STEP F	39.6780	3,174.24	6,877.52	82,530.24
		STEP G	40.6579	3,252.63	7,047.36	84,568.43
		STEP H	41.6620	3,332.96	7,221.41	86,656.96
		STEP I	42.6909	3,415.27	7,399.75	88,797.07
		STEP J	43.7451	3,499.60	7,582.48	90,989.80
		STEP K	44.8255	3,586.04	7,769.75	93,237.04
		STEP L	45.9325	3,674.60	7,961.63	95,539.60
		STEP M	47.0669	3,765.35	8,158.26	97,899.15
B849	EU RATE ANALYST II	STEP A	38.0646	3,045.16	6,597.86	79,174.36
		STEP B	39.0042	3,120.33	6,760.72	81,128.73
		STEP C	39.9675	3,197.40	6,927.70	83,132.40
		STEP D	40.9545	3,276.36	7,098.78	85,185.36
		STEP E	41.9660	3,357.28	7,274.10	87,289.28
		STEP F	43.0023	3,440.18	7,453.73	89,444.78
		STEP G	44.0643	3,525.14	7,637.81	91,653.74
		STEP H	45.1525	3,612.20	7,826.43	93,917.20
		STEP I	46.2676	3,701.40	8,019.71	96,236.60
		STEP J	47.4102	3,792.81	8,217.76	98,613.21
		STEP K	48.5811	3,886.48	8,420.72	101,048.68
		STEP L	49.7808	3,982.46	8,628.67	103,544.06
		STEP M	51.0102	4,080.81	8,841.76	106,101.21
B762	FACILITIES MANAGER	STEP A	41.9004	3,352.03	7,262.73	87,152.83
		STEP B	42.9347	3,434.77	7,442.01	89,304.17
		STEP C	43.9950	3,519.60	7,625.80	91,509.60
		STEP D	45.0815	3,606.52	7,814.12	93,769.52
		STEP E	46.1948	3,695.58	8,007.09	96,085.18
		STEP F	47.3356	3,786.84	8,204.83	98,458.04
		STEP G	48.5047	3,880.37	8,407.48	100,889.77
		STEP H	49.7025	3,976.20	8,615.10	103,381.20
		STEP I	50.9300	4,074.40	8,827.86	105,934.40
		STEP J	52.1877	4,175.01	9,045.86	108,550.41
		STEP K	53.4766	4,278.12	9,269.27	111,231.32
		STEP L	54.7972	4,383.77	9,498.18	113,978.17
		STEP M	56.1505	4,492.04	9,732.75	116,793.04

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B118	FACILITIES SUPERVISOR					
		STEP A	32.0975	2,567.80	5,563.56	66,762.80
		STEP B	32.8898	2,631.18	5,700.89	68,410.78
		STEP C	33.7020	2,696.16	5,841.68	70,100.16
		STEP D	34.5343	2,762.74	5,985.94	71,831.34
		STEP E	35.3873	2,830.98	6,133.79	73,605.58
		STEP F	36.2611	2,900.88	6,285.25	75,423.08
		STEP G	37.1567	2,972.53	6,440.49	77,285.93
		STEP H	38.0743	3,045.94	6,599.54	79,194.54
		STEP I	39.0146	3,121.16	6,762.53	81,150.36
		STEP J	39.9781	3,198.24	6,929.53	83,154.44
		STEP K	40.9653	3,277.22	7,100.65	85,207.82
		STEP L	41.9771	3,358.16	7,276.03	87,312.36
		STEP M	43.0137	3,441.09	7,455.70	89,468.49
B764	FINANCE MANAGER					
		STEP A	46.4600	3,716.80	8,053.06	96,636.80
		STEP B	47.6069	3,808.55	8,251.86	99,022.35
		STEP C	48.7826	3,902.60	8,455.65	101,467.80
		STEP D	49.9873	3,998.98	8,664.46	103,973.58
		STEP E	51.2218	4,097.74	8,878.44	106,541.34
		STEP F	52.4868	4,198.94	9,097.71	109,172.54
		STEP G	53.7830	4,302.64	9,322.38	111,868.64
		STEP H	55.1112	4,408.89	9,552.60	114,631.29
		STEP I	56.4723	4,517.78	9,788.53	117,462.38
		STEP J	57.8669	4,629.35	10,030.26	120,363.15
		STEP K	59.2960	4,743.68	10,277.97	123,335.68
		STEP L	60.7604	4,860.83	10,531.80	126,381.63
		STEP M	62.2609	4,980.87	10,791.88	129,502.67
B765	FINANCE SUPERVISOR					
		STEP A	37.0645	2,965.16	6,424.51	77,094.16
		STEP B	37.9792	3,038.33	6,583.06	78,996.73
		STEP C	38.9171	3,113.36	6,745.63	80,947.56
		STEP D	39.8782	3,190.25	6,912.22	82,946.65
		STEP E	40.8630	3,269.04	7,082.92	84,995.04
		STEP F	41.8721	3,349.76	7,257.83	87,093.96
		STEP G	42.9062	3,432.49	7,437.07	89,244.89
		STEP H	43.9659	3,517.27	7,620.75	91,449.07
		STEP I	45.0517	3,604.13	7,808.96	93,707.53
		STEP J	46.1643	3,693.14	8,001.81	96,021.74
		STEP K	47.3043	3,784.34	8,199.41	98,392.94
		STEP L	48.4725	3,877.80	8,401.90	100,822.80
		STEP M	49.6696	3,973.56	8,609.39	103,312.76

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B766	FIRE BATTALION CHIEF (8HR)					
		STEP A	52.2184	4,177.47	9,051.18	108,614.27
		STEP B	52.9144	4,233.15	9,171.82	110,061.95
		STEP C	54.2213	4,337.70	9,398.35	112,780.30
		STEP D	55.5603	4,444.82	9,630.45	115,565.42
		STEP E	56.9324	4,554.59	9,868.28	118,419.39
		STEP F	58.3384	4,667.07	10,111.98	121,343.87
		STEP G	59.7791	4,782.32	10,361.71	124,340.52
		STEP H	61.2555	4,900.44	10,617.62	127,411.44
		STEP I	62.7682	5,021.45	10,879.82	130,557.85
		STEP J	64.3183	5,145.46	11,148.50	133,782.06
		STEP K	65.9068	5,272.54	11,423.84	137,086.14
		STEP L	67.5344	5,402.75	11,705.96	140,471.55
		STEP M	69.2022	5,536.17	11,995.04	143,940.57
B767	FIRE BATTALION CHIEF (24HR)					
		STEP A	36.8854	4,131.16	8,950.85	107,410.28
		STEP B	37.7960	4,233.15	9,171.82	110,061.95
		STEP C	38.7294	4,337.69	9,398.33	112,780.01
		STEP D	39.6859	4,444.82	9,630.44	115,565.34
		STEP E	40.6660	4,554.59	9,868.28	118,419.39
		STEP F	41.6703	4,667.07	10,111.99	121,343.91
		STEP G	42.6993	4,782.32	10,361.69	124,340.36
		STEP H	43.7538	4,900.42	10,617.58	127,411.06
		STEP I	44.8344	5,021.45	10,879.81	130,557.77
		STEP J	45.9416	5,145.45	11,148.49	133,781.93
		STEP K	47.0763	5,272.54	11,423.84	137,086.18
		STEP L	48.2389	5,402.75	11,705.97	140,471.67
		STEP M	49.4301	5,536.17	11,995.03	143,940.45
B768	FIRE CHIEF					
		STEP A	74.2220	5,937.76	12,865.14	154,381.76
		STEP B	76.0541	6,084.32	13,182.71	158,192.52
		STEP C	77.9323	6,234.58	13,508.26	162,099.18
		STEP D	79.8569	6,388.55	13,841.86	166,102.35
		STEP E	81.8291	6,546.32	14,183.71	170,204.52
		STEP F	83.8499	6,707.99	14,533.98	174,407.79
		STEP G	85.9207	6,873.65	14,892.92	178,715.05
		STEP H	88.0426	7,043.40	15,260.71	183,128.60
		STEP I	90.2169	7,217.35	15,637.59	187,651.15
		STEP J	92.4448	7,395.58	16,023.76	192,285.18
		STEP K	94.7279	7,578.23	16,419.50	197,034.03
		STEP L	97.0673	7,765.38	16,825.00	201,899.98
		STEP M	99.4645	7,957.16	17,240.51	206,886.16

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B769	FIRE DIVISION CHIEF	STEP A	56.8040	4,544.32	9,846.02	118,152.32
		STEP B	58.2061	4,656.48	10,089.05	121,068.68
		STEP C	59.6436	4,771.48	10,338.22	124,058.68
		STEP D	61.1166	4,889.32	10,593.54	127,122.52
		STEP E	62.6259	5,010.07	10,855.15	130,261.87
		STEP F	64.1725	5,133.80	11,123.23	133,478.80
		STEP G	65.7573	5,260.58	11,397.93	136,775.18
		STEP H	67.3812	5,390.49	11,679.40	140,152.89
		STEP I	69.0453	5,523.62	11,967.85	143,614.22
		STEP J	70.7505	5,660.04	12,263.42	147,161.04
		STEP K	72.4977	5,799.81	12,566.26	150,795.21
		STEP L	74.2881	5,943.04	12,876.60	154,519.24
		STEP M	76.1227	6,089.81	13,194.60	158,335.21
B770	FLEET MANAGER	STEP A	41.9004	3,352.03	7,262.73	87,152.83
		STEP B	42.9347	3,434.77	7,442.01	89,304.17
		STEP C	43.9950	3,519.60	7,625.80	91,509.60
		STEP D	45.0815	3,606.52	7,814.12	93,769.52
		STEP E	46.1948	3,695.58	8,007.09	96,085.18
		STEP F	47.3356	3,786.84	8,204.83	98,458.04
		STEP G	48.5047	3,880.37	8,407.48	100,889.77
		STEP H	49.7025	3,976.20	8,615.10	103,381.20
		STEP I	50.9300	4,074.40	8,827.86	105,934.40
		STEP J	52.1877	4,175.01	9,045.86	108,550.41
		STEP K	53.4766	4,278.12	9,269.27	111,231.32
		STEP L	54.7972	4,383.77	9,498.18	113,978.17
		STEP M	56.1505	4,492.04	9,732.75	116,793.04
B771	GOVERNMENT RELATIONS ADMINISTR	STEP A	47.0214	3,761.71	8,150.37	97,804.51
		STEP B	48.1821	3,854.56	8,351.56	100,218.76
		STEP C	49.3720	3,949.76	8,557.81	102,693.76
		STEP D	50.5913	4,047.30	8,769.15	105,229.90
		STEP E	51.8407	4,147.25	8,985.72	107,828.65
		STEP F	53.1209	4,249.67	9,207.62	110,491.47
		STEP G	54.4328	4,354.62	9,435.01	113,220.22
		STEP H	55.7771	4,462.16	9,668.03	116,016.36
		STEP I	57.1546	4,572.36	9,906.79	118,881.56
		STEP J	58.5660	4,685.28	10,151.44	121,817.28
		STEP K	60.0124	4,800.99	10,402.14	124,825.79
		STEP L	61.4945	4,919.56	10,659.04	127,908.56
		STEP M	63.0131	5,041.04	10,922.27	131,067.24

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B844	HOUSING MANAGER	STEP A	44.3119	3,544.95	7,680.72	92,168.75
		STEP B	45.4075	3,632.60	7,870.63	94,447.60
		STEP C	46.5289	3,722.31	8,065.00	96,780.11
		STEP D	47.6781	3,814.24	8,264.20	99,170.44
		STEP E	48.8556	3,908.44	8,468.30	101,619.64
		STEP F	50.0620	4,004.96	8,677.41	104,128.96
		STEP G	51.2984	4,103.87	8,891.72	106,700.67
		STEP H	52.5652	4,205.21	9,111.30	109,335.61
		STEP I	53.8633	4,309.06	9,336.30	112,035.66
		STEP J	55.1936	4,415.48	9,566.89	114,802.68
		STEP K	56.5567	4,524.53	9,803.16	117,637.93
		STEP L	57.9533	4,636.26	10,045.23	120,542.86
		STEP M	59.3846	4,750.76	10,293.33	123,519.96
B772	HOUSING SUPERVISOR	STEP A	37.3189	2,985.51	6,468.60	77,623.31
		STEP B	38.2400	3,059.20	6,628.26	79,539.20
		STEP C	39.1843	3,134.74	6,791.94	81,503.34
		STEP D	40.1520	3,212.16	6,959.68	83,516.16
		STEP E	41.1436	3,291.48	7,131.55	85,578.68
		STEP F	42.1598	3,372.78	7,307.69	87,692.38
		STEP G	43.2009	3,456.07	7,488.15	89,857.87
		STEP H	44.2678	3,541.42	7,673.08	92,077.02
		STEP I	45.3610	3,628.88	7,862.57	94,350.88
		STEP J	46.4813	3,718.50	8,056.75	96,681.10
		STEP K	47.6291	3,810.32	8,255.71	99,068.52
		STEP L	48.8054	3,904.43	8,459.60	101,515.23
		STEP M	50.0107	4,000.85	8,668.52	104,022.25
B773	HUMAN RESOURCES ANALYST I	STEP A	33.0805	2,646.44	5,733.95	68,807.44
		STEP B	33.8971	2,711.76	5,875.49	70,505.96
		STEP C	34.7343	2,778.74	6,020.61	72,247.34
		STEP D	35.5921	2,847.36	6,169.29	74,031.56
		STEP E	36.4710	2,917.68	6,321.64	75,859.68
		STEP F	37.3717	2,989.73	6,477.76	77,733.13
		STEP G	38.2947	3,063.57	6,637.74	79,652.97
		STEP H	39.2404	3,139.23	6,801.66	81,620.03
		STEP I	40.2095	3,216.76	6,969.64	83,635.76
		STEP J	41.2025	3,296.20	7,141.76	85,701.20
		STEP K	42.2200	3,377.60	7,318.13	87,817.60
		STEP L	43.2627	3,461.01	7,498.86	89,986.41
		STEP M	44.3311	3,546.48	7,684.05	92,208.68

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B774	HUMAN RESOURCES ANALYST II					
		STEP A	36.3995	2,911.96	6,309.24	75,710.96
		STEP B	37.2980	2,983.84	6,464.98	77,579.84
		STEP C	38.2191	3,057.52	6,624.64	79,495.72
		STEP D	39.1630	3,133.04	6,788.25	81,459.04
		STEP E	40.1302	3,210.41	6,955.90	83,470.81
		STEP F	41.1212	3,289.69	7,127.67	85,532.09
		STEP G	42.1367	3,370.93	7,303.69	87,644.33
		STEP H	43.1773	3,454.18	7,484.06	89,808.78
		STEP I	44.2437	3,539.49	7,668.90	92,026.89
		STEP J	45.3363	3,626.90	7,858.29	94,299.50
		STEP K	46.4559	3,716.47	8,052.35	96,628.27
		STEP L	47.6032	3,808.25	8,251.22	99,014.65
		STEP M	48.7788	3,902.30	8,454.99	101,459.90
B775	HUMAN RESOURCES DIRECTOR					
		STEP A	62.2922	4,983.37	10,797.31	129,567.77
		STEP B	63.8300	5,106.40	11,063.86	132,766.40
		STEP C	65.4063	5,232.50	11,337.09	136,045.10
		STEP D	67.0215	5,361.72	11,617.06	139,404.72
		STEP E	68.6767	5,494.13	11,903.96	142,847.53
		STEP F	70.3728	5,629.82	12,197.95	146,375.42
		STEP G	72.1107	5,768.85	12,499.18	149,990.25
		STEP H	73.8916	5,911.32	12,807.87	153,694.52
		STEP I	75.7164	6,057.31	13,124.17	157,490.11
		STEP J	77.5863	6,206.90	13,448.29	161,379.50
		STEP K	79.5024	6,360.19	13,780.41	165,364.99
		STEP L	81.4658	6,517.26	14,120.73	169,448.86
		STEP M	83.4776	6,678.20	14,469.45	173,633.40
B776	HUMAN RESOURCES MANAGER					
		STEP A	42.5017	3,400.13	7,366.96	88,403.53
		STEP B	43.5510	3,484.08	7,548.84	90,586.08
		STEP C	44.6266	3,570.12	7,735.27	92,823.32
		STEP D	45.7286	3,658.28	7,926.29	95,115.48
		STEP E	46.8580	3,748.64	8,122.05	97,464.64
		STEP F	48.0152	3,841.21	8,322.63	99,871.61
		STEP G	49.2010	3,936.08	8,528.17	102,338.08
		STEP H	50.4160	4,033.28	8,738.77	104,865.28
		STEP I	51.6612	4,132.89	8,954.60	107,455.29
		STEP J	52.9370	4,234.96	9,175.74	110,108.96
		STEP K	54.2443	4,339.54	9,402.34	112,828.14
		STEP L	55.5839	4,446.71	9,634.54	115,614.51
		STEP M	56.9566	4,556.52	9,872.47	118,469.72

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B777	INFO SECURITY ADMINISTRATOR					
		STEP A	43.7153	3,497.22	7,577.31	90,927.82
		STEP B	44.7943	3,583.54	7,764.34	93,172.14
		STEP C	45.9006	3,672.04	7,956.10	95,473.24
		STEP D	47.0341	3,762.72	8,152.57	97,830.92
		STEP E	48.1957	3,855.65	8,353.92	100,247.05
		STEP F	49.3860	3,950.88	8,560.24	102,722.88
		STEP G	50.6056	4,048.44	8,771.63	105,259.64
		STEP H	51.8553	4,148.42	8,988.25	107,859.02
		STEP I	53.1360	4,250.88	9,210.24	110,522.88
		STEP J	54.4482	4,355.85	9,437.68	113,252.25
		STEP K	55.7929	4,463.43	9,670.76	116,049.23
		STEP L	57.1707	4,573.65	9,909.58	118,915.05
		STEP M	58.5826	4,686.60	10,154.31	121,851.80
B778	INTERPRETIVE SRVCS SUPERVISOR					
		STEP A	31.8553	2,548.42	5,521.58	66,259.02
		STEP B	32.6420	2,611.36	5,657.94	67,895.36
		STEP C	33.4481	2,675.84	5,797.67	69,572.04
		STEP D	34.2742	2,741.93	5,940.86	71,290.33
		STEP E	35.1206	2,809.64	6,087.57	73,050.84
		STEP F	35.9879	2,879.03	6,237.90	74,854.83
		STEP G	36.8768	2,950.14	6,391.97	76,703.74
		STEP H	37.7874	3,022.99	6,549.81	78,597.79
		STEP I	38.7206	3,097.64	6,711.57	80,538.84
		STEP J	39.6769	3,174.15	6,877.32	82,527.95
		STEP K	40.6568	3,252.54	7,047.17	84,566.14
		STEP L	41.6608	3,332.86	7,221.20	86,654.46
		STEP M	42.6897	3,415.17	7,399.54	88,794.57
B779	IT DIVISION MANAGER					
		STEP A	45.6108	3,648.86	7,905.87	94,870.46
		STEP B	46.7372	3,738.97	8,101.11	97,213.37
		STEP C	47.8914	3,831.31	8,301.17	99,614.11
		STEP D	49.0741	3,925.92	8,506.17	102,074.12
		STEP E	50.2861	4,022.88	8,716.25	104,595.08
		STEP F	51.5280	4,122.24	8,931.52	107,178.24
		STEP G	52.8005	4,224.04	9,152.08	109,825.04
		STEP H	54.1045	4,328.36	9,378.11	112,537.36
		STEP I	55.4406	4,435.24	9,609.70	115,316.44
		STEP J	56.8097	4,544.77	9,847.01	118,164.17
		STEP K	58.2127	4,657.01	10,090.20	121,082.41
		STEP L	59.6503	4,772.02	10,339.38	124,072.62
		STEP M	61.1235	4,889.88	10,594.74	127,136.88

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B781	IT PROGRAM MANAGER					
		STEP A	41.4676	3,317.40	7,187.71	86,252.60
		STEP B	42.4917	3,399.33	7,365.22	88,382.73
		STEP C	43.5410	3,483.28	7,547.10	90,565.28
		STEP D	44.6163	3,569.30	7,733.49	92,801.90
		STEP E	45.7181	3,657.44	7,924.47	95,093.64
		STEP F	46.8472	3,747.77	8,120.18	97,442.17
		STEP G	48.0042	3,840.33	8,320.72	99,848.73
		STEP H	49.1897	3,935.17	8,526.21	102,314.57
		STEP I	50.4044	4,032.35	8,736.76	104,841.15
		STEP J	51.6492	4,131.93	8,952.52	107,430.33
		STEP K	52.9247	4,233.97	9,173.61	110,083.37
		STEP L	54.2318	4,338.54	9,400.17	112,802.14
		STEP M	55.5711	4,445.68	9,632.32	115,587.88
B782	KEY ACCOUNTS REPRESENTATIVE					
		STEP A	48.5758	3,886.06	8,419.80	101,037.66
		STEP B	49.7747	3,981.97	8,627.61	103,531.37
		STEP C	51.0040	4,080.32	8,840.69	106,088.32
		STEP D	52.2636	4,181.08	9,059.02	108,708.28
		STEP E	53.5543	4,284.34	9,282.74	111,392.94
		STEP F	54.8768	4,390.14	9,511.97	114,143.74
		STEP G	56.2321	4,498.56	9,746.89	116,962.76
		STEP H	57.6207	4,609.65	9,987.58	119,851.05
		STEP I	59.0437	4,723.49	10,234.24	122,810.89
		STEP J	60.5019	4,840.15	10,487.00	125,843.95
		STEP K	61.9961	4,959.68	10,745.99	128,951.88
		STEP L	63.5271	5,082.16	11,011.36	132,136.36
		STEP M	65.0960	5,207.68	11,283.30	135,399.68
B783	LIBRARY SUPERVISOR					
		STEP A	32.7580	2,620.64	5,678.05	68,136.64
		STEP B	33.5668	2,685.34	5,818.24	69,818.94
		STEP C	34.3957	2,751.65	5,961.92	71,543.05
		STEP D	35.2452	2,819.61	6,109.16	73,310.01
		STEP E	36.1156	2,889.24	6,260.03	75,120.44
		STEP F	37.0075	2,960.60	6,414.63	76,975.60
		STEP G	37.9215	3,033.72	6,573.06	78,876.72
		STEP H	38.8579	3,108.63	6,735.36	80,824.43
		STEP I	39.8176	3,185.40	6,901.71	82,820.60
		STEP J	40.8009	3,264.07	7,072.15	84,865.87
		STEP K	41.8086	3,344.68	7,246.82	86,961.88
		STEP L	42.8410	3,427.28	7,425.77	89,109.28
		STEP M	43.8991	3,511.92	7,609.17	91,310.12

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B784	MANAGEMENT ANALYST					
		STEP A	39.1848	3,134.78	6,792.03	81,504.38
		STEP B	40.1519	3,212.15	6,959.66	83,515.95
		STEP C	41.1434	3,291.47	7,131.52	85,578.27
		STEP D	42.1596	3,372.76	7,307.66	87,691.96
		STEP E	43.2008	3,456.06	7,488.13	89,857.66
		STEP F	44.2676	3,541.40	7,673.05	92,076.60
		STEP G	45.3608	3,628.86	7,862.53	94,350.46
		STEP H	46.4811	3,718.48	8,056.72	96,680.68
		STEP I	47.6290	3,810.32	8,255.69	99,068.32
		STEP J	48.8053	3,904.42	8,459.58	101,515.02
		STEP K	50.0105	4,000.84	8,668.48	104,021.84
		STEP L	51.2456	4,099.64	8,882.57	106,590.84
		STEP M	52.5111	4,200.88	9,101.92	109,223.08
B787	OPEN SPACE SUPERINTENDENT					
		STEP A	37.7688	3,021.50	6,546.59	78,559.10
		STEP B	38.7015	3,096.12	6,708.26	80,499.12
		STEP C	39.6573	3,172.58	6,873.93	82,487.18
		STEP D	40.6366	3,250.92	7,043.67	84,524.12
		STEP E	41.6402	3,331.21	7,217.63	86,611.61
		STEP F	42.6685	3,413.48	7,395.87	88,750.48
		STEP G	43.7223	3,497.78	7,578.53	90,942.38
		STEP H	44.8021	3,584.16	7,765.69	93,188.36
		STEP I	45.9085	3,672.68	7,957.47	95,489.68
		STEP J	47.0422	3,763.37	8,153.98	97,847.77
		STEP K	48.2040	3,856.32	8,355.36	100,264.32
		STEP L	49.3944	3,951.55	8,561.69	102,740.35
		STEP M	50.6142	4,049.13	8,773.12	105,277.53
B788	PARK DEVELOPMENT ANALYST I					
		STEP A	33.9261	2,714.08	5,880.52	70,566.28
		STEP B	34.7636	2,781.08	6,025.69	72,308.28
		STEP C	35.6221	2,849.76	6,174.49	74,093.96
		STEP D	36.5018	2,920.14	6,326.97	75,923.74
		STEP E	37.4033	2,992.26	6,483.23	77,798.86
		STEP F	38.3270	3,066.16	6,643.34	79,720.16
		STEP G	39.2736	3,141.88	6,807.42	81,689.08
		STEP H	40.2434	3,219.47	6,975.52	83,706.27
		STEP I	41.2373	3,298.98	7,147.79	85,773.58
		STEP J	42.2556	3,380.44	7,324.30	87,891.64
		STEP K	43.2992	3,463.93	7,505.19	90,062.33
		STEP L	44.3686	3,549.48	7,690.55	92,286.68
		STEP M	45.4643	3,637.14	7,880.47	94,565.74

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B789	PARK DEVELOPMENT ANALYST II					
		STEP A	37.3189	2,985.51	6,468.60	77,623.31
		STEP B	38.2400	3,059.20	6,628.26	79,539.20
		STEP C	39.1843	3,134.74	6,791.94	81,503.34
		STEP D	40.1520	3,212.16	6,959.68	83,516.16
		STEP E	41.1436	3,291.48	7,131.55	85,578.68
		STEP F	42.1598	3,372.78	7,307.69	87,692.38
		STEP G	43.2009	3,456.07	7,488.15	89,857.87
		STEP H	44.2678	3,541.42	7,673.08	92,077.02
		STEP I	45.3610	3,628.88	7,862.57	94,350.88
		STEP J	46.4813	3,718.50	8,056.75	96,681.10
		STEP K	47.6291	3,810.32	8,255.71	99,068.52
		STEP L	48.8054	3,904.43	8,459.60	101,515.23
		STEP M	50.0107	4,000.85	8,668.52	104,022.25
B790	PARK PLANNING & DEVELOPMT SUPT					
		STEP A	37.7688	3,021.50	6,546.59	78,559.10
		STEP B	38.7015	3,096.12	6,708.26	80,499.12
		STEP C	39.6573	3,172.58	6,873.93	82,487.18
		STEP D	40.6366	3,250.92	7,043.67	84,524.12
		STEP E	41.6402	3,331.21	7,217.63	86,611.61
		STEP F	42.6685	3,413.48	7,395.87	88,750.48
		STEP G	43.7223	3,497.78	7,578.53	90,942.38
		STEP H	44.8021	3,584.16	7,765.69	93,188.36
		STEP I	45.9085	3,672.68	7,957.47	95,489.68
		STEP J	47.0422	3,763.37	8,153.98	97,847.77
		STEP K	48.2040	3,856.32	8,355.36	100,264.32
		STEP L	49.3944	3,951.55	8,561.69	102,740.35
		STEP M	50.6142	4,049.13	8,773.12	105,277.53
B855	PARKS MANAGER					
		STEP A	43.4345	3,474.76	7,528.64	90,343.76
		STEP B	44.5067	3,560.53	7,714.49	92,573.93
		STEP C	45.6058	3,648.46	7,905.00	94,860.06
		STEP D	46.7321	3,738.56	8,100.23	97,202.76
		STEP E	47.8861	3,830.88	8,300.25	99,603.08
		STEP F	49.0687	3,925.49	8,505.24	102,062.89
		STEP G	50.2806	4,022.44	8,715.30	104,583.64
		STEP H	51.5223	4,121.78	8,930.53	107,166.38
		STEP I	52.7947	4,223.57	9,151.08	109,812.97
		STEP J	54.0986	4,327.88	9,377.09	112,525.08
		STEP K	55.4346	4,434.76	9,608.66	115,303.96
		STEP L	56.8036	4,544.28	9,845.95	118,151.48
		STEP M	58.2064	4,656.51	10,089.10	121,069.31

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B791	PARKS SUPERINTENDENT					
		STEP A	37.7688	3,021.50	6,546.59	78,559.10
		STEP B	38.7015	3,096.12	6,708.26	80,499.12
		STEP C	39.6573	3,172.58	6,873.93	82,487.18
		STEP D	40.6366	3,250.92	7,043.67	84,524.12
		STEP E	41.6402	3,331.21	7,217.63	86,611.61
		STEP F	42.6685	3,413.48	7,395.87	88,750.48
		STEP G	43.7223	3,497.78	7,578.53	90,942.38
		STEP H	44.8021	3,584.16	7,765.69	93,188.36
		STEP I	45.9085	3,672.68	7,957.47	95,489.68
		STEP J	47.0422	3,763.37	8,153.98	97,847.77
		STEP K	48.2040	3,856.32	8,355.36	100,264.32
		STEP L	49.3944	3,951.55	8,561.69	102,740.35
		STEP M	50.6142	4,049.13	8,773.12	105,277.53
B792	PARKS SUPERVISOR					
		STEP A	30.5652	2,445.21	5,297.96	63,575.61
		STEP B	31.3200	2,505.60	5,428.80	65,145.60
		STEP C	32.0935	2,567.48	5,562.87	66,754.48
		STEP D	32.8861	2,630.88	5,700.25	68,403.08
		STEP E	33.6982	2,695.85	5,841.02	70,092.25
		STEP F	34.5305	2,762.44	5,985.28	71,823.44
		STEP G	35.3833	2,830.66	6,133.10	73,597.26
		STEP H	36.2570	2,900.56	6,284.54	75,414.56
		STEP I	37.1525	2,972.20	6,439.76	77,277.20
		STEP J	38.0700	3,045.60	6,598.80	79,185.60
		STEP K	39.0102	3,120.81	6,761.76	81,141.21
		STEP L	39.9736	3,197.88	6,928.75	83,145.08
		STEP M	40.9608	3,276.86	7,099.87	85,198.46
B794	PARKS, REC & LIBRARIES DIRECTOR					
		STEP A	67.4018	5,392.14	11,682.97	140,195.74
		STEP B	69.0656	5,525.24	11,971.37	143,656.44
		STEP C	70.7713	5,661.70	12,267.02	147,204.30
		STEP D	72.5190	5,801.52	12,569.96	150,839.52
		STEP E	74.3100	5,944.80	12,880.40	154,564.80
		STEP F	76.1451	6,091.60	13,198.48	158,381.80
		STEP G	78.0256	6,242.04	13,524.43	162,293.24
		STEP H	79.9525	6,396.20	13,858.43	166,301.20
		STEP I	81.9270	6,554.16	14,200.68	170,408.16
		STEP J	83.9503	6,716.02	14,551.38	174,616.62
		STEP K	86.0235	6,881.88	14,910.74	178,928.88
		STEP L	88.1480	7,051.84	15,278.98	183,347.84
		STEP M	90.3249	7,225.99	15,656.31	187,875.79

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B793	PARKS, REC & LIBRARY BUS ADMSTR					
		STEP A	37.7851	3,022.80	6,549.41	78,593.00
		STEP B	38.7183	3,097.46	6,711.17	80,534.06
		STEP C	39.6744	3,173.95	6,876.89	82,522.75
		STEP D	40.6542	3,252.33	7,046.72	84,560.73
		STEP E	41.6582	3,332.65	7,220.75	86,649.05
		STEP F	42.6870	3,414.96	7,399.08	88,788.96
		STEP G	43.7413	3,499.30	7,581.82	90,981.90
		STEP H	44.8215	3,585.72	7,769.06	93,228.72
		STEP I	45.9284	3,674.27	7,960.92	95,531.07
		STEP J	47.0626	3,765.00	8,157.51	97,890.20
		STEP K	48.2249	3,857.99	8,358.98	100,307.79
		STEP L	49.4158	3,953.26	8,565.40	102,784.86
		STEP M	50.6362	4,050.89	8,776.94	105,323.29
B854	PAYROLL SUPERVISOR					
		STEP A	40.0089	3,200.71	6,934.87	83,218.51
		STEP B	40.9966	3,279.72	7,106.07	85,272.92
		STEP C	42.0090	3,360.72	7,281.56	87,378.72
		STEP D	43.0464	3,443.71	7,461.37	89,536.51
		STEP E	44.1095	3,528.76	7,645.64	91,747.76
		STEP F	45.1989	3,615.91	7,834.47	94,013.71
		STEP G	46.3150	3,705.20	8,027.93	96,335.20
		STEP H	47.4589	3,796.71	8,226.20	98,714.51
		STEP I	48.6309	3,890.47	8,429.35	101,152.27
		STEP J	49.8319	3,986.55	8,637.52	103,650.35
		STEP K	51.0625	4,085.00	8,850.83	106,210.00
		STEP L	52.3236	4,185.88	9,069.42	108,833.08
		STEP M	53.6158	4,289.26	9,293.40	111,520.86
B958	PERMITS SUPERVISOR					
		STEP A	37.3189	2,985.51	6,468.60	77,623.31
		STEP B	38.2400	3,059.20	6,628.26	79,539.20
		STEP C	39.1843	3,134.74	6,791.94	81,503.34
		STEP D	40.1520	3,212.16	6,959.68	83,516.16
		STEP E	41.1436	3,291.48	7,131.55	85,578.68
		STEP F	42.1598	3,372.78	7,307.69	87,692.38
		STEP G	43.2009	3,456.07	7,488.15	89,857.87
		STEP H	44.2678	3,541.42	7,673.08	92,077.02
		STEP I	45.3610	3,628.88	7,862.57	94,350.88
		STEP J	46.4813	3,718.50	8,056.75	96,681.10
		STEP K	47.6291	3,810.32	8,255.71	99,068.52
		STEP L	48.8054	3,904.43	8,459.60	101,515.23
		STEP M	50.0107	4,000.85	8,668.52	104,022.25

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B795	PLANNING MANAGER	STEP A	56.6293	4,530.34	9,815.74	117,788.94
		STEP B	58.0272	4,642.17	10,058.04	120,696.57
		STEP C	59.4603	4,756.82	10,306.45	123,677.42
		STEP D	60.9287	4,874.29	10,560.97	126,731.69
		STEP E	62.4334	4,994.67	10,821.78	129,861.47
		STEP F	63.9752	5,118.01	11,089.03	133,068.41
		STEP G	65.5552	5,244.41	11,362.90	136,354.81
		STEP H	67.1741	5,373.92	11,643.51	139,722.12
		STEP I	68.8331	5,506.64	11,931.07	143,172.84
		STEP J	70.5330	5,642.64	12,225.72	146,708.64
		STEP K	72.2749	5,781.99	12,527.64	150,331.79
		STEP L	74.0598	5,924.78	12,837.03	154,044.38
		STEP M	75.8887	6,071.09	13,154.04	157,848.49
B796	POLICE CAPTAIN	STEP A	60.3182	4,825.45	10,455.15	125,461.85
		STEP B	61.8071	4,944.56	10,713.23	128,558.76
		STEP C	63.3335	5,066.68	10,977.80	131,733.68
		STEP D	64.8976	5,191.80	11,248.91	134,987.00
		STEP E	66.5003	5,320.02	11,526.71	138,320.62
		STEP F	68.1426	5,451.40	11,811.38	141,736.60
		STEP G	69.8254	5,586.03	12,103.06	145,236.83
		STEP H	71.5498	5,723.98	12,401.96	148,823.58
		STEP I	73.3168	5,865.34	12,708.24	152,498.94
		STEP J	75.1275	6,010.20	13,022.10	156,265.20
		STEP K	76.9828	6,158.62	13,343.68	160,124.22
		STEP L	78.8840	6,310.72	13,673.22	164,078.72
		STEP M	80.8321	6,466.56	14,010.89	168,130.76
B797	POLICE CHIEF	STEP A	79.5170	6,361.36	13,782.94	165,395.36
		STEP B	81.4796	6,518.36	14,123.13	169,477.56
		STEP C	83.4919	6,679.35	14,471.92	173,663.15
		STEP D	85.5538	6,844.30	14,829.32	177,951.90
		STEP E	87.6667	7,013.33	15,195.56	182,346.73
		STEP F	89.8316	7,186.52	15,570.81	186,849.72
		STEP G	92.0501	7,364.00	15,955.35	191,464.20
		STEP H	94.3234	7,545.87	16,349.38	196,192.67
		STEP I	96.6529	7,732.23	16,753.16	201,038.03
		STEP J	99.0398	7,923.18	17,166.89	206,002.78
		STEP K	101.4856	8,118.84	17,590.83	211,090.04
		STEP L	103.9920	8,319.36	18,025.28	216,303.36
		STEP M	106.5601	8,524.80	18,470.41	221,645.00

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B798	POLICE LIEUTENANT	STEP A	54.7527	4,380.21	9,490.46	113,885.61
		STEP B	56.1043	4,488.34	9,724.74	116,696.94
		STEP C	57.4899	4,599.19	9,964.91	119,578.99
		STEP D	58.9096	4,712.76	10,211.00	122,531.96
		STEP E	60.3645	4,829.16	10,463.18	125,558.16
		STEP F	61.8552	4,948.41	10,721.56	128,658.81
		STEP G	63.3828	5,070.62	10,986.35	131,836.22
		STEP H	64.9481	5,195.84	11,257.67	135,092.04
		STEP I	66.5521	5,324.16	11,535.69	138,428.36
		STEP J	68.1956	5,455.64	11,820.57	141,846.84
		STEP K	69.8798	5,590.38	12,112.49	145,349.98
		STEP L	71.6055	5,728.44	12,411.62	148,939.44
		STEP M	73.3739	5,869.91	12,718.14	152,617.71
B799	POLICE SERVICES ADMINISTRATOR	STEP A	42.2985	3,383.88	7,331.74	87,980.88
		STEP B	43.3428	3,467.42	7,512.75	90,153.02
		STEP C	44.4132	3,553.05	7,698.28	92,379.45
		STEP D	45.5101	3,640.80	7,888.41	94,661.00
		STEP E	46.6340	3,730.72	8,083.22	96,998.72
		STEP F	47.7856	3,822.84	8,282.83	99,394.04
		STEP G	48.9657	3,917.25	8,487.38	101,848.65
		STEP H	50.1750	4,014.00	8,697.00	104,364.00
		STEP I	51.4141	4,113.12	8,911.77	106,941.32
		STEP J	52.6838	4,214.70	9,131.85	109,582.30
		STEP K	53.9849	4,318.79	9,357.38	112,288.59
		STEP L	55.3182	4,425.45	9,588.48	115,061.85
		STEP M	56.6843	4,534.74	9,825.27	117,903.34
B800	POLICE SOCIAL SVCS ADMINSTR	STEP A	44.7824	3,582.59	7,762.28	93,147.39
		STEP B	45.8878	3,671.02	7,953.88	95,446.62
		STEP C	47.0210	3,761.68	8,150.30	97,803.68
		STEP D	48.1821	3,854.56	8,351.56	100,218.76
		STEP E	49.3721	3,949.76	8,557.83	102,693.96
		STEP F	50.5914	4,047.31	8,769.17	105,230.11
		STEP G	51.8408	4,147.26	8,985.73	107,828.86
		STEP H	53.1211	4,249.68	9,207.65	110,491.88
		STEP I	54.4329	4,354.63	9,435.03	113,220.43
		STEP J	55.7772	4,462.17	9,668.04	116,016.57
		STEP K	57.1547	4,572.37	9,906.81	118,881.77
		STEP L	58.5662	4,685.29	10,151.47	121,817.69
		STEP M	60.0125	4,801.00	10,402.16	124,826.00

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B801	POWER ENGINEERING MANAGER					
		STEP A	68.9362	5,514.89	11,948.94	143,387.29
		STEP B	70.6379	5,651.03	12,243.90	146,926.83
		STEP C	72.3824	5,790.59	12,546.28	150,555.39
		STEP D	74.1699	5,933.59	12,856.11	154,273.39
		STEP E	76.0016	6,080.12	13,173.61	158,083.32
		STEP F	77.8785	6,230.28	13,498.94	161,987.28
		STEP G	79.8018	6,384.14	13,832.31	165,987.74
		STEP H	81.7726	6,541.80	14,173.91	170,087.00
		STEP I	83.7921	6,703.36	14,523.96	174,287.56
		STEP J	85.8614	6,868.91	14,882.64	178,591.71
		STEP K	87.9818	7,038.54	15,250.17	183,002.14
		STEP L	90.1546	7,212.36	15,626.79	187,521.56
		STEP M	92.3811	7,390.48	16,012.72	192,152.68
B802	POWER GENERATION SUPERTINDENT					
		STEP A	63.2677	5,061.41	10,966.40	131,596.81
		STEP B	64.8296	5,186.36	11,237.13	134,845.56
		STEP C	66.4307	5,314.45	11,514.65	138,175.85
		STEP D	68.0712	5,445.69	11,799.00	141,588.09
		STEP E	69.7523	5,580.18	12,090.39	145,084.78
		STEP F	71.4749	5,717.99	12,388.98	148,667.79
		STEP G	73.2401	5,859.20	12,694.95	152,339.40
		STEP H	75.0487	6,003.89	13,008.44	156,101.29
		STEP I	76.9022	6,152.17	13,329.71	159,956.57
		STEP J	78.8013	6,304.10	13,658.89	163,906.70
		STEP K	80.7474	6,459.79	13,996.21	167,954.59
		STEP L	82.7416	6,619.32	14,341.87	172,102.52
		STEP M	84.7850	6,782.80	14,696.06	176,352.80
B803	POWER PLANT OPS & MAINT SUPV					
		STEP A	60.2506	4,820.04	10,443.43	125,321.24
		STEP B	61.7378	4,939.02	10,701.21	128,414.62
		STEP C	63.2625	5,061.00	10,965.50	131,586.00
		STEP D	64.8249	5,185.99	11,236.31	134,835.79
		STEP E	66.4258	5,314.06	11,513.80	138,165.66
		STEP F	68.0662	5,445.29	11,798.14	141,577.69
		STEP G	69.7472	5,579.77	12,089.51	145,074.17
		STEP H	71.4697	5,717.57	12,388.08	148,656.97
		STEP I	73.2347	5,858.77	12,694.01	152,328.17
		STEP J	75.0433	6,003.46	13,007.50	156,090.06
		STEP K	76.8966	6,151.72	13,328.74	159,944.92
		STEP L	78.7956	6,303.64	13,657.90	163,894.84
		STEP M	80.7416	6,459.32	13,995.21	167,942.52

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B804	POWER SUPPLY & PORTFOLIO ADMST					
		STEP A	65.4522	5,236.17	11,345.04	136,140.57
		STEP B	67.0680	5,365.44	11,625.12	139,501.44
		STEP C	68.7242	5,497.93	11,912.19	142,946.33
		STEP D	70.4214	5,633.71	12,206.37	146,476.51
		STEP E	72.1606	5,772.84	12,507.83	150,094.04
		STEP F	73.9427	5,915.41	12,816.73	153,800.81
		STEP G	75.7688	6,061.50	13,133.25	157,599.10
		STEP H	77.6400	6,211.20	13,457.60	161,491.20
		STEP I	79.5573	6,364.58	13,789.93	165,479.18
		STEP J	81.5221	6,521.76	14,130.49	169,565.96
		STEP K	83.5353	6,682.82	14,479.45	173,753.42
		STEP L	85.5983	6,847.86	14,837.03	178,044.46
		STEP M	87.7122	7,016.97	15,203.44	182,441.37
B805	PREVENTATIVE MAINT SUPERVISOR					
		STEP A	43.5705	3,485.64	7,552.22	90,626.64
		STEP B	44.6458	3,571.66	7,738.60	92,863.26
		STEP C	45.7484	3,659.87	7,929.72	95,156.67
		STEP D	46.8782	3,750.25	8,125.55	97,506.65
		STEP E	48.0359	3,842.87	8,326.22	99,914.67
		STEP F	49.2222	3,937.77	8,531.84	102,382.17
		STEP G	50.4378	4,035.02	8,742.55	104,910.62
		STEP H	51.6834	4,134.67	8,958.45	107,501.47
		STEP I	52.9598	4,236.78	9,179.69	110,156.38
		STEP J	54.2677	4,341.41	9,406.40	112,876.81
		STEP K	55.6078	4,448.62	9,638.68	115,664.22
		STEP L	56.9812	4,558.49	9,876.74	118,520.89
		STEP M	58.3884	4,671.07	10,120.65	121,447.87
B806	PRINCIPAL ENGINEER					
		STEP A	51.2263	4,098.10	8,879.22	106,550.70
		STEP B	52.4907	4,199.25	9,098.38	109,180.65
		STEP C	53.7870	4,302.96	9,323.08	111,876.96
		STEP D	55.1154	4,409.23	9,553.33	114,640.03
		STEP E	56.4765	4,518.12	9,789.26	117,471.12
		STEP F	57.8712	4,629.69	10,031.00	120,372.09
		STEP G	59.3005	4,744.04	10,278.75	123,345.04
		STEP H	60.7650	4,861.20	10,532.60	126,391.20
		STEP I	62.2656	4,981.24	10,792.70	129,512.44
		STEP J	63.8032	5,104.25	11,059.22	132,710.65
		STEP K	65.3789	5,230.31	11,332.34	135,988.11
		STEP L	66.9936	5,359.48	11,612.22	139,346.68
		STEP M	68.6480	5,491.84	11,898.98	142,787.84

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B807	PRINCIPAL PLANNER	STEP A	47.3068	3,784.54	8,199.84	98,398.14
		STEP B	48.4746	3,877.96	8,402.26	100,827.16
		STEP C	49.6717	3,973.73	8,609.76	103,317.13
		STEP D	50.8984	4,071.87	8,822.38	105,868.67
		STEP E	52.1554	4,172.43	9,040.26	108,483.23
		STEP F	53.4434	4,275.47	9,263.52	111,162.27
		STEP G	54.7633	4,381.06	9,492.30	113,907.66
		STEP H	56.1157	4,489.25	9,726.72	116,720.65
		STEP I	57.5015	4,600.12	9,966.92	119,603.12
		STEP J	58.9216	4,713.72	10,213.07	122,556.92
		STEP K	60.3767	4,830.13	10,465.29	125,583.53
		STEP L	61.8678	4,949.42	10,723.75	128,685.02
		STEP M	63.3957	5,071.65	10,988.58	131,863.05
B808	PUB AFFAIRS&COMMUNICAT ADMNSTR	STEP A	44.7824	3,582.59	7,762.28	93,147.39
		STEP B	45.8878	3,671.02	7,953.88	95,446.62
		STEP C	47.0210	3,761.68	8,150.30	97,803.68
		STEP D	48.1821	3,854.56	8,351.56	100,218.76
		STEP E	49.3721	3,949.76	8,557.83	102,693.96
		STEP F	50.5914	4,047.31	8,769.17	105,230.11
		STEP G	51.8408	4,147.26	8,985.73	107,828.86
		STEP H	53.1211	4,249.68	9,207.65	110,491.88
		STEP I	54.4329	4,354.63	9,435.03	113,220.43
		STEP J	55.7772	4,462.17	9,668.04	116,016.57
		STEP K	57.1547	4,572.37	9,906.81	118,881.77
		STEP L	58.5662	4,685.29	10,151.47	121,817.69
		STEP M	60.0125	4,801.00	10,402.16	124,826.00
B809	PUBLIC AFFAIRS&COMMNCT DIRECTOR	STEP A	56.6292	4,530.33	9,815.72	117,788.73
		STEP B	58.0272	4,642.17	10,058.04	120,696.57
		STEP C	59.4602	4,756.81	10,306.43	123,677.21
		STEP D	60.9286	4,874.28	10,560.95	126,731.48
		STEP E	62.4333	4,994.66	10,821.77	129,861.26
		STEP F	63.9751	5,118.00	11,089.01	133,068.20
		STEP G	65.5551	5,244.40	11,362.88	136,354.60
		STEP H	67.1740	5,373.92	11,643.49	139,721.92
		STEP I	68.8330	5,506.64	11,931.05	143,172.64
		STEP J	70.5329	5,642.63	12,225.70	146,708.43
		STEP K	72.2748	5,781.98	12,527.63	150,331.58
		STEP L	74.0596	5,924.76	12,837.00	154,043.96
		STEP M	75.8886	6,071.08	13,154.02	157,848.28

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B810	PUBLIC INFORMATION OFFICER					
		STEP A	41.0425	3,283.40	7,114.03	85,368.40
		STEP B	42.0555	3,364.44	7,289.62	87,475.44
		STEP C	43.0942	3,447.53	7,469.66	89,635.93
		STEP D	44.1584	3,532.67	7,654.12	91,849.47
		STEP E	45.2489	3,619.91	7,843.14	94,117.71
		STEP F	46.3663	3,709.30	8,036.82	96,441.90
		STEP G	47.5115	3,800.92	8,235.32	98,823.92
		STEP H	48.6848	3,894.78	8,438.69	101,264.38
		STEP I	49.8871	3,990.96	8,647.09	103,765.16
		STEP J	51.1191	4,089.52	8,860.64	106,327.72
		STEP K	52.3816	4,190.52	9,079.47	108,953.72
		STEP L	53.6752	4,294.01	9,303.70	111,644.41
		STEP M	55.0007	4,400.05	9,533.45	114,401.45
B811	PUBLIC WORKS DIRECTOR					
		STEP A	62.2090	4,976.72	10,782.89	129,394.72
		STEP B	63.7448	5,099.58	11,049.09	132,589.18
		STEP C	65.3191	5,225.52	11,321.97	135,863.72
		STEP D	66.9322	5,354.57	11,601.58	139,218.97
		STEP E	68.5851	5,486.80	11,888.08	142,657.00
		STEP F	70.2789	5,622.31	12,181.67	146,180.11
		STEP G	72.0144	5,761.15	12,482.49	149,789.95
		STEP H	73.7929	5,903.43	12,790.76	153,489.23
		STEP I	75.6154	6,049.23	13,106.66	157,280.03
		STEP J	77.4828	6,198.62	13,430.35	161,164.22
		STEP K	79.3963	6,351.70	13,762.02	165,144.30
		STEP L	81.3570	6,508.56	14,101.88	169,222.56
		STEP M	83.3662	6,669.29	14,450.14	173,401.69
B812	PURCHASING & WAREHOUSE MANAGER					
		STEP A	42.3644	3,389.15	7,343.16	88,117.95
		STEP B	43.4101	3,472.80	7,524.41	90,293.00
		STEP C	44.4822	3,558.57	7,710.24	92,522.97
		STEP D	45.5807	3,646.45	7,900.65	94,807.85
		STEP E	46.7064	3,736.51	8,095.77	97,149.31
		STEP F	47.8598	3,828.78	8,295.69	99,548.38
		STEP G	49.0418	3,923.34	8,500.57	102,006.94
		STEP H	50.2529	4,020.23	8,710.50	104,526.03
		STEP I	51.4940	4,119.52	8,925.62	107,107.52
		STEP J	52.7657	4,221.25	9,146.05	109,752.65
		STEP K	54.0688	4,325.50	9,371.92	112,463.10
		STEP L	55.4040	4,432.32	9,603.36	115,240.32
		STEP M	56.7723	4,541.78	9,840.53	118,086.38

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B813	RECREATION MANAGER					
		STEP A	42.1258	3,370.06	7,301.80	87,621.66
		STEP B	43.1661	3,453.28	7,482.12	89,785.48
		STEP C	44.2322	3,538.57	7,666.91	92,002.97
		STEP D	45.3245	3,625.96	7,856.24	94,274.96
		STEP E	46.4439	3,715.51	8,050.27	96,603.31
		STEP F	47.5909	3,807.27	8,249.08	98,989.07
		STEP G	48.7661	3,901.28	8,452.79	101,433.48
		STEP H	49.9705	3,997.64	8,661.55	103,938.64
		STEP I	51.2045	4,096.36	8,875.44	106,505.36
		STEP J	52.4691	4,197.52	9,094.64	109,135.72
		STEP K	53.7648	4,301.18	9,319.23	111,830.78
		STEP L	55.0926	4,407.40	9,549.38	114,592.60
		STEP M	56.4532	4,516.25	9,785.22	117,422.65
B814	RECREATION SUPERINTENDENT					
		STEP A	36.5591	2,924.72	6,336.91	76,042.92
		STEP B	37.4620	2,996.96	6,493.41	77,920.96
		STEP C	38.3872	3,070.97	6,653.78	79,845.37
		STEP D	39.3352	3,146.81	6,818.10	81,817.21
		STEP E	40.3066	3,224.52	6,986.47	83,837.72
		STEP F	41.3020	3,304.16	7,159.01	85,908.16
		STEP G	42.3220	3,385.76	7,335.81	88,029.76
		STEP H	43.3672	3,469.37	7,516.98	90,203.77
		STEP I	44.4382	3,555.05	7,702.62	92,431.45
		STEP J	45.5357	3,642.85	7,892.85	94,714.25
		STEP K	46.6602	3,732.81	8,087.76	97,053.21
		STEP L	47.8125	3,825.00	8,287.50	99,450.00
		STEP M	48.9933	3,919.46	8,492.17	101,906.06
B815	RECREATION SUPERVISOR					
		STEP A	31.8553	2,548.42	5,521.58	66,259.02
		STEP B	32.6420	2,611.36	5,657.94	67,895.36
		STEP C	33.4481	2,675.84	5,797.67	69,572.04
		STEP D	34.2742	2,741.93	5,940.86	71,290.33
		STEP E	35.1206	2,809.64	6,087.57	73,050.84
		STEP F	35.9879	2,879.03	6,237.90	74,854.83
		STEP G	36.8768	2,950.14	6,391.97	76,703.74
		STEP H	37.7874	3,022.99	6,549.81	78,597.79
		STEP I	38.7206	3,097.64	6,711.57	80,538.84
		STEP J	39.6769	3,174.15	6,877.32	82,527.95
		STEP K	40.6568	3,252.54	7,047.17	84,566.14
		STEP L	41.6608	3,332.86	7,221.20	86,654.46
		STEP M	42.6897	3,415.17	7,399.54	88,794.57

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B846	REFUSE & STORMWATER MANAGER					
		STEP A	57.6313	4,610.50	9,989.42	119,873.10
		STEP B	59.0537	4,724.29	10,235.97	122,831.69
		STEP C	60.5121	4,840.96	10,488.76	125,865.16
		STEP D	62.0065	4,960.52	10,747.79	128,973.52
		STEP E	63.5378	5,083.02	11,013.21	132,158.62
		STEP F	65.1070	5,208.56	11,285.21	135,422.56
		STEP G	66.7149	5,337.19	11,563.91	138,766.99
		STEP H	68.3624	5,468.99	11,849.48	142,193.79
		STEP I	70.0507	5,604.05	12,142.12	145,705.45
		STEP J	71.7808	5,742.46	12,442.00	149,304.06
		STEP K	73.5534	5,884.27	12,749.25	152,991.07
		STEP L	75.3699	6,029.59	13,064.11	156,769.39
		STEP M	77.2312	6,178.49	13,386.74	160,640.89
B816	REFUSE SUPERINTENDENT					
		STEP A	40.8726	3,269.80	7,084.58	85,015.00
		STEP B	41.8814	3,350.51	7,259.44	87,113.31
		STEP C	42.9158	3,433.26	7,438.73	89,264.86
		STEP D	43.9756	3,518.04	7,622.43	91,469.24
		STEP E	45.0617	3,604.93	7,810.69	93,728.33
		STEP F	46.1745	3,693.96	8,003.58	96,042.96
		STEP G	47.3148	3,785.18	8,201.23	98,414.78
		STEP H	48.4833	3,878.66	8,403.77	100,845.26
		STEP I	49.6806	3,974.44	8,611.30	103,335.64
		STEP J	50.9075	4,072.60	8,823.96	105,887.60
		STEP K	52.1647	4,173.17	9,041.88	108,502.57
		STEP L	53.4530	4,276.24	9,265.18	111,182.24
		STEP M	54.7731	4,381.84	9,494.00	113,928.04
B817	REFUSE SUPERVISOR					
		STEP A	34.4344	2,754.75	5,968.62	71,623.55
		STEP B	35.2838	2,822.70	6,115.85	73,390.30
		STEP C	36.1552	2,892.41	6,266.90	75,202.81
		STEP D	37.0481	2,963.84	6,421.67	77,060.04
		STEP E	37.9631	3,037.04	6,580.27	78,963.24
		STEP F	38.9007	3,112.05	6,742.78	80,913.45
		STEP G	39.8613	3,188.90	6,909.29	82,911.50
		STEP H	40.8457	3,267.65	7,079.92	84,959.05
		STEP I	41.8545	3,348.36	7,254.78	87,057.36
		STEP J	42.8880	3,431.04	7,433.92	89,207.04
		STEP K	43.9472	3,515.77	7,617.51	91,410.17
		STEP L	45.0326	3,602.60	7,805.65	93,667.80
		STEP M	46.1447	3,691.57	7,998.41	95,980.97

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B819	RISK MANAGER	STEP A	51.2305	4,098.44	8,879.95	106,559.44
		STEP B	52.4952	4,199.61	9,099.16	109,190.01
		STEP C	53.7916	4,303.32	9,323.87	111,886.52
		STEP D	55.1201	4,409.60	9,554.15	114,649.80
		STEP E	56.4813	4,518.50	9,790.09	117,481.10
		STEP F	57.8761	4,630.08	10,031.85	120,382.28
		STEP G	59.3055	4,744.44	10,279.62	123,355.44
		STEP H	60.7701	4,861.60	10,533.48	126,401.80
		STEP I	62.2708	4,981.66	10,793.60	129,523.26
		STEP J	63.8086	5,104.68	11,060.15	132,721.88
		STEP K	65.3844	5,230.75	11,333.29	135,999.55
		STEP L	66.9992	5,359.93	11,613.19	139,358.33
		STEP M	68.6539	5,492.31	11,900.00	142,800.11
B820	SAFETY COORDINATOR	STEP A	37.3188	2,985.50	6,468.59	77,623.10
		STEP B	38.2400	3,059.20	6,628.26	79,539.20
		STEP C	39.1843	3,134.74	6,791.94	81,503.34
		STEP D	40.1520	3,212.16	6,959.68	83,516.16
		STEP E	41.1436	3,291.48	7,131.55	85,578.68
		STEP F	42.1598	3,372.78	7,307.69	87,692.38
		STEP G	43.2009	3,456.07	7,488.15	89,857.87
		STEP H	44.2678	3,541.42	7,673.08	92,077.02
		STEP I	45.3610	3,628.88	7,862.57	94,350.88
		STEP J	46.4813	3,718.50	8,056.75	96,681.10
		STEP K	47.6291	3,810.32	8,255.71	99,068.52
		STEP L	48.8054	3,904.43	8,459.60	101,515.23
		STEP M	50.0107	4,000.85	8,668.52	104,022.25
B821	SR BUSINESS SYSTEMS ANALYST	STEP A	35.4616	2,836.92	6,146.67	73,760.12
		STEP B	36.3369	2,906.95	6,298.39	75,580.75
		STEP C	37.2343	2,978.74	6,453.94	77,447.34
		STEP D	38.1538	3,052.30	6,613.32	79,359.90
		STEP E	39.0960	3,127.68	6,776.64	81,319.68
		STEP F	40.0615	3,204.92	6,943.99	83,327.92
		STEP G	41.0509	3,284.07	7,115.48	85,385.87
		STEP H	42.0647	3,365.17	7,291.21	87,494.57
		STEP I	43.1036	3,448.28	7,471.29	89,655.48
		STEP J	44.1680	3,533.44	7,655.78	91,869.44
		STEP K	45.2587	3,620.69	7,844.84	94,138.09
		STEP L	46.3764	3,710.11	8,038.57	96,462.91
		STEP M	47.5218	3,801.74	8,237.11	98,845.34

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B822	SR DATABASE ANALYST					
		STEP A	36.0577	2,884.61	6,250.00	75,000.01
		STEP B	36.9482	2,955.85	6,404.35	76,852.25
		STEP C	37.8607	3,028.85	6,562.52	78,750.25
		STEP D	38.7957	3,103.65	6,724.58	80,695.05
		STEP E	39.7538	3,180.30	6,890.65	82,687.90
		STEP F	40.7355	3,258.84	7,060.82	84,729.84
		STEP G	41.7416	3,339.32	7,235.21	86,822.52
		STEP H	42.7724	3,421.79	7,413.88	88,966.59
		STEP I	43.8287	3,506.29	7,596.97	91,163.69
		STEP J	44.9111	3,592.88	7,784.59	93,415.08
		STEP K	46.0203	3,681.62	7,976.85	95,722.22
		STEP L	47.1567	3,772.53	8,173.82	98,085.93
		STEP M	48.3213	3,865.70	8,375.69	100,508.30
B823	SR DEPUTY CITY ATTORNEY					
		STEP A	65.0919	5,207.35	11,282.59	135,391.15
		STEP B	66.6987	5,335.89	11,561.10	138,733.29
		STEP C	68.3459	5,467.67	11,846.62	142,159.47
		STEP D	70.0338	5,602.70	12,139.19	145,670.30
		STEP E	71.7633	5,741.06	12,438.97	149,267.66
		STEP F	73.5356	5,882.84	12,746.17	152,954.04
		STEP G	75.3516	6,028.12	13,060.94	156,731.32
		STEP H	77.2125	6,177.00	13,383.50	160,602.00
		STEP I	79.1194	6,329.55	13,714.02	164,568.35
		STEP J	81.0733	6,485.86	14,052.70	168,632.46
		STEP K	83.0755	6,646.04	14,399.75	172,797.04
		STEP L	85.1271	6,810.16	14,755.36	177,064.36
		STEP M	87.2294	6,978.35	15,119.76	181,437.15
B951	SR DEVELOPMENT SERVICES ANALYST					
		STEP A	35.6131	2,849.04	6,172.93	74,075.24
		STEP B	36.4922	2,919.37	6,325.31	75,903.77
		STEP C	37.3934	2,991.47	6,481.52	77,778.27
		STEP D	38.3168	3,065.34	6,641.57	79,698.94
		STEP E	39.2631	3,141.04	6,805.60	81,667.24
		STEP F	40.2328	3,218.62	6,973.68	83,684.22
		STEP G	41.2263	3,298.10	7,145.89	85,750.70
		STEP H	42.2445	3,379.56	7,322.38	87,868.56
		STEP I	43.2877	3,463.01	7,503.20	90,038.41
		STEP J	44.3568	3,548.54	7,688.51	92,262.14
		STEP K	45.4522	3,636.17	7,878.38	94,540.57
		STEP L	46.5747	3,725.97	8,072.94	96,875.37
		STEP M	47.7249	3,817.99	8,272.31	99,267.79

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B824	SR ELECTRIC BUSINESS ANALYST					
		STEP A	48.5181	3,881.44	8,409.80	100,917.64
		STEP B	49.7159	3,977.27	8,617.42	103,409.07
		STEP C	50.9437	4,075.49	8,830.24	105,962.89
		STEP D	52.2018	4,176.14	9,048.31	108,579.74
		STEP E	53.4909	4,279.27	9,271.75	111,261.07
		STEP F	54.8119	4,384.95	9,500.72	114,008.75
		STEP G	56.1656	4,493.24	9,735.37	116,824.44
		STEP H	57.5527	4,604.21	9,975.80	119,709.61
		STEP I	58.9741	4,717.92	10,222.17	122,666.12
		STEP J	60.4304	4,834.43	10,474.60	125,695.23
		STEP K	61.9229	4,953.83	10,733.30	128,799.63
		STEP L	63.4521	5,076.16	10,998.36	131,980.36
		STEP M	65.0191	5,201.52	11,269.97	135,239.72
B825	SR ENERGY SERVICES ACCOUNT REP					
		STEP A	48.5758	3,886.06	8,419.80	101,037.66
		STEP B	49.7747	3,981.97	8,627.61	103,531.37
		STEP C	51.0040	4,080.32	8,840.69	106,088.32
		STEP D	52.2636	4,181.08	9,059.02	108,708.28
		STEP E	53.5543	4,284.34	9,282.74	111,392.94
		STEP F	54.8768	4,390.14	9,511.97	114,143.74
		STEP G	56.2321	4,498.56	9,746.89	116,962.76
		STEP H	57.6207	4,609.65	9,987.58	119,851.05
		STEP I	59.0437	4,723.49	10,234.24	122,810.89
		STEP J	60.5019	4,840.15	10,487.00	125,843.95
		STEP K	61.9961	4,959.68	10,745.99	128,951.88
		STEP L	63.5271	5,082.16	11,011.36	132,136.36
		STEP M	65.0960	5,207.68	11,283.30	135,399.68
B826	SR ENGINEER					
		STEP A	43.5792	3,486.33	7,553.72	90,644.73
		STEP B	44.6550	3,572.40	7,740.20	92,882.40
		STEP C	45.7577	3,660.61	7,931.33	95,176.01
		STEP D	46.8878	3,751.02	8,127.21	97,526.62
		STEP E	48.0458	3,843.66	8,327.93	99,935.26
		STEP F	49.2322	3,938.57	8,533.58	102,402.97
		STEP G	50.4481	4,035.84	8,744.33	104,932.04
		STEP H	51.6940	4,135.52	8,960.29	107,523.52
		STEP I	52.9706	4,237.64	9,181.57	110,178.84
		STEP J	54.2788	4,342.30	9,408.32	112,899.90
		STEP K	55.6193	4,449.54	9,640.67	115,688.14
		STEP L	56.9928	4,559.42	9,878.75	118,545.02
		STEP M	58.4003	4,672.02	10,122.71	121,472.62

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B947	SR GIS ANALYST	STEP A	35.4589	2,836.71	6,146.20	73,754.51
		STEP B	36.3342	2,906.73	6,297.92	75,575.13
		STEP C	37.2315	2,978.52	6,453.46	77,441.52
		STEP D	38.1510	3,052.08	6,612.84	79,354.08
		STEP E	39.0931	3,127.44	6,776.13	81,313.64
		STEP F	40.0587	3,204.69	6,943.50	83,322.09
		STEP G	41.0480	3,283.84	7,114.98	85,379.84
		STEP H	42.0616	3,364.92	7,290.67	87,488.12
		STEP I	43.1004	3,448.03	7,470.73	89,648.83
		STEP J	44.1648	3,533.18	7,655.23	91,862.78
		STEP K	45.2555	3,620.44	7,844.28	94,131.44
		STEP L	46.3731	3,709.84	8,038.00	96,456.04
		STEP M	47.5183	3,801.46	8,236.50	98,838.06
B827	SR HUMAN RESOURCES ANALYST	STEP A	39.1848	3,134.78	6,792.03	81,504.38
		STEP B	40.1519	3,212.15	6,959.66	83,515.95
		STEP C	41.1434	3,291.47	7,131.52	85,578.27
		STEP D	42.1596	3,372.76	7,307.66	87,691.96
		STEP E	43.2008	3,456.06	7,488.13	89,857.66
		STEP F	44.2676	3,541.40	7,673.05	92,076.60
		STEP G	45.3608	3,628.86	7,862.53	94,350.46
		STEP H	46.4811	3,718.48	8,056.72	96,680.68
		STEP I	47.6290	3,810.32	8,255.69	99,068.32
		STEP J	48.8053	3,904.42	8,459.58	101,515.02
		STEP K	50.0105	4,000.84	8,668.48	104,021.84
		STEP L	51.2456	4,099.64	8,882.57	106,590.84
		STEP M	52.5111	4,200.88	9,101.92	109,223.08
B828	SR IT ANALYST	STEP A	35.5077	2,840.61	6,154.66	73,856.01
		STEP B	36.3841	2,910.72	6,306.57	75,678.92
		STEP C	37.2826	2,982.60	6,462.31	77,547.80
		STEP D	38.2034	3,056.27	6,621.92	79,463.07
		STEP E	39.1469	3,131.75	6,785.46	81,425.55
		STEP F	40.1136	3,209.08	6,953.02	83,436.28
		STEP G	41.1043	3,288.34	7,124.74	85,496.94
		STEP H	42.1194	3,369.55	7,300.69	87,608.35
		STEP I	43.1596	3,452.76	7,481.00	89,771.96
		STEP J	44.2255	3,538.04	7,665.75	91,989.04
		STEP K	45.3177	3,625.41	7,855.06	94,260.81
		STEP L	46.4368	3,714.94	8,049.04	96,588.54
		STEP M	47.5836	3,806.68	8,247.82	98,973.88

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B829	SR PLANNER	STEP A	41.1373	3,290.98	7,130.46	85,565.58
		STEP B	42.1528	3,372.22	7,306.48	87,677.82
		STEP C	43.1938	3,455.50	7,486.92	89,843.10
		STEP D	44.2606	3,540.84	7,671.83	92,062.04
		STEP E	45.3536	3,628.28	7,861.29	94,335.48
		STEP F	46.4736	3,717.88	8,055.42	96,665.08
		STEP G	47.6214	3,809.71	8,254.37	99,052.51
		STEP H	48.7974	3,903.79	8,458.21	101,498.59
		STEP I	50.0024	4,000.19	8,667.08	104,004.99
		STEP J	51.2374	4,098.99	8,881.14	106,573.79
		STEP K	52.5027	4,200.21	9,100.46	109,205.61
		STEP L	53.7993	4,303.94	9,325.21	111,902.54
		STEP M	55.1279	4,410.23	9,555.50	114,666.03
B830	SR POWER ENGINEER	STEP A	61.0097	4,880.77	10,575.01	126,900.17
		STEP B	62.5158	5,001.26	10,836.07	130,032.86
		STEP C	64.0597	5,124.77	11,103.68	133,244.17
		STEP D	65.6417	5,251.33	11,377.89	136,534.73
		STEP E	67.2628	5,381.02	11,658.88	139,906.62
		STEP F	68.9240	5,513.92	11,946.82	143,361.92
		STEP G	70.6260	5,650.08	12,241.84	146,902.08
		STEP H	72.3702	5,789.61	12,544.16	150,530.01
		STEP I	74.1575	5,932.60	12,853.96	154,247.60
		STEP J	75.9889	6,079.11	13,171.40	158,056.91
		STEP K	77.8655	6,229.24	13,496.68	161,960.24
		STEP L	79.7885	6,383.08	13,830.00	165,960.08
		STEP M	81.7589	6,540.71	14,171.54	170,058.51
B831	SR POWER PLANT ENGINEER	STEP A	61.0097	4,880.77	10,575.01	126,900.17
		STEP B	62.5158	5,001.26	10,836.07	130,032.86
		STEP C	64.0597	5,124.77	11,103.68	133,244.17
		STEP D	65.6417	5,251.33	11,377.89	136,534.73
		STEP E	67.2628	5,381.02	11,658.88	139,906.62
		STEP F	68.9240	5,513.92	11,946.82	143,361.92
		STEP G	70.6260	5,650.08	12,241.84	146,902.08
		STEP H	72.3702	5,789.61	12,544.16	150,530.01
		STEP I	74.1575	5,932.60	12,853.96	154,247.60
		STEP J	75.9889	6,079.11	13,171.40	158,056.91
		STEP K	77.8655	6,229.24	13,496.68	161,960.24
		STEP L	79.7885	6,383.08	13,830.00	165,960.08
		STEP M	81.7589	6,540.71	14,171.54	170,058.51

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B833	STREET MAINT SUPERINTENDENT					
		STEP A	43.5705	3,485.64	7,552.22	90,626.64
		STEP B	44.6458	3,571.66	7,738.60	92,863.26
		STEP C	45.7484	3,659.87	7,929.72	95,156.67
		STEP D	46.8782	3,750.25	8,125.55	97,506.65
		STEP E	48.0359	3,842.87	8,326.22	99,914.67
		STEP F	49.2222	3,937.77	8,531.84	102,382.17
		STEP G	50.4378	4,035.02	8,742.55	104,910.62
		STEP H	51.6834	4,134.67	8,958.45	107,501.47
		STEP I	52.9598	4,236.78	9,179.69	110,156.38
		STEP J	54.2677	4,341.41	9,406.40	112,876.81
		STEP K	55.6078	4,448.62	9,638.68	115,664.22
		STEP L	56.9812	4,558.49	9,876.74	118,520.89
		STEP M	58.3884	4,671.07	10,120.65	121,447.87
B832	STREET MAINT SUPERVISOR					
		STEP A	33.2846	2,662.76	5,769.33	69,231.96
		STEP B	34.1062	2,728.49	5,911.74	70,940.89
		STEP C	34.9485	2,795.88	6,057.74	72,692.88
		STEP D	35.8116	2,864.92	6,207.34	74,488.12
		STEP E	36.6960	2,935.68	6,360.64	76,327.68
		STEP F	37.6022	3,008.17	6,517.71	78,212.57
		STEP G	38.5308	3,082.46	6,678.67	80,144.06
		STEP H	39.4824	3,158.59	6,843.61	82,123.39
		STEP I	40.4575	3,236.60	7,012.63	84,151.60
		STEP J	41.4566	3,316.52	7,185.81	86,229.72
		STEP K	42.4804	3,398.43	7,363.26	88,359.23
		STEP L	43.5295	3,482.36	7,545.11	90,541.36
		STEP M	44.6045	3,568.36	7,731.44	92,777.36
B834	URBAN FORESTER					
		STEP A	35.5414	2,843.31	6,160.50	73,926.11
		STEP B	36.4187	2,913.49	6,312.57	75,750.89
		STEP C	37.3180	2,985.44	6,468.45	77,621.44
		STEP D	38.2397	3,059.17	6,628.21	79,538.57
		STEP E	39.1840	3,134.72	6,791.89	81,502.72
		STEP F	40.1517	3,212.13	6,959.62	83,515.53
		STEP G	41.1433	3,291.46	7,131.50	85,578.06
		STEP H	42.1594	3,372.75	7,307.62	87,691.55
		STEP I	43.2006	3,456.04	7,488.10	89,857.24
		STEP J	44.2675	3,541.40	7,673.03	92,076.40
		STEP K	45.3607	3,628.85	7,862.52	94,350.25
		STEP L	46.4809	3,718.47	8,056.68	96,680.27
		STEP M	47.6288	3,810.30	8,255.65	99,067.90

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B835	WATER CONSERVATION ADMINSTR	STEP A	39.2069	3,136.55	6,795.86	81,550.35
		STEP B	40.1748	3,213.98	6,963.63	83,563.58
		STEP C	41.1670	3,293.36	7,135.61	85,627.36
		STEP D	42.1836	3,374.68	7,311.82	87,741.88
		STEP E	43.2254	3,458.03	7,492.40	89,908.83
		STEP F	44.2929	3,543.43	7,677.43	92,129.23
		STEP G	45.3867	3,630.93	7,867.02	94,404.33
		STEP H	46.5076	3,720.60	8,061.31	96,735.80
		STEP I	47.6561	3,812.48	8,260.39	99,124.68
		STEP J	48.8331	3,906.64	8,464.40	101,572.84
		STEP K	50.0391	4,003.12	8,673.44	104,081.32
		STEP L	51.2748	4,101.98	8,887.63	106,651.58
		STEP M	52.5411	4,203.28	9,107.12	109,285.48
B836	WATER DISTRIBUTION SUPERVISOR	STEP A	35.5414	2,843.31	6,160.50	73,926.11
		STEP B	36.4187	2,913.49	6,312.57	75,750.89
		STEP C	37.3180	2,985.44	6,468.45	77,621.44
		STEP D	38.2397	3,059.17	6,628.21	79,538.57
		STEP E	39.1840	3,134.72	6,791.89	81,502.72
		STEP F	40.1517	3,212.13	6,959.62	83,515.53
		STEP G	41.1433	3,291.46	7,131.50	85,578.06
		STEP H	42.1594	3,372.75	7,307.62	87,691.55
		STEP I	43.2006	3,456.04	7,488.10	89,857.24
		STEP J	44.2675	3,541.40	7,673.03	92,076.40
		STEP K	45.3607	3,628.85	7,862.52	94,350.25
		STEP L	46.4809	3,718.47	8,056.68	96,680.27
		STEP M	47.6288	3,810.30	8,255.65	99,067.90
B850	WATER DISTRIBUTION SUPT	STEP A	42.9210	3,433.68	7,439.64	89,275.68
		STEP B	44.6389	3,571.11	7,737.40	92,848.91
		STEP C	45.7413	3,659.30	7,928.49	95,141.90
		STEP D	46.8709	3,749.67	8,124.28	97,491.47
		STEP E	48.0284	3,842.27	8,324.92	99,899.07
		STEP F	49.2145	3,937.16	8,530.51	102,366.16
		STEP G	50.4299	4,034.39	8,741.18	104,894.19
		STEP H	51.6753	4,134.02	8,957.05	107,484.62
		STEP I	52.9516	4,236.12	9,178.27	110,139.32
		STEP J	54.2592	4,340.73	9,404.92	112,859.13
		STEP K	55.5992	4,447.93	9,637.19	115,646.33
		STEP L	56.9723	4,557.78	9,875.19	118,502.38
		STEP M	58.3793	4,670.34	10,119.07	121,428.94

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B837	WATER QUALITY LAB SUPERVISOR					
		STEP A	37.3171	2,985.36	6,468.29	77,619.56
		STEP B	38.2381	3,059.04	6,627.93	79,535.24
		STEP C	39.1824	3,134.59	6,791.61	81,499.39
		STEP D	40.1501	3,212.00	6,959.35	83,512.20
		STEP E	41.1416	3,291.32	7,131.21	85,574.52
		STEP F	42.1576	3,372.60	7,307.31	87,687.80
		STEP G	43.1987	3,455.89	7,487.77	89,853.29
		STEP H	44.2657	3,541.25	7,672.72	92,072.65
		STEP I	45.3588	3,628.70	7,862.19	94,346.30
		STEP J	46.4790	3,718.32	8,056.36	96,676.32
		STEP K	47.6269	3,810.15	8,255.32	99,063.95
		STEP L	48.8030	3,904.24	8,459.18	101,510.24
		STEP M	50.0083	4,000.66	8,668.10	104,017.26
B838	WATER TRMT PLT CHIEF OPERATOR					
		STEP A	42.6478	3,411.82	7,392.28	88,707.42
		STEP B	43.7006	3,496.04	7,574.77	90,897.24
		STEP C	44.7798	3,582.38	7,761.83	93,141.98
		STEP D	45.8856	3,670.84	7,953.50	95,442.04
		STEP E	47.0188	3,761.50	8,149.92	97,799.10
		STEP F	48.1800	3,854.40	8,351.20	100,214.40
		STEP G	49.3699	3,949.59	8,557.44	102,689.39
		STEP H	50.5891	4,047.12	8,768.77	105,225.32
		STEP I	51.8384	4,147.07	8,985.32	107,823.87
		STEP J	53.1186	4,249.48	9,207.22	110,486.68
		STEP K	54.4305	4,354.44	9,434.62	113,215.44
		STEP L	55.7747	4,461.97	9,667.61	116,011.37
		STEP M	57.1521	4,572.16	9,906.36	118,876.36
B839	WATER UTILITY MANAGER					
		STEP A	57.6313	4,610.50	9,989.42	119,873.10
		STEP B	59.0537	4,724.29	10,235.97	122,831.69
		STEP C	60.5121	4,840.96	10,488.76	125,865.16
		STEP D	62.0065	4,960.52	10,747.79	128,973.52
		STEP E	63.5378	5,083.02	11,013.21	132,158.62
		STEP F	65.1070	5,208.56	11,285.21	135,422.56
		STEP G	66.7149	5,337.19	11,563.91	138,766.99
		STEP H	68.3624	5,468.99	11,849.48	142,193.79
		STEP I	70.0507	5,604.05	12,142.12	145,705.45
		STEP J	71.7808	5,742.46	12,442.00	149,304.06
		STEP K	73.5534	5,884.27	12,749.25	152,991.07
		STEP L	75.3699	6,029.59	13,064.11	156,769.39
		STEP M	77.2312	6,178.49	13,386.74	160,640.89

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: X
Percentage: 1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B840	WSTWTR COLLECTION SUPT					
		STEP A	43.5636	3,485.08	7,551.02	90,612.28
		STEP B	44.6389	3,571.11	7,737.40	92,848.91
		STEP C	45.7413	3,659.30	7,928.49	95,141.90
		STEP D	46.8709	3,749.67	8,124.28	97,491.47
		STEP E	48.0284	3,842.27	8,324.92	99,899.07
		STEP F	49.2146	3,937.16	8,530.53	102,366.36
		STEP G	50.4299	4,034.39	8,741.18	104,894.19
		STEP H	51.6753	4,134.02	8,957.05	107,484.62
		STEP I	52.9516	4,236.12	9,178.27	110,139.32
		STEP J	54.2592	4,340.73	9,404.92	112,859.13
		STEP K	55.5992	4,447.93	9,637.19	115,646.33
		STEP L	56.9723	4,557.78	9,875.19	118,502.38
		STEP M	58.3793	4,670.34	10,119.07	121,428.94
B841	WSTWTR COLLECTION SUPV					
		STEP A	35.5415	2,843.32	6,160.52	73,926.32
		STEP B	36.4187	2,913.49	6,312.57	75,750.89
		STEP C	37.3180	2,985.44	6,468.45	77,621.44
		STEP D	38.2397	3,059.17	6,628.21	79,538.57
		STEP E	39.1840	3,134.72	6,791.89	81,502.72
		STEP F	40.1517	3,212.13	6,959.62	83,515.53
		STEP G	41.1433	3,291.46	7,131.50	85,578.06
		STEP H	42.1594	3,372.75	7,307.62	87,691.55
		STEP I	43.2006	3,456.04	7,488.10	89,857.24
		STEP J	44.2675	3,541.40	7,673.03	92,076.40
		STEP K	45.3607	3,628.85	7,862.52	94,350.25
		STEP L	46.4809	3,718.47	8,056.68	96,680.27
		STEP M	47.6288	3,810.30	8,255.65	99,067.90
B842	WSTWTR TRMT PLT CHIEF OPERATOR					
		STEP A	46.9127	3,753.01	8,131.53	97,578.41
		STEP B	48.0706	3,845.64	8,332.23	99,986.84
		STEP C	49.2577	3,940.61	8,538.00	102,456.01
		STEP D	50.4742	4,037.93	8,748.86	104,986.33
		STEP E	51.7207	4,137.65	8,964.92	107,579.05
		STEP F	52.9980	4,239.84	9,186.32	110,235.84
		STEP G	54.3068	4,344.54	9,413.17	112,958.14
		STEP H	55.6480	4,451.84	9,645.65	115,747.84
		STEP I	57.0223	4,561.78	9,883.86	118,606.38
		STEP J	58.4305	4,674.44	10,127.95	121,535.44
		STEP K	59.8735	4,789.88	10,378.07	124,536.88
		STEP L	61.3522	4,908.17	10,634.38	127,612.57
		STEP M	62.8673	5,029.38	10,897.00	130,763.98

CITY OF ROSEVILLE
SALARY SCHEDULE - B

Appendix: X
Percentage:1.000

Effective 01/05/2019

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B843	WSTWTR UTILITY MANAGER					
		STEP A	57.6313	4,610.50	9,989.42	119,873.10
		STEP B	59.0537	4,724.29	10,235.97	122,831.69
		STEP C	60.5121	4,840.96	10,488.76	125,865.16
		STEP D	62.0065	4,960.52	10,747.79	128,973.52
		STEP E	63.5378	5,083.02	11,013.21	132,158.62
		STEP F	65.1070	5,208.56	11,285.21	135,422.56
		STEP G	66.7149	5,337.19	11,563.91	138,766.99
		STEP H	68.3624	5,468.99	11,849.48	142,193.79
		STEP I	70.0507	5,604.05	12,142.12	145,705.45
		STEP J	71.7808	5,742.46	12,442.00	149,304.06
		STEP K	73.5534	5,884.27	12,749.25	152,991.07
		STEP L	75.3699	6,029.59	13,064.11	156,769.39
		STEP M	77.2312	6,178.49	13,386.74	160,640.89

**Position Allocation/Staffing Report
by Department and Location ("Division")**

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
Department: 20 CITY ATTORNEY				
Div/Loc: 02000 - CITY ATTORNEY				
020000245	ASSISTANT CITY ATTORNEY	1.000	1.000	
020001200	CITY ATTORNEY	1.000	1.000	
020001658	DEPUTY CITY ATTORNEY II	3.000	3.000	
020004096	LEGAL CLERK II (C)	2.000	0.900	1.100
020005015	PARALEGAL (C)	1.000	1.000	
020007123	SR DEPUTY CITY ATTORNEY	1.000	1.000	
02000B104	LEGAL CLERK I (C)	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 02000 - CITY ATTORNEY:		9.000	8.900	.100
TOTAL FOR DEPARTMENT 20 - CITY ATTORNEY:		9.000	8.900	.100
Department: 30 CITY MANAGER				
Div/Loc: 01500 - CITY MANAGER - ADMINISTRATION				
015000325	ASSISTANT CITY MANAGER	2.000	1.000	1.000
015001240	CITY MANAGER	1.000	1.000	
015002540	ENVIRONMENTAL COORDINATOR	1.000	1.000	
015002551	EXECUTIVE ASSISTANT	1.000	2.000	(1.000)
015004457	MANAGEMENT ASSISTANT II	1.000	0.000	1.000
015001245	CHIEF FINANCIAL OFFICER	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 01500 - CITY MANAGER - ADMINISTRATION:		6.000	6.000	
Div/Loc: 01520 - PUBLIC AFFAIRS & COMMUNICATION				
015205610	PUBLIC AFFAIRS-COMMUNIC DIRECT	1.000	1.000	
015205565	PUBLIC INFORMATION OFFICER	1.000	1.000	
015205615	PUB AFFAIRS&COMMUNICATN ADMNST	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 01520 - PUBLIC AFFAIRS & COMMUNICATION:		2.000	3.000	(1.000)
TOTAL FOR DEPARTMENT 30 - CITY MANAGER:		8.000	9.000	(1.000)
Department: 31 ECONOMIC DEVELOPMENT				
Div/Loc: 08110 - HOUSING ADMIN				
081100050	ADMIN ANALYST II	1.000	1.000	
081103402	HOUSING ANALYST II	3.000	2.000	1.000
081103589	HOUSING MANAGER	1.000	0.000	1.000
081103592	HOUSING TECHNICIAN II	3.000	3.000	
081104957	OFFICE ASSISTANT II	1.000	0.000	1.000
081107148	SR HOUSING TECHNICIAN	1.000	1.000	
08110B456	HOUSING ANALYST I	0.000	1.000	(1.000)
08110B489	OFFICE ASSISTANT I	0.000	1.000	(1.000)
08110B844	HOUSING MANAGER	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08110 - HOUSING ADMIN:		10.000	10.000	
Div/Loc: 08123 - ECONOMIC DEVELOPMENT				
081231675	DEVELOPMENT ANALYST II	1.000	1.000	
081231710	ECONOMIC DEVELOPMENT DIRECTOR	1.000	1.000	
081231711	ECONOMIC DEVLPMNT SUPERVISOR	1.000	0.000	1.000
081232551	EXECUTIVE ASSISTANT	1.000	0.000	1.000
TOTAL FOR LOC/DIV 08123 - ECONOMIC DEVELOPMENT:		4.000	2.000	2.000
TOTAL FOR DEPARTMENT 31 - ECONOMIC DEVELOPMENT:		14.000	12.000	2.000

Position Allocation/Staffing Report
by Department and Location ("Division")

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
Department: 41 FINANCE				
Div/Loc: 03311 - PURCHASING				
033110084	ADMIN TECHNICIAN	1.000	1.000	
033111060	BUYER II	3.000	1.000	2.000
033115652	PURCHASING & WAREHOUSE MANAGER	1.000	1.000	
033117139	SENIOR BUYER	1.000	1.000	
03311B416	BUYER I	0.000	1.000	(1.000)
03311B417	BUYER II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 03311 - PURCHASING:		6.000	6.000	
Div/Loc: 03312 - CENTRAL STORES				
033121450	COURIER	1.000	1.000	
033127203	SR WAREHOUSE WORKER	1.000	1.000	
033128952	WAREHOUSE WORKER II	1.000	1.000	
TOTAL FOR LOC/DIV 03312 - CENTRAL STORES:		3.000	3.000	
Div/Loc: 05000 - FINANCE ADMINISTRATION				
050000050	ADMIN ANALYST II	1.000	1.000	
050000071	ADMINISTRATIVE ASSISTANT (C)	1.000	1.000	
050001245	CHIEF FINANCIAL OFFICER	1.000	0.000	1.000
050006520	ERP MANAGER	1.000	0.000	1.000
05000B763	FINANCE DIRECTOR	0.000	1.000	(1.000)
05000B851	ERP MANAGER	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 05000 - FINANCE ADMINISTRATION:		4.000	4.000	
Div/Loc: 05010 - BUDGET				
050100915	BUDGET ANALYST II	2.750	1.750	1.000
050100930	BUDGET MANAGER	1.000	0.000	1.000
05010B719	BUDGET ANALYST II	0.000	1.000	(1.000)
05010B720	BUDGET MANAGER	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 05010 - BUDGET:		3.750	3.750	
Div/Loc: 05011 - PAYROLL				
050112900	FINANCE MANAGER	1.000	1.000	
050115103	PAYROLL CLERK II (C)	1.600	0.600	1.000
050119428	PAYROLL SUPERVISOR	1.000	1.000	
050115101	PAYROLL TECHNICIAN II	2.000	0.000	2.000
05011B111	PAYROLL CLERK I	0.000	1.000	(1.000)
05011B112	PAYROLL CLERK II (C)	0.000	1.000	(1.000)
05011B114	PAYROLL TECHNICIAN II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 05011 - PAYROLL:		5.600	5.600	
Div/Loc: 05012 - ACCOUNTS PAYABLE				
050129427	ACCOUNTS PAYABLE SUPERVISOR	1.000	1.000	
050123335	FINANCE CLERK II	3.000	2.000	1.000
050124957	OFFICE ASSISTANT II	0.625	0.625	
05012B446	FINANCE CLERK II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 05012 - ACCOUNTS PAYABLE:		4.625	4.625	
Div/Loc: 05030 - CASH MANAGEMENT				
050303335	FINANCE CLERK II	0.500	0.000	.500
050303326	FINANCE TECHNICIAN II	1.000	1.000	
050303318	FINANCIAL ANALYST II	1.000	1.000	
TOTAL FOR LOC/DIV 05030 - CASH MANAGEMENT:		2.500	2.000	.500

Position Allocation/Staffing Report
by Department and Location ("Division")

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
Div/Loc: 05040 - UTIL BILLING & SERV - ADMIN				
050400920	BILLING SERVICES MANAGER	1.000	1.000	
050403326	FINANCE TECHNICIAN II	1.000	0.000	1.000
050403318	FINANCIAL ANALYST II	1.000	1.000	
050407147	SR FINANCE TECHNICIAN	1.000	0.000	1.000
TOTAL FOR LOC/DIV 05040 - UTIL BILLING & SERV - ADMIN:		4.000	2.000	2.000
Div/Loc: 05041 - UTIL BILLING & SRV-FIELD SRV				
050414540	METER READER	3.000	1.500	1.500
050414534	METER SERVICE WORKER	1.000	1.000	
050417200	SR METER SERVICE WORKER	1.000	1.000	
050413310	FINANCE SUPERVISOR	0.000	1.000	(1.000)
05041B484	METER READER	0.000	0.750	(.750)
TOTAL FOR LOC/DIV 05041 - UTIL BILLING & SRV-FIELD SRV:		5.000	5.250	(.250)
Div/Loc: 05042 - UTIL BILLING & SRV - BILLING				
050423310	FINANCE SUPERVISOR	1.000	0.000	1.000
050423326	FINANCE TECHNICIAN II	3.000	3.000	
050427147	SR FINANCE TECHNICIAN	1.000	2.000	(1.000)
TOTAL FOR LOC/DIV 05042 - UTIL BILLING & SRV - BILLING:		5.000	5.000	
Div/Loc: 05043 - UTIL BILLING & SRV-SERVICES				
050433335	FINANCE CLERK II	13.750	8.250	5.500
050433310	FINANCE SUPERVISOR	1.000	1.000	
050433326	FINANCE TECHNICIAN II	1.000	1.000	
05043B445	FINANCE CLERK I	0.000	1.000	(1.000)
05043B446	FINANCE CLERK II	0.000	4.500	(4.500)
TOTAL FOR LOC/DIV 05043 - UTIL BILLING & SRV-SERVICES:		15.750	15.750	
Div/Loc: 05050 - GEN ACCT - ADMINISTRATION				
050500040	ACCOUNTANT II	2.000	1.000	1.000
050500043	ACCOUNTING SUPERVISOR	1.000	0.000	1.000
050501370	CONTROLLER	1.000	1.000	
050503318	FINANCIAL ANALYST II	2.000	1.000	1.000
05050B401	ACCOUNTANT II	0.000	1.000	(1.000)
05050B450	FINANCIAL ANALYST II	0.000	1.000	(1.000)
05050B701	ACCOUNTING SUPERVISOR	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 05050 - GEN ACCT - ADMINISTRATION:		6.000	6.000	
TOTAL FOR DEPARTMENT 41 - FINANCE:		65.225	62.975	2.250
Department: 42 HUMAN RESOURCES				
Div/Loc: 03100 - HUMAN RESOURCES				
031000071	ADMINISTRATIVE ASSISTANT (C)	1.000	0.000	1.000
031000484	ASST HUMAN RESOURCES DIRECTOR	1.000	0.000	1.000
031003594	HUMAN RESOURCES ANALYST I	0.000	1.000	(1.000)
031003596	HUMAN RESOURCES ANALYST II	2.000	1.000	1.000
031003598	HUMAN RESOURCES DIRECTOR	1.000	1.000	
031003599	HUMAN RESOURCES MANAGER	1.000	1.000	
031005235	HUMAN RESOURCES TECH (C)	5.000	2.000	3.000
031007178	SR HUMAN RESOURCES TECH (C)	1.000	1.000	
03100B102	HUMAN RESOURCES TECH (C)	0.000	3.000	(3.000)
03100B775	HUMAN RESOURCES DIRECTOR	0.000	1.000	(1.000)
03100B845	ASST HUMAN RESOURCES DIRECTOR	0.000	1.000	(1.000)

**Position Allocation/Staffing Report
by Department and Location ("Division")**

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
TOTAL FOR LOC/DIV 03100 - HUMAN RESOURCES:		12.000	12.000	
Div/Loc: 03110 - RISK MGMT - ADMINISTRATION				
031105235	HUMAN RESOURCES TECH (C)	1.000	0.000	1.000
031106450	RISK MANAGER	1.000	1.000	
031107178	SR HUMAN RESOURCES TECH (C)	1.000	1.000	
03110B102	HUMAN RESOURCES TECH (C)	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 03110 - RISK MGMT - ADMINISTRATION:		3.000	3.000	
TOTAL FOR DEPARTMENT 42 - HUMAN RESOURCES:		15.000	15.000	
Department: 43 INFORMATION TECHNOLOGY				
Div/Loc: 03130 - IT-STRATEGIC PLAN/DIGITAL COM				
031301362	BUSINESS SYSTEMS ANALYST II	2.000	1.000	1.000
031301180	CHIEF INFORMATION OFFICER	1.000	1.000	
031303625	INFO SECURITY ADMINISTRATOR	1.000	1.000	
031303616	IT PLANNING & POLICY TECH	1.000	0.000	1.000
031303602	IT PROGRAM MANAGER	1.000	1.000	
031307130	SR BUSINESS SYSTEMS ANALYST	1.000	1.000	
031303794	IT ANALYST II	0.000	1.000	(1.000)
03130B414	BUSINESS SYSTEMS ANALYST I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 03130 - IT-STRATEGIC PLAN/DIGITAL COM:		7.000	7.000	
Div/Loc: 03131 - IT-DATABASE AND CLOUD				
031311552	DATABASE ANALYST II	1.000	1.000	
031313601	IT DIVISION MANAGER	2.000	2.000	
031317145	SR DATABASE ANALYST	1.000	1.000	
TOTAL FOR LOC/DIV 03131 - IT-DATABASE AND CLOUD:		4.000	4.000	
Div/Loc: 03132 - IT-NETWORK INFRASTRUCTURE				
031323794	IT ANALYST II	6.000	5.000	1.000
031323602	IT PROGRAM MANAGER	1.000	1.000	
031327149	SR IT TECHNICIAN	1.000	1.000	
TOTAL FOR LOC/DIV 03132 - IT-NETWORK INFRASTRUCTURE:		8.000	7.000	1.000
Div/Loc: 03133 - IT-BUSINESS SOLUTIONS				
031331362	BUSINESS SYSTEMS ANALYST II	4.000	2.000	2.000
031333602	IT PROGRAM MANAGER	1.000	1.000	
031337130	SR BUSINESS SYSTEMS ANALYST	1.000	1.000	
03133B415	BUSINESS SYSTEMS ANALYST II	0.000	2.000	(2.000)
TOTAL FOR LOC/DIV 03133 - IT-BUSINESS SOLUTIONS:		6.000	6.000	
Div/Loc: 03134 - IT-GIS ANALYTICS				
031343794	IT ANALYST II	2.000	2.000	
031343602	IT PROGRAM MANAGER	1.000	1.000	
031347130	SR BUSINESS SYSTEMS ANALYST	1.000	1.000	
TOTAL FOR LOC/DIV 03134 - IT-GIS ANALYTICS:		4.000	4.000	
Div/Loc: 03135 - IT-CLIENT SERVICES				
031353618	IT TECHNICIAN II	3.000	0.000	3.000
031357194	SR IT ANALYST	1.000	0.000	1.000
031357149	SR IT TECHNICIAN	2.000	2.000	
03135B470	IT TECHNICIAN I	0.000	2.000	(2.000)
03135B471	IT TECHNICIAN II	0.000	1.000	(1.000)
03135B828	SR IT ANALYST	0.000	1.000	(1.000)

**Position Allocation/Staffing Report
by Department and Location ("Division")**

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
TOTAL FOR LOC/DIV 03135 - IT-CLIENT SERVICES:		6.000	6.000	
Div/Loc: 03136 - IT-ENTERPRISE SOLUTIONS				
031361362	BUSINESS SYSTEMS ANALYST II	4.000	2.000	2.000
031363602	IT PROGRAM MANAGER	1.000	1.000	
031367130	SR BUSINESS SYSTEMS ANALYST	1.000	1.000	
03136B415	BUSINESS SYSTEMS ANALYST II	0.000	2.000	(2.000)
TOTAL FOR LOC/DIV 03136 - IT-ENTERPRISE SOLUTIONS:		6.000	6.000	
TOTAL FOR DEPARTMENT 43 - INFORMATION TECHNOLOGY:		41.000	40.000	1.000
Department: 44 CITY CLERK				
Div/Loc: 03200 - CITY CLERK - ADMINISTRATION				
032000250	ASST CITY CLERK	1.000	1.000	
032001220	CITY CLERK	1.000	1.000	
032001227	CITY CLERK TECHNICIAN II	2.000	2.000	
032001665	DEPUTY CITY CLERK II	3.500	1.000	2.500
03200B432	DEPUTY CITY CLERK I	0.000	2.000	(2.000)
TOTAL FOR LOC/DIV 03200 - CITY CLERK - ADMINISTRATION:		7.500	7.000	.500
TOTAL FOR DEPARTMENT 44 - CITY CLERK:		7.500	7.000	.500
TOTAL FOR DEPARTMENT 45 - CENTRAL SERVICES:		0.000	0.000	
Department: 50 POLICE				
Div/Loc: 05500 - POLICE - ADMINISTRATION				
055000050	ADMIN ANALYST II	1.000	1.000	
055000071	ADMINISTRATIVE ASSISTANT (C)	1.000	1.000	
055005400	POLICE CAPTAIN	3.000	3.000	
055005410	POLICE CHIEF	1.000	1.000	
055005420	POLICE LIEUTENANT	1.000	1.000	
055005430	POLICE OFFICER	1.000	1.000	
055005440	POLICE RECORDS CLERK II	1.000	1.000	
055005470	POLICE SERGEANT	1.000	1.000	
TOTAL FOR LOC/DIV 05500 - POLICE - ADMINISTRATION:		10.000	10.000	
Div/Loc: 05511 - RECORDS-PROPERTY				
055115434	POLICE PROP & EVIDENCE CLRK II	3.000	1.000	2.000
055115429	POLICE PROPERTY & EVIDENCE SUP	1.000	1.000	
055115440	POLICE RECORDS CLERK II	9.000	6.000	3.000
055115494	POLICE SCENE TECHNICIAN II	4.000	2.000	2.000
055115489	POLICE SERVICES ADMINISTRATOR	1.000	1.000	
055115748	RECORDS SUPERVISOR	1.000	1.000	
05511B926	POLICE PROP & EVIDENCE CLRK I	0.000	2.000	(2.000)
05511B929	POLICE RECORDS CLERK I	0.000	1.000	(1.000)
05511B930	POLICE RECORDS CLERK II	0.000	1.000	(1.000)
05511B931	POLICE SCENE TECHNICIAN I	0.000	1.000	(1.000)
05511B932	POLICE SCENE TECHNICIAN II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 05511 - RECORDS-PROPERTY:		19.000	18.000	1.000
Div/Loc: 05513 - POLICE COMMUNICATIONS				
055131430	COMMUNICATIONS SUPERVISOR	3.000	3.000	
055131700	DISPATCHER II	20.000	15.000	5.000
055135489	POLICE SERVICES ADMINISTRATOR	1.000	1.000	

**Position Allocation/Staffing Report
by Department and Location ("Division")**

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
05513B923	DISPATCHER I	0.000	1.000	(1.000)
05513B924	DISPATCHER II	0.000	3.000	(3.000)
TOTAL FOR LOC/DIV 05513 - POLICE COMMUNICATIONS:		24.000	23.000	1.000
Div/Loc: 05514 - COMMUNITY SERVICES				
055141645	DEPT PUBLIC INFO OFFICER	1.000	1.000	
055145430	POLICE OFFICER	7.000	4.000	3.000
055145470	POLICE SERGEANT	1.000	1.000	
055145654	PUB SAFETY OUTREACH & COMM REL	1.000	1.000	
055145657	PUBLIC SAFETY PROGRAM COORD	1.000	1.000	
TOTAL FOR LOC/DIV 05514 - COMMUNITY SERVICES:		11.000	8.000	3.000
Div/Loc: 05515 - SOCIAL SERVICES UNIT				
055155430	POLICE OFFICER	6.000	6.000	
055155470	POLICE SERGEANT	1.000	1.000	
055155485	POLICE SOCIAL SVCS ADMINSTR	1.000	1.000	
TOTAL FOR LOC/DIV 05515 - SOCIAL SERVICES UNIT:		8.000	8.000	
Div/Loc: 05531 - PATROL				
055311379	COMMUNITY SVCS OFFICER I	0.000	1.000	(1.000)
055311380	COMMUNITY SVCS OFFICER II	6.000	1.000	5.000
055315420	POLICE LIEUTENANT	4.000	4.000	
055315430	POLICE OFFICER	73.000	50.000	23.000
055315470	POLICE SERGEANT	10.000	9.000	1.000
055315710	RANGEMASTER	1.000	1.000	
05531B917	COMMUNITY SVCS OFFICER I	0.000	2.000	(2.000)
05531B918	COMMUNITY SVCS OFFICER II	0.000	1.000	(1.000)
05531B925	POLICE OFFICER TRAINEE	0.000	3.000	(3.000)
05531B938	POLICE OFFICER	0.000	19.000	(19.000)
TOTAL FOR LOC/DIV 05531 - PATROL:		94.000	91.000	3.000
Div/Loc: 05532 - INVESTIGATIONS				
055321380	COMMUNITY SVCS OFFICER II	2.000	2.000	
055321475	CRIME ANALYST	2.000	2.000	
055325420	POLICE LIEUTENANT	1.000	1.000	
055325430	POLICE OFFICER	12.000	10.000	2.000
055325440	POLICE RECORDS CLERK II	1.000	0.000	1.000
055325470	POLICE SERGEANT	1.000	2.000	(1.000)
05532B929	POLICE RECORDS CLERK I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 05532 - INVESTIGATIONS:		19.000	18.000	1.000
Div/Loc: 05533 - ANIMAL CONTROL				
055330100	ANIMAL CONTROL OFFICER	2.000	1.000	1.000
055330110	ANIMAL CONTROL SUPERVISOR	1.000	1.000	
05533B914	ANIMAL CONTROL OFFICER	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 05533 - ANIMAL CONTROL:		3.000	3.000	
Div/Loc: 05535 - POLICE TRAFFIC				
055351380	COMMUNITY SVCS OFFICER II	2.000	2.000	
055355420	POLICE LIEUTENANT	1.000	1.000	
055355430	POLICE OFFICER	6.000	4.000	2.000
055355470	POLICE SERGEANT	1.000	1.000	
TOTAL FOR LOC/DIV 05535 - POLICE TRAFFIC:		10.000	8.000	2.000

**Position Allocation/Staffing Report
by Department and Location ("Division")**

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
TOTAL FOR DEPARTMENT 50 - POLICE:		198.000	187.000	11.000
Department: 60	FIRE			
Div/Loc: 06000 - FIRE - ADMINISTRATION				
060000050	ADMIN ANALYST II	1.000	1.000	
060000071	ADMINISTRATIVE ASSISTANT (C)	1.000	1.000	
060003330	FIRE CHIEF	1.000	1.000	
TOTAL FOR LOC/DIV 06000 - FIRE - ADMINISTRATION:		3.000	3.000	
Div/Loc: 06011 - FIRE PREVENTION				
060110084	ADMINISTRATIVE TECHNICIAN	1.000	1.000	
060111645	DEPT PUBLIC INFO OFFICER	1.000	1.000	
060113377	FIRE & ENVIR SAFETY INSPEC II	3.000	1.000	2.000
060113332	FIRE DIVISION CHIEF	1.000	1.000	
060113382	FIRE INSPECTION SUPERVISOR	2.000	2.000	
060113385	FIRE INSPECTOR II	1.000	1.000	
060114957	OFFICE ASSISTANT II	1.000	0.000	1.000
06011B150	FIRE & ENVIR SAFETY INSPEC I	0.000	1.000	(1.000)
06011B490	OFFICE ASSISTANT II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 06011 - FIRE PREVENTION:		10.000	9.000	1.000
Div/Loc: 06021 - FIRE OPERATIONS				
060210480	ASST FIRE CHIEF	1.000	1.000	
060210905	FIRE BATTALION CHIEF	3.000	3.000	
060213320	FIRE CAPTAIN	30.000	30.000	
060213340	FIRE ENGINEER	30.000	30.000	
060213355	FIREFIGHTER PARAMEDIC II	36.000	22.000	14.000
06021B157	FIREFIGHTER PARAMEDIC I	0.000	5.000	(5.000)
06021B158	FIREFIGHTER PARAMEDIC II	0.000	6.000	(6.000)
06021F355	FIREFIGHTER PARAMEDIC	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 06021 - FIRE OPERATIONS:		100.000	98.000	2.000
Div/Loc: 06022 - FIRE TRAINING				
060222415	EMS QUAL ASSURANCE COORDINATOR	1.000	0.000	1.000
060223391	FIRE BATALION CHIEF (8HR)	1.000	1.000	
060223332	FIRE DIVISION CHIEF	1.000	1.000	
06022B755	EMS QUAL ASSURANCE COORDINATOR	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 06022 - FIRE TRAINING:		3.000	3.000	
Div/Loc: 06025 - FIRE LOGISTICS				
060250480	ASST FIRE CHIEF	1.000	1.000	
060253391	FIRE BATALION CHIEF (8HR)	1.000	1.000	
060253412	GIS ANALYST II	1.000	1.000	
TOTAL FOR LOC/DIV 06025 - FIRE LOGISTICS:		3.000	3.000	
TOTAL FOR DEPARTMENT 60 - FIRE:		119.000	116.000	3.000
Department: 71	PARKS AND RECREATION			
Div/Loc: 08500 - PARKS & REC - ADMINISTRATION				
085000084	ADMIN TECHNICIAN	1.000	0.000	1.000
085000050	ADMINISTRATIVE ANALYST II	1.000	2.000	(1.000)
085000071	ADMINISTRATIVE ASSISTANT (C)	1.000	1.000	
085004517	MARKET & COMMUNICATIONS ANA II	1.000	1.000	
085005010	PARKS,REC & LIB BUS ADMINISTR	1.000	1.000	

**Position Allocation/Staffing Report
by Department and Location ("Division")**

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
085005082	PARKS,REC &LIBRARIES DIRECTOR	1.000	1.000	
08500B402	ADMINISTRATIVE TECHNICIAN	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08500 - PARKS & REC - ADMINISTRATION:		6.000	7.000	(1.000)
Div/Loc: 08501 - PARK DEVELOPMENT				
085015022	PARK DEVELOPMENT ANALYST II	2.000	1.000	1.000
085015024	PARK PLANNING & DEV SUPERINTEN	1.000	1.000	
085011278	PARKS PROJECT TECHNICIAN	1.000	1.000	
08501B789	PARK DEVELOPMENT ANALYST II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08501 - PARK DEVELOPMENT:		4.000	4.000	
Div/Loc: 08505 - RECREATION STAFFING				
085051401	COMMUNITY RELATIONS ANALYST	1.000	0.000	1.000
085054957	OFFICE ASSISTANT II	4.000	0.000	4.000
085056122	RECREATION COORDINATOR II	6.000	4.000	2.000
085056125	RECREATION MANAGER	1.000	1.000	
085056145	RECREATION SUPERINTENDENT	3.000	3.000	
085056147	RECREATION SUPERVISOR	3.000	3.000	
085054956	OFFICE ASSISTANT I	0.000	1.000	(1.000)
08505B489	OFFICE ASSISTANT I	0.000	1.000	(1.000)
08505B490	OFFICE ASSISTANT II	0.000	2.000	(2.000)
08505B502	RECREATION COORDINATOR II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08505 - RECREATION STAFFING:		18.000	16.000	2.000
Div/Loc: 08530 - AQUATICS				
085305080	PARKS MAINTENANCE WORKER II	1.000	1.000	
085308304	RECREATION LEADER	1.000	0.000	1.000
08530B552	RECREATION LEADER	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08530 - AQUATICS:		2.000	2.000	
Div/Loc: 08541 - ADVENTURE CLUBS				
085410084	ADMIN TECHNICIAN	1.000	1.000	
085410376	ASSISTANT CHILD CARE SITE COOR	2.000	2.000	
085411225	CHILD CARE SITE COORDINATOR	13.000	12.000	1.000
085414957	OFFICE ASSISTANT II	1.000	1.000	
085416147	RECREATION SUPERVISOR	3.000	1.000	2.000
085411641	YOUTH DEV PROG COORD	3.000	0.000	3.000
08541B418	CHILD CARE SITE COORDINATOR	0.000	1.000	(1.000)
08541B815	RECREATION SUPERVISOR	0.000	2.000	(2.000)
TOTAL FOR LOC/DIV 08541 - ADVENTURE CLUBS:		23.000	20.000	3.000
Div/Loc: 08546 - CDE-CHILD DEVELOPMENT				
085461225	CHILD CARE SITE COORDINATOR	2.000	2.000	
TOTAL FOR LOC/DIV 08546 - CDE-CHILD DEVELOPMENT:		2.000	2.000	
Div/Loc: 08550 - PARK OPERATIONS - ADMIN				
085504957	OFFICE ASSISTANT II	1.000	1.000	
085509429	PARKS MANAGER	1.000	0.000	1.000
085505090	PARKS SUPERINTENDENT	1.000	1.000	
085505069	PARKS SUPERVISOR	3.000	3.000	
085505045	PARKS, REC, & LIBRARIES TECH	1.000	0.000	1.000
TOTAL FOR LOC/DIV 08550 - PARK OPERATIONS - ADMIN:		7.000	5.000	2.000
Div/Loc: 08551 - OPEN SPACE/TREE MAINTENANCE				
085518300	ARBORIST TECHNICIAN	1.000	0.000	1.000
085514872	NATURAL RESOURCES WORKER II	1.000	0.000	1.000

**Position Allocation/Staffing Report
by Department and Location ("Division")**

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
085514960	OPEN SPACE SUPERINTENDENT	1.000	1.000	
085517154	SR NATURAL RESOURCES WORKER	1.000	1.000	
085511504	TREE TRIMMER II	1.000	1.000	
085518762	URBAN FORESTER	1.000	1.000	
08551B550	ARBORIST TECHNICIAN	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08551 - OPEN SPACE/TREE MAINTENANCE:		6.000	5.000	1.000
Div/Loc: 08555 - PARKS - MAINTENANCE				
085558302	AQUATICS MAINTENANCE TECH	1.000	1.000	
085555075	IRRIGATION TECHNICIAN	1.000	1.000	
085555070	PARKS MAINTENANCE WORKER I	0.000	1.000	(1.000)
085555080	PARKS MAINTENANCE WORKER II	18.000	10.000	8.000
085557192	SR PARKS MAINTENANCE WORKER	9.000	8.000	1.000
08555B491	PARKS MAINTENANCE WORKER I	0.000	2.000	(2.000)
08555B492	PARKS MAINTENANCE WORKER II	0.000	2.000	(2.000)
TOTAL FOR LOC/DIV 08555 - PARKS - MAINTENANCE:		29.000	25.000	4.000
TOTAL FOR DEPARTMENT 71 - PARKS AND RECREATION:		97.000	86.000	11.000

Department: 72 LIBRARY

Div/Loc: 06500 - LIBRARY - ADMIN/TECH SERVICES

065000084	ADMINISTRATIVE TECHNICIAN	1.000	0.000	1.000
065001224	CITY LIBRARIAN	1.000	1.000	
065004152	LIBRARIAN II	6.500	4.500	2.000
065004210	LIBRARY ASSISTANT II	7.000	3.000	4.000
065004246	LIBRARY SUPERVISOR	3.000	3.000	
065004250	LIBRARY TECHNICIAN	5.000	5.000	
065004151	LIBRARIAN I	0.000	1.000	(1.000)
06500B402	ADMINISTRATIVE TECHNICIAN	0.000	1.000	(1.000)
06500B478	LIBRARY ASSISTANT II	0.000	3.000	(3.000)
TOTAL FOR LOC/DIV 06500 - LIBRARY - ADMIN/TECH SERVICES:		23.500	21.500	2.000

Div/Loc: 08521 - MAIDU MUSEUM & HISTORIC SITE

085210050	ADMINISTRATIVE ANALYST II	1.000	0.000	1.000
085213733	SR INTERPRETIVE SRVCS SPECIAL	1.000	0.000	1.000
08521B946	SR INTERPRETIVE SRVCS SPECIAL	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08521 - MAIDU MUSEUM & HISTORIC SITE:		2.000	1.000	1.000

TOTAL FOR DEPARTMENT 72 - LIBRARY: **25.500** **22.500** **3.000**

TOTAL FOR DEPARTMENT 80 - DEVELOPMENT AND OPERATIONS: **0.000** **0.000**

TOTAL FOR DEPARTMENT 82 - PLANNING,REDEVELOPMENT,HOUSING: **0.000** **0.000**

Department: 83 PUBLIC WORKS

Div/Loc: 03321 - AUTOMOTIVE SERVICES

033212565	EQUIPMENT MAINT. SUPERVISOR	1.000	1.000	
033212560	EQUIPMENT SERVICEWORKER	4.000	2.000	2.000
033213392	FLEET MANAGER	1.000	1.000	
033214501	MECHANIC II	8.000	6.000	2.000
033214957	OFFICE ASSISTANT II	1.000	1.000	
033217189	SR MECHANIC	2.000	2.000	
033218938	VEHICLE MAINT PARTS BUYER	1.000	0.000	1.000

**Position Allocation/Staffing Report
by Department and Location ("Division")**

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
033218940	VEHICLE MAINT SERVICEWRITER	1.000	1.000	
033218952	WAREHOUSE WORKER II	1.000	1.000	
033214500	MECHANIC I	0.000	1.000	(1.000)
03321B444	EQUIPMENT SERVICEWORKER	0.000	1.000	(1.000)
03321B483	MECHANIC II	0.000	1.000	(1.000)
03321B530	VEHICLE MAINT PARTS BUYER	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 03321 - AUTOMOTIVE SERVICES:		20.000	19.000	1.000
Div/Loc: 03322 - AUTO REPLACEMENT				
033223319	FLEET MANAGEMENT TECHNICIAN	1.000	1.000	
TOTAL FOR LOC/DIV 03322 - AUTO REPLACEMENT:		1.000	1.000	
Div/Loc: 03340 - BUILDING MAINTENANCE				
033401032	BLDG MAINTENANCE WORKER II	4.000	3.000	1.000
033403395	FACILITIES MANAGER	1.000	1.000	
033404321	FACILITIES SUPERVISOR	1.000	1.000	
033404957	OFFICE ASSISTANT II	0.750	0.662	.087
033407119	SR BUILDING MAINTENANCE WORKER	2.000	1.000	1.000
03340B411	BLDG MAINTENANCE WORKER II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 03340 - BUILDING MAINTENANCE:		8.750	7.662	1.087
Div/Loc: 03341 - CUSTODIAL SERVICES				
033411485	CUSTODIAN	5.000	3.000	2.000
03341B427	CUSTODIAN	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 03341 - CUSTODIAL SERVICES:		5.000	4.000	1.000
Div/Loc: 03350 - FACILITY REHAB OPERATIONS				
033505560	PROJECT COORDINATOR	2.000	1.000	1.000
TOTAL FOR LOC/DIV 03350 - FACILITY REHAB OPERATIONS:		2.000	1.000	1.000
Div/Loc: 08300 - PUBLIC WORKS - ADMINISTRATION				
083000050	ADMIN ANALYST II	1.000	1.000	
083000071	ADMINISTRATIVE ASSISTANT (C)	2.000	2.000	
083005635	PUBLIC WORKS DIRECTOR	1.000	1.000	
TOTAL FOR LOC/DIV 08300 - PUBLIC WORKS - ADMINISTRATION:		4.000	4.000	
Div/Loc: 08320 - ENGINEERING				
083200084	ADMIN TECHNICIAN	1.000	1.000	
083200820	ASSOC ENGINEER	4.000	4.000	
083200338	ASST ENGINEER	5.000	5.000	
083205514	PRINCIPAL ENGINEER	1.000	1.000	
083207142	SR ENGINEER	3.000	2.000	1.000
08320B406	ASST ENGINEER	0.000	2.000	(2.000)
08320B826	SR ENGINEER	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08320 - ENGINEERING:		14.000	16.000	(2.000)
Div/Loc: 08321 - FLOOD ALERT				
083210338	ASST ENGINEER	1.000	0.000	1.000
TOTAL FOR LOC/DIV 08321 - FLOOD ALERT:		1.000	0.000	1.000
Div/Loc: 08335 - TRAFFIC SIGNALS				
083352380	ELECTRONICS TECHNICIAN I	0.000	1.000	(1.000)
083352385	ELECTRONICS TECHNICIAN II	4.000	1.000	3.000
083355519	PREVENTATIVE MAINT SUPERVISOR	1.000	1.000	
083357170	SR ELECTRONIC TECH	1.000	1.000	
083352376	TRAFFIC SIGNAL MAINT WKR II	2.000	1.000	1.000

**Position Allocation/Staffing Report
by Department and Location ("Division")**

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
083352375	TRAFFIC SIGNAL MAINT WKR I	0.000	1.000	(1.000)
08335B215	ELECTRONICS TECHNICIAN I	0.000	2.000	(2.000)
TOTAL FOR LOC/DIV 08335 - TRAFFIC SIGNALS:		8.000	8.000	
Div/Loc: 08340 - STREETS - ADMINISTRATION				
083400084	ADMINISTRATIVE TECHNICIAN	1.000	1.000	
083404957	OFFICE ASSISTANT II	1.000	1.000	
083407522	STREET MAINTENANCE SUPERVISOR	3.000	2.000	1.000
083407520	STREET MAINTENANCE SUPT	1.000	1.000	
08340B832	STREET MAINTENANCE SUPERVISOR	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08340 - STREETS - ADMINISTRATION:		6.000	6.000	
Div/Loc: 08342 - STREET DRAINAGE				
083427187	SR STREET MAINTENANCE WORKER	1.000	0.000	1.000
083427530	STREET MAINTENANCE WORKER II	1.000	1.000	
08342B523	SR STREET MAINTENANCE WORKER	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08342 - STREET DRAINAGE:		2.000	2.000	
Div/Loc: 08343 - PAVING				
083431350	ENGINEERING TECHNICIAN II	1.000	1.000	
083437187	SR STREET MAINTENANCE WORKER	2.000	2.000	
083437530	STREET MAINTENANCE WORKER II	11.000	5.000	6.000
08343B526	STREET MAINTENANCE WORKER I	0.000	3.000	(3.000)
08343B527	STREET MAINTENANCE WORKER II	0.000	2.000	(2.000)
TOTAL FOR LOC/DIV 08343 - PAVING:		14.000	13.000	1.000
Div/Loc: 08344 - STREET SIGNS				
083447187	SR STREET MAINTENANCE WORKER	1.000	1.000	
083447530	STREET MAINTENANCE WORKER II	2.000	1.000	1.000
TOTAL FOR LOC/DIV 08344 - STREET SIGNS:		3.000	2.000	1.000
Div/Loc: 08345 - STREET PAINT				
083457187	SR STREET MAINTENANCE WORKER	1.000	1.000	
083457530	STREET MAINTENANCE WORKER II	1.000	0.000	1.000
08345B526	STREET MAINTENANCE WORKER I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08345 - STREET PAINT:		2.000	2.000	
Div/Loc: 08348 - STREET SWEEPING				
083487187	SR STREET MAINTENANCE WORKER	1.000	1.000	
083487530	STREET MAINTENANCE WORKER II	2.000	0.000	2.000
083487540	STREET SWEEPER OPERATOR	4.000	4.000	
08348B526	STREET MAINTENANCE WORKER I	0.000	2.000	(2.000)
TOTAL FOR LOC/DIV 08348 - STREET SWEEPING:		7.000	7.000	
Div/Loc: 08350 - TRANSPORTATION-ADMIN				
083500084	ADMIN TECHNICIAN	2.000	1.000	1.000
083500088	ALTERNATIVE TRANSP ANALYST II	1.000	1.000	
083500090	ALTERNATIVE TRANSP MGR	1.000	1.000	
083503318	FINANCIAL ANALYST II	1.000	0.000	1.000
083504957	OFFICE ASSISTANT II	1.750	1.000	.750
083503316	FINANCIAL ANALYST I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08350 - TRANSPORTATION-ADMIN:		6.750	5.000	1.750
Div/Loc: 08352 - TRANSPORTATION				
083520088	ALTERNATIVE TRANSP ANALYST II	1.750	1.750	
083520338	ASST ENGINEER	1.000	0.000	1.000

**Position Allocation/Staffing Report
by Department and Location ("Division")**

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
083524517	MARKET & COMMUNICATIONS ANA II	1.000	1.000	
083524957	OFFICE ASSISTANT II	1.000	1.000	
TOTAL FOR LOC/DIV 08352 - TRANSPORTATION:		4.750	3.750	1.000
Div/Loc: 08354 - CTSA				
083541401	COMMUNITY RELATIONS ANALYST	0.500	0.000	.500
08354B422	COMMUNITY RELATIONS ANALYST	0.000	0.500	(.500)
TOTAL FOR LOC/DIV 08354 - CTSA:		0.500	0.500	
TOTAL FOR DEPARTMENT 83 - PUBLIC WORKS:		109.750	101.912	7.837

Department: 84 ENVIRONMENTAL UTILITIES

Div/Loc: 08400 - ENV UTIL - ADMINISTRATION

084000071	ADMINISTRATIVE ASSISTANT (C)	1.000	1.000	
084001548	DATA MANAGEMENT SPECIALIST II	1.000	0.000	1.000
084001645	DEPT PUBLIC INFO OFFICER	1.000	1.000	
084001684	ENVIRONMENTAL UTIL. DIRECTOR	1.000	1.000	
084002548	EU BUSINESS ADMINISTRATOR	1.000	1.000	
084002547	EU RATE ANALYST II	3.000	1.000	2.000
084003451	GOVERNMENT RELATIONS ADMISTRAT	1.000	1.000	
084004517	MARKETING & COMMUNIC ANLYST II	1.000	0.000	1.000
084006500	SAFETY COORDINATOR	1.000	0.000	1.000
08400B481	MARKETING & COMMUNIC ANLYST I	0.000	1.000	(1.000)
08400B848	EU RATE ANALYST I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08400 - ENV UTIL - ADMINISTRATION:		11.000	8.000	3.000

Div/Loc: 08405 - ENV UTIL-ENGINEERING

084050084	ADMINISTRATIVE TECHNICIAN	1.000	1.000	
084050411	ASSISTANT EU DIRECTOR	1.000	1.000	
084050338	ASST ENGINEER	2.000	1.000	1.000
084051672	DEVELOPMENT TECHNICIAN II	1.000	1.000	
084051350	ENGINEERING TECHNICIAN II	1.000	0.000	1.000
084053412	GIS ANALYST II	3.000	0.000	3.000
084054957	OFFICE ASSISTANT II	1.000	1.000	
084055533	PREVENTATIVE MAINTENANCE COORD	1.000	1.000	
084055514	PRINCIPAL ENGINEER	1.000	1.000	
084056500	SAFETY COORDINATOR	1.000	1.000	
084057161	SENIOR GIS ANALYST	1.000	1.000	
084057142	SR ENGINEER	2.000	1.000	1.000
084053410	GIS ANALYST I	0.000	1.000	(1.000)
08405B440	ENGINEERING TECHNICIAN I	0.000	1.000	(1.000)
08405B455	GIS ANALYST II	0.000	1.000	(1.000)
08405B826	SR ENGINEER	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08405 - ENV UTIL-ENGINEERING:		16.000	14.000	2.000

Div/Loc: 08410 - SOLID WASTE - ADMINISTRATION

084103335	FINANCE CLERK II	2.000	0.000	2.000
084104957	OFFICE ASSISTANT II	1.000	0.000	1.000
084106244	REFUSE & STORMWATER MANAGER	1.000	1.000	
084106231	REFUSE SUPERINTENDENT	1.000	1.000	
084107324	SOLID WASTE BILLING TECHNICIAN	1.000	1.000	
084101279	SR SOLID WASTE BILLING TECH	1.000	1.000	
084103334	FINANCE CLERK I	0.000	1.000	(1.000)
08410B445	FINANCE CLERK I	0.000	1.000	(1.000)

**Position Allocation/Staffing Report
by Department and Location ("Division")**

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
TOTAL FOR LOC/DIV 08410 - SOLID WASTE - ADMINISTRATION:		7.000	6.000	1.000
Div/Loc: 08411 - RESIDENTIAL SOLID WASTE PICKUP				
084116235	REFUSE SUPERVISOR	1.000	1.000	
084116304	REFUSE TRUCK DRIVER II	12.000	10.000	2.000
084117129	SR REFUSE TRUCK DRIVER	2.000	2.000	
08411B505	REFUSE TRUCK DRIVER I	0.000	2.000	(2.000)
TOTAL FOR LOC/DIV 08411 - RESIDENTIAL SOLID WASTE PICKUP:		15.000	15.000	
Div/Loc: 08412 - COMMERCIAL SOLID WASTE PICKUP				
084126235	REFUSE SUPERVISOR	1.000	1.000	
084126304	REFUSE TRUCK DRIVER II	15.000	7.000	8.000
084127129	SR REFUSE TRUCK DRIVER	2.000	2.000	
08412B505	REFUSE TRUCK DRIVER I	0.000	7.000	(7.000)
08412B506	REFUSE TRUCK DRIVER II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08412 - COMMERCIAL SOLID WASTE PICKUP:		18.000	18.000	
Div/Loc: 08413 - SOLID WASTE MAINTENANCE				
084136226	REFUSE MAINT. WORKER II	4.000	2.000	2.000
084137129	SR REFUSE TRUCK DRIVER	1.000	1.000	
08413B503	REFUSE MAINT. WORKER I	0.000	2.000	(2.000)
TOTAL FOR LOC/DIV 08413 - SOLID WASTE MAINTENANCE:		5.000	5.000	
Div/Loc: 08415 - RECYCLING				
084156304	REFUSE TRUCK DRIVER II	3.000	2.000	1.000
08415B505	REFUSE TRUCK DRIVER I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08415 - RECYCLING:		3.000	3.000	
Div/Loc: 08416 - GREEN WASTE PROGRAM				
084166304	REFUSE TRUCK DRIVER II	4.000	4.000	
084167129	SR REFUSE TRUCK DRIVER	1.000	1.000	
TOTAL FOR LOC/DIV 08416 - GREEN WASTE PROGRAM:		5.000	5.000	
Div/Loc: 08419 - ORGANIC WASTE PROGRAM				
084196150	RECYCLING & ORGANICS COORDNTR	1.000	1.000	
084196304	REFUSE TRUCK DRIVER II	1.000	1.000	
TOTAL FOR LOC/DIV 08419 - ORGANIC WASTE PROGRAM:		2.000	2.000	
Div/Loc: 08420 - WASTEWATER - ADMINISTRATION				
084205514	PRINCIPAL ENGINEER	1.000	1.000	
084207142	SR ENGINEER	1.000	1.000	
084209045	WSTWTR UTILITY MANAGER	1.000	1.000	
TOTAL FOR LOC/DIV 08420 - WASTEWATER - ADMINISTRATION:		3.000	3.000	
Div/Loc: 08421 - WATER TREATMENT/STORAGE				
084219175	WATER TRMT PLT CHIEF OPERATOR	1.000	1.000	
084219232	WATER TRMT PLT OPR GD I 8HR	1.000	0.000	1.000
084219230	WATER TRMT PLT OPR GRD III 24	4.000	4.000	
08421B537	WATER TRMT PLT OPR GD II 8HR	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08421 - WATER TREATMENT/STORAGE:		6.000	6.000	
Div/Loc: 08422 - DRY CREEK WWTP				
084224957	OFFICE ASSISTANT II	1.000	1.000	
084229000	WSTWTR TRMT PLT OPR GD I	1.000	0.000	1.000
084229010	WSTWTR TRMT PLT OPR GD II	1.000	2.000	(1.000)
084229020	WSTWTR TRMT PLT OPR GD III 24H	4.000	3.000	1.000

**Position Allocation/Staffing Report
by Department and Location ("Division")**

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
084229030	WSTWTR TRMT PLT OPR IV	1.000	1.000	
08422B543	WSTWTR TRMT PLT OPR GD III 24H	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08422 - DRY CREEK WWTP:		8.000	8.000	
Div/Loc: 08424 - ENVIRONMENTAL UTIL-MAINTENANCE				
084242378	ELECTRONIC MAINT COORDINATOR	1.000	1.000	
084242385	ELECTRONICS TECHNICIAN II	4.000	4.000	
084244520	MATERIALS TECHNICIAN	1.000	1.000	
084245319	PLANT & EQUIPMENT MAINT WOR II	2.000	1.000	1.000
084245328	PLANT & EQUIPMENT MECHANIC II	6.000	4.000	2.000
084245402	PREDICTIVE MAINTENANCE TECH II	1.000	1.000	
084245519	PREVENTATIVE MAINT SUPERVISOR	1.000	1.000	
084245502	PREVENTATIVE MAINT TECH II	3.000	1.000	2.000
084245533	PREVENTATIVE MAINTENANCE COORD	2.000	1.000	1.000
084247020	SCADA SYSTEM TECHNICIAN	2.000	1.000	1.000
084247205	SR PLANT & EQUIPMENT MECHANIC	1.000	1.000	
084247284	SR PREVENTATIVE MAINT TECH	2.000	2.000	
084245327	PLANT & EQUIPMENT MECHANIC I	0.000	1.000	(1.000)
08424B221	PLANT & EQUIPMENT MECHANIC I	0.000	1.000	(1.000)
08424B226	PREVENTATIVE MAINT TECH II	0.000	1.000	(1.000)
08424B227	PREVENTATIVE MAINT COORD	0.000	1.000	(1.000)
08424B235	SCADA SYSTEM TECHNICIAN	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08424 - ENVIRONMENTAL UTIL-MAINTENANCE:		26.000	24.000	2.000
Div/Loc: 08425 - INDUSTRIAL TREATMENT				
084253604	INDUSTRIAL WASTE SPECIALIST	1.000	0.000	1.000
084253610	INDUSTRIAL WASTE TECHNICIAN	1.000	1.000	
TOTAL FOR LOC/DIV 08425 - INDUSTRIAL TREATMENT:		2.000	1.000	1.000
Div/Loc: 08426 - ENVIRONMENTAL TREATMENT LAB				
084261548	DATA MANAGEMENT SPECIALIST II	1.000	1.000	
084262541	EU COMPLIANCE ADMINISTRATOR	1.000	1.000	
084264020	LABORATORY TECHNICIAN II	4.000	3.000	1.000
084269101	WATER QUALITY LAB SUPERVISOR	1.000	0.000	1.000
08426B837	WATER QUALITY LAB SUPERVISOR	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08426 - ENVIRONMENTAL TREATMENT LAB:		7.000	6.000	1.000
Div/Loc: 08427 - PLEASANT GROVE WWTP				
084274957	OFFICE ASSISTANT II	1.000	1.000	
084279040	WSTWTR TRMT PLT CHIEF OPERATOR	1.000	1.000	
084279025	WSTWTR TRMT PLT OPR GD III	4.000	3.000	1.000
TOTAL FOR LOC/DIV 08427 - PLEASANT GROVE WWTP:		6.000	5.000	1.000
Div/Loc: 08430 - WATER - ADMINISTRATION				
084309541	DEPT GOVERNMT RELATIONS ADMSTR	1.000	0.000	1.000
084305514	PRINCIPAL ENGINEER	1.000	0.000	1.000
084305615	PUB AFFAIRS&COMMUNICATN ADMNST	1.000	0.000	1.000
084309244	WATER UTILITY MANAGER	1.000	0.000	1.000
TOTAL FOR LOC/DIV 08430 - WATER - ADMINISTRATION:		4.000	0.000	4.000
Div/Loc: 08431 - WATER DISTRIBUTION				
084314957	OFFICE ASSISTANT II	3.000	2.000	1.000
084317204	SR WATER DISTRIBUTION WORKER	4.000	4.000	
084319084	WATER DISTRIBUTION SUPERVISOR	2.000	2.000	
084319085	WATER DISTRIBUTION SUPT	1.000	1.000	

**Position Allocation/Staffing Report
by Department and Location ("Division")**

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
084319248	WATER DISTRIBUTION WORKER II	22.000	15.000	7.000
084310084	ADMINISTRATIVE TECHNICIAN	0.000	0.775	(.775)
08431B252	WATER DISTRIBUTION WORKER I	0.000	3.000	(3.000)
08431B253	WATER DISTRIBUTION WORKER II	0.000	4.000	(4.000)
08431B490	OFFICE ASSISTANT II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08431 - WATER DISTRIBUTION:		32.000	32.775	(.775)
Div/Loc: 08432 - WASTEWATER COLLECTION				
084320084	ADMINISTRATIVE TECHNICIAN	1.000	1.000	
084323610	INDUSTRIAL WASTE TECHNICIAN	1.000	0.000	1.000
084324957	OFFICE ASSISTANT II	1.000	0.000	1.000
084327202	SR WSTWTR UTILITY MAINT WKR	4.000	4.000	
084328980	WSTWTR COLLECTION SUPT	1.000	1.000	
084328978	WSTWTR COLLECTION SUPV	1.000	0.000	1.000
084329029	WSTWTR UTILITY MAINT WKR II	22.000	15.000	7.000
08432B254	WSTWTR UTILITY MAINT WKR I	0.000	5.000	(5.000)
08432B255	WSTWTR UTILITY MAINT WKR II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08432 - WASTEWATER COLLECTION:		31.000	27.000	4.000
Div/Loc: 08433 - WATER EFFICIENCY				
084330084	ADMIN TECHNICIAN	1.000	0.000	1.000
084334957	OFFICE ASSISTANT II	1.750	1.750	
084339047	WATER CONSERVATION ADMINSTR	1.000	1.000	
084339078	WATER CONSERVATION SPECIALIST	1.000	1.000	
084339051	WATER CONSERVATION WORKER II	4.000	4.000	
TOTAL FOR LOC/DIV 08433 - WATER EFFICIENCY:		8.750	7.750	1.000
Div/Loc: 08441 - RECYCLED WATER				
084417162	SR ENGINEERING TECHNICIAN	1.000	0.000	1.000
TOTAL FOR LOC/DIV 08441 - RECYCLED WATER:		1.000	0.000	1.000
Div/Loc: 08450 - STORM WATER MANAGEMENT PROGRAM				
084501350	ENGINEERING TECHNICIAN II	1.000	1.000	
084502544	ENVIRONMENTAL COMPL SPEC II	2.000	1.000	1.000
084507142	SR ENGINEER	1.000	1.000	
TOTAL FOR LOC/DIV 08450 - STORM WATER MANAGEMENT PROGRAM:		4.000	3.000	1.000
Div/Loc: 08527 - UTILITY EXPLORATION CENTER				
085273732	INTERPRETIVE SRVCS SPECIAL II	1.000	1.000	
085273740	INTERPRETIVE SRVCS SUPERVISOR	1.000	1.000	
085274517	MARKET & COMMUNICATIONS ANA II	1.000	1.000	
085273733	SR INTERPRETIVE SRVCS SPECIAL	1.000	1.000	
TOTAL FOR LOC/DIV 08527 - UTILITY EXPLORATION CENTER:		4.000	4.000	
TOTAL FOR DEPARTMENT 84 - ENVIRONMENTAL UTILITIES:		224.750	203.525	21.225

Department: 86 ROSEVILLE ELECTRIC

Div/Loc: 08600 - ELECTRIC - ADMINISTRATION

086000084	ADMIN TECHNICIAN	2.000	2.000	
086000050	ADMINISTRATIVE ANALYST II	1.000	1.000	
086000071	ADMINISTRATIVE ASSISTANT (C)	1.000	1.000	
086001505	AMI PROJECT MANAGER	1.000	0.000	1.000
086000395	ASSISTANT ELECTRIC UTILITY DIR	1.000	1.000	
086001548	DATA MANAGEMENT SPECIALIST II	1.000	0.875	.125
086009541	DEPT GOVERNMT RELATIONS ADMSTR	1.000	0.000	1.000

Position Allocation/Staffing Report
by Department and Location ("Division")

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
086001645	DEPT PUBLIC INFO OFFICER	1.000	1.000	
086001312	ELECTRIC BUSINESS ANALYST II	4.000	3.000	1.000
086002335	ELECTRIC COMPLIANCE ANALYST	2.000	1.000	1.000
086002358	ELECTRIC TECHNOLOGY SYST SUPV	1.000	1.000	
086002359	ELECTRIC TECHNOLOGY SYSTS TECH	3.000	2.000	1.000
086002320	ELECTRIC UTILITY DIRECTOR	1.000	1.000	
086002215	ELECTRIC UTILITY FIN ADMNSTR	1.000	0.000	1.000
086004517	MARKET & COMMUNICATIONS ANA II	1.000	1.000	
086007128	SR ELECTRIC BUSINESS ANALYST	2.000	2.000	
086002216	ELECTRIC RISK AND COMP SUPV	0.000	1.000	(1.000)
08600B739	ELECTRIC BUSINESS ANALYST II	0.000	1.000	(1.000)
08600B955	ELECTRIC UTILITY FIN ADMNSTR	0.000	1.000	(1.000)
08600B957	AMI PROJECT MANAGER	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08600 - ELECTRIC - ADMINISTRATION:		24.000	21.875	2.125
Div/Loc: 08611 - ELECTRIC ENGINEERING				
086110084	ADMIN TECHNICIAN	1.000	0.000	1.000
086110395	ASSISTANT ELECTRIC UTILITY DIR	1.000	0.000	1.000
086112330	ELECTRIC DRAFTING TECH II	2.000	1.000	1.000
086112345	ELECTRIC ENGINEERING TECH II	5.000	2.000	3.000
086112284	ELECTRIC ENGINEERING TECH SUPV	1.000	1.000	
086113412	GIS ANALYST II	1.000	0.000	1.000
086114957	OFFICE ASSISTANT II	2.000	1.000	1.000
086115596	POWER ENGINEER II	4.000	2.000	2.000
086115505	POWER ENGINEERING MANAGER	1.000	0.800	.200
086117151	SR POWER ENGINEER	2.000	2.000	
086112340	ELECTRIC ENGINEERING TECH I	0.000	2.000	(2.000)
08611B203	ELECTRIC ENGINEERING TECH I	0.000	1.000	(1.000)
08611B228	PWR ENGINEER I	0.000	1.000	(1.000)
08611B455	GIS ANALYST II	0.000	1.000	(1.000)
08611B490	OFFICE ASSISTANT II	0.000	1.000	(1.000)
08611B708	ASSISTANT ELECTRIC UTILITY DIR	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08611 - ELECTRIC ENGINEERING:		20.000	16.800	3.200
Div/Loc: 08614 - ELECT CONST & MAINTENANCE				
086149250	ELEC UTILITY INSPECTION TECH	2.000	0.000	2.000
086140150	ELECTRIC APPRENTICE LINE TECH	0.000	1.000	(1.000)
086142285	ELECTRIC LINE TECH	15.000	7.000	8.000
086142286	ELECTRIC LINE TROUBLESHOOTER	3.000	3.000	
086142212	ELECTRIC MATERIALS TECH II	3.000	2.000	1.000
086142338	ELECTRIC OPERATIONS MANAGER	1.000	1.000	
086142339	ELECTRIC OPERATIONS SUPERVISOR	2.000	2.000	
086142254	ELECTRIC PREV DATA SYSTEM TECH	2.000	1.000	1.000
086142352	ELECTRIC SAFETY COORDINATOR	1.000	1.000	
086142319	ELECTRIC SUBSTATION SUPERVISOR	1.000	1.000	
086142350	ELECTRIC SYSTEM DISPATCHER	3.000	3.000	
086142360	ELECTRIC UTILITY TECHNICIAN I	0.000	2.000	(2.000)
086142362	ELECTRIC UTILITY TECHNICIAN II	17.000	9.000	8.000
086144957	OFFICE ASSISTANT II	1.000	1.000	
086147118	SR ELECTRIC LINE TECHNICIAN	5.000	5.000	
086147169	SR ELECTRIC MATERIALS TECH	1.000	1.000	
086147124	SR ELECTRIC METERING TECH	1.000	1.000	
086147126	SR ELECTRIC SUBSTATION TECH	3.000	3.000	
086147168	SR ELECTRIC SYSTEM DISPATCHER	1.000	1.000	
08614B200	ELECTRIC APPRENTICE LINE TECH	0.000	3.000	(3.000)

**Position Allocation/Staffing Report
by Department and Location ("Division")**

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
08614B205	ELECTRIC LINE TECH	0.000	1.000	(1.000)
08614B208	ELECTRIC MATERIALS TECH II	0.000	1.000	(1.000)
08614B213	ELECTRIC UTILITY TECHNICIAN I	0.000	1.000	(1.000)
08614B214	ELECTRIC UTILITY TECHNICIAN II	0.000	3.000	(3.000)
08614B256	ELEC UTIL INSPECTION TECH	0.000	2.000	(2.000)
TOTAL FOR LOC/DIV 08614 - ELECT CONST & MAINTENANCE:		62.000	56.000	6.000
Div/Loc: 08616 - ELECTRIC POWER PLANT				
086162212	ELECTRIC MATERIALS TECH II	1.000	0.000	1.000
086163608	INSTRUMENT & CONTROL TECH	3.000	2.000	1.000
086164957	OFFICE ASSISTANT II	1.000	0.000	1.000
086165600	POWER GENERATION SUPERINTENDEN	1.000	1.000	
086165591	POWER PLANT ENGINEER II	1.000	0.000	1.000
086165530	POWER PLANT OPS & MAINT SUPVS	2.000	2.000	
086165526	PWR PLNT MECHANIC	3.000	1.000	2.000
086165523	PWR PLNT OPERATOR/TECH II	8.000	7.000	1.000
086165555	SR POWER PLANT ENGINEER	1.000	1.000	
086167152	SR POWER PLANT OPERATOR/TECH	4.000	4.000	
08616B207	ELECTRIC MATERIALS TECH I	0.000	1.000	(1.000)
08616B217	INSTRUMENT & CONTROL TECH	0.000	1.000	(1.000)
08616B232	POWER PLANT MECHANIC	0.000	1.000	(1.000)
08616B233	POWER PLANT OPERATOR TECH I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08616 - ELECTRIC POWER PLANT:		25.000	22.000	3.000
Div/Loc: 08621 - POWER SUPPLY				
086210084	ADMIN TECHNICIAN	1.000	0.000	1.000
086210395	ASSISTANT ELECTRIC UTILITY DIR	1.000	1.000	
086211312	ELECTRIC BUSINESS ANALYST II	1.000	1.000	
086212316	ELECTRIC RESOURCES ANALYST II	5.000	3.000	2.000
086212216	ELECTRIC RISK AND COMP SUPV	1.000	0.000	1.000
086215535	POWER SUPPLY & PORTFOLIO ADMST	1.000	0.000	1.000
08621B738	ELECTRIC BUSINESS ANALYST I	0.000	1.000	(1.000)
08621B739	ELECTRIC BUSINESS ANALYST II	0.000	1.000	(1.000)
08621B804	POWER SUPPLY & PORTFOLIO ADMST	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08621 - POWER SUPPLY:		10.000	8.000	2.000
Div/Loc: 08623 - RETAIL SRVCS-PUBLIC BENEFITS				
086231312	ELECTRIC BUSINESS ANALYST II	1.000	0.000	1.000
086236285	ELECTRIC CUSTOMR PROGRAMS SUPV	1.000	1.000	
086232466	ENERGY PROGRAM TECHNICIAN	4.000	4.000	
086232501	ENERGY SERVICES ACCOUNT REP II	2.000	0.000	2.000
086234957	OFFICE ASSISTANT II	1.000	0.000	1.000
086237163	SR ENERGY SERVICES ACCOUNT REP	2.000	2.000	
086232500	ENERGY SERVICES ACCOUNT REP I	0.000	1.000	(1.000)
08623B490	OFFICE ASSISTANT II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08623 - RETAIL SRVCS-PUBLIC BENEFITS:		11.000	9.000	2.000
TOTAL FOR DEPARTMENT 86 - ROSEVILLE ELECTRIC:		152.000	133.675	18.325
Department: 88 DEVELOPMENT SERVICES				
Div/Loc: 08200 - PLANNING				
082000900	ASSOC PLANNER	6.000	1.906	4.093
082005309	PLANNING MANAGER	1.000	1.000	
082007180	SR PLANNER	2.000	1.000	1.000

**Position Allocation/Staffing Report
by Department and Location ("Division")**

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
08200B405	ASSOC PLANNER	0.000	2.000	(2.000)
08200B407	ASST PLANNER	0.000	2.000	(2.000)
TOTAL FOR LOC/DIV 08200 - PLANNING:		9.000	7.906	1.093
Div/Loc: 08800 - DEV SVCS- ADMINISTRATION				
088000071	ADMINISTRATIVE ASSISTANT (C)	1.000	1.000	
088001676	DEVELOPMENT SERVICES DIRECTOR	1.000	1.000	
TOTAL FOR LOC/DIV 08800 - DEV SVCS- ADMINISTRATION:		2.000	2.000	
Div/Loc: 08801 - DEV SVCS- PERMIT CENTER				
088010050	ADMINISTRATIVE ANALYST II	1.000	1.000	
088011282	DEVELOPMENT SERVICES ANALYST	1.000	1.000	
088011695	DEVELOPMENT SERVICES MANAGER	1.000	0.000	1.000
088011280	DEVELOPMENT SVCS ADMINISTRATOR	1.000	1.000	
088013412	GIS ANALYST II	1.000	0.000	1.000
088012214	GIS TECHNICIAN II	1.000	0.000	1.000
088014957	OFFICE ASSISTANT II	3.000	1.000	2.000
088011501	PERMITS SUPERVISOR	1.000	0.000	1.000
088011281	SR DEVELOPMENT SERVICES ANALYS	1.000	1.000	
088013410	GIS ANALYST I	0.000	1.000	(1.000)
08801B489	OFFICE ASSISTANT I	0.000	1.000	(1.000)
08801B953	GIS TECHNICIAN I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08801 - DEV SVCS- PERMIT CENTER:		11.000	8.000	3.000
Div/Loc: 08810 - DEV SVCS- BUILDING INSPECTION				
088101017	BLDG INSPECTION SUPERVISOR	1.000	1.000	
088101019	BLDG INSPECTOR II	4.000	2.000	2.000
088101043	BLDG OFFICIAL	1.000	2.000	(1.000)
088101047	BLDG PLANS EXAMINER II	4.000	2.000	2.000
088101368	CODE ENFORCEMENT SUPERVISOR	1.000	0.000	1.000
088101672	DEVELOPMENT TECHNICIAN II	2.000	1.000	1.000
088105245	PERMIT ANALYST	1.000	0.000	1.000
088105279	PERMIT TECHNICIAN II	4.000	1.000	3.000
088107117	SR BUILDING INSPECTOR	1.000	1.000	
088107195	SR BUILDING PLANS EXAMINER	1.000	1.000	
088101502	SR PERMITS TECHNICIAN	1.000	0.000	1.000
088101018	BLDG INSPECTOR I	0.000	1.000	(1.000)
088101501	PERMITS SUPERVISOR	0.000	1.000	(1.000)
088105277	PERMIT TECHNICIAN I	0.000	2.000	(2.000)
08810B408	BLDG INSPECTOR I	0.000	1.000	(1.000)
08810B412	BLDG PLANS EXAMINER I	0.000	2.000	(2.000)
08810B434	DEVELOPMENT TECHNICIAN I	0.000	1.000	(1.000)
08810B494	PERMIT TECHNICIAN I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08810 - DEV SVCS- BUILDING INSPECTION:		21.000	20.000	1.000
Div/Loc: 08815 - DEV SVCS- CODE ENFORCEMENT				
088151019	BLDG INSPECTOR II	2.000	0.000	2.000
088151369	CODE ENFORCEMENT INSPECTOR II	2.000	1.000	1.000
088151018	BLDG INSPECTOR I	0.000	1.000	(1.000)
088151368	CODE ENFORCEMENT SUPERVISOR	0.000	1.000	(1.000)
08815B555	CODE ENFORCEMENT INSPECTOR II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08815 - DEV SVCS- CODE ENFORCEMENT:		4.000	4.000	
Div/Loc: 08820 - DEV SVCS- ENGINEERING				
088200820	ASSOC ENGINEER	2.000	2.000	

Position Allocation/Staffing Report
by Department and Location ("Division")

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
088200338	ASST ENGINEER	3.000	2.000	1.000
088201248	CONSTRUCTION INSPECTION SUPV	1.000	1.000	
088201434	CONSTRUCTION INSPECTOR II	5.000	2.000	3.000
088201277	ENGINEERING MANAGER	1.000	0.000	1.000
088201350	ENGINEERING TECHNICIAN II	1.000	1.000	
088203326	FINANCE TECHNICIAN II	1.000	1.000	
088205514	PRINCIPAL ENGINEER	1.000	1.000	
088207121	SR CONSTRUCTION INSPECTOR	3.000	2.000	1.000
088207142	SR ENGINEER	4.000	4.000	
088201432	CONSTRUCTION INSPECTOR I	0.000	1.000	(1.000)
08820B425	CONSTRUCTION INSPECTOR II	0.000	3.000	(3.000)
TOTAL FOR LOC/DIV 08820 - DEV SVCS- ENGINEERING:		22.000	20.000	2.000
TOTAL FOR DEPARTMENT 88 - DEVELOPMENT SERVICES:		69.000	61.906	7.093
Grand Totals:		1,154.725	1,067.393	87.331



COUNCIL COMMUNICATION

CC #: 9668

File #: 1002 & 0201-01

Title: Property Agreements and Signal Plan Approval for Fairgrounds Improvement Project and Budget Adjustments

Contact: Jerome Pastor 916-746-1300 jpastor@roseville.ca.us

Meeting Date: 12/5/2018

Item #: 6.12.

RECOMMENDATION TO COUNCIL

Staff recommends the City Council:

1. Adopt a resolution authorizing the City Manager to execute an Agreement of Purchase and Sale of Real Property with Placer County for conveyance of approximately 3.412 acres of fairgrounds property located behind the Roseville police department from the County to the City and authorizing the City Manager or his designee to execute all escrow related documents.
2. Adopt a resolution authorizing the City Manager to accept a traffic control easement and water line easement from the County once the Placer County Board of Supervisors authorizes the conveyances of such easements to the City and to execute a Quitclaim Deed conveying a portion of Lawton Avenue to the County and authorizing the City Clerk to record such Quitclaim Deed once the Placer County Board of Supervisors authorizes acceptance of the Quitclaim Deed.
3. Approve the plans and specifications for the Junction Blvd. and Vallejo Ave. Intersection Improvement Project.
4. Adopt the attached ordinances to approve two budget adjustments. One is in the amount of \$95,000 which is a corrected budget adjustment for the design of the project. The other is in the amount of \$2,279,640 which reflects a project budget of \$1,493,412 and the transfer of \$786,228 from the Public Facilities Fund to the Traffic Mitigation Fund for the construction of a traffic signal and roadway improvements at the intersection of Junction Blvd. and Vallejo Ave.

The City entered into a Memorandum of Understanding (MOU) in December of 2017 with Placer County, Placer Valley Tourism (PVT), and the Placer Valley Sports Complex, Inc. regarding the Indoor Sports and Event Center (ISEC) to be located @the Grounds. This new facility is expected to have a positive financial impact to the City. The MOU states that a new signalized intersection shall be constructed to mitigate traffic impacts at Junction Blvd. and Vallejo Ave. An agreement is being executed between the City and the County whereby the City agrees to be credited for the construction of the new intersection towards the City's acquisition cost of the County-owned property needed for the expansion of the City's public safety building adjacent to

the fairgrounds. Attached to the staff report is the MOU, the Purchase and Sale Agreement, the Deeds, the Easements, the Plans and Specifications, and the Budget Adjustments supporting this action.

BACKGROUND

On December 6, 2017, the City entered into an MOU with Placer County, Placer Valley Tourism (PVT), and the Placer Valley Sports Complex, Inc. regarding the proposed Indoor Sports and Event Center (ISEC) to be located @the Grounds. The new facility would host various sports events and tournaments and would include sports courts, training rooms, and multi purpose rooms. The new buildings could be reconfigured to host large meetings, trade shows, concerts, and graduations. The renovation project is expected to generate an additional 30,000 room nights annually. Therefore, this project is expected to have a positive economic impact to the City.

The MOU (attached) states that a new signalized intersection at Junction Blvd. and Vallejo Ave. shall be constructed to mitigate traffic impacts created by the ISEC Project. The signal will serve as an additional entrance to the ISEC, improve overall accessibility, and will allow the City to better manage traffic on our local roadway network through signal timing coordination and Intelligent Transportation System (ITS) management. All costs associated with these intersection improvements are a part of a land acquisition agreement with Placer County whereby the City's costs of the signal are credited towards the cost of the property needed for the expansion of the public safety building adjacent to the fairgrounds. Due to the time sensitive nature of this project, it was agreed that the City would manage the project design through our on-call consultant and that PVT and County would oversee the construction. Once construction is complete, the City will reimburse the County for actual construction costs. Construction is anticipated to begin in the first half of 2019 with completion by the end of the year.

Also required for the overall project is the need for the County to dedicate easements to the City for traffic control and a water line. The County will also separately grant a public utilities easement (PUE) to the public. In addition, a portion of right-of way on Lawton Avenue needs to be conveyed to the County to accommodate landscape and driveway improvements for the project. This right-of-way is not needed by the City and additional roadway improvements are being made to facilitate neighborhood traffic by widening the southern portion of Lawton into the median to accommodate two-way traffic (see attached documents). The above required project approvals will also be presented to the Placer County Board of Supervisors for consideration at their December 18, 2018 Board Meeting.

Public Outreach

The City and the County have been working with the neighborhood to the south of Lawton Avenue regarding the proposed realignment/widening of Lawton Avenue. City Staff will also be working with the Public Works Marketing and Communications Analyst to develop a public outreach campaign to keep the community informed of the overall project's progress and traffic impacts during the construction phase of the project.

FISCAL IMPACT

Two budget adjustments are needed to help facilitate this project. The first budget adjustment for \$95,000 is being recommended because this project was originally established as a tracking project and now approval of a budget adjustment is needed to realign the budget to properly account for the design portion of this project as part of the capital improvement project. The second budget adjustment for \$2,279,640 is being recommended to establish a project

budget of \$1,493,412 for the construction of the Junction Blvd. and Vallejo Ave. signalized intersection and the associated ISEC driveway and to transfer \$786,228 from the Public Facilities Fund (PFF) to the Traffic Mitigation Fund (TMF). To be clear, the overall project cost is \$1,493,412 not \$2,279,640.

The project expense is being split between the Public Facilities Fund and Traffic Mitigation Fund and is consistent with the most recent (2015) Public Facilities Nexus study. The project budget of \$1,493,412 is itemized as follows:

- Civil roadway improvements within the County's right-of-way - \$786,228.00 (PFF)
- Traffic signal and Civil roadway improvements within City right-of-way - \$707,184.00 (TMF)

All costs associated with the improvements are a part of the land acquisition agreement with Placer County whereby these City costs are credited towards the cost of the property needed for the expansion of the public safety building adjacent to the fairgrounds. With the completion of the intersection improvements the County will transfer approximately 3.41 acres to the City. The current appraised value of this property is \$1,322,777. Per the approved MOU the City will absorb all costs for the intersection even if it exceeds the value of the property.

ECONOMIC DEVELOPMENT / JOBS CREATED

Federal guidelines suggest that there is one job created for every \$92,000.00 in direct government spending. Based on that figure, this project will create 16.2 jobs.

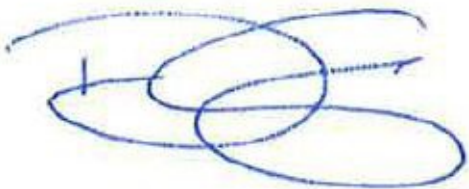
ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines § 15061(b)(3)). The requested action items do not include the potential for a significant environmental effect, and therefore are not subject to CEQA. Appropriate CEQA documentation for the project will be presented to the Placer County Board of Supervisors for consideration prior to project approval.

Respectfully Submitted,

Jerome Pastor, Assistant Engineer

Rhon Herndon, Public Works Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

MOU

Resolution No. 18-489

Purchase and Sale Agreement - final

Resolution No. 18-490

Traffic Control easement

Water Line easement

Quitclaim Deed

Ordinance No. 6032

6032 Budget Adjustment

Ordinance No. 6033

6033 Budget Adjustment

Grant Deed

PUE

Plans

Memorandum of Understanding
Among the City of Roseville, the County of Placer, Placer Valley Tourism
and Placer Valley Sports Complex
On The Proposed Placer Indoor Sports and Event Center

This Memorandum of Understanding (the "MOU") is made and entered into this 6th day of December, 2017, by and among the County of Placer, a political subdivision of the State of California (the "County"), the City of Roseville, a charter city and municipal corporation organized and existing under the laws of the State of California (the "City"), the South Placer County Tourism Corporation, a California non-profit corporation, dba Placer Valley Tourism ("PVT"), and the Placer Valley Sports Complex, Inc., a California non-profit corporation ("PVSC"). The parties may collectively be referred to herein as the "Parties," and individually as a "Party." This MOU is made by the Parties with reference to the following Recitals:

- A. County is the owner of approximately 61 acres of improved real property at 800 All America City Boulevard in Roseville California, which is commonly referred to as the Placer County Fairgrounds ("Fairgrounds"); and
- B. On October 11, 2016, the County authorized the County's Director of Public Works and Facilities to negotiate certain agreements with PVT, with respect to the operation of the Fairgrounds; and
- C. PVT is a private non-profit corporation organized with the charter purpose of enhancing the vitality of the local hotel industry, and to support economic development that draws visitors to Placer County for purposes of business, recreation and leisure; and
- D. On December 6, 2016, County approved a Feasibility Analysis Agreement with PVT, allowing PVT access to the Fairgrounds for purposes of evaluating the Fairgrounds property for the potential operation and management of the Fairgrounds and for the potential of constructing a new indoor sports and events center (the "ISEC"); and
- E. On March 21, 2017, County designated PVT as the new operator of the Fairgrounds effective as of July 2017, and approved a budget revision appropriating \$2,000,000 to Project No. 04969 Fairgrounds Repair (the "Renovation Project") in the County's Capital Projects fund; and

- F. On March 21, 2017 the County determined that the Renovation Project is categorically exempt from environmental review under the California Environmental Quality Act ("CEQA"); and
- G. PVSC will utilize bond financing for the construction of the Renovation Project and related improvements, and the City will be the issuer of the bonds; and
- H. On May 10, 2017, the Roseville City Council adopted a Resolution Determining that Amendments to the Management District Plan for the Placer Valley Sports Complex and Tourism Marketing District are Authorized and Amending the Authorization to Issue Bonds; and
- I. County, PVT and PVSC wish to negotiate a proposed long-term ground lease of acreage within the Fairgrounds for the potential construction of the ISEC, a culinary arts building and other on-site improvements to the Fairgrounds related to the ISEC (collectively, the "ISEC Project"), which is separate and distinct from the Renovation Project previously approved by the County; and
- J. PVSC is a private non-profit corporation formed and organized by PVT for the purpose of implementing the Renovation Project and ISEC Project and operating and managing the Fairgrounds; and
- K. County, as lead agency and owner of the Fairgrounds property, intends to initiate a public planning and environmental review process under the CEQA for the ISEC Project and potential related improvements anticipated under the potential ground lease. The planning and environmental review process will utilize County policies and standards; and
- L. In recognition of the fact that the Fairgrounds property is located within the physical boundary of the City, and that City residents may be affected by the impacts of the ISEC Project, County and City desire to exercise a higher level of mutual cooperation in the planning and environmental review of the ISEC Project than may otherwise be required under law, including CEQA; and
- M. It is anticipated that PVSC will utilize bond financing for the construction of the ISEC Project and related improvements, and that the City will be the issuer of the bonds, subject to the County's approval of the ISEC Project consistent with this MOU; and
- N. It is further anticipated that the County may contribute funds to the construction of the ISEC Project; and
- O. Based on the commitments by the Parties contained in this MOU, the City is willing to support the issuance of the bonds sought by PVT and PVSC and, further, to construct a new signalized intersection at Junction Boulevard and Vallejo Street, as described herein, that will serve as a new entry into the

Fairgrounds and the ISEC Project, subject to CEQA review and approval of the ISEC Project consistent with this MOU.

NOW, THEREFORE, in consideration of the promises and commitments contained in this Memorandum of Understanding, the Parties hereto agree as follows:

Section 1. Cooperation On The Renovation Project. The Parties agree that close cooperation prior to and during the construction of the Renovation Project is important, and that City is interested in specific aspects of the Renovation Project that may affect City residents. To respond to City's interests on these matters, the Parties have identified specific components of the Renovation Project on which future interaction between the Parties will be conducted.

Section 2. Washington Boulevard Landscaping. County, PVT and PVSC intend to install, and after such installation maintain, new landscape improvements along the Fairgrounds frontage of Washington Boulevard as part of the Renovation Project. Landscape improvements to the Fairgrounds frontage shall be consistent with applicable County standards.

Section 3. Electronic Marquee Sign. The Parties agree that, should the County Director of Public Works and Facilities determine in writing the sign design is acceptable to the County, PVT and PVSC shall install, operate and maintain an electronic marquee sign on Washington Boulevard, to identify and promote Fairground and other PVT and PVSC events. The Parties agree that the electronic marquee sign shall be approximately the same size as the existing sign at the Fairgrounds entrance. The electronic marquee sign shall not include commercial advertising unrelated to Fairground or PVT and PVSC events or rolling text messages.

Section 4. Parking and Lighting. The Parties agree that existing paved parking areas at the Fairgrounds as shown on **Exhibit A** shall be repaved and new lighting installed on those portions as an element of the Renovation Project. County, PVT and PVSC have shared the paved parking lot photometric lighting plan with the City and have agreed that the paved parking lot light standards to be installed shall not exceed 25-feet in height and shall meet Title 24 standards regarding minimizing off-site spill-over light which significantly reduces the off-site lighting impacts compared to existing parking lot lighting conditions. The Parties acknowledge and agree that neither PVT, PVSC, nor the County intend to pave currently unpaved portions of the parking areas at the Fairgrounds, or light currently unlit portions of those parking areas. The City acknowledges and agrees that it has no control or authority over parking areas within the Fairgrounds to be paved, remain unpaved, or to be lighted.

Section 5. Cooperation On The Planning and Environmental Review for ISEC Project. County, PVT and PVSC agree that the public planning and review process for the ISEC Project shall prioritize input from the City and shall take into consideration City policies and concerns related to the construction and operation of the ISEC Project.

Prior to the commencement of the environmental review process for the ISEC Project, on May 31, 2017 County conducted a public outreach meeting, with advance notice provided to the City and residents within the City most likely to be affected by the ISEC Project. County has also submitted a draft project description of the ISEC Project to the City, along with additional information as appropriate to facilitate review and comment by the City and its various departments regarding planning, infrastructure, environmental and public service issues applicable to the ISEC Project. Following the commencement of the planning and environmental review process for the ISEC Project, the County, PVT and PVSC shall meet with City staff no less than monthly to update the City on the status and details of the ISEC Project and to discuss substantive issues pertaining to the processing and conditioning of the ISEC Project by the County.

Section 6. Identification and Mitigation of Traffic Impacts. The Parties agree to the following:

- a) City staff shall be provided with the opportunity to provide advance input into the traffic and circulation analysis to be conducted for the ISEC Project.
- b) The County, PVT and PVSC, in collaboration with the City, shall prepare a Traffic, Parking, Event and Site Management Plan for the ISEC Project, which would include specific protocols for the following: (1) notification to the City by County, PVT and PVSC in advance of events at the ISEC Project that may exceed 8,000 attendees; (2) identification of an attendance threshold for events at the ISEC Project that would require the County and/or PVT and PVSC to provide off-site parking and shuttle services; (3) identification of certain events (either by attendance or type or other factors that would require the need for off-site traffic management by City police); (4) identification of future events that may utilize City or other parking facilities for off-site parking; and (5) address public safety calls to the Fairgrounds during events and at non-event times.
- c) The County, PVT and PVSC will, in collaboration with the City, prepare a protocol agreed upon by the Parties whereby the City Police will receive advance notification prior to events at the Fairgrounds and/or the ISEC Project where alcoholic beverages will be served.
- d) The Parties agree to undertake future contract negotiations in good faith regarding the provision of on-site law enforcement by the Placer County Sheriff's Office and off-site traffic control by the City of Roseville Police Department.

The items specified as (a) through (d) above may be adopted by the Parties through either a subsequent agreement between the Parties, as ground lease terms, or mitigation measures adopted by the County for the ISEC Project, or through a combination thereof. Items (c) and (d) are intended to be separate and additional provisions to those contained in the Law Enforcement Services Memorandum of Understanding between the Roseville Police Department and the Placer County Sheriff's Office dated August 2016.

Section 7. Junction/Vallejo Traffic Signal. All Parties agree that a new and additional entrance to the ISEC Project and Fairgrounds will be beneficial, and, subject to CEQA review and approval of the ISEC Project, the City shall construct a new signalized intersection at Junction Boulevard and Vallejo Street within the area shown in **Exhibit B**, in accordance with future intersection improvement plans to be developed and agreed upon by the Parties. To the extent practicable, the Parties agree that the new signalized intersection shall be completed and operational by May 2019. In the event the Parties determine that construction of the new intersection by the County, PVT and PVSC, with the funding for the cost of such construction provided by the City, is more time efficient, the County, PVT and PVSC may construct the new intersection. In consideration for the intersection improvements constructed and/or funded by the City, the Parties intend that County will convey County owned land as described in Section 8 of this MOU.

Section 8. Conveyance of Land to City. City has indicated an interest in acquiring approximately 3.16± acres of land from the County south of the City's Police Station ("County Land"), the precise extent and location of which land acquisition is to be determined by subsequent negotiation and agreement between the County and City. County and City agree and acknowledge that their mutual intent is to work towards a conveyance of the County Land based on a price established by appraisal. County and City agree and acknowledge that their mutual intent is: 1) if the appraised value of the County Land is less than the City cost of installing the new signalized intersection at Junction/Vallejo, as set forth in Section 7 of this MOU, installation of the traffic signal will constitute fair consideration to County for the County Land with no further payment from City to County; 2) if the appraised value of the County Land is greater than the City's cost of signal installation, the City will pay County the difference in value prior to conveyance; and 3) if there are any hazardous material issues affecting the County Land, the County and City will address the cost and terms for remediation as part of the conveyance agreement. The County and City agree and acknowledge that a conveyance of the County Land can occur, if at all, only pursuant to a separate written agreement between the County and City.

In the event that the County does not approve the ISEC Project, PVT and PVSC agree to reimburse the City the cost City incurred in the design of the new signalized intersection at Junction/Vallejo.

County or City may choose to realign Corporation Yard Road to intersect with the southern extension of the new signalized intersection described in Section 7 of this MOU. In the event that County or City chooses to extend Corporation Yard Road as described in this Section 8, County or City shall notify the other of its intent to realign the roadway and to determine whether or not the other has any interest in acquiring land from the other and/or participate in the cost of constructing the realigned Corporation Yard Road.

Section 9. Funding of Mitigation Measures and Commitments. The County, PVT and PVSC shall, to the extent authorized by the governing bodies of each entity,

make good faith efforts to ensure that funding for Project mitigation measures and/or commitments required and/or designed to respond to impacts, issues or concerns raised by City or City residents and adopted or agreed upon by the County, be adequately funded by bond proceeds for the ISEC Project and be given priority over other project components. The County agrees that its Project Management Team, or equivalent personnel, will review project plans and specifications to confirm to the extent practicable that the bond funding requested covers the improvements identified in this Section 9.

Section 10. Revenue Bonds. The City agrees to cooperate with PVT and PVSC in the negotiation and execution of bond financing for construction of the Renovation and ISEC Projects consistent with the terms of this MOU.

Section 11. Limitation on Race Events. The County, PVT and PVSC agree that the number and frequency of annual race events held at the fairgrounds speedway shall not exceed those shown in the All American Speedway 2017 Schedule as a reference point, attached hereto as **Exhibit C** and incorporated herein by this reference.

Section 12. Limitation on Hours of Outdoor Events. The County, PVT and PVSC agree that, with the exception of the County Fair, outdoor events at the Fairgrounds shall be prohibited from extending beyond 10:00 p.m.

Section 13. Other Landscaping Improvements, Street Abandonment. The County, PVT and PVSC agree to landscape the reconstructed fairgrounds frontage on Lawton Avenue with evergreen plants in order to create a hedge wall on the boundary of the ISEC Project and the single-family homes on the south side of Lawton Avenue. In order to accommodate the Lawton Avenue landscape improvements described in this Section 13, City shall, to the extent necessary and allowed by law, abandon to the County the requisite portions of the Lawton Avenue right-of-way.

The County, PVT and PVSC shall also construct a landscape hedge wall along the west boundary of the ISEC Project adjacent to existing multi-family residential uses in the City. The County, PVT and PVSC shall additionally construct a masonry wall on the west boundary of the ISEC Project if the project's EIR determines that such a masonry wall is required to reduce noise impacts of the ISEC Project on such adjacent residential uses to less than significant.

Section 14. Emergency Response Calls. The Parties acknowledge that as a result of the ISEC Project, the number of emergency response calls to City fire and police personnel may increase. The Parties further acknowledge that annual sales tax and TOT tax revenues to the City will likely increase as a result of the ISEC Project. In the event that the City becomes concerned that its costs of increased emergency response calls resulting from development of the ISEC Project may exceed the amount of increased annual sales tax and TOT tax revenue attributable to the ISEC Project, the Parties agree to meet, confer and negotiate a means by which any potential negative fiscal impact to the City of such increased emergency response calls will be mitigated.

Section 15. MOU Not Approval of the Project. The approval of this MOU is exempt from environmental review under CEQA pursuant to CEQA Guidelines § 15378(b)(4). The approval of this MOU does not constitute the approval of a “project” under CEQA because it does not involve any commitment to any specific project, which may result in a potentially significant physical impact on the environment. Further, this MOU does not obligate the Parties, or any of them, to undertake a specified construction project nor does it set a time for development, and the approval of this MOU does not constitute the approval of any particular project at the Fairgrounds, or otherwise.

Section 16. Incorporation of Commitments Into Proposed Ground Lease. PVT and PVSC shall incorporate the commitments of PVT and PVSC contained in this MOU and all mitigation measures relating to the ISEC Project, as may be adopted and approved by the County, into the proposed ground lease between PVT, PVSC and the County.

Section 17. General Provisions.

(a) **No Waivers.** A waiver of any breach of any provision of this MOU shall not constitute or operate as a waiver of any other breach of such provision or of any other provisions, nor shall any failure to enforce any provision operate as a waiver of such provision or of any other provisions.

(b) **No Third Party Beneficiary.** This MOU is made and entered into for the sole protection and benefit of the Parties and their successors and assigns. This MOU is not intended to, and shall not be construed to, create any right on the part of any third party to bring any action or otherwise enforce any of its terms.

(c) **Notice.** All notices required by this MOU shall be deemed to have been given when made in writing and hand delivered or mailed, certified, return receipt requested, to the respective Parties and their representatives at their respective addresses as set forth below or such other addresses as they may provide, in writing as set forth above, to the other Party from time to time:

To the County:

County of Placer
Department of Public Works and Facilities
Physical Address: 2855 Second Street
Mailing Address: 11476 C Avenue Auburn, CA 95603
Attention: Property Manager

With a copy to:

County of Placer
Office of County Counsel 175 Fulweiler Avenue
Auburn, CA 95603
Attention: Placer County Fairgrounds Counsel

To the City:

City of Roseville
311 Vernon Street
Roseville, CA 95678
Attention: City Manager

To PVT:

Placer Valley Tourism
2204 Plaza Drive, Suite 110
Rocklin, CA 95675
Attention: Chief Executive Officer

To PVSC:

Placer Valley Sports Complex, Inc.
2204 Plaza Drive, Suite 110
Rocklin, CA 95675
Attention: Chief Executive Officer

(d) Amendments. This MOU may be modified or amended only by mutual and written agreement of the Parties.

(e) Severability. Notwithstanding any provision of applicable law to the contrary, if any provision of this MOU is held to be illegal, invalid, or unenforceable under present or future laws, such provision shall be fully severable, and this MOU shall be construed and enforced as if such void, illegal, invalid, or unenforceable provision had never comprised a part of this MOU, and the remaining provisions of this MOU shall remain in full force and effect and shall not be affected by the void, illegal, invalid, or unenforceable provision or by its severance from this MOU.

(f) Headings and Captions. Headings and captions on sections and subsections are provided for the convenience of the Parties only and shall not be considered in the construction or interpretation of this MOU, nor limit, amend or affect the meaning of the provision to which they pertain.

(g) No Joint Venture or Partnership. This MOU does not create any form of joint venture, partnership or other association between the County, the City, and/or PVT and PVSC, and the Parties agree that nothing in this MOU or in any document executed in connection with it shall be construed as creating any such relationship.

(h) Time is of the Essence. Time is of the essence of each and every provision of this MOU.

(i) Termination. This MOU shall remain in effect for so long as the Project is under consideration by the County for approval, and if the Project is approved, for so long as the Project remains operational. In the event that the County and/or PVT and PVSC elect not to proceed with the Project or to terminate project operation, the County and/or

PVT and PVSC may elect to terminate this MOU following written notice to the City. This MOU shall terminate no later than the end of the term of an approved County, and PVT or County and PVSC Ground Lease.

IN WITNESS WHEREOF, the Parties have executed this MOU effective as of the date first set forth above.

South Placer County Tourism Corporation,
a California non-profit corporation, dba
Placer Valley Tourism

By: Heather Hilton
Heather Hilton, Chair

By: David Attaway
David Attaway, Secretary

Placer Valley Sports Complex, Inc.,
a California non-profit corporation

By: Heather Hilton
Heather Hilton, Chair

By: David Attaway
David Attaway, Secretary

County of Placer

By: Jennifer Montgomery
Print Name: JENNIFER MONTGOMERY

Its: _____

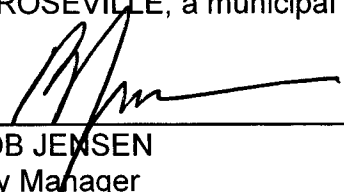
Approved as to Form

County Counsel
County Counsel

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, as authorized the execution of this MOU in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. 17-493, adopted by the Council of the City of Roseville on the 6th day of December, 2017, and the County of Placer, PVT and PVSC have caused this MOU to be executed.

CITY OF ROSEVILLE, a municipal corporation

By: _____


ROB JENSEN
City Manager

ATTEST:

By: _____


SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

By: _____

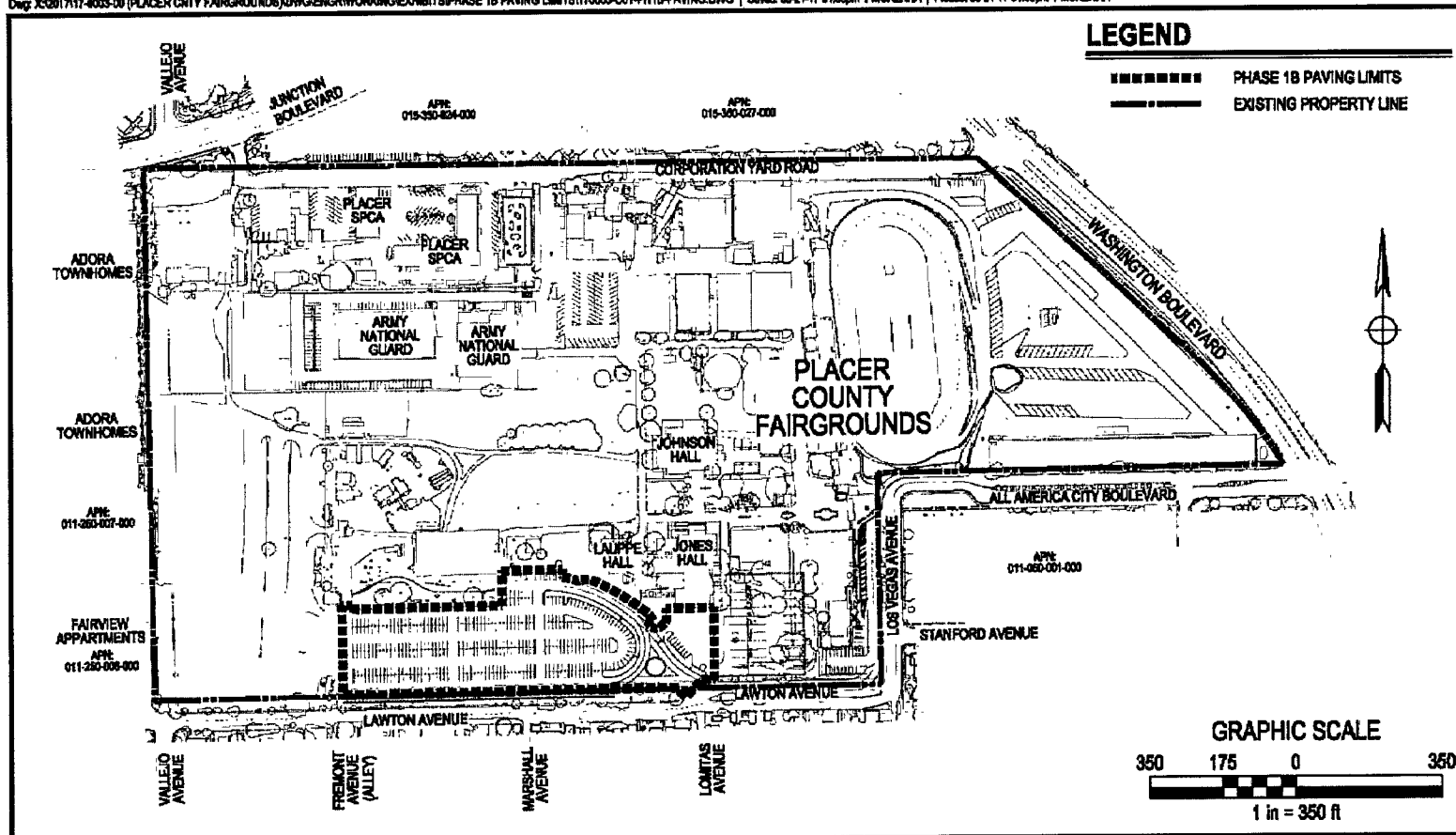

ROBERT R. SCMITT
City Attorney

APPROVED AS TO SUBSTANCE:

By: _____


DOMINICK CASEY
Assistant City Manager

Dwg: X:\2017\17-0003-00 (PLACER CNTY FAIRGROUNDS)\DWG\ENG\WORKING\EXHIBITS\PHASE 1B PAVING LIMITS\170003-001-PH1B-PAVING3.DWG | Saved: 08-21-17 01:56pm PMCKENNA | Plotted: 08-21-17 01:56pm PMCKENNA



MORTON & PITALO, INC.
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
 Folsom • Sacramento • Fresno
 75 Iron Point Circle, Suite #120
 Folsom, CA 95630
 phone: (916) 964-7667
 survey email: rickling@mpengr.com • web: www.mppengr.com

DRAWN:	PEM	JOB NO:	17-0003-00
CHECKED:	JC	DATE:	08-21-2017
SCALE:	1"=350'	SHEET:	1 of 1

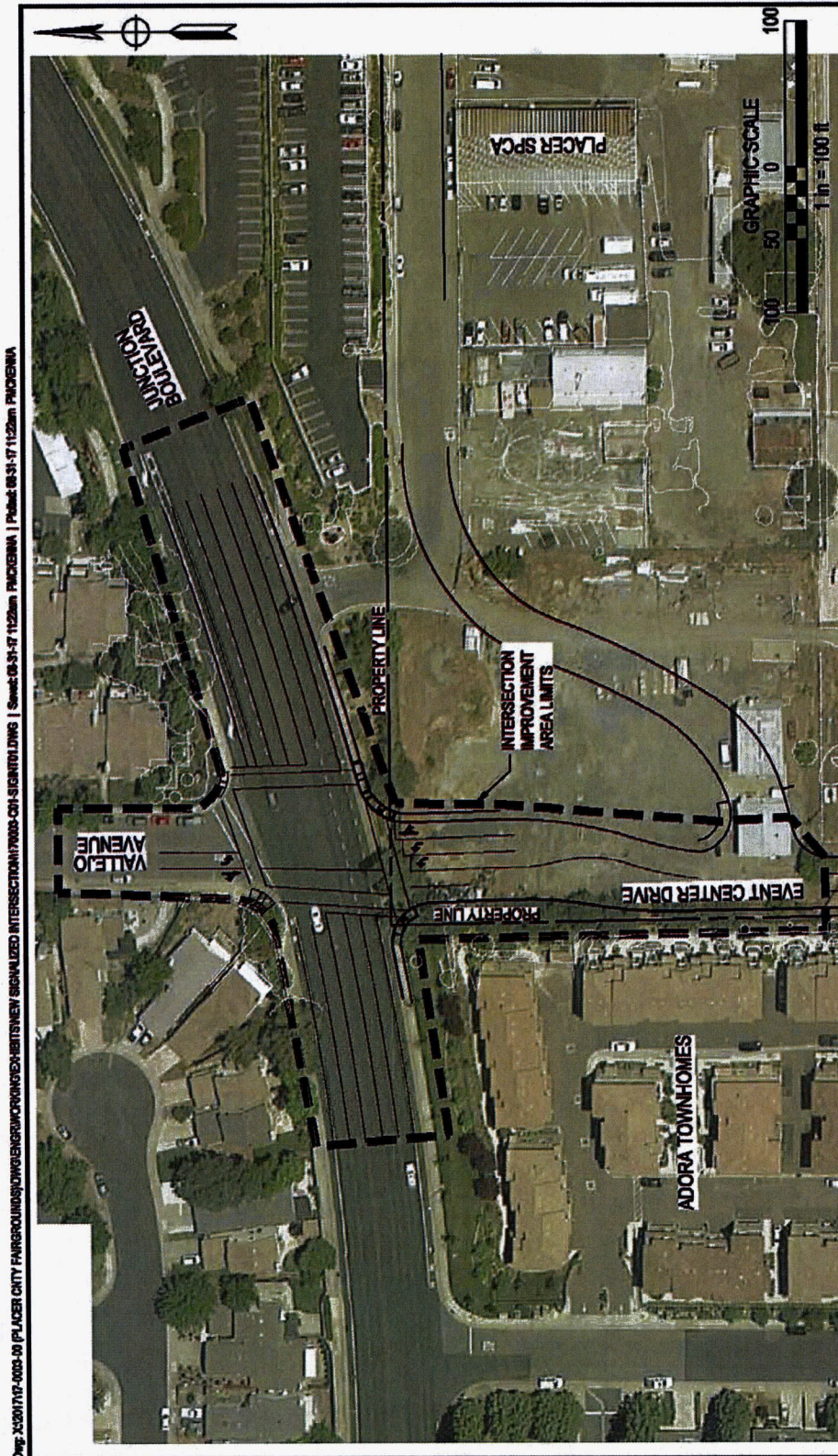
EXHIBIT

PLACER COUNTY FAIRGROUNDS MOU PARKING LOT RENOVATION AREA

ROSEVILLE, PLACER COUNTY, CALIFORNIA

EXHIBIT A

EXHIBIT B



Dwg: 230717-0003-00 (PLACER CNTY FAIRGROUNDS/JUNIOR HORSESHOTS) NEW SIGNALIZED INTERSECTION/17000-CR SIGNALIZING | Sheet: 08-31-17 1122am PLACER CNTY | Plot: 08-31-17 1122am PLACER CNTY

MORTON & PITALO, INC. CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING Folsom • Sacramento • Fresno 75 Iron Point Circle, Suite #100 Folsom, CA 95630 Phone: (916) 438-1171 Fax: (916) 438-1172 Email: info@mortonpitalo.com		JOB NO: 17-0003-00	
		DATE: 08-31-2017	
DRAWN: PEM	JC	SHEET: 1 of 1	
CHECKED:		SCALE: 1"=100'	

EXHIBIT
PLACER COUNTY SPORTS AND EVENT COMPLEX
EXHIBIT 'B'
NEW SIGNALIZED INTERSECTION IMPROVEMENT AREA
 ROSEVILLE / PLACER COUNTY, CALIFORNIA

EXHIBIT C

2017 SCHEDULE*



DATE	CLASSES	SERIES PTS.
MAR 18,25 APR 1,8th	PLAY DAYS: Practice, Test and Tune	Grandstands Open - Free Admission
15-Apr	PCS Late Models SS, NCMA, F-4	1
22-Apr	NS Mods, Bombers Pro-4 mods, Legends	Gene Welch Memorial Classic 2
29-Apr	Street Stock Bombers, Limited Modifieds, F-4	3
6-May	Dark Night - No Races	
13-May	SS, BOM, F-4, Limited Modifieds, Pro-4 Mods	4
20-May	SS, BOM, F-4, Limited Modifieds, Hardtops	5
27-May	Dark Night - No Races	
3-Jun	Monster Trucks-- Street Stock Open (BMR)	
10-Jun	SS, Bombers, F-4, Limited Modifieds, Legends of Pacific	6
17-Jun	Pacific Challenge LM, SS, Bombers, Hardtops	7
24-Jun	NSCS Mods, SS, Bombers Pro-4 Mods Placer County Fair	8
1-Jul	NO RACES	
8-Jul	NO RACES	
15-Jul	NO RACES	
22-Jul	NO RACES	
JULY 29th	NO RACES	
Aug 5th	SS, Bombers, Limited Mods, Legends of Pacific	9
AUG. 12th	SS, Bombers, F-4, Limited Modifieds	Jim McGinnis Memorial Race 10
AUG. 19th	SS, BOM, F4, Hardtops	Matt Camp Memorial Race 11
AUG. 26th	BOM, NCMA Sprints Pro-4 MODS	Back to School Night 12
Sept 2nd	Dark Night - No Races	
Sept 9th	SS, Bombers, Limited Mods, Legends of Pacific	13
SEPT. 16th	SS, BOM, F4, NCMA Sprints Limited Modifieds	14
SEPT. 23rd	SS, BOM, F4, Legends of Pacific	15
SEPT. 30th		
Oct 7th		
OCT 13th	PCS LM, NSMode Practice	
OCT. 14th	K/N Pro Series	
OCT,27,28	Vintage Classic	
NOV	AAS AWARDS BANQUET	

*SCHEDULE SUBJECT TO CHANGE

Limited Mods 8 events

PRO4 = Pro 4 Modifieds (4 Events) Legends 5 events

NCMA Sprints 3 Events Hardtops 3 events

NSCS = Modifieds (3 Events) 80 Laps PCS LM (3 Events)

SS = Street Stocks - 13 Events - Races are 35 Laps Unless Otherwise Noted

BOM = Bombers - 14 Events - Races are 35 Laps Unless Otherwise Noted

F4 = 4 Cylinder - 9 Events - Races are 25 Laps Unless Otherwise Noted

Ticket Prices:

Adults-\$10 (16-59) Pacific Challenge-NSCS Mods Adult- \$15.00

Seniors-\$7 (60+)

Juniors-\$7 (6-15)

Child-FREE (Under 6)

Family Pass-\$35 (2 Adults and 3 Jr.)

www.AllAmericanSpeedway.com


800 All America City Blvd. Roseville, CA 95678 916-786-2023

Gates open at 4 p.m. Opening Ceremonies at 6 p.m. for all AAS Events



4/7/2017



RESOLUTION NO. 17-493

APPROVING A MEMORANDUM OF UNDERSTANDING
AMONG THE CITY OF ROSEVILLE, THE COUNTY OF PLACER, PLACER VALLEY
TOURISM AND PLACER VALLEY SPORTS COMPLEX ON THE PROPOSED PLACER
INDOOR SPORTS AND EVENTS CENTER, AND THE CITY OF ROSEVILLE AND
AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE
CITY OF ROSEVILLE

WHEREAS, a Memorandum of Understanding among the City of Roseville, the County of Placer, Placer Valley Tourism and Placer Valley Sports Complex on the Proposed Placer Indoor Sports and Event Center, has been reviewed by the City Council;

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

PASSED AND ADOPTED by the City Council of the City of Roseville this 6th day of December, 2017, by the following vote on roll call:

AYES COUNCIL MEMBER: Alvord, Herman, Allard

NOES COUNCIL MEMBER: None

ABSENT COUNCIL MEMBER: Gore, Rohan



for Mayor

ATTEST:



City Clerk

RESOLUTION NO. 18-489

APPROVING AN AGREEMENT OF PURCHASE AND SALE OF REAL PROPERTY
BETWEEN THE COUNTY OF PLACER AND THE CITY OF ROSEVILLE, FOR THE SALE
OF ±3.412 ACRES OF REAL PROPERTY LOCATED AT THE FORMER
PLACER COUNTY FAIRGROUNDS, AND AUTHORIZING THE CITY MANAGER TO
EXECUTE THE AGREEMENT AND ALL ESCROW RELATED DOCUMENTS ON BEHALF
OF THE CITY OF ROSEVILLE

WHEREAS, on December 6, 2017, the City entered into an Memorandum of Understanding (MOU) with Placer County, Placer Valley Tourism (PVT), and the Placer Valley Sports Complex, Inc. regarding the proposed Indoor Sports and Event Center (ISEC) to be located at the former Placer County Fairgrounds now referred to as “@the Grounds”; and

WHEREAS, the project is expected to have a positive economic impact to the City; and

WHEREAS, the MOU states that a new signalized intersection at Junction Blvd. and Vallejo Ave. shall be constructed to mitigate traffic impacts created by the ISEC Project; and

WHEREAS, all costs associated with these intersection improvements are a part of a land acquisition agreement with Placer County whereby the City's costs of the signal are credited towards the cost of the property needed for the expansion of the public safety building adjacent to the fairgrounds; and

WHEREAS, the Agreement of Purchase and Sale of Real Property between the County of Placer and the City of Roseville for the sale of ±3.412 acres of real property located @the Grounds, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that the Agreement of Purchase and Sale of Real Property between the County of Placer and City of Roseville for the sale of ±3.412 acres of real property located @the Grounds is hereby approved and the City Manager or his designee is authorized to execute it and all escrow related documents on behalf of the City of Roseville.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

**AGREEMENT OF PURCHASE AND SALE
OF REAL PROPERTY
COUNTY OF PLACER and
THE CITY OF ROSEVILLE**

THIS AGREEMENT OF PURCHASE AND SALE (the "Agreement") is made by and between the COUNTY OF PLACER, a political subdivision of the State of California (the "COUNTY") and the City of Roseville, a municipal corporation ("CITY"). COUNTY and CITY are sometimes hereinafter each singularly referred to as a "PARTY" and collectively referred to as the "PARTIES." The PARTIES hereby mutually agree as follows:

ARTICLE 1. GENERAL.

- 1.01 Definitions. Capitalized terms used in this Agreement which are not defined in this Agreement shall have the meaning subscribed to them in ordinary usage. This Agreement includes all exhibits, schedules and other attachments in the exhibits.
- 1.02 Purchase Property. COUNTY is the owner of +/- 3.412 acres of real property located at the Placer County Fairgrounds, with a street address for reference purposes of 190 Corporation Yard Rd., Roseville, CA, 95678, referred to as APNs 011-010-001 (por.), 011-010-002 (por.), 011-020-001 (por.), and 011-020-002 (por.), as generally depicted on Exhibit B, and as described in Exhibit A (the "Purchase Property").
- 1.03 Purpose. The purpose of this Agreement is to provide for the purchase and sale of the Purchase Property as conveyed through a Deed from COUNTY to CITY.
- 1.04 Effective Date. The Effective Date of this Agreement (the "Effective Date") shall be the date upon which the last PARTY signs the Agreement. The Effective Date shall be immediately communicated, via facsimile as provided for herein, and a fully executed copy of this Agreement shall be delivered to the other PARTY within five (5) working days following the Effective Date. Said letter shall also indicate the date on which Close of Escrow must occur which shall be no later than December 31, 2019, (the "Escrow Deadline Date") unless extended by mutual agreement of both PARTIES.
- 1.05 Execution and Delivery. The execution and delivery by COUNTY and CITY and the performance under this Agreement, are within COUNTY's and CITY's powers and have been duly authorized by all requisite actions. This Agreement constitutes the legal, valid, binding and enforceable obligation of COUNTY and CITY.

ARTICLE 2. PURCHASE AND SALE.

- 2.01 Purchase and Sale. COUNTY shall sell the Purchase Property to the CITY and CITY shall purchase the Purchase Property from COUNTY on the terms and conditions specified in this Agreement. The parties agree that conveyance of the Purchase Property to CITY includes conveyance of all COUNTY's right, title and interest in all modular buildings located on the Purchase Property and that no

further Bill of Sale or other personal property conveyance instrument shall be required to effectuate such transfer.

- 2.02 Price. The purchase price for the Purchase Property shall be calculated as described on attached Exhibit C (the "Purchase Price"). The PARTIES agree that the Purchase Price has been negotiated based upon the appraised value as determined by Bender Rosenthal, Inc. and includes reasonable compensation to the COUNTY for its staff, consultant, and appraisal expenses associated with the sale of the Purchase Property.
- 2.03 Payment. Upon the Close of Escrow, the entire Purchase Price shall be paid in cash, and as provided for hereunder.

ARTICLE 3. ESCROW.

- 3.01 ESCROW OPENING. The purchase and sale of the Purchase Property shall be consummated by means of an escrow opened at Fidelity National Title, 1375 Exposition Blvd., Suite 240, Sacramento, CA 95815, ("Escrow Holder") within five (5) working days following the Effective Date.
- 3.02 ESCROW INSTRUCTIONS. The escrow instructions given to Escrow Holder shall be consistent with the terms of this Agreement and, as between the PARTIES, the terms of this Agreement shall prevail if there is any inconsistency, unless any instruction specifically states that it is intended to supersede a provision of this Agreement (or unless the typewritten rather than printed portion of the instructions specifically provides for the contrary), provided the instruction is contained in joint escrow instructions signed by both PARTIES.
- 3.03 CLOSE OF ESCROW. "Close," "Close of Escrow", "Closing", or "Closing Date" shall be defined as the date that the Grant Deed conveying the Purchase Property to CITY is recorded in the Official Records of Placer County, California. If a PARTY fails to meet its performance conditions by the Escrow Deadline Date, then the PARTY who was to benefit from such performance shall have the option to cancel escrow and terminate this Agreement or extend the Close of Escrow to a mutually agreed upon date. The benefited PARTY shall notify the other PARTY of its intent to exercise this option ten (10) days prior to the Escrow Deadline Date.
- 3.04 ESCROW COSTS AND EXPENSES. Each PARTY shall pay fifty percent (50%) of all escrow and title costs associated with this transaction, except that CITY shall be solely responsible for paying the premium for title insurance as determined by CITY. Such costs shall include recording fees, escrow fees, transfer taxes, and all costs associated with clearing title.
- 3.05 TAXES/ASSESSMENTS. All real estate taxes, assessments and any similar charges imposed upon the Purchase Property by the County of Placer, or any other governmental or special district, organization or body shall be prorated as of the Close of Escrow, on the basis of a 30-day month.
- 3.06 DELIVERY OF DOCUMENTS AND FUNDS.
- A. By COUNTY. Prior to and as a condition to CITY's performance of its obligations set forth in this Agreement, COUNTY shall:

- (1) Deposit with Escrow Holder the Grant Deed, in a form approved by the CITY attorney, conveying the Purchase Property to CITY, fully executed and notarized. COUNTY shall additionally deliver to Escrow Holder the following documents:
 - (2) Deposit with Escrow Holder a Transferor's Certificate of Non-foreign Status pursuant to Section 1445 of the Internal Revenue Code of 1986, as amended, certifying that COUNTY is not a foreign person;
 - (3) Deposit with Escrow Holder California Form 590 RE, Withholding Exemption Certificate for Real Estate Sales; and
 - (4) Execute and deliver to Escrow Holder such other instructions and documents as may be required by Escrow Holder to close escrow in accordance with this Agreement.
- B. By CITY. Prior to and as a condition to COUNTY's performance of its obligations set forth in this Agreement, CITY shall:
- (1) Deposit with Escrow Holder One Million Three Hundred Twenty Two Thousand Seven Hundred Seventy Seven and 81/100 Dollars (\$1,322,777.81) by cashier's or certified check or electronic transfer of federal funds to Escrow Holder (the "Deposit Amount.")
 - (2) Execute and deliver to Escrow Holder such other instructions, documents and funds as may be required by Escrow Holder to close escrow in accordance with this Agreement.
- C. By Escrow Holder. When all conditions for the Close of Escrow have been met, Escrow Holder shall promptly:
- (1) Calculate the Purchase Price as described on attached Exhibit C;
 - (2) If the Signal Final Cost (as defined on attached Exhibit C) exceeds the Deposit Amount, CITY shall deposit such difference in funds into escrow. If the Deposit Amount is in excess of the Signal Final Cost the difference shall be returned to CITY at the Close of Escrow;
 - (3) Disburse the Purchase Price as directed in writing by COUNTY;
 - (4) Cause the Grant Deed to CITY to be recorded in the Official Records of Placer County;
 - (5) Deliver to CITY the policy of title insurance as selected and paid for by the CITY insuring title in CITY subject only to exceptions consistent with the terms of this Agreement.

ARTICLE 4. CONDITIONS TO CLOSE ESCROW.

- 4.01 General. The provisions of this Article 4 are conditions to the Close of Escrow and, unless otherwise provided expressly or by context, are covenants of the PARTY responsible for causing the condition to be satisfied. If any of such conditions are not fulfilled by either the date stated, or, where no specific date is stated, on or before the Close of Escrow, then, except as otherwise provided in this Agreement, the PARTY benefited by the condition shall have the right to cancel and terminate

this Agreement and the Escrow, in which event all rights and obligations of the COUNTY and CITY hereunder shall be terminated and be of no further force and effect and all funds and instruments deposited into escrow shall be returned to the PARTY who deposited the same.

- 4.02 Title; Title Policy. At the Close of Escrow, COUNTY shall convey title to the Purchase Property to the CITY by Grant Deed, subject only to the "Permitted Exceptions" defined below.
- 4.03 Preliminary Report; CITY's Title Notice. COUNTY shall order from Escrow Holder and cause to be delivered to CITY within ten (10) working days after the Effective Date a copy of a Preliminary Report covering the Purchase Property ("the Preliminary Report") and legible copies of all documents referred to in the Preliminary Report (collectively, the "Title Documents"). COUNTY shall convey to CITY the Purchase Property free and clear of all monetary liens or encumbrances, including deeds of trust except: a) the lien for non delinquent real property taxes; b) the standard printed exceptions or exclusions on the form of title insurance policy issued pursuant to Section 4.05; and c) any other matters approved in writing by CITY.
- 4.04 CITY's Review of Title. Within ten (10) working days of receipt of the Preliminary Report described in Section 4.03 above, CITY shall notify COUNTY in writing as to whether CITY approves or disapproves the condition of title of the Purchase Property. If CITY disapproves the condition of title of the Purchase Property, then within five (5) working days after such notice of disapproval, COUNTY shall notify CITY as to whether COUNTY will agree to eliminate the title matters to which CITY objected. CITY's failure to give such written notice of approval or disapproval to COUNTY shall be deemed to be complete approval. If COUNTY notifies CITY that it will not remove a title exception objected to by CITY, CITY may elect to either terminate this Agreement, or to waive CITY's objection. All title matters accepted by CITY pursuant to this paragraph shall be defined as "Permitted Exceptions."
- 4.05 CITY's Title Policy. The title insurance policy issued at the Close of Escrow (the "CITY Title Policy") shall be a 2006 ALTA Standard Coverage Policy with western regional exceptions (or 92 ALTA Extended Coverage Policy if the City so requests) with liability in an amount solely determined by the CITY, insuring title to the Purchase Property in CITY subject only to: (1) the Permitted Exceptions; and (2) the printed exceptions and exclusions common to ALTA standard Coverage policies. The decision regarding the type of title insurance policy to be obtained shall be at CITY's sole discretion.
- 4.06 Taxes. Taxes shall be apportioned and cleared in the manner requested by Section 5081, et seq., of the California Revenue and Taxation Code; the date of apportionment shall be the same as the time of Close of Escrow.
- 4.07 Delivery of COUNTY's Documents. Within five (5) working days after the Effective Date of this Agreement, COUNTY shall make available copies of all tests, surveys, maps, plans, records, permits, correspondence reports or other materials affecting the Purchase Property which are within the COUNTY's possession or control and which have not already been provided to the CITY. Additionally, within thirty (30) working days after the Effective Date of this Agreement, COUNTY shall deliver to CITY a copy of the Phase I Environmental Site Assessment prepared for the Purchase Property.

- 4.08 Due Diligence Reports. CITY shall be permitted to investigate the Purchase Property in conformance with the Limited Right of Entry provisions of Article 5, at its sole expense, to determine in CITY's sole and absolute discretion, the suitability of the property for its intended uses. Such investigations may include boundary surveys, environmental assessments, soil tests, topography studies, etc. Copies of reports resulting from the work performed under this Agreement shall, at the COUNTY's sole discretion and request, be provided to the COUNTY at no cost.
- 4.09 Performance. COUNTY and CITY shall have timely performed all of its obligations under this Agreement.
- 4.10 CITY's Conditions to Close Escrow. CITY's obligation to purchase and the Close of Escrow shall be conditioned on the CITY's written acceptance of the condition of title and physical and environmental conditions of the Purchase Property pursuant to Section(s) 4.04, 4.08, 6.01 and 9.01 herein.
- 4.11 COUNTY's Conditions to Close. COUNTY's obligation to transfer the Purchase Property and the Close of Escrow shall be conditioned on CITY's delivery of the Purchase Price as described in Section 3.06 B.

ARTICLE 5. CITY LIMITED RIGHT OF ENTRY.

- 5.01 General. Terminating at Close of Escrow, CITY shall have the right, upon forty-eight (48) hours notice as provided herein, to enter onto the Purchase Property in order to conduct inspections, tests, surveys and other studies as CITY may deem necessary (the "Work").
- 5.02 Permits. CITY shall be responsible for obtaining any required permits for all Work performed on the Purchase Property. All Work shall be performed in compliance with all applicable laws and regulations. CITY shall be responsible for performing all Work on the Purchase Property in a safe, professional manner, and shall take all reasonable precautions to avoid damage to the Purchase Property. CITY shall be solely responsible for any damage that occurs to the Purchase Property or to adjacent properties caused by the Work. Upon the completion of the Work, all debris generated by CITY's Work, shall be removed from the Purchase Property by CITY, and disposed of in an appropriate and legal manner.
- 5.03 No Interference. Neither CITY nor its contractors shall interfere with any ongoing, or future, operations of the COUNTY, its tenants, its agents, or its contractors.
- 5.04 CITY's Sole Cost. All Work shall be performed under the direction of CITY, at the sole cost of CITY, and CITY is responsible for payment of contractors, subcontractors and costs of lawful disposal of all materials.
- 5.05 Tools and Equipment. All tools, equipment and vehicles used to perform the Work shall be the property of, or hired by, CITY and shall be removed promptly upon completion of the Work.
- 5.06 Indemnification. CITY agrees to indemnify and defend COUNTY and hold it and the Purchase Property harmless from any costs or liability relating to personal injury, physical property damage and/or mechanics' liens, and attorney's fees related thereto, incurred by reason of such investigations, and to repair any damages caused to the Purchase Property by reason of any entry or investigation thereof. Notwithstanding the foregoing, CITY's indemnity obligations set forth in the

preceding sentence shall not extend to the negligent acts, omissions or willful misconduct of COUNTY, or to the discovery of any pre-existing Hazardous Materials (defined in Section 9.01 below) present in, on, or under the Purchase Property.

- 5.07 Further Indemnity. In addition to the foregoing general indemnification obligations and without in any way limiting it, CITY agrees to indemnify, defend, and hold COUNTY harmless from any costs, damages, claims, liabilities and judgments arising from any past, present or future acts or omissions of CITY, its employees, agents, contractors or lessees, arising out of or in connection with CITY's Work under this Agreement or subsequent property possession which may hereafter result in a violation of federal, state and local laws and regulations which are applicable and are related to the release on or into land, Property and other interests of COUNTY of asbestos and/or other hazardous substance(s) as defined by federal or state environmental laws.
- 5.08 Judgment. If any judgment is rendered against the COUNTY for any injury, death or damage caused by CITY or resulting from the activities allowed pursuant to this Agreement, CITY shall at its expense satisfy and discharge any judgment.
- 5.09 Sole Negligence. None of the foregoing paragraphs shall be applicable if the injury, death or damage is caused by the COUNTY's sole negligence or willful misconduct.

ARTICLE 6. REPRESENTATIONS AND WARRANTIES.

- 6.01 Representations and Warranties in General. COUNTY acknowledges that the execution of this Agreement by the CITY is made in material reliance by CITY on each and every one of the representations and warranties made by COUNTY in this Article 6. CITY acknowledges that the execution of this Agreement by COUNTY is made in material reliance by the COUNTY of each and every one of the representations and warranties made by CITY in this Article 6.

COUNTY shall provide no warranties as to the current condition of the Purchase Property. As a matter of disclosure COUNTY will provide CITY with all reports and studies in COUNTY's possession.

Except as otherwise expressly stated herein, CITY agrees that it is purchasing the Purchase Property "as is" and "with all faults," with no warranties by COUNTY of any kind, express or implied, with respect to the Purchase Property or the condition thereof. By closing this transaction, CITY hereby releases COUNTY and assumes all damages, claims, liabilities and obligations, whether known or unknown, arising from or related in any way to the Purchase Property or the condition thereof, including without limitation the physical condition of the Purchase Property, the presence and/or absence of Hazardous Materials in, on, under or affecting the Purchase Property, and the compliance of the Purchase. The parties agree that each representation and warranty in this Section shall survive the Closing Date. For purposes hereof, "Hazardous Material" shall have the meaning ascribed to it in paragraph 9.01 below.

- 6.02 County's Representations and Warranties. COUNTY represents and warrants to CITY that each and every one of the matters set forth in this Section 6 are true and correct as of the Effective Date.

- (A) Breach of Other Agreements. Neither the execution of this Agreement nor the consummation of the transactions contemplated herein will constitute a breach under any contract or agreement to which COUNTY is a party or by which COUNTY is bound or affected which affects the Purchase Property or any part thereof.
- (B) No Other Parties. At the Close of Escrow, there are no other parties with any interest in the Purchase Property (marital, homestead or otherwise), and no other signatures are required to make this Agreement fully enforceable by the CITY.
- (C) Rights of Others. Other than those parties that are subtenants or licensees of the CITY, there are no parties in possession of any portion of the Purchase Property as lessees, tenants, tenants at sufferance, or trespassers, and no party has been granted any license, lease or other right relating to use or possession of the Purchase Property.
- (D) No Grant of Other Rights. COUNTY has not granted to any party, other than the CITY, any option, contract, or other agreement with respect to a purchase or sale of the Purchase Property or any portion thereof or any interest therein.
- (E) No Bankruptcy or Litigation. COUNTY represents and warrants that there are no attachments, executions, assignments for the benefit of creditors or voluntary or involuntary proceedings in bankruptcy, or under any applicable debtor relief laws, or any other litigation contemplated by, pending or threatened against COUNTY or the Purchase Property.
- (F) Authority; Binding Obligation. The execution and delivery by COUNTY of and COUNTY's performance under this Agreement are within COUNTY's powers and have been duly authorized by all requisite action.
- (G) No Retained Rights. To the best knowledge of COUNTY, no previous owner of any portion of the Purchase Property has any right to create any easements, rights-of-way or other interest in any portion of the Purchase Property, except as otherwise may be disclosed in the Preliminary Report.
- (H) Disclosure. COUNTY has disclosed to CITY any and all matters known to COUNTY that may have a material adverse impact on the Purchase Property and the CITY's ability to use and/or develop the Purchase Property. All of the documents and materials supplied by COUNTY are in all material respects true, accurate and complete; and, COUNTY has no knowledge of any facts which would render any information in such documents and materials untrue in any significant respect.
- (I) Notice of Changed Circumstances. If COUNTY becomes aware prior to close of escrow of any fact or circumstance which would render false or misleading a representation or warranty made by COUNTY, then COUNTY shall immediately give written notice of such fact or circumstance to the CITY, but such notice shall not relieve COUNTY of any liabilities or obligations with respect to any representation or warranty.

6.03 CITY'S Representations and Warranties. CITY represents and warrants to the COUNTY that each and every one of the matters set forth in this Section 6 are true and correct as of the Effective Date.

(A) Authority; Binding Obligation. The execution and delivery by CITY of, and CITY's performance under, this Agreement are within CITY's powers and have been duly authorized by all requisite action.

6.04 Survival of Warranties. COUNTY and CITY agree that each representation and warranty in this Article 6, shall survive the Closing Date.

ARTICLE 7. TERMINATION.

7.01 Agreement Termination Provisions. Either PARTY to this Agreement may elect to terminate this Agreement in the event of the following conditions not being met, with no further obligations of any PARTY.

7.02 County's Termination. In addition to the conditions for COUNTY's obligation to sell, the Purchase Property is subject to the satisfaction of the following condition which is for the COUNTY's benefit only:

(A) CITY's payment of the Purchase Price for the Purchase Property and compliance with all material obligations hereunder prior to, or at, the Close of Escrow.

7.03 CITY's Termination. In addition to the Conditions to Close pursuant to Section 4.10, the CITY's obligation to purchase the Purchase Property is subject to the satisfaction of the following conditions which are for the CITY's benefit only:

(A) CITY's approval of inspections, tests, surveys and other studies as the CITY may deem necessary.

(B) CITY's approval of COUNTY's documents, as provided in Section 4.07.

7.04 Compensation due to Termination. Should the CITY elect to terminate this Agreement, the CITY agrees to compensate the COUNTY for its staff, consultant, and escrow expenses unless such termination was a result of County's action, inaction, or decision. The CITY shall remit such payment to the COUNTY within thirty (30) days following receipt of an invoice detailing such expenses.

ARTICLE 8. MISCELLANEOUS.

8.01 Notices.

(A) "Notice" means any notice, demand, request or other communication or document to be provided under this Agreement to a PARTY to this Agreement.

(B) The Notice shall be in writing and shall be given to the PARTY at its address or facsimile number set forth below, or such other address or facsimile number as the PARTY may later specify for that purpose by Notice to the other PARTY. Each Notice shall, for all purposes, be deemed given and received:

- (1) If given by facsimile, when the facsimile is transmitted to the PARTY's facsimile number specified below and confirmation of complete receipt is received by the transmitting PARTY during normal business hours or on the next business day if not confirmed during normal business hours;
- (2) If hand-delivered to a PARTY against receipted copy, when the copy of Notice is receipted;
- (3) If given by a nationally-recognized and reputable overnight delivery service, the day on which the Notice is actually received by the PARTY; or
- (4) If given by any other means, or if given by certified mail, return receipt requested, postage prepaid, two business days after it is posted with the United States Postal Service, at the address of the PARTY specified below:

If to CITY: City of Roseville
 City Manager's Office
 311 Vernon Street
 Roseville, CA 95678
 Attn: Assistant City Manager

If to COUNTY: County of Placer
 Real Estate Services
 11476 C Ave.
 Auburn, CA 95603
 Attn: Fairgrounds Manager

Copy to City Attorney:

City of Roseville
City Attorney's Office
311 Vernon Street
Roseville, CA 95678
Attn: Assistant City Attorney

Copy to County Counsel:

Placer County Counsel
175 Fulweiler Ave.
Auburn, CA 95603
Attn: Fairgrounds Counsel

- (C) If any Notice is sent by facsimile, the transmitting PARTY as a courtesy may send a duplicate copy of the Notice to the other PARTY by regular mail. In all events, however, any Notice sent by facsimile transmission shall govern

all matters dealing with delivery of the Notice, including the date on which the Notice is deemed to have been received by the other PARTY.

- (D) The provisions above governing the date on which a Notice is deemed to have been received by a PARTY to this Agreement shall mean and refer to the date on which a PARTY to this Agreement, and not its counsel or other recipient, to which a copy of the Notice may be sent, is deemed to have received the Notice.
- (E) If Notice is tendered under the provisions of this Agreement and is refused by the intended recipient of the Notice, the Notice shall nonetheless be considered to have been given and shall be effective as of the date provided in this Agreement. The contrary notwithstanding, any Notice given to either PARTY in a manner other than that provided in this Agreement that is actually received by the noticed PARTY, shall be effective with respect to such PARTY on receipt of the Notice.

8.02 No Brokers. Each of the PARTIES hereto represents that it has dealt with no broker or finder in connection with this sale, and insofar as they know, no broker or other person is entitled to any commission or finder's fee in connection with this sale. The COUNTY and CITY each agree to indemnify and hold harmless one another against any loss, liability, damage, cost, claim or expense incurred by reason of any brokerage commission or finder's fee alleged to be payable because of any act, omission or statement of the indemnifying PARTY.

8.03 Interpretation. Headings at the beginning of each paragraph and subparagraph are solely for the convenience of the PARTIES and are not a part of the Agreement. Whenever required by the context of this Agreement, the singular shall include the plural and the masculine shall include the feminine, and vice versa. This Agreement shall not be construed as if it had been prepared by one of the PARTIES, but rather as if both PARTIES had prepared the same. Unless otherwise indicated, all references to paragraphs, sections, subparagraphs and subsections are to this Agreement.

8.04 Time of Essence. COUNTY and CITY hereby acknowledge and agree that time is strictly of the essence with respect to each and every term, condition, obligation and provision hereof and that failure to timely perform any of the terms, conditions, obligations or provisions hereof by either PARTY shall constitute a material breach of and a non-curable (but waiveable) default under this Agreement by the PARTY so failing to perform.

8.05 Integration; Amendments to Agreement. This Agreement contains the entire agreement of the PARTIES hereto, and supersedes any prior written or oral agreements between them concerning the subject matter contained herein. There are no representations, agreements, arrangements or understandings, oral or written, relating to the subject matter which are not fully expressed herein. This Agreement may be amended, modified or supplemented only by a written instrument signed by all PARTIES.

8.06 Additional Documents. From time to time prior to and after the Close of Escrow, each PARTY shall execute and deliver such instruments of transfer and other documents as may be reasonably requested by the other PARTY to carry out the purpose and intent of this Agreement.

- 8.07 Dependency and Survival of Provisions. The respective warranties, representations, covenants, agreements, obligations and undertakings of each PARTY hereunder shall be construed as dependent upon and given in consideration of those of the other PARTY, and shall survive the Close of Escrow and delivery of the Grant Deed.
- 8.08 California Law. The PARTIES hereto acknowledge that this Agreement has been negotiated and entered into in the State of California. The PARTIES hereto expressly agree that this Agreement shall be governed by, interpreted under and construed and enforced in accordance with laws of the State of California. Venue for any disputes shall be the Superior Court for the State of California, Placer County. The PARTIES hereby waive any federal court removal rights and/or rights based on original jurisdiction that they may have.
- 8.09 Reporting to Internal Revenue Service. The escrow instructions for this transaction shall obligate Escrow Holder to report this transaction to the Internal Revenue Service pursuant to Section 6045 of the Internal Revenue Code of 1986, as amended.
- 8.10 Calculation of Time Periods. If any date for performance under this Agreement falls on a Saturday, Sunday or bank holiday, then the date for performance shall be the next day which is not a Saturday, Sunday or bank holiday, and the next time period shall be calculated from and after the date of such actual performance. Unless specifically described herein as calendar days, all time periods shall be calculated as working days.
- 8.11 Exhibits. All exhibits to which reference is made in this Agreement are incorporated in this Agreement by the respective references to them, whether or not they are actually attached, provided they have been signed or initialed by the PARTIES. Reference to "this Agreement" includes matters incorporated by reference.
- 8.12 Force Majeure. If either PARTY hereto shall be delayed or prevented from the performance of any act required hereunder by reason of acts of God, strikes, lockouts, labor troubles, inability to procure materials, restrictive governmental laws or regulations or other cause without fault and beyond the control of the PARTY obligated (financial inability excepted), performance of such act shall be excused for the period of the delay and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay; provided, however, nothing contained in this Section shall excuse CITY from the prompt payment of any charge required of CITY hereunder, except as may be expressly provided elsewhere in this Agreement.
- 8.13 Mutual Contribution. This Agreement has been drafted on the basis of mutual contribution of language and is not to be construed against any PARTY hereto as being the drafter or causing the same to be drafted.
- 8.14 Representation. Each PARTY acknowledges that it has had the opportunity to review this Agreement with an attorney, and has either done so, or knowingly declined the opportunity to do so.
- 8.15 Counterparts. This Agreement may be executed in counterparts.

- 8.16 Successors and Assigns. This Agreement and the rights and obligations contained herein shall be binding on the successors, heirs and assigns of the parties.
- 8.17 Termination of Lease Agreement. The parties agree that, upon recordation of the grant deed conveying the Purchase Property to CITY and except as to those access rights identified in such lease agreement that survive its termination, the lease agreement between the parties dated November 29, 1960, as amended up to and including that Amendment No. 3, County Agreement No. 3180 executed by the County on March 18, 1998, shall terminate and be of no further force or effect.

ARTICLE 9. HAZARDOUS MATERIALS.

- 9.01 Hazardous Materials Defined. The term "Hazardous Material(s)" as used in this Agreement means any substance which is: (1) defined as a hazardous substance, hazardous material, hazardous waste, pollutant or contaminant under any Environmental Law; (2) a petroleum hydrocarbon, including crude oil or any fraction thereof; (3) hazardous, toxic, corrosive, flammable, explosive, infectious, radioactive, carcinogenic, or reproductive toxicant; (4) regulated pursuant to any "Environmental Law(s)" (5) any pesticide regulated under state or federal law; or (6) any tank or container which contains or previously contained any Hazardous Material(s). The term "Environmental Law(s)" means each and every federal, state, and local law, statute, ordinance, regulation, rule, judicial or administrative order or decree, permit, license, approval, authorization or similar requirement of each and every federal, state and local governmental agency or other governmental authority, pertaining to the protection of human health and safety or the environment, now and forever.

IN WITNESS WHEREOF, the PARTIES have duly executed this Agreement, together with the herein-referred-to Exhibits, which are attached hereto, on the day and year of the last signature below.

CITY: CITY OF ROSEVILLE,
a municipal corporation

By: _____

Dominick Casey
City Manager

Date of City Council Approval

Approved As to Form

By: _____

Robert R. Schmitt
City Attorney

Date: _____

COUNTY: COUNTY OF PLACER,
a political subdivision of the State of California

By: _____
Ken Grehm, Director Date of Board of Supervisors Approval
As authorized by the Board of Supervisors
Resolution No. 2018-____

Approved As to Form

By: _____ Date: _____
County Counsel

Attachments:

- Exhibit A: Purchase Property Legal Description
- Exhibit B: Purchase Property Map
- Exhibit C: Purchase Price Calculation
- Exhibit C-1: Signal Project Engineer's Estimate

EXHIBIT A

PURCHASE PROPERTY LEGAL DESCRIPTION

EXHIBIT "A"
LEGAL DESCRIPTION
(Page 1 of 1)

All that certain real property situate in the County of Placer, State of California and lying within Section 34, Township 11 North, Range 6 East, M.D.B & M. described as follows:

Being all that portion of land lying within Bonnie Brae Acres filed for record on May 4, 1908 at Book "C" of Maps at Page 27, Placer County Records more particularly described as follows:

Commencing at the Northwest corner of said Bonnie Brae Acres thence along the westerly line of said subdivision, South 01°03'46" East for a distance of 300.00 feet;

Thence leaving said westerly line and along the northerly line and its westerly prolongation of the parcel of land leased to the State of California described in the Lease, dated January 1, 1961 and filed for recorded at Book 903, page 376, Placer County Official Records, North 89°38'33" East 254.97 feet to the **Point of Beginning**.

Thence leaving said northerly line, North 00°46'28" West for a distance of 250.00 feet;

Thence along a line parallel with and fifty (50') feet southerly from the northerly line of Bonnie Brae Acres, North 89°38'33" East for a distance of 595.29 feet;

Thence South 00°27'29" East for a distance of 249.99 feet to the northerly line of said State of California lease area;

Thence along said northerly line South 89°38'33" West for a distance of 593.91 feet to the Point of Beginning.

Containing a total area of 148,645 square feet or 3.412 acres more or less.

Together with a non-exclusive easement for road purposes thereto on, over and across all that certain real property described as follows:

The northerly fifty feet of Bonnie Brae Acres extending from the westerly line of Washington Boulevard to a line lying two-hundred ten feet easterly of the west line of Bonnie Brae Acres.

The above described parcel is shown on Exhibit "B" attached hereto and made a part hereof.

Basis of Bearings

The bearing North 00°04'27" West of the centerline of Barbara Way as shown on the "Final Map of THE ADORA, a Condominium Project" filed for record on December 12, 2008 in Book "CC" of Maps at Page 6, Placer County Records was taken as Basis of Bearings for this Description.

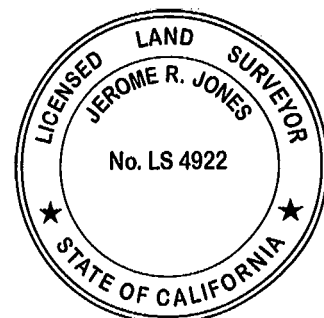
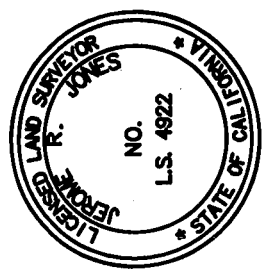
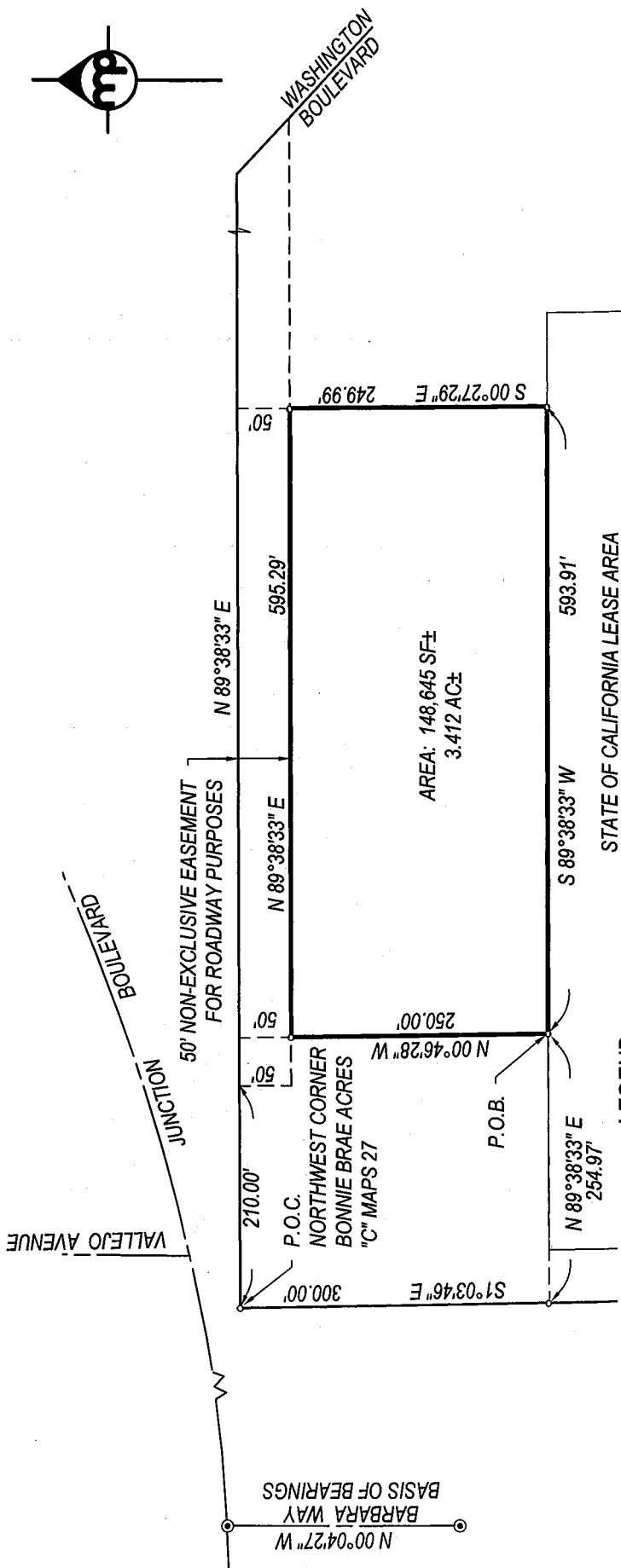
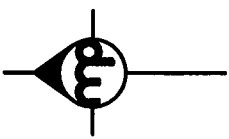


EXHIBIT B

PURCHASE PROPERTY MAP



LEGEND

- FOUND MONUMENT
- DIMENSION POINT
- ROAD CENTERLINE
- EXISTING LOT LINE
- PARCEL LINE
- POINT OF COMMENCEMENT
- POINT OF BEGINNING

BASIS OF BEARINGS
THE BEARING NORTH 00°04'27" WEST OF THE
CENTERLINE OF BARBARA WAY PER CC MAPS 6 WAS
TAKEN AS BASIS OF BEARINGS FOR THIS PLAT.



2870 GATEWAY OAKS DRIVE, SUITE 120
SACRAMENTO, CA 95833

DRAWN:	JRJ	JOB NO:	17-0003-00
CHECKED:		DATE:	NOVEMBER 2018
SCALE:	1"=150'	SHEET:	1 of 1

EXHIBIT "B"

ACQUISITION PARCEL
PORTION OF BONNIE BRAE ACRES "C" MAPS 27
S.34, T.11 N., R. 6 E., M.D.M.
PLACER COUNTY, CALIFORNIA

EXHIBIT C

PURCHASE PRICE CALCULATION

The parties agree that the Purchase Price shall be determined through a reconciliation of the final cost of the City's Junction Boulevard and Vallejo Avenue Signalization Project ("Signal Project") and the Deposit Amount identified in Section 3.06(B)(1) herein.

The parties agree that, as of the execution of this Agreement, the estimated cost of the Signal Project is One Million Three Hundred Fifty-Five Thousand Two Hundred Thirty-Five Dollars (\$1,355,235), as identified in the Engineer's Estimate dated November 6, 2018, a copy of which is attached as Exhibit C-1 hereto.

The parties agree that, as of the execution of this Agreement, the appraised value of the Purchase Property is the same as the Deposit Amount identified in Section 3.06(B)(1) herein (One Million Three Hundred Twenty Two Thousand Seven Hundred Seventy-Seven and 81/100 Dollars (\$1,322,777.81)), which appraised value the parties agree is based on the updated appraisal report prepared by Bender Rosenthal, Inc. dated September 24, 2018, receipt of a copy of which is acknowledged by each party.

The parties agree to determine a final cost of the Signal Project based on a final pay estimate and verified City design and City-supplied equipment costs, each approved in writing by the County's and City's authorized representatives ("Signal Final Cost"). The City shall have review and approval rights over Signal Project invoices and change orders, based on a commercial reasonableness standard. The parties agree to deliver to Escrow Holder a mutual written statement identifying the Signal Final Cost.

If the Signal Final Cost is equal to the Deposit Amount, then the Deposit Amount shall be considered to be the Purchase Price.

If the Signal Final Cost is greater than the Deposit Amount, then the City shall deposit such difference in funds into escrow (the "Signal Cost Differential"). In such case, the Purchase Price shall be the Deposit Amount plus the Signal Cost Differential.

If the Deposit Amount is greater than the Signal Final Cost, then the Signal Final Cost shall be considered to be the Purchase Price, and the difference between the Signal Final Cost and the Deposit Amount shall be returned to the City at the close of escrow.

EXHIBIT C-1

CITY OF ROSEVILLE

Junction Boulevard and Vallejo Avenue Signalization Project ENGINEER'S ESTIMATE OF PROBABLE COSTS - 100% DESIGN

November 06, 2018

Item	Description	Unit	Price	Quantity	Extended Price
1	Design	LS	\$155,000	1	\$155,000
2	Mobilization (5%)	LS	\$57,200	1	\$57,200
3	Temporary Traffic Control	LS	\$20,000	1	\$20,000
4	Storm Water Pollution Control (3%)	LS	\$32,800	1	\$32,800
5	Clearing and Grubbing	LS	\$10,000	1	\$10,000
6	Potholing	EA	\$1,200	8	\$9,600
7	Arborist	LS	\$40,000	1	\$40,000
8	Remove Tree (Non-Oak)	EA	\$500	2	\$1,000
9	Remove Oak Tree	EA	\$500	4	\$2,000
10	Oak Tree Mitigation	LS	\$2,600	1	\$2,600
11	Remove Concrete (Curb, gutter, sidewalk)	SQFT	\$10	2,115	\$21,150
12	Remove Concrete Retaining Wall	LF	\$100	135	\$13,500
13	Roadway Excavation	CY	\$60	1,825	\$109,500
14	Hot Mix Asphalt (Type A)	TON	\$200	410	\$82,000
15	Aggregate Base (Class 2)	CY	\$75	370	\$27,750
16	Minor Concrete (Sidewalk)	SQFT	\$20	1,740	\$34,800
17	Minor Concrete (County Type 1 Curb & Gutter)	LF	\$60	155	\$9,300
18	Minor Concrete (County Type A1-6 Curb)	LF	\$45	147	\$6,615
19	Minor Concrete (City Type 2 Curb & Gutter)	LF	\$60	285	\$17,100
20	Minor Concrete (Retaining Curb)	LF	\$110	85	\$9,350
21	Minor Concrete (Curb Ramp)	SQFT	\$25	870	\$21,750
22	Sheet Pile Retaining Wall	SQFT	\$55	920	\$50,600
23	Retaining Wall Decorative Treatment	SQFT	\$35	460	\$16,100
24	Signing and Striping	LS	\$9,000	1	\$9,000
25	Sidewalk Underdrain	LF	\$20	26	\$520
26	15" RCP (Class V)	LF	\$150	190	\$28,500
27	Drop Inlet	EA	\$8,000	1	\$8,000
28	Connect 12" Waterline to Existing Main	LS	\$8,000	1	\$8,000
29	12" Waterline	LF	\$250	240	\$60,000
30	2" Irrigation Lateral	LF	\$50	15	\$750
31	Install 2" Water Meter	EA	\$50,000	1	\$50,000
32	Install Backflow Preventer	EA	\$7,500	1	\$7,500
33	Install 12" Water Valve	EA	\$5,000	2	\$10,000
34	Install 2" Water Valve	EA	\$2,500	1	\$2,500
35	Install Irrigation Crossover	LF	\$25	70	\$1,750
36	Wayfinding Signs	LS	\$5,000	1	\$5,000
37	Electrical for On-Site Monument Sign	LS	\$5,000	1	\$5,000
38	Junction Boulevard and Vallejo Avenue - Traffic Signal Installation	LS	\$331,000	1	\$331,000
39	Junction Boulevard - Fiber Optic Signal Interconnect	LS	\$78,000	1	\$78,000
					PROJECT TOTAL \$ 1,355,235

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known.

RESOLUTION NO. 18-490

AUTHORIZING THE CITY MANAGER TO ACCEPT A TRAFFIC CONTROL EASEMENT
AND WATER LINE EASEMENT FROM PLACER COUNTY AND TO EXECUTE A
QUITCLAIM DEED CONVEYING A
PORTION OF LAWTON AVENUE TO PLACER COUNTY

WHEREAS, on December 6, 2017, the City entered into an Memorandum of Understanding (MOU) with Placer County, Placer Valley Tourism (PVT), and the Placer Valley Sports Complex, Inc. regarding the proposed Indoor Sports and Event Center (ISEC) to be located at the former Placer County Fairgrounds now referred to as “@the Grounds”; and

WHEREAS, the MOU states that a new signalized intersection at Junction Blvd. and Vallejo Ave. shall be constructed to mitigate traffic impacts created by the ISEC Project; and

WHEREAS, the project requires the County to dedicate easements to the City for maintenance of traffic control devices and a water line; and

WHEREAS, additionally, in order to accommodate landscape and driveway improvements for the project, a portion of right-of way on Lawton Avenue needs to be conveyed from the City to the County; and

WHEREAS, the required project approvals will be presented to the Placer County Board of Supervisors for consideration at their December 18, 2018 Board Meeting; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the City Manager or his designee is hereby authorized to accept a traffic control easement and water line easement from the County; and

BE IT FURTHER RESOLVED that the City Manager or his designee is hereby authorized to execute a Quitclaim Deed conveying a portion of Lawton Avenue to the County; and

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to record the Quitclaim Deed at the Placer County Recorder’s Office on behalf of the City of Roseville, once the Placer County Board of Supervisors authorizes acceptance of the Quitclaim Deed.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

**Project : Fairgrounds
No.**

Recording requested by and Return to:

City of Roseville
City Clerk
311 Vernon Street
Roseville, CA 95678

THIS SPACE IS RESERVED
FOR THE RECORDER'S USE

Exempt from Recording Fees – Govt Code 27383

COUNTY OF PLACER
GRANT OF EASEMENT
Traffic Control Easement

For valuable consideration, receipt of which is hereby acknowledged, the County of Placer, State of California, the undersigned Grantor, hereby grants to the City of Roseville, a municipal corporation, an easement for the installation and maintenance of traffic control devices and all appurtenances pertaining thereto on, over, under and across all that real property situated in the County of Placer, State of California, bounded and described as follows:

See Attached Exhibit "A" for legal description
See Attached Exhibit "B" for Exhibit Map

(Any and all interest in the property conveyed by grantor to the City of Roseville pursuant to this instrument runs with the land and is binding on the heirs, assigns and successors of the grantor.)

GRANTOR
County of Placer

Dated this ____ Day of _____, 20____ ,

SIGN NAME

PRINT NAME
Chairman, Board of Supervisors of the County of Placer

See following page for Acknowledgement

ACKNOWLEDGEMENT

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

State of California

County of Placer



On _____ before me,

_____, Notary Public,
(name)

personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under the PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

Signature

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL(S) SIGNING FOR ONESELF/THEMSELVES

☐ CORPORATE OFFICER(S)

TITLE(S)

COMPANY

☐ PARTNER(S)

PARTNERSHIP

☐ ATTORNEY-IN-FACT

PRINCIPAL(S)

☐ TRUSTEE(S)

TRUST

☐ OTHER

TITLE(S)

ENTITY(IES) REPRESENTATIVE

EXHIBIT "A"
LEGAL DESCRIPTION
(Page 1 of 1)

All that certain real property situate in the County of Placer, State of California and lying within Section 34, Township 11 North, Range 6 East, M.D.B & M. described as follows:

Being a portion of Bonnie Brae Acres, filed for record on May 4, 1908 at Book "C" of Maps at Page 27, Placer County Records and being more particularly described as follows:

Beginning at the Northwest corner of said Bonnie Brae Acres, thence along the northerly line of said subdivision North 89°38'33" East for a distance of 95.01 feet;

Thence leaving said northerly line South 01°03'46" East for a distance of 18.00 feet;

Thence South 89°38'33" West for a distance of 20.00 feet;

Thence South 01°03'46" East for a distance of 107.01 feet;

Thence South 89°38'33" West for a distance of 75.01 feet to the westerly line of said Bonnie Brae Acres;

Thence along said westerly line North 01°03'46" West for a distance of 125.01 feet; to the **Point of Beginning**.

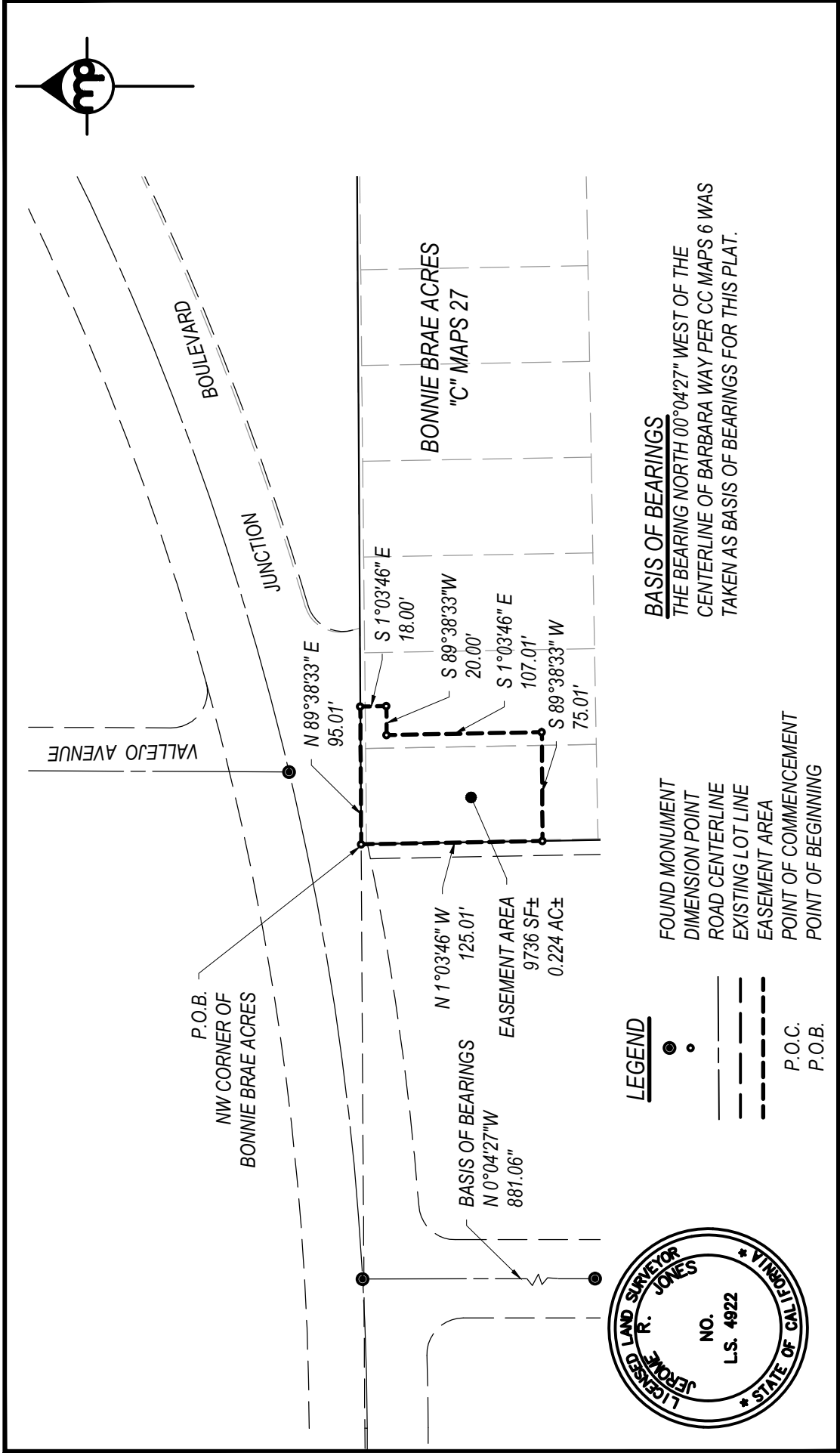
Containing a total area of 9,376 square feet or 0.224 acres more or less.

The above described easement area is shown on Exhibit "B" attached hereto and made a part hereof.

Basis of Bearings

The bearing North 00°04'27" West of the centerline of Barbara Way as shown on the "Final Map of THE ADORA, a Condominium Project" filed for record on December 12, 2008 in Book "CC" of Maps at Page 6, Placer County Records was taken as Basis of Bearings for this Description.





mp
mortenitalo

2870 GATEWAY OAKS DRIVE, SUITE 120
SACRAMENTO, CA 95833

DRAWN: JRJ
CHECKED:
SCALE: 1"=200'

JOB NO: 17-0003-00
DATE: NOVEMBER 2018
SHEET: 1 of 1

EXHIBIT "B"

EASEMENT AREA
PORTION OF BONNIE BRAE ACRES "C" MAPS 27
S.34, T.11 N., R. 6 E., M.D.M.
PLACER COUNTY, CALIFORNIA

**Project : Fairgrounds
No.**

Recording requested by and Return to:

City of Roseville
City Clerk
311 Vernon Street
Roseville, CA 95678

THIS SPACE IS RESERVED
FOR THE RECORDER'S USE

Exempt from Recording Fees – Govt Code 27383

COUNTY OF PLACER
GRANT OF EASEMENT
Water Line Easement

For valuable consideration, receipt of which is hereby acknowledged, the County of Placer, State of California, the undersigned Grantor, hereby grants to the City of Roseville, a municipal corporation, an easement for the installation and maintenance of water lines and all appurtenances pertaining thereto on, over, under and across all that real property situated in the County of Placer, State of California, bounded and described as follows:

See Attached Exhibit "A" for legal description
See Attached Exhibit "B" for Exhibit Map

(Any and all interest in the property conveyed by grantor to the City of Roseville pursuant to this instrument runs with the land and is binding on the heirs, assigns and successors of the grantor.)

GRANTOR
County of Placer

Dated this ____ Day of _____, 20____ ,

SIGN NAME

PRINT NAME
Chairman, Board of Supervisors of the County of Placer

See following page for Acknowledgement

ACKNOWLEDGEMENT

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

State of California

County of Placer



On _____ before me,

_____, Notary Public,
(name)

personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under the PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

Signature

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL(S) SIGNING FOR ONESELF/THEMSELVES

☐ CORPORATE OFFICER(S)

TITLE(S)

COMPANY

☐ PARTNER(S)

PARTNERSHIP

☐ ATTORNEY-IN-FACT

PRINCIPAL(S)

☐ TRUSTEE(S)

TRUST

☐ OTHER

TITLE(S)

ENTITY(IES) REPRESENTATIVE

EXHIBIT "A"
LEGAL DESCRIPTION
(Page 1 of 1)

All that certain real property situate in the County of Placer, State of California and lying within Section 34, Township 11 North, Range 6 East, M.D.B & M. described as follows:

Being a portion of Bonnie Brae Acres, filed for record on May 4, 1908 at Book "C" of Maps at Page 27, Placer County Records and being a varied width strip of land more particularly described as follows:

Commencing at the Northwest corner of said Bonnie Brae Acres, thence along the northerly line of said subdivision North 89°38'33" East for a distance of 34.64 feet to the **POINT OF BEGINNING**;

Thence leaving said northerly line and along the centerline of a fifteen (15') foot wide strip of land South 00°21'27" East for a distance of 33.38 feet;

Thence North 89°38'33" East for a distance of 61.99 feet to its **POINT OF TERMINATION**;

The sidelines are to be shortened or lengthened to terminate at the northerly line of Bonnie Brae Acres.

The above described easement area is shown on Exhibit "B" attached hereto and made a part hereof.

Basis of Bearings

The bearing North 00°04'27" West of the centerline of Barbara Way as shown on the "Final Map of THE ADORA, a Condominium Project" filed for record on December 12, 2008 in Book "CC" of Maps at Page 6, Placer County Records was taken as Basis of Bearings for this Description.



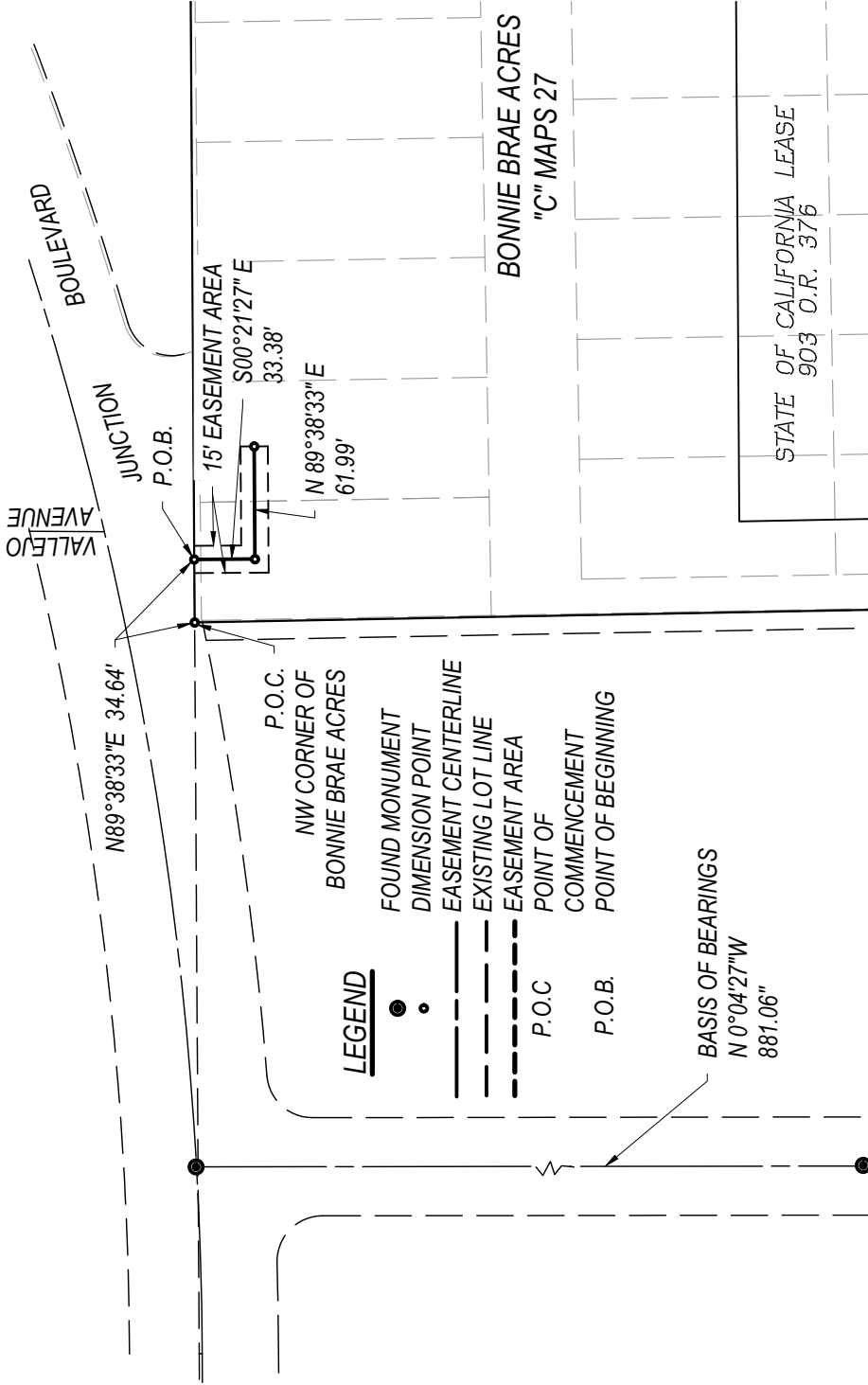
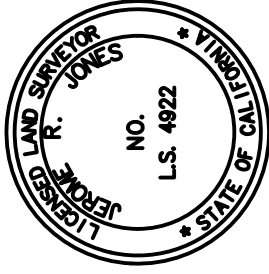
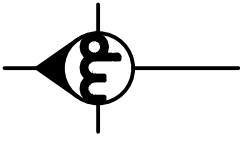


EXHIBIT "B"

EASEMENT AREA

PORTION OF BONNIE BRAE ACRES "C" MAPS 27

S.34, T.11 N., R. 6 E., M.D.M.

PLACER COUNTY, CALIFORNIA

2870 GATEWAY OAKS DRIVE, SUITE 120
SACRAMENTO, CA 95833



DRAWN:	JRJ	JOB NO:	17-0003-00
CHECKED:		DATE:	NOVEMBER 2018
SCALE:	1"=200'	SHEET:	1 of 1

**Project Name: Fairgrounds
No.**

Recording requested by and Return to:
Placer County
Department of Public Works and Facilities
11476 C Avenue
Auburn, CA 95603

THIS SPACE IS RESERVED
FOR THE RECORDER'S USE

Exempt from Recording Fees – Govt Code 27383

COUNTY OF PLACER

QUITCLAIM DEED

The City of Roseville, a municipal corporation, does hereby REMISE, RELEASE AND FOREVER QUITCLAIM to, the County of Placer, State of California, all that real property situated in the County of Placer, State of California, described as follows:

**See Attached Exhibit "A" for legal description
See Attached Exhibit "B" for Exhibit Map**

City of Roseville

Dated this ____ Day of _____, 20____ ,

SIGN NAME

PRINT NAME AND TITLE

See following page for Acknowledgement

ACKNOWLEDGEMENT

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

State of California

County of Placer



On _____ before me,

_____, Notary Public,
(name)

personally appeared _____
who proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to
me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the
instrument.

I certify under the PENALTY OF PERJURY under the laws of the State of
California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

Signature

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL(S) SIGNING FOR
ONESELF/THEMSELVES

☐ CORPORATE OFFICER(S)

TITLE(S)

COMPANY

☐ PARTNER(S)

PARTNERSHIP

☐ ATTORNEY-IN-FACT

PRINCIPAL(S)

☐ TRUSTEE(S)

TRUST

☐ OTHER

TITLE(S)

ENTITY(IES) REPRESENTATIVE

EXHIBIT "A"
LEGAL DESCRIPTION
(Page 1 of 1)

All that certain real property situate in the City of Roseville, County of Placer, State of California and lying within Section 34, Township 11 North, Range 6 East, M.D.B & M. described as follows:

Being all that portion of Parcel 1, as described in the deed to the City of Roseville filed for record on May 20, 1968 in Book 1199, Page 354, Official Records of Placer County lying north of the following described line:

Commencing at the Northwest corner of Bonnie Brae Acres filed for record on May 4, 1908 at Book "C" of Maps at Page 27, Placer County Records thence along the westerly line of said subdivision, South 01°03'46" East for a distance of 1324.28 feet to the **Point of Beginning**.

Thence leaving said westerly line, North 89°00'35" East for a distance of 385.30 feet;

Thence North 88°57'36" East for a distance of 880.74 feet;

Thence North 41°07'27" East for a distance of 13.02 feet;

Thence North 88°56'36" East for a distance of 448.34 feet;

Thence North 43°56'37" East for a distance of 29.27 feet to the westerly line of Los Vegas Avenue and the lands of the City of Roseville as described in the Grant Deed filed for record on May 20, 1968 in Volume 1199, Page 354, Official Records of Placer County;

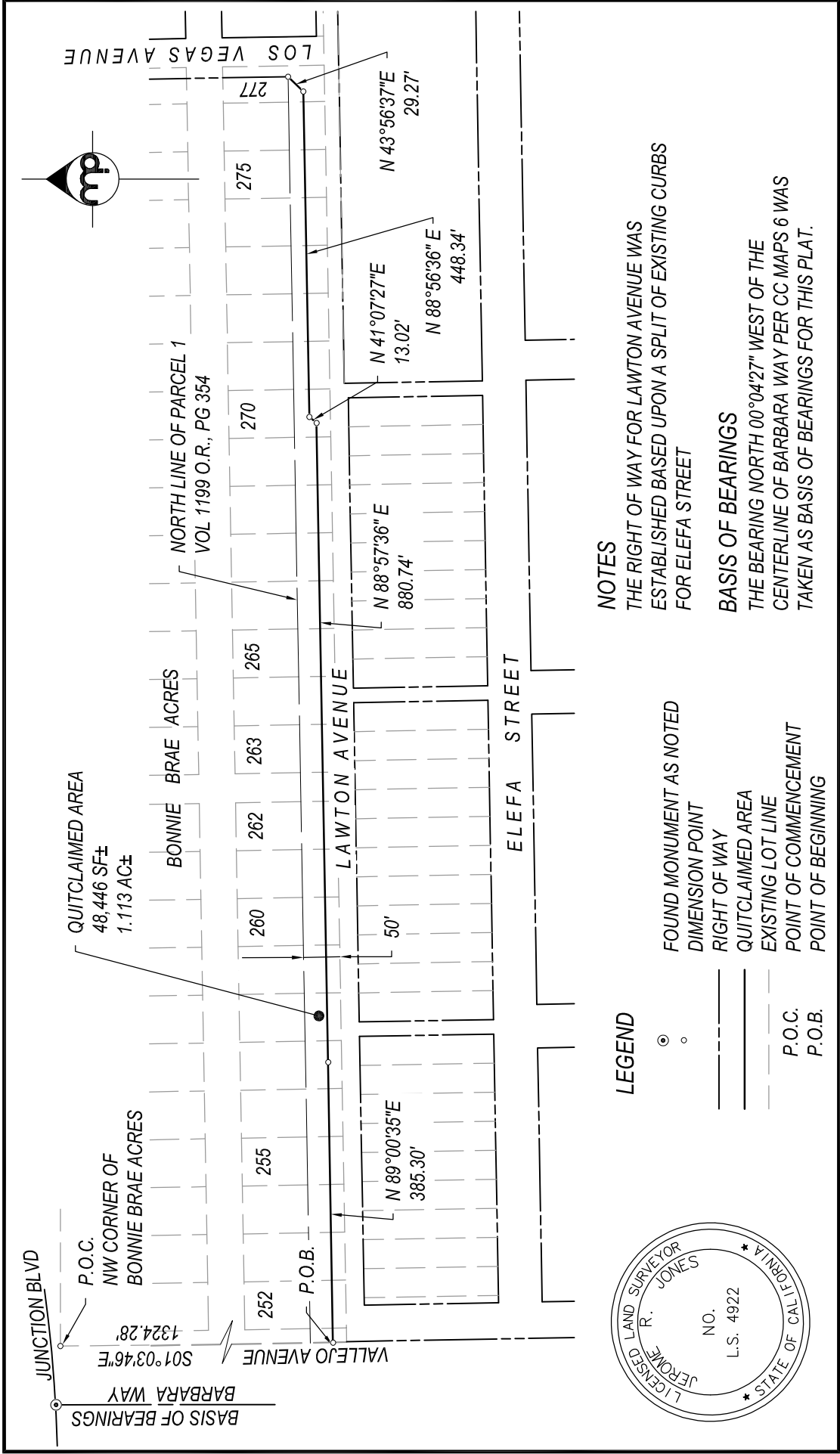
Containing a total area of 48,446 square feet or 1.113 acres more or less.

The above described parcel is shown on Exhibit "B" attached hereto and made a part hereof.

Basis of Bearings

The bearing North 00°04'27" West of the centerline of Barbara Way as shown on the "Final Map of THE ADORA, a Condominium Project" filed for record on December 12, 2008 in Book "CC" of Maps at Page 6, Placer County Records was taken as Basis of Bearings for this Description.



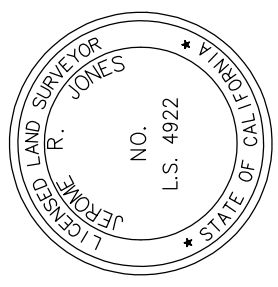


NOTES
THE RIGHT OF WAY FOR LAWTON AVENUE WAS
ESTABLISHED BASED UPON A SPLIT OF EXISTING CURBS
FOR ELEFA STREET

BASIS OF BEARINGS
THE BEARING NORTH 00°04'27" WEST OF THE
CENTERLINE OF BARBARA WAY PER CC MAPS 6 WAS
TAKEN AS BASIS OF BEARINGS FOR THIS PLAT.

LEGEND

○ FOUND MONUMENT AS NOTED
○ DIMENSION POINT
--- RIGHT OF WAY
--- QUITCLAIMED AREA
--- EXISTING LOT LINE
--- P.O.C.
--- P.O.B.





mortonpitalo

2870 GATEWAY OAKS DRIVE, SUITE 120
SACRAMENTO, CA 95833

DRAWN: JRJ
CHECKED:
SCALE: 1"=200'

JOB NO: 17-0003-00
DATE: NOVEMBER 2018
SHEET: 1 of 1

EXHIBIT "B"

LAWTON AVENUE

PORTION OF BONNIE BRAE ACRES "C" MAPS 27

S.34, T.11 N., R. 6 E., M.D.M.

PLACER COUNTY, CALIFORNIA

ORDINANCE NO. 6032

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE 2018-19
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2018-19, is hereby amended by transferring appropriation to and from the activities indicated below:

Appropriate funds for the traffic signal and roadway improvements at the intersection of Junction Boulevard and Vallejo Avenue, per request of the Public Works Department, as listed on the attached Request for Budget Adjustment in the amount of \$95,000.00.

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

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

PASSED AND ADOPTED by the Council of the City of Roseville, this _____ day of _____, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR BUDGET ADJUSTMENT FINANCE DEPARTMENT

Instructions: Complete all necessary fields. If you have questions or need assistance preparing this form, please contact the budget team @ BudgetTeam@roseville.ca.us

REQUESTER NAME & TITLE: Jerome Pastor
DEPARTMENT/DIVISION: Public Works - Engineering
FISCAL YEAR: FY2018-19 EFFECTIVE DATE: _____
PROPOSED COUNCIL DATE (if applicable): 12/5/2018

[A.R. 6.01 Budget Adjustment Policy & Procedure](#)

For more detailed budget adjustment training information, including examples, please click on the following link

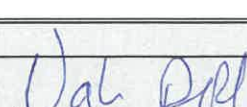
[Miscellaneous Budget Training Information](#)

USE OF FUNDS						
AMOUNT	ACCOUNT NUMBER					Account Title / Activity Description
	GL		FUND	JL		
	ORG KEY	OBJECT		PROJECT	ACTIVITY	
(50,000)	08330	5101	221	810226	45	reverse ORD 6012
(10,000)	08330	5650	221	810226	45	reverse ORD 6012
(85,000)	01575	5101	222	810226	45	reverse ORD 6012
(10,000)	01575	5650	222	810226	45	reverse ORD 6012
135,000	90003	5101	221	500032	32	Junction-Vallejo Design of Intersection Improvement
20,000	90003	5650	221	500032	01	City staff time - Intersection Improvement (08320 4998)
95,000	00222	8902	222			TFR to 221 for #500032
\$ 95,000	TOTAL					

SOURCE OF FUNDS						
AMOUNT	ACCOUNT NUMBER					Account Title / Activity Description
	GL		FUND	JL		
	ORG KEY	OBJECT		PROJECT	ACTIVITY	
95,000	00221	3902	221			TFR from 222 for #50032
\$ 95,000	TOTAL					

Justification for Budget Adjustment:

The Junction-Vallejo Intersection Improvement Project (ORD 6012) was previously established as a tracking project instead of a Capital Improvement Project. This adjustment realigns the budget to properly account for the design portion of the Junction-Vallejo Intersection Improvement Project in CIP #500032.

Paula Sabo	11/16/2018		11/16/18
PREPARED BY (PRINTED NAME)	DATE	PREPARED BY SIGNATURE	DATE
REQUIRED APPROVALS:			
	11-16-2018		11/16/18
REQUESTING DEPARTMENT HEAD / DESIGNEE	DATE	BUDGET MANAGER / DESIGNEE	DATE
	11/16/18		
FINANCE DIRECTOR / DESIGNEE	DATE	CITY MANAGER / DESIGNEE	DATE

For Dennis Kauffman

ORDINANCE NO. 6033

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE 2018-19
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2018-19, is hereby amended by transferring appropriation to and from the activities indicated below:

Appropriate funds for the construction of the Junction Boulevard/Vallejo Avenue signalized intersection and the associated sports complex driveway, per request of the Public Works Department, as listed on the attached Request for Budget Adjustment in the amount of \$2,279,640.00.

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

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

PASSED AND ADOPTED by the Council of the City of Roseville, this _____ day of _____, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR BUDGET ADJUSTMENT FINANCE DEPARTMENT

Instructions: Complete all necessary fields. If you have questions or need assistance preparing this form, please contact the budget team @ BudgetTeam@roseville.ca.us

REQUESTER NAME & TITLE: Jerome Pastor
 DEPARTMENT/DIVISION: Public Works - Engineering
 FISCAL YEAR: FY2018-19 EFFECTIVE DATE: _____
 PROPOSED COUNCIL DATE (if applicable): 12/5/2018

[A.R. 6.01 Budget Adjustment Policy & Procedure](#)

For more detailed budget adjustment training information, including examples, please click on the following link

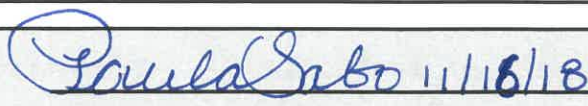
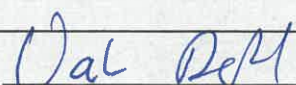
[Miscellaneous Budget Training Information](#)

USE OF FUNDS						
AMOUNT	ACCOUNT NUMBER					Account Title / Activity Description
	GL		FUND	JL		
	ORG KEY	OBJECT		PROJECT	ACTIVITY	
1,493,412	90003	6130	221	500032	45	Junction-Vallejo Construction of Intersection Improvement
786,228	00222	8902	222			TFR to 221 for #500032
\$ 2,279,640	TOTAL					

SOURCE OF FUNDS						
AMOUNT	ACCOUNT NUMBER					Account Title / Activity Description
	GL		FUND	JL		
	ORG KEY	OBJECT		PROJECT	ACTIVITY	
707,184			221			Reduce available resources - Traffic Mitigation Fund (TMF)
786,228			222			Reduce available resources - Public Facilities Fund (PFF)
786,228	00221	3902	221			TFR from 222 for #50032
\$ 2,279,640	TOTAL					

Justification for Budget Adjustment:

Per the MOU between the City, Placer County, Placer Valley Tourism (PVT), and Placer Valley Sports Complex, \$1,493,412 is needed for the construction of the Junction Blvd-Vallejo Ave signalized intersection and the associated sports complex driveway. These intersection and driveway improvements are an essential part of PVT's site improvement plans. The construction cost is a part of the land acquisition agreement with Placer County and will be credited towards the cost of the property needed to expand the City's public safety facilities. This expense is shared between TMF and PFF and is consistent with the most recent (2015) Public Facilities Nexus study.

Paula Sabo		11/16/2018			
PREPARED BY (PRINTED NAME)		DATE		PREPARED BY SIGNATURE	
REQUIRED APPROVALS:					
		11-16-2018			
REQUESTING DEPARTMENT HEAD / DESIGNEE		DATE		BUDGET MANAGER / DESIGNEE	
		11/16/18			
FINANCE DIRECTOR / DESIGNEE		DATE		CITY MANAGER / DESIGNEE	

For Dennis Kauffman

**Project Name: Fairgrounds
No.**

Recording requested by and Return to:

City of Roseville
City Clerk
311 Vernon Street
Roseville, CA 95678

THIS SPACE IS RESERVED
FOR THE RECORDER'S USE

Exempt from Recording Fees – Govt Code 27383

COUNTY OF PLACER

GRANT DEED

For valuable consideration, receipt of which is hereby acknowledged, the County of Placer, State of California, the undersigned Grantor, hereby grants to the City of Roseville, a municipal corporation, all that real property situated in the County of Placer, State of California, bounded and described as follows:

**See Attached Exhibit "A" for legal description
See Attached Exhibit "B" for Exhibit Map**

GRANTOR
County of Placer

Dated this ____ Day of _____, 20____ ,

SIGN NAME

PRINT NAME
Chairman, Board of Supervisors of the County of Placer

See following page for Acknowledgement

ACKNOWLEDGEMENT

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

State of California

County of Placer



On _____ before me,

_____, Notary Public,
(name)

personally appeared _____
who proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to
me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the
instrument.

I certify under the PENALTY OF PERJURY under the laws of the State of
California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

Signature

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL(S) SIGNING FOR
ONESELF/THEMSELVES

☐ CORPORATE OFFICER(S)

TITLE(S)

COMPANY

☐ PARTNER(S)

PARTNERSHIP

☐ ATTORNEY-IN-FACT

PRINCIPAL(S)

☐ TRUSTEE(S)

TRUST

☐ OTHER

TITLE(S)

ENTITY(IES) REPRESENTATIVE

EXHIBIT "A"
LEGAL DESCRIPTION
(Page 1 of 1)

All that certain real property situate in the County of Placer, State of California and lying within Section 34, Township 11 North, Range 6 East, M.D.B & M. described as follows:

Being all that portion of land lying within Bonnie Brae Acres filed for record on May 4, 1908 at Book "C" of Maps at Page 27, Placer County Records more particularly described as follows:

Commencing at the Northwest corner of said Bonnie Brae Acres thence along the westerly line of said subdivision, South 01°03'46" East for a distance of 300.00 feet;

Thence leaving said westerly line and along the northerly line and its westerly prolongation of the parcel of land leased to the State of California described in the Lease, dated January 1, 1961 and filed for recorded at Book 903, page 376, Placer County Official Records, North 89°38'33" East 254.97 feet to the **Point of Beginning**.

Thence leaving said northerly line, North 00°46'28" West for a distance of 250.00 feet;

Thence along a line parallel with and fifty (50') feet southerly from the northerly line of Bonnie Brae Acres, North 89°38'33" East for a distance of 595.29 feet;

Thence South 00°27'29" East for a distance of 249.99 feet to the northerly line of said State of California lease area;

Thence along said northerly line South 89°38'33" West for a distance of 593.91 feet to the Point of Beginning.

Containing a total area of 148,645 square feet or 3.412 acres more or less.

Together with a non-exclusive easement for road purposes thereto on, over and across all that certain real property described as follows:

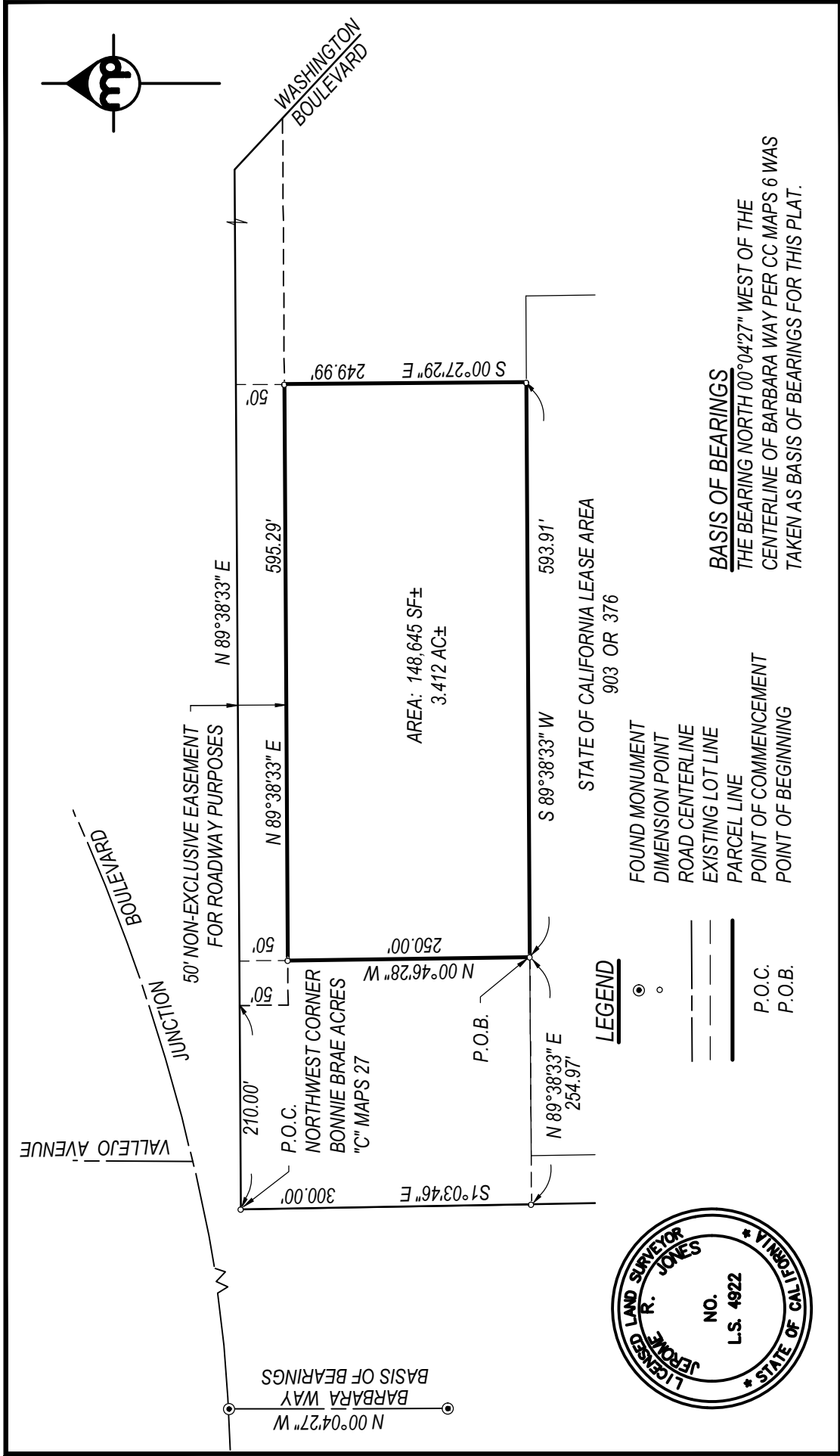
The northerly fifty feet of Bonnie Brae Acres extending from the westerly line of Washington Boulevard to a line lying two-hundred ten feet easterly of the west line of Bonnie Brae Acres.

The above described parcel is shown on Exhibit "B" attached hereto and made a part hereof.

Basis of Bearings

The bearing North 00°04'27" West of the centerline of Barbara Way as shown on the "Final Map of THE ADORA, a Condominium Project" filed for record on December 12, 2008 in Book "CC" of Maps at Page 6, Placer County Records was taken as Basis of Bearings for this Description.







2870 GATEWAY OAKS DRIVE, SUITE 120
SACRAMENTO, CA 95833

DRAWN: JRJ

CHECKED:

SCALE: 1"=150'

JOB NO: 17-0003-00

DATE: NOVEMBER 2018

SHEET: 1 of 1

EXHIBIT "B"

ACQUISITION PARCEL

PORTION OF BONNIE BRAE ACRES "C" MAPS 27

S.34, T.11 N., R. 6 E., M.D.M.

PLACER COUNTY, CALIFORNIA

**Project Name: Fairgrounds
No.**

Recording requested by and Return to:
CDRA - Engineering and Surveying Department
3091 County Center Drive
Auburn, CA 95603-2614
Phone: 530.745.3110
Attention: L. Amsberry

Exempt from Recording Fees – Govt Code 27383

THIS SPACE IS RESERVED
FOR THE RECORDER'S USE

COUNTY OF PLACER

GRANT OF EASEMENT

PUBLIC UTILITY EASEMENT

For valuable consideration, receipt of which is hereby acknowledged, the County of Placer, State of California, the undersigned Grantor, hereby grants to the Public, a non-exclusive easement for Public Utility Purposes (P.U.E.) for the installation and maintenance of any and all utility service facilities including but not limited to poles, wires and conduits for electrical, telephone, television, gas, storm, sanitary and water services, and all appurtenances thereto together with the right to trim and remove trees and vegetation, over, on, under and across all that real property situated in the County of Placer, State of California, bounded and described as follows:

See Attached Exhibit "A" for legal description
See Attached Exhibit "B" for Exhibit Map

(Any and all interest in the property conveyed by grantor to the Public pursuant to this instrument runs with the land and is binding on the heirs, assigns and successors of the grantor.)

GRANTOR
County of Placer

Dated this ____ Day of _____, 20____,

SIGN NAME

PRINT NAME
Chairman, Board of Supervisors of the County of Placer

See following page for Acknowledgement

ACKNOWLEDGEMENT

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

State of California }

County of Placer }

On _____ before me,

_____, Notary Public,
(name)

personally appeared _____
who proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to
me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the
instrument.

I certify under the PENALTY OF PERJURY under the laws of the State of
California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

Signature

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL(S) SIGNING FOR
ONESELF/THEMSELVES

☐ CORPORATE OFFICER(S)

TITLE(S)

COMPANY

☐ PARTNER(S)

PARTNERSHIP

☐ ATTORNEY-IN-FACT

PRINCIPAL(S)

☐ TRUSTEE(S)

TRUST

☐ OTHER

TITLE(S)

ENTITY(IES) REPRESENTATIVE

ACCEPTANCE (1): BY AUTHORIZED AGENT:

This is to certify that the interest in real property conveyed by the deed or grant deed dated _____, 20____, from _____

To the Public, is hereby accepted for the Public by the undersigned agent on behalf of the Board of Supervisors of the County of Placer pursuant to authority conferred by Ordinance 5152-B adopted on January 15, 2002, and the Grantee consents to the recordation thereof by its duly authorized agent. Placer County does not accept maintenance responsibilities within this Public Utility Easement.

DATE

SIGN NAME

PRINT NAME AND TITLE

ACCEPTANCE (2): BY BOARD OF SUPERVISORS:

This is to certify that the interest in real property conveyed by the deed or grant deed dated _____, 20____, from _____

to the Public, is hereby accepted for the Public by the Board of Supervisors of the County of Placer pursuant to authority conferred by Resolution No. _____ of said Board adopted on _____, and the Grantee consents to the recordation thereof by its duly authorized agent. Placer County does not accept maintenance responsibilities within this Public Utility Easement.

DATE

SIGN NAME

PRINT NAME AND TITLE

EXHIBIT "A"
LEGAL DESCRIPTION
(Page 1 of 1)

All that certain real property situate in the County of Placer, State of California and lying within Section 34, Township 11 North, Range 6 East, M.D.B & M. described as follows:

Being a ten (10') foot wide strip of land lying within Bonnie Brae Acres filed for record on May 4, 1908 at Book "C" of Maps at Page 27, Placer County Records, the southerly line of said strip of land being described as follows:

Commencing at the Northwest corner of said Bonnie Brae Acres thence along the westerly line of said subdivision, South 01°03'46" East for a distance of 300.00 feet;

Thence leaving said westerly line and along the northerly line and its westerly prolongation of the parcel of land leased to the State of California described in the Lease, dated January 1, 1961 and filed for recorded at Book 903, page 376, Placer County Official Records, North 89°38'33" East 794.39 feet to the **Point of Beginning**.

Thence continuing along said northerly line and its easterly prolongation, North 89°38'33" East for a distance of 151.78 feet;

Thence North 75°24'02" East for a distance of 238.03 feet to the **Point of Termination**;

Containing a total area of 3,886 square feet more or less.

The above described easement area is shown on Exhibit "B" attached hereto and made a part hereof.

Basis of Bearings

The bearing North 00°04'27" West of the centerline of Barbara Way as shown on the "Final Map of THE ADORA, a Condominium Project" filed for record on December 12, 2008 in Book "CC" of Maps at Page 6, Placer County Records was taken as Basis of Bearings for this Description.



JUNCTION BOULEVARD AND VALLEJO AVENUE/EVENT CENTER DRIVE INTERSECTION IMPROVEMENT PROJECT

[illegible]



COUNCIL COMMUNICATION

CC #: 9656

File #: 0709-03-02

Title: HOUSING AUTHORITY - Quarterly Status Report
Contact: Suzanne Acrell 916-774-5469 sacrell@roseville.ca.us

Meeting Date: 12/5/2018

Item #: 6.13.

RECOMMENDATION TO COUNCIL

The City Council, acting as the Roseville Housing Authority Board, is not required to take any action on this item. This quarterly report is for informational purposes only.

BACKGROUND

Quarterly Report

Pursuant to the bylaws of the Roseville Housing Authority, the Authority holds its quarterly meeting the first Wednesday of March, June, September, and December, or as soon as possible thereafter. Staff has prepared the following status report regarding lease-up activity for the Housing Choice Voucher (HCV) Program. The HCV Program provides income-qualified households in Roseville and Rocklin with rental assistance, using funding from the US Department of Housing and Urban Development (HUD). This assistance is utilized at any rental unit that meets program housing standards and is within Rocklin or Roseville city limits with a willing landlord. This rental assistance ensures that the household is able to afford rent and live in safe, decent housing. There are 111 RHA vouchers leased-up in the City of Rocklin, 494 leased-up in Roseville, and 10 leased-up in other jurisdictions as port outs (transfers elsewhere). This week RHA was notified of its fifteenth consecutive year as a HUD "High Performer" Housing Authority.

The RHA is now authorized to provide 686 households with HCV rental assistance. The 686 total includes 75 vouchers allocated to the RHA specifically for families on our waiting list with a head-of-household or spouse that are non-elderly and disabled (NED vouchers), 35 Veterans Affairs Supportive Housing (VASH) vouchers used with veteran households that come by referral from the Veterans Affairs (VA) Department, and 14 Mainstream vouchers which will target households with persons with disabilities who are transitioning out of institutional and other segregated settings, homeless or at risk of becoming homeless. As of September 30, 2018, 78 of the NED vouchers were leased and 28 of the VASH vouchers were leased. Due to RHA's successful leasing of its VASH vouchers and its ability to demonstrate ongoing need, HUD approved 7 additional vouchers, which are effective October 1, 2018.

Below is a summary chart of voucher lease-ups. The term "lease-up" refers to the number of families receiving rental assistance from the RHA; lease-up is tracked on a calendar-year basis.

To be in compliance with HUD's regulations, the lease-up rate for a calendar year cannot exceed 100% of its allocation of vouchers (per voucher type) or 100% of its annual budget authority, plus available reserves. As of September 30, 2018, the lease-up rate for the regular vouchers was 93.9%; the rate for NED vouchers was 128.0%, and the rate for VASH vouchers was 93.9%. The RHA also administers the Family Self-Sufficiency (FSS) Program which is a component of the HCV Program. The FSS Program provides assistance to families who are working to become free of all public assistance. The RHA has 30 families enrolled in this program, which is within its goal of 25-30 families.

This table provides a monthly summary of the RHA's voucher programs for calendar year 2018 to date:

	HUD Regular Voucher Allocation (562)	Actual Lease-up of Regular Vouchers	HUD Non- Elderly Disabled Voucher Allocation (75)	Actual Lease-up of Non- Elderly Disabled Vouchers	HUD Allocation of VASH Vouchers (28)	Actual Lease-up of VASH Vouchers
January 2018	562	545	75	63	26	24
February 2018	562	542	75	67	26	25
March 2018	562	536	75	76	26	24
April 2018	562	534	75	77	28	25
May 2018	562	525	75	77	28	25
June 2018	562	522	75	78	28	26
July 2018	562	520	75	78	28	27
August 2018	562	515	75	78	28	27
September 2018	562	509	75	78	28	28
YTD Total	5,058	4,748	525	672	246	231
YTD % Leased	93.9%		128.0%		93.9%	

The RHA implemented the HUD-required Small Area Fair Market Rents (SAFMRs) starting February 1, 2018. Staff is monitoring the effects of these higher SAFMRs, which results in a higher cost per voucher to the Housing Authority. RHA has slowed down issuance of new vouchers based on this required change, but is issuing some vouchers in August and October based on program projections and funding availability. Currently, there are 19 vouchers issued to families looking for housing under the new SAFMR.

RHA was awarded 14 Mainstream Vouchers in September 2018 and officially provided the vouchers in November 2018. As a separate report in coordination with this one, staff is requesting the Board's approval of the Mainstream Voucher direct referral and intake process so that RHA can begin issuing vouchers to this most at-risk population. Under the Mainstream Voucher Program, RHA is required to get 80% of these 14 vouchers leased up by November 2019. With our direct referral partners and collaboration, RHA believes this will be feasible.

There is still a need for owners and managers of housing in Roseville and Rocklin to accept the housing choice voucher so that families can continue to find housing options. RHA is grateful for its existing partners in the community and continues outreach and appreciation efforts to maintain and build additional housing inventory relationships.

FISCAL IMPACT

The HCV Program is federally-funded through the US Department of Housing and Urban Development (HUD). Through this HUD-funded program, the RHA provides an important social service locally to ensure safe and affordable housing for our residents. Safe and affordable housing is an essential component to the foundation of our community's economic stability. Provision of rental assistance through this program also infuses \$4.265 million into the local economy.

This Housing Authority status report does not create any additional cost to the City's General Fund.

ECONOMIC DEVELOPMENT / JOBS CREATED

Estimates of total employment created can be based on expenditure data, consistent with guidance from the Council of Economic Advisers (CEA), a three-member council that analyzes and interprets economic developments, and advises the President of the United States on national economic policy.

Total employment not only includes direct and indirect jobs, but also induced jobs. CEA estimates that total employment is increased by one job-year for every \$92,000 in direct government spending. Based on this estimate, the HCV program will increase the economy with over 46 job years over the current fiscal year.

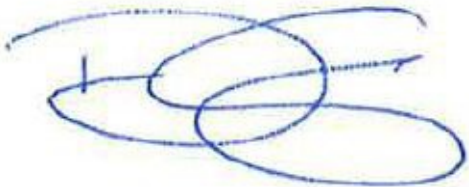
ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Suzanne Acrell, Housing Analyst

Laura Matteoli, Economic Development Director



Dominick Casey, City Manager



COUNCIL COMMUNICATION

CC #: 9669
File #: 0109-02

Title: Street Closure Request - 57th Annual Sylvia Besana Holiday Parade
Contact: Jeff Nereson 916-774-5974 jnereson@roseville.ca.us

Meeting Date: 12/5/2018
Item #: 6.14.

RECOMMENDATION TO COUNCIL

Recommend Council adopt a resolution approving an Agreement for Special Event and Temporary Street Closure with the Downtown Roseville Partnership (DRP) and authorizing the City Manager or his designee to execute it. Additionally, approve the following street closures from 7:00 a.m. – 12:30 p.m. on Saturday, December 15, 2018 for the 57th Annual Sylvia Besana Holiday Parade.

- Vernon Street between 6th Street and Lincoln Street
- Folsom Road between Vernon Street and Roseville Square Shopping Center
- S. Grant Street between Oak and Atlantic Street
- Pratt Street between Vernon Street and Oak Street

BACKGROUND

The approval for street closure request was previously approved by City Council at the November 7th City Council meeting. Due to the current air quality conditions the Downtown Roseville Partnership is requesting to re-schedule the parade to December 15, 2018.

This will mark the 57th year of the Annual Sylvia Besana Holiday Parade. The parade's name is in memory of one of Roseville's finest volunteers, and one of the founding members of this annual tradition.

The parade is organized by the Downtown Roseville Partnership (DRP) and is set to start at 10:30 a.m., Saturday, December 15, 2018. The route will begin at the intersection of Riverside/Douglas/Vernon, proceed east along Vernon Street, turn right at Folsom Road and finish behind the Roseville Square Shopping Center. Staging and registration for the parade will take place in the area of Vernon Street and Sixth Street.

For the second year, the DRP will be holding a craft fair and activities on the Vernon Street Town Square from 9:00 a.m. to 2:00 p.m. however the street closures will be removed at the conclusion of the parade.

Business and property owners will continue to be notified of street closures in the downtown Roseville area through the monthly Traffic Alert e-newsletter. Staff has also submitted a Downtown Street Closure Notification letter to designated representatives of the Downtown Roseville Merchants, Downtown Roseville Partnership and Roseville Community Development Corporation for feedback.

In addition, street closure information will be posted to the City of Roseville website.

FISCAL IMPACT

All direct costs associated with this event for City services will be reimbursed by the applicant.

ECONOMIC DEVELOPMENT / JOBS CREATED

Exposure could potentially have a positive impact to the business in the downtown area, and supports the Council goal of having a vibrant downtown.

ENVIRONMENTAL REVIEW

The proposed Street Closure Agreement outlines applicant and City responsibilities for proposed temporary street closures required to safely accommodate the event. The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3)). Because the request for approval of the Temporary Street Closure Agreement does not include the potential for a significant environmental effect, it is not subject to CEQA and no further action is required.

Respectfully Submitted,

Jeff Nereson, Recreation Superintendent

Dion Louthan, Park, Recreation & Libraries Director

ATTACHMENTS:

Description

Resolution No. 18-496

Street Closure Agreement

RESOLUTION NO. 18-496

APPROVING AN AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND
DOWNTOWN ROSEVILLE MERCHANTS, INC., AND AUTHORIZING THE CITY
MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, an Agreement for Special Event and Temporary Street Closure regarding the 57th Annual Sylvia Besana Holiday Parade, between the City of Roseville and Downtown Roseville Partnership, has been reviewed by the City Council; and

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

AGREEMENT FOR SPECIAL EVENT AND
TEMPORARY STREET CLOSURE

Event: 57th Annual Sylvia Besana Holiday Parade

THIS AGREEMENT is made and entered into this ____ day of _____, 20__, by and between the City of Roseville, a municipal corporation ("CITY"), and Downtown Roseville Partnership, a California non-profit corporation ("PROMOTER"); and

W I T N E S S E T H:

WHEREAS, PROMOTER has requested the closure of certain public streets for the 57th Annual Sylvia Besana Holiday Parade ("Event") to be held on Saturday, December 15, 2018; and

WHEREAS, CITY approves said request subject to the following terms and conditions.

NOW, THEREFORE, the parties agree as follows:

1. PROMOTER shall comply with all applicable provisions of the Roseville Municipal Code.
2. The following streets may be closed to traffic between 7:00 a.m. and 12:30 p.m. on Saturday, December 15, 2018.
 - a. Vernon Street, between 6th Street and Lincoln Street; and
 - b. Folsom Road, between Vernon Street and Roseville Square Shopping Center; and

- c. S. Grant Street between Oak Street and Atlantic Street; and
- d. Pratt Street, between Vernon Street and Oak Street.

3. Adequate barriers and warning signs, as requested by the Public Works Director/City Engineer, shall be placed by City personnel at all street entrances and alleys leading into the closed area. No markings of any kind will be permitted on the street, street lights, or electrical poles.

4. All debris, booths, exhibits, or other materials resulting from the Event shall be completely removed and all streets and alleyways shall be reopened to traffic by 12:30 p.m. on the date of the Event.

5. PROMOTER shall notify in writing all businesses, located on the streets to be closed, of the Event and planned street closure not later than five (5) days in advance of the Event.

6. To the fullest extent allowed by law, PROMOTER shall defend, indemnify, and save and hold harmless CITY, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from, arising out of or in connection with the Event or the attendant street and/or garage closures, except those matters arising from CITY's sole negligence or willful misconduct. The parties intend that this provision shall be broadly construed.

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

7. The PROMOTER shall obtain insurance covering the Event in accordance with the attached insurance requirements, which are incorporated herein by this reference.

8. CITY reserves the right to cancel this Agreement if PROMOTER has knowingly made a false statement of material fact or has knowingly omitted to state a material fact to CITY.

9. No alcoholic beverages shall be sold on City streets or property.

10. PROMOTER shall reimburse CITY for all staff costs incurred relating to the Event including, but not limited to, street closure costs.

11. Either party may terminate this Agreement by giving the other party ten (10) days advance written notice.

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

CITY OF ROSEVILLE, a
municipal corporation

DOWNTOWN ROSEVILLE
PARTNERSHIP, a California non-profit
corporation

BY: _____
DOMINICK CASEY
City Manager

BY: 
its: Treasurer

SIGNATURES CONTINUED ON FOLLOWING PAGE

ATTEST:

and

BY: _____
SONIA OROZCO
City Clerk

BY: 
its: _____

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY: 
DION LOUTHAN
Parks, Recreation & Libraries Director



HUMAN RESOURCES/RISK MANAGEMENT DIVISION
INSURANCE REQUIREMENTS FOR SPECIAL EVENT AND TEMPORARY
STREET CLOSURE

Required Coverage:

- General Liability: \$1,000,000 per occurrence
\$2,000,000 aggregate
- Liquor Liability (only when alcohol is provided) \$1,000,000 per occurrence
\$2,000,000 aggregate

***Policy must be primary and non-contributory**

***Policy must contain a waiver of subrogation**

***A 30 day notice of cancellation (10 day for non-payment) must be provided.**

***The policies may not contain language which prohibits additional insured or other insurers from satisfying the self-insured retention or deductible.**

***All Self Insured Retentions must be listed on the certificate**

Required Documentation:

- A certificate of insurance listing the required coverage and naming the City of Roseville as Certificate Holder. The Certificate should be addressed to:

City of Roseville
Attn: Risk Management
311 Vernon St., Roseville, CA 95678

- Additional Insured Endorsement: CG 20 12 07 98 or an equivalent, blanket endorsement or section of the policy. Endorsement shall cover the City of Roseville, its officers, agents, employees and volunteers as additional insured.
- Waiver of Subrogation Endorsement
- Primary and Non-Contributory Coverage Endorsement – CG 20 01 04 13 or an equivalent

***NOTE: statements on the certificate of insurance in lieu of the documentation required above will not be accepted.**

Questions concerning any of the above should be directed to the Risk Management Division:

Phone: 916-774-5202/fax 916-774-5461 or email: riskmanagement@roseville.ca.us



COUNCIL COMMUNICATION

CC #: 9663
File #: 0102-10

Title: Resolution of Commendation to Mike Helmer
Contact: Lupe Nelson 916-774-5281 LNelson@roseville.ca.us

Meeting Date: 12/5/2018
Item #: 6.15.

RECOMMENDATION TO COUNCIL

Recommend Mike Helmer be commended for 17 years of outstanding service and dedication to the City of Roseville and wished a long, healthy, and enjoyable retirement.

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Lupe Nelson, Administrative Assistant

Mike Isom, Development Services Director

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, likely representing the name Mike Isom.

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution Helmer

CITY OF ROSEVILLE



OF

COMMENDATION

WHEREAS, Mike Helmer began his distinguished career with the City of Roseville Building Inspection Division as an Plans Examiner II in 2001 and promoted to Senior Plans Examiner in August 2013; and

WHEREAS, Mike's tenure has experienced the population of Roseville grow from 86,309 to 134,073 during which time he has been a valuable member of the Plan Review team; and

WHEREAS, Mike took part in the facilitation of over 13,907 Single Family Dwelling permits being issued and over 79,456 building permits being issued with a total valuation of \$5,474,826,527.00 dollars; and

WHEREAS, Mike contributed significantly in the critical part of the Galleria Mall fire rebuild and expansion by heading up Building Division services located at our satellite office at the Mall; and

WHEREAS, Mike has provided professional and loyal service to the City of Roseville.

NOW, THEREFORE, I, SUSAN ROHAN, MAYOR OF THE CITY OF ROSEVILLE, CALIFORNIA, do hereby commend **MIKE HELMER** for his 17 years of outstanding service and dedication to the City of Roseville and extend wishes for a long, healthy, and enjoyable retirement.

SIGNED this 5th day of December, 2018.

SUSAN ROHAN, MAYOR

ATTEST:

SONIA OROZCO, CITY CLERK
CITY OF ROSEVILLE, CALIFORNIA





COUNCIL COMMUNICATION

CC #: 9664
File #: 0102-10

Title: Resolution of Commendation to Corey Mah
Contact: Cheryl Hammond 916-774-5636 CHammond@roseville.ca.us

Meeting Date: 12/5/2018
Item #: 6.16.

RECOMMENDATION TO COUNCIL

Recommend Corey Mah be commended for 28 years of outstanding service and dedication to the City of Roseville and wished a long, healthy, and enjoyable retirement.

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

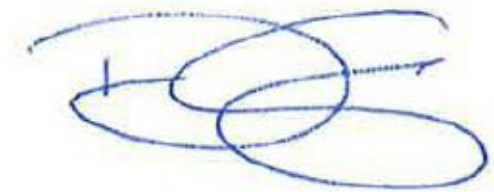
ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Cheryl Hammond, Administrative Assistant

Michelle Bertolino, Electric Utility Director

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, positioned above a horizontal line.

Dominick Casey, City Manager

ATTACHMENTS:

Description

Mah Resolution

CITY OF ROSEVILLE

RESOLUTION

OF

COMMENDATION

WHEREAS, Corey Mah began his distinguished career with the City of Roseville as an Electrical Drafting Technician II in the Electric Department in January 1991, promoted to Electric Engineering Technician, I in August 2005, and promoted to Electric Engineering Technician II in September 2007; and

WHEREAS, Corey's accomplishments include the design and inspection of over 4,600 residential units, 144,000 lineal footage of mainline circuits and over 2,500,000 sq. ft. of commercial space including such projects as the Adventist Health Headquarters Building, the GSA Commerce Building, Sutter Hospital Additions, and Project 1, and also master planning specific plan areas such as Campus Oaks and Fiddymont Ranch; and

WHEREAS, Corey participated in several community and electric events including Earth Day, Civic Center Grand Opening, Tree Lighting Ceremony, Neighborhood Santa, and the annual City of Roseville Holiday Parade; and

WHEREAS, Corey designed and helped construct the very first float Roseville Electric entered into the annual City of Roseville Holiday Parade and the original sleigh used in the Neighborhood Santa bringing holiday cheer to the community; and

WHEREAS, Corey deservingly received a Pride of Roseville Award in 2010 for his involvement in converting the electric system distribution maps from a Cadd (Computer-aided design and drafting) system to the current GIS (Geographic Information System) and he was recognized for operating the Hometown Hazard at many events and school presentations teaching the kids of Roseville about electrical safety; and

WHEREAS, Corey has provided professional and loyal service to the City of Roseville.

NOW, THEREFORE, I, SUSAN ROHAN, MAYOR OF THE CITY OF ROSEVILLE, CALIFORNIA, do hereby commend **COREY MAH** for his 28 years of outstanding service and dedication to the City of Roseville and extend wishes for a long, healthy, and enjoyable retirement.

SIGNED this 5th day of December, 2018.

SUSAN ROHAN, MAYOR

ATTEST:

SONIA OROZCO, CITY CLERK
CITY OF ROSEVILLE, CALIFORNIA





COUNCIL COMMUNICATION

CC #: 9662
File #: 0102-10

Title: Resolution of Commendation to Jacquelyn DeMuth
Contact: Susan Hernandez 916-774-5623 shernandez@roseville.ca.us

Meeting Date: 12/5/2018
Item #: 6.17.

RECOMMENDATION TO COUNCIL

Recommend Jacquelyn DeMuth be commended for 13 years of outstanding service and dedication to the City of Roseville and wished a long, healthy, and enjoyable retirement.

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

Not applicable.

Respectfully Submitted,

Susan Hernandez, Energy Services Account Representative

Michelle Bertolino, Electric Utility Director

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

Dominick Casey, City Manager

ATTACHMENTS:

Description

DeMuth Resolution

CITY OF ROSEVILLE



OF

COMMENDATION

WHEREAS, Jacquelyn DeMuth began her distinguished career with the City of Roseville as a Customer Service Representative in the Electric Department in May 2005 and reclassified to an Energy Program Technician in February 2013; and

WHEREAS, Jackie inspired her fellow employees to support the Roseville Employee Annual Charitable Hearts (REACH) Program, and the Electric Department being recognized as Top Fundraising Team; and

WHEREAS, Jackie selflessly dedicated her time, energy and leadership to support the Shane's Inspiration organization by bringing Project Play adaptive playgrounds to Roseville parks thereby making Roseville parks accessible to children of all abilities; and

WHEREAS, Jackie deservingly received a Pride of Roseville Commendation of Excellence for Customer Service, for Emergency Team in 2006, for Community Service in 2008, for Outstanding Work Performance in 2010, and for Innovative Team in 2011 and 2013; and

WHEREAS, Jackie has provided professional and loyal service to the City of Roseville.

NOW, THEREFORE, I, SUSAN ROHAN, MAYOR OF THE CITY OF ROSEVILLE, CALIFORNIA, do hereby commend **JACQUELYN DEMUTH** for her 13 years of outstanding service and dedication to the City of Roseville and extend wishes for a long, healthy, and enjoyable retirement.

SIGNED this 5th day of December, 2018.

SUSAN ROHAN, MAYOR

ATTEST:

SONIA OROZCO, CITY CLERK
CITY OF ROSEVILLE, CALIFORNIA





COUNCIL COMMUNICATION

CC #: 9665
File #: 0102-10

Title: Resolution of Commendation to Toby August
Contact: Shelly Tilley 916-774-5785 STilley@roseville.ca.us

Meeting Date: 12/5/2018
Item #: 6.18.

RECOMMENDATION TO COUNCIL

Recommend Toby August be commended for 33 years of outstanding service and dedication to the City of Roseville and wished a long, healthy, and enjoyable retirement.

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

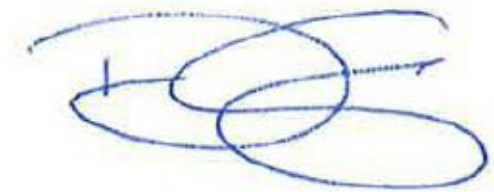
ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Shelly Tilley, Refuse Superintendent

Richard Plecker, Environmental Utilities Director

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

Dominick Casey, City Manager

ATTACHMENTS:

Description

August Resolution

CITY OF ROSEVILLE
RESOLUTION
OF
COMMENDATION

WHEREAS, Toby August began his distinguished career with the City of Roseville as an Equipment Service Worker in the Environmental Utilities – Refuse & Stormwater in October 1985; and

WHEREAS, Toby was promoted to a Refuse Collector in June 1993, promoted to a Refuse Truck Driver in June 1994, and promoted to a Senior Refuse Truck Driver in May 2002; and

WHEREAS, Toby has been a valuable contributor of the Solid Waste Division by performing his duties as an Equipment Service Worker and Refuse Truck Operator in a committed to Excellence manner; and

WHEREAS, Toby deservingly received a City of Roseville Pride of Roseville Commendation for Excellence award in July 1994 and the 2013 Emergency Response award; and

WHEREAS, Toby has provided professional and loyal service to the City of Roseville.

NOW, THEREFORE, I, SUSAN ROHAN, MAYOR OF THE CITY OF ROSEVILLE, CALIFORNIA, do hereby commend **TOBY AUGUST** for his 33 years of outstanding service and dedication to the City of Roseville and extend wishes for a long, healthy, and enjoyable retirement.

SIGNED this 5th day of December, 2018.

SUSAN ROHAN, MAYOR

ATTEST:

SONIA OROZCO, CITY CLERK
CITY OF ROSEVILLE, CALIFORNIA





COUNCIL COMMUNICATION

CC #: 9657
File #: 0800-02

Title: Integrated Resource Plan - Professional Services Agreement
Contact: Sean Bigley 916-774-5513 sbigley@roseville.ca.us

Meeting Date: 12/5/2018
Item #: 7.1.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution to approve a Professional Services Agreement with Stantec Consulting Services, Inc. for development of an Integrated Resource Plan, and authorize the City Manager to execute it.

BACKGROUND

The City of Roseville is a full service city that owns and operates its own water, electric, wastewater, solid waste and recycled water utilities. The Environmental Utilities Department (EU) is responsible for the ongoing delivery of services and prospective planning for the water, wastewater, solid waste and recycled water utilities and is responsible for the management of the City of Roseville's stormwater program.

EU wishes to develop a comprehensive Integrated Resource Plan (IRP) that 1) documents current settings, service levels and resource portfolios in the water, wastewater and recycled water utilities and stormwater program; 2) considers a range of possible changed futures stemming from regulatory/legislative/judicial changes, environmental changes, climate change, and changing customer or business needs leading up to the year 2050; 3) develop a range of alternative program or project responses to meet changed conditions, for reduced, similar and enhanced service levels; 4) assemble a master plan of activities and projects over the 2050 planning period; 5) summarize an integrated implementation plan to 2050 including the technical, operational, financial, legislative, educational, and customer strategies and tactics necessary for success.

It is expected the IRP will be an embodiment of EU's collective institutional knowledge and a foundational document for how EU conducts business through 2050. As such, cross-functional collaboration from senior to junior EU staff ranks is expected and encouraged in plan development.

As such, the proposed project will be a planning effort that spans over approximately two years and also includes a series of educational sessions on foundational utility operational factors, utility tools of the trade and a greater understanding of outside institutions, systems, frameworks and processes to allow for EU staff to participate in developing an IRP with a full context.

This context is key to ensuring that the IRP is ultimately useful, is owned by EU staff, and becomes foundational to the utilities in its planning, implementation and operation through 2050.

The IRP will initially focus on water and water-based utilities given Roseville's ongoing involvement in regional water supply reliability and water supply planning efforts. It is fully expected that other EU utilities, such as Solid Waste, will be involved and included in the development of the IRP and that in the fullness of time, those utilities strategies, tactics and needs will be fully reflected in the IRP and subsequent plans. As part of the project, staff will provide updates to City Council and also engage the community regarding the project - educating on the aspects of the project, answer questions and provide a venue for feedback.

Stantec Consulting Services, Inc. has experience developing Integrated Resources Plans and based on their proposal and the review process, EU recommends approval of the proposed Professional Services Agreement with Stantec Consulting Services, Inc. for a not-to-exceed amount of \$339,752.00 with the proposed project being equally budgeted in EU's Water and Wastewater Utilities via EU's Water Utility Construction Fund (\$169,876.00) and the EU's Wastewater Utility Local Connection Fees Fund (\$169,876.00).

FISCAL IMPACT

EU recommends approval of the proposed Professional Services Agreement with Stantec Consulting Services, Inc. for a not-to-exceed amount of \$339,752.00 with the proposed project being equally budgeted in EU's Water and Wastewater Utilities via EU's Water Utility Construction Fund (\$169,876.00) and the EU's Wastewater Utility Local Connection Fees Fund (\$169,876.00).

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Sean Bigley, Acting Water Utility Manager

Richard Plecker, Environmental Utilities Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 18-483

Professional Services Agreement

RESOLUTION NO. 18-483

APPROVING A PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE
CITY OF ROSEVILLE AND STANTEC CONSULTING SERVICES, INC., AND
AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF
THE CITY OF ROSEVILLE

WHEREAS, a professional services agreement for the development on an Integrated Resource Plan, by and between the City of Roseville and Stantec Consulting Services, Inc., has been reviewed by the City Council; and

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

PROFESSIONAL SERVICES AGREEMENT

Project: Integrated Resource Plan

THIS AGREEMENT is made and entered into this ____ day of _____, 20__,
by and between the City of Roseville, a municipal corporation ("CITY"), and Stantec Consulting
Services Inc., a New York corporation ("CONSULTANT"); and

W I T N E S S E T H:

WHEREAS, CITY desires professional services consisting of the development of an
integrated resource plan and related services; and

WHEREAS, CONSULTANT has prepared a proposal, which describes the scope of
work to be performed by CONSULTANT, the budget for the work, and the schedule for
performance of the work; and

WHEREAS, CONSULTANT is qualified and experienced to provide such professional
services.

NOW, THEREFORE, the parties agree as follows:

1. Services. CONSULTANT shall perform, at the direction of CITY, the scope of
services as described in EXHIBIT "A," attached hereto and incorporated herein by this
reference.
2. Compensation. For its services provided hereunder, CONSULTANT shall be
compensated on a time and expense basis in accordance with the budget estimate as described in

EXHIBIT "B," attached hereto and incorporated herein by this reference. Total compensation shall not exceed three hundred thirty-nine thousand, seven hundred fifty-two dollars (\$339,752.00).

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

3. Indemnification. To the fullest extent allowed by law, CONSULTANT shall defend, indemnify, and save and hold harmless CITY, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, to the extent resulting from or arising out of CONSULTANT's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement. In no event shall the cost to the defend CITY exceed CONSULTANT's proportionate percentage of fault.

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

Neither CITY nor CONSULTANT shall be liable to the other or shall make any claim for incidental, indirect or consequential damages arising out of or connected to this Agreement or the performance of services on this Project. This mutual waiver includes, but is not

limited to, damages related to loss of use, loss of profits, loss of income, unrealized energy savings, diminution of property value or loss of reimbursement or credits from governmental or other agencies.

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

<u>COVERAGE</u>	<u>LIMITS OF LIABILITY</u>
Workers' Compensation	Statutory
Commercial General Liability	\$1,000,000 each occurrence \$2,000,000 aggregate Personal Injury: \$1,000,000 each occurrence \$2,000,000 aggregate
Automobile Liability	\$1,000,000 combined single limit
Professional Liability (errors and omissions)	\$1,000,000 per claim \$2,000,000 aggregate

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

b. Additional Insureds. CONSULTANT shall also provide a separate endorsement form or section of the policy showing CITY, its officers, agents, employees and volunteers as additional insureds for each type of coverage, except for Workers' Compensation and Professional Liability. Such insurance shall specifically cover the contractual liability of CONSULTANT. The additional insured coverage under the CONSULTANT's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy,

and shall not seek contribution from CITY's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds.

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

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

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

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

regardless of tier. A copy of CITY's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.

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

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

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

The total amount of all claims the CITY may have against CONSULTANT under this Agreement or arising from the performance or non-performance of the Services under any theory of law, including but not limited to claims for negligence, negligent misrepresentation and breach of contract, shall be strictly limited to the fees paid to CONSULTANT under this

Agreement in addition to the insurance policy limits required herein applicable to the claim(s) at issue.

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

6. Time is of the Essence. Time is of the essence of this Agreement.

7. Compliance with Laws. CONSULTANT shall comply with all federal, state and local laws, ordinances and policies as may be applicable to the performance of services under this Agreement.

8. Ability to Perform. CONSULTANT agrees and represents that it has the time, ability and professional expertise to perform the services required under this Agreement.

9. Governing Agreement. In the event of any conflict between this Agreement and its EXHIBITS, the provisions of this Agreement shall govern. In the event of any conflict between any of the EXHIBITS, the provisions of the first in order of attachment shall govern.

10. Assignment. CONSULTANT is employed to perform unique personal services. CONSULTANT shall not assign this Agreement without the prior written consent of CITY. CONSULTANT shall not employ or otherwise incur any obligation to pay other specialists or experts for services in connection with this Agreement, without prior written consent of CITY.

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

12. Representations and Warranties. CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working for CONSULTANT, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, CITY shall have the right to terminate as void this Agreement, without liability, or, in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

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

14. Copyright, Ownership and Use of Materials. All tangible material ("Material") created or delivered pursuant to this Agreement is considered a work made for hire under the Copyright Act. To the extent such Material does not qualify as a work made for hire, CONSULTANT hereby assigns to CITY all right, title, and interest, including but not limited to all copyrights, in all Material created by CONSULTANT in its performance under this

Agreement. Material constitutes the scope of work outlined in Exhibit A and attached hereto, and all written and other tangible expressions, including but not limited to, drawings (including computer aided drawings), papers, documents, reports, surveys, renderings, exhibits, sketches, maps, models, prints, paintings or photographs, in any and all media or formats in which such materials have been created or are maintained. All Material furnished by CONSULTANT is, and shall remain, the property of CITY.

CONSULTANT shall execute any documents necessary to effectuate such assignment. In the event that CONSULTANT uses, employs, designates, or retains any person or entity who is not an employee of CONSULTANT, to perform any work required of it pursuant to this Agreement, CONSULTANT shall require said person or entity to execute an agreement containing the preceding paragraph. CITY agrees, to the fullest extent permitted by law, to indemnify and hold CONSULTANT harmless from any claim , liability cost (including reasonable attorney's fees and defense costs) arising or allegedly arising out of any reuse or modification of the Material by CITY or any person or entity that obtains the Material through CITY.

15. Termination of Agreement. The City may terminate this Agreement without cause by giving CONSULTANT ten (10) days advance written notice from the City Manager. CONSULTANT may terminate this Agreement without cause by giving CITY thirty (30) days advance written notice. In the event of termination through no fault of CONSULTANT, CITY shall compensate CONSULTANT for services performed as of the date of termination, upon the release to CITY of all Material hereunder, in any and all media or formats in which such materials have been created or are maintained. CITY retains the right to receive and use any Material, notwithstanding any termination or any dispute regarding the amount to be paid.

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

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

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

19. Notices. Any notices to parties required by this Agreement shall be delivered personally or mailed, U.S. first class postage prepaid, addressed as follows:

CITY OF ROSEVILLE

Richard D. Plecker
Environmental Utilities Director
2005 Hilltop Circle
Roseville, CA 95747

CONSULTANT

Ibrahim Khadarn
Stantec Project Manager
3301 C Street, Suite 1900
Sacramento, CA 95816

Either party may amend its address for notice by giving notice to the other party in writing.

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

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

CITY OF ROSEVILLE, a
municipal corporation

STANTEC CONSULTING SERVICES
INC., a New York corporation

BY: _____
DOMINICK CASEY
City Manager

BY: 
its: Vice President

and

ATTEST:

BY: _____
its: _____

BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY: 
RICHARD D. PLECKER
Environmental Utilities Director

OFFICER'S CERTIFICATE
of
STANTEC CONSULTING SERVICES INC.
A NEW YORK CORPORATION

I, the undersigned, do hereby certify that:

1. I am the duly elected and acting **Assistant Secretary** of **Stantec Consulting Services Inc.**, a **New York** corporation (the "**Corporation**").
2. On **June 15, 2018**, the following resolution was adopted by the Corporation's Board of Directors:

BE IT RESOLVED THAT:

1. the Corporation hereby adopts the Signing Authority Policy, as modified or amended from time to time, of Stantec Inc.
2. execution of any documents for and on behalf of the Corporation shall be governed by the Signing Authority Policy, as modified or amended from time to time, of Stantec Inc.;
3. the Secretary or any of the Corporate Counsels of the Corporation be authorized, empowered and directed from time to time as required to facilitate the execution of contracts or submission of proposals, to sign, and to seal with the Corporate Seal, Certificates of the foregoing action evidencing the authority delegated in the Signing Authority Policy, as amended from time to time, of Stantec Inc.

Yung-Hsin Sun is a **Vice President** of the Corporation, and in that capacity is duly authorized to sign proposals and enter into agreements for professional services in accordance with the Corporation's Signing Authority Policy in connection with the following project:

**Integrated Resource Plan
for City of Roseville
Environmental Utilities Department**

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Corporation, this 22nd day of October 2018.

Corporate Seal:



Jeffrey P. Stone
Vice President and Associate General Counsel
Assistant Secretary

RESOLUTIONS OF THE DIRECTORS OF
STANTEC CONSULTING SERVICES INC.
PASSED AND ADOPTED BY THE DIRECTORS
THIS 15th DAY OF JUNE, 2018

The undersigned, being all the directors of Stantec Consulting Services Inc. (the "**Corporation**"), hereby consent to the adoption of the following resolutions in lieu of holding a regular Board of Directors' meeting.

WHEREAS, from time to time the Corporation is required to provide evidence that certain individual employees have been authorized and empowered by the Board to sign contracts or proposals on behalf of the Corporation; and

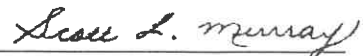
WHEREAS, the Corporation and its affiliated companies have developed, published and operate utilizing the Signing Authority Policy, as modified and amended from time to time, of Stantec Inc., which includes authority to sign contracts and proposals on behalf of the Corporation.

BE IT RESOLVED THAT:

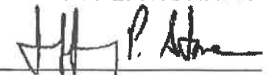
1. the Corporation hereby adopts the Signing Authority Policy, as modified or amended from time to time, of Stantec Inc.
2. execution of any documents for and on behalf of the Corporation shall be governed by the Signing Authority Policy, as modified or amended from time to time, of Stantec Inc.;
3. the Secretary or any of the Corporate Counsels of the Corporation be authorized, empowered and directed from time to time as required to facilitate the execution of contracts or submission of proposals, to sign, and to seal with the Corporate Seal, Certificates of the foregoing action evidencing the authority delegated in the Signing Authority Policy, as amended from time to time, of Stantec Inc.

This action may be signed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one instrument. Each director may execute this resolution in electronic format, either by facsimile or portable document format (PDF) and delivery of such executed document shall be proof of execution by the director thereto. This action shall be filed with the minutes of the proceedings of the Board of Directors and shall be effective as of the date set forth above.

THE UNDERSIGNED, being all of the directors of the Corporation entitled to attend and vote at a meeting of the directors of the Corporation, do hereby consent to and approve of the foregoing resolutions in writing as evidenced by their signatures hereto on the day and year first above written.



SCOTT L. MURRAY



JEFFREY P. STONE

EXHIBIT "A"

SCOPE OF SERVICES

Description of Services

Stantec Consulting Services Inc. (hereinafter called "CONSULTANT") agrees to perform the following services: Development of an Integrated Resource Plan (IRP) and Related Services.

Background

The City of Roseville's (CITY) Environmental Utilities Department (EU) is requesting the development of an IRP and related services. The process for developing the IRP is broken into 6 steps that are organized into 5 Tasks:

- Step 1: Organization Situation Assessment and Process Design (Task 4)
- Step 2: Water Reliability Assessment (Task 2)
- Step 3: Options Identification (Task 3)
- Step 4: Options Evaluation (Task 3)
- Step 5: Implementation Strategy (Task 1)
- Step 6: IRP Preparation (Task 1)
- As needed implementation support (Task 5)

These 5 planning and technical tasks in this Scope of Services are numbered consistent with that in the Request for Proposals (dated 8 Aug 2018). In addition to those 5 tasks, a project management task is included as Task 6. Services included in this Agreement are described below.

Task 1.0 – IRP Executive Summary and Related Overarching Elements

The purpose of the IRP Executive Summary and related elements is to set the purpose and objectives of the IRP as it relates to EU's planning goals to 2050. The deliverable will be in a format that summarizes the plan's framework, objectives, and organization in a manner that executive-level staff and elected officials can get a quick and clear summary of the IRP. The project deliverables noted in Tasks 2.0, 3.0 and 4.0, will effectively become attachments to the IRP.

Step 5: Implementation Strategy

CONSULTANT with input from technical workshop discussions, will develop an implementation strategy for the prioritized reliability enhancement options. The trade-off analysis of the identified options evaluated in Step 4 (Task 3) will be developed and discussed in the workshop to facilitate the review and prioritization. CONSULTANT will develop informational graphics and representations to best display the outcomes of the multi-factor evaluation to enhance understanding of complex information and promote clarity in decision making. The implementation strategy will include sequencing of the prioritized options and key milestone and decision points for phasing.

Step 6: IRP Preparation

CONSULTANT will prepare the Draft IRP Executive Summary relying heavily on outcomes from Tasks 2.0 – 5.0, incorporating findings from the prepared TMs. The Draft IRP Executive Summary will be

developed as a stand-alone document to memorialize IRP purposes, process, findings, and recommendations. Revised Draft TMs, prepared throughout the project to document findings from discrete activities, will be compiled as attachments to the IRP. After receiving CITY review feedback on the Draft IRP Executive Summary, CONSULTANT will prepare the Final IRP Executive Summary and any required presentation and briefing materials.

Task 2.0 -Water Reliability Assessment

The purpose of the water supply reliability assessment is to evaluate the CITY's current and future water supply reliability needs, assess the risks and impact of current and future droughts (hydrological and regulatory), including the effects of climate change, and summarize the baselines risks and economic costs for the CITY associated with the a "no action" scenario. Assessment of the CITY's vulnerabilities in terms of its water supply reliability will also be conducted.

Step 2: Water Reliability Assessment

CONSULTANT will leverage available planning studies and ongoing planning efforts to efficiently assemble information on (a) water supply and demand, (b) water infrastructure, (c) vulnerability and threats to water reliability, and (d) long-term climate change effects.

To develop necessary work, CONSULTANT will leverage existing technical work, studies, and strategies where feasible, coupled with original analyses, as needed, in conjunction with consulting with EU staff, at multiple levels. Information and data needed to develop the vulnerability assessment will make effective use of existing and readily available sources. It is anticipated that sources will include regional, State, and federal studies and datasets; local agency information; and existing modeling datasets. The planning horizons for the assessment will be focused on 2020, 2035 and 2050.

The assembled information shall serve as an input to two (2) technical workshops to assess the CITY's short-term and long-term water supply reliability, and its key vulnerabilities and threats. Output from the technical workshops will be summarized in the Draft Water Reliability Assessment Technical Memorandum (TM). The Revised Draft TM will incorporate CITY review comments.

Key tasks for the water reliability assessment will include:

- **Defining Planning Scenarios** – Using input from EU staff and stakeholders, CONSULTANT will identify a range of possible changed futures stemming from regulatory/legislative/judicial changes, environmental changes, climate change, and changing customer or business needs to the year 2050. These planning scenarios should cover a range of potential slow and fast growth rates for the CITY, and moderate to extreme drought conditions.
- **Water Supply Portfolio Analysis** – CONSULTANT will develop a summary of water rights and contract entitlements, groundwater production capacity, and recycled water as well as assess the priority and place of use restrictions for surface water rights, and reliability of contract entitlements. Using historical water use information and other available information, CONSULTANT will:
 - Develop an estimate of total water demands under existing and projected future demands (2020, 2035, and 2050).
 - Estimate total source capacity and storage capacity (i.e., surface water, groundwater pumping capacity, available storage, and interconnections).

- Compare total source capacity with estimated water demands for existing and future demand conditions, and under dry and average hydrologic conditions, highlighting the demand variability throughout the course of a year, and variability of supplies across multiple years of different hydrological conditions.
- **Inventory Major Water Infrastructure** – CONSULTANT will develop an inventory of key water infrastructure assets (diversions, interties, water treatment, groundwater wells, etc.) along with a geographical information system (GIS) based map of major CITY and regional water infrastructure to identify the current ability to move water around the region. Data in the map will include water system interconnections, as well as information on major pipelines, and system operating pressures. The resulting information will be used to characterize the adequacy of regional conveyance capacities and interconnections.
- **Determine the City of Roseville's Ideal Level of Service** – CONSULTANT, working with EU staff, will establish the desired level of service (or water supply reliability threshold) under drought conditions and level of risk tolerance with regard to water reliability. This threshold will be used to measure the degree of vulnerability from the various threats. Ideally multiple thresholds will be established through input from the EU staff and stakeholders to define minimum and desired levels under various drought conditions.
- **Identify Potential Threats and Vulnerabilities** – Using the identified planning scenarios, CONSULTANT will assess vulnerabilities of water supply reliability under conditions of:
 - Hydrologic and regulatory droughts (low reservoir storage, low precipitation and snow pack, water rights curtailments, water contract entitlement reductions, state-mandated conservation targets);
 - Future climate change using the existing climate impacts assessment included in the American River Basin Integrated Regional Water Management Plan (ARB IRWMP) and other planning documents completed or underway regionally that analyze such scenarios.
 - Additionally, information from an ongoing Reclamation American River Basin Study should be used to inform vulnerabilities under future climate conditions.
 - Identified key vulnerabilities and organize them into logical categories that facilitate identification and evaluation of potential mitigation and response actions. Examples of potential categories include: treatment facility conditions, treated water conveyance and interconnections, untreated water conveyance, operational efficiency and utilization, and institutional/regulatory pressures and constraints.
- **Summarize the Risks and Economic Costs of "Do Nothing" Option** – CONSULTANT will develop a concise description of the water reliability (shortage) risks, economic costs, and lost economic opportunities for the "do nothing" option under each of planning scenarios. Graphic displays will be developed to provide stakeholders and the public with quick visual summary of the technical findings.

Task 3.0 - Reliability Enhancement Options Evaluation

reliability. This evaluation will serve as input to the IRP development process, which will take an expansive look at potential actions and activities to improve water reliability. Key activities in the water reliability assessment will include:

Step 3: Options Identification

CONSULTANT will use workshop discussions to develop a comprehensive list of options, in addition to following key strategic options for enhancing the CITY's water reliability:

- Ophir Water Supply Project.
- RiverArc Project.
- Optimization of existing groundwater infrastructure within the CITY's city limits.
- Planning and siting of additional groundwater infrastructure.
- Regional Conjunctive Use and Groundwater Banking.
- Exploration of advanced uses of recycled water.
- Planning and siting of passive recharge of surface water into the groundwater basin underlying the CITY.
- Benefits to Folsom Reservoir reliability of the proposed Sites Reservoir, once completed and operational.
- Use of transferred and reassigned CVP supplies from other American River Division Contractors.

CONSULTANT will conduct preliminary screening of the comprehensive list of options using input from workshop participants. The purpose of this preliminary screening is to identify major flaws or undesirable attributes of the compiled options, which will be eliminated from further consideration. Output from this step will be summarized in the Draft Reliability Enhancement Options Identification TM. The Revised Draft TM will incorporate CITY review comments.

Step 4: Options Evaluation

To evaluate the reliability enhancement options compiled in Step 3, CONSULTANT will establish evaluation criteria and associated metrics for evaluation of options. The categories of evaluation criteria will include assessment of benefits and costs, effectiveness and efficiency, feasibility, implementation readiness/complexity, and uncertainties. Under these broad categories, additional detailed criteria and metrics may be developed and confirmed with EU staff. In addition to the evaluation criteria and metrics, a scoring process and prioritization methodology will be developed.

The evaluation of options shall rely on available information on costs and benefits. CONSULTANT will leverage existing analyses, technical memorandum or studies on any, and all, of the topic areas above to the maximum extent possible and practical, with original analyses incorporated, as needed. The results of these evaluations shall be vetted through three technical workshops with EU staff.

CONSULTANT will prioritize the evaluated options using the evaluation results of the criteria and metrics. The prioritization process will be setup to facilitate prudent decision making through comparison of the varying degrees of complexity, uncertainty, cost, and acceptability of the options. Output from this step will be summarized in the Draft Reliability Enhancement Options Evaluation TM. The Revised Draft TM will incorporate CITY review comments.

Task 4.0 – Organization Situational Assessment and Process Design

An internal Situation Assessment (SA) conducted by CONSULTANT will be used to inform project design, engagement and collaboration; and result in an appraisal of agency and stakeholder needs, wants, and values. In this task, EU wishes to leverage this comprehensive planning effort as an opportunity to provide a basis to educate and prepare current and future leaders in EU through their participation in the

development and implementation of the IRP, recognizing multi-generations of staff in the organization will be engaged and use the IRP to guide future decisions and activities.

Step 1: Organization Situation Assessment and Process Design

Key activities for the organization situational assessment and process design will include:

- Confirm key internal stakeholder voices that must be engaged in this process.
- At the beginning of IRP development, it is critical to establish planning goals. CONSULTANT will review past CITY plans and any governing documents to identify potential existing goals as well as bring our own experience with successful goals from other IRPs. The workshop will provide an opportunity for participants to discuss the success factors in their day-to-day jobs and goals for EU as an organization. This is an important discussion that not only provides key input to the IRP but also is the perfect, positive starting point for integrating the EU participants with each other and CONSULTANT staff.
- After solidifying the planning goals, CONSULTANT will conduct a multi-faceted internal situation assessment to measure organizational readiness for the new planning approach. Several approaches will be used to gather input ranging from surveys to interviews and focus groups. Assessment tools will be selected in consultation with the EU planning team. The assessment will be designed to ensure all EU staff have an opportunity to participate and concurrently allow a representative sample of staff at all levels to be engaged in more in-depth discussions.
- Upon completion of the assessment, all EU staff will be given an opportunity to learn about and refine the results. This input will then be used to inform the planning process, and support development of a project communications and education strategy. In addition, the assessment provides a baseline measurement tool for future internal assessments and allow EU leadership to adjust staff engagement methods to meet the needs of staff, the CITY, and its constituents.

Output from this step will be summarized in the Draft Reliability Enhancement Options Identifications TM. The Revised Draft TM will incorporate CITY review comments.

Technical Workshop Facilitation

CONSULTANT shall provide facilitation services to up to 12 technical workshops with EU staff throughout the plan development process to cover key IRP topics and technical content to support the staged development of the IRP (described in Tasks 1 through 5). As part of the workshops, EU staff will be encouraged to help develop and present short educational modules with the assistance of CONSULTANT's experienced facilitators. This proposed approach will prepare staff at all levels of the organization to engage in development and implementation in the IRP, empower staff members, and develop a culture of information exchange in EU. Technical materials and agenda for each workshop shall be developed under the corresponding Task (1 through 5) that it supports. Workshop meeting summaries shall be developed under this task.

Task 5.0 – IRP updates and Implementation Assistance

At the request of the CITY and up to the Not-to-Exceed estimate in the cost proposal, CONSULTANT will (1) update part, or all, of the IRP, as needed to ensure that the document serves as a living strategy document for use by EU staff through 2050, and (2) provide IRP-related implementation support.

Task 6.0 – Project Management

CONSULTANT will manage the services under this Agreement such that the work is completed within the cost proposal stated (attached), in accordance with the project schedule (attached), and in good quality. In this task, CONSULTANT will conduct project coordination and management for the duration of the Agreement including monthly project invoices and progress status summaries, team coordination, management of project budget and scope, etc.

Summary of Deliverables

Task	Deliverables
1	Draft IRP Executive Summary
	Final IRP Executive Summary
	Presentation and briefing materials
2	Draft and Revised Water Reliability Assessment TM
3	Draft and Revised Draft Reliability Enhancement Options Identification TM. The TM shall cover the following options identified in FRQ (dated 8 Aug 2018): • Ophir Water Supply Project. • RiverArc Project. • Optimization of existing groundwater infrastructure within the CITY's city limits. • Planning and siting of additional groundwater infrastructure. • Regional Conjunctive Use and Groundwater Banking. • Exploration of advanced uses of recycled water. • Planning and siting of passive recharge of surface water into the groundwater basin underlying the CITY. • Benefits to Folsom Reservoir reliability of the proposed Sites Reservoir, once completed and operational. • Use of transferred and reassigned CVP supplies from other American River Division Contractors.
	Draft and Revised Draft Reliability Enhancement Options Evaluation TM
4	Draft and Revised Draft Internal Situation Assessment and Process Design TM
	Meeting summaries for twelve (12) one-day workshops
5	IRP Updates (as needed)
	IRP Implementation Support (as needed)
6	Monthly project invoices and project status summaries

EXHIBIT “B”

Budget

Task	Description	Budget
1	IRP Executive Summary and Related Overarching Elements	\$81,465
2	Water Reliability Assessment	\$85,415
3	Reliability Enhancement Options Evaluation	\$107,053
4	Organization Situation Assessment	\$30,689
5	IRP Updates and Implementation Assistance	\$26,366
6	Project Management	\$8,764
	TOTAL	\$339,752



COUNCIL COMMUNICATION

CC #: 9672
File #: 0600-01

Title: Roseville Police Officer Association - Memorandum of Understanding
Contact: Stacey Peterson 916-774-5374 slpeterson@roseville.ca.us

Meeting Date: 12/5/2018
Item #: 8.1.

RECOMMENDATION TO COUNCIL

It is recommended that the City Council take the following actions:

1. Adopt a resolution approving the attached Roseville Police Officer Association (RPOA) Memorandum of Understanding.
2. Adopt an ordinance approving the attached budget adjustments to provide funding for the RPOA salary adjustments.
3. Adopt an ordinance to approve the attached RPOA Salary Schedule A and Salary Schedule B (Appendix A) reflecting labor market adjustments.

BACKGROUND

The successor Memorandum of Understanding (MOU) for RPOA will expire on December 31, 2018. During the negotiations in the last and current cycle with City of Roseville employee bargaining units, the City's goal has been to ensure it is competitive in the marketplace on recruitment and retention among comparable cities while maintaining fiscal responsibility. An important aspect of the City's policy on negotiations is to move towards consistency, wherever appropriate and practicable. In particular, the City has strived to achieve internal equity among the employee group's medical benefits for current employees, salary relationships on individual classifications to the median among comparable agencies while taking into account recruitment and retention, general salary increases, and strategies to contain pension costs.

RECOMMENDATION

After numerous bargaining sessions, the City and the RPOA reached a tentative agreement on November 20, 2018. The tentative agreement was anticipated to be ratified by the RPOA membership by close of business on Friday, November 30, 2018. The significant provisions of the agreement are as follows:

Term

The term covers three years ending December 31, 2021.

Salaries

Adjustments to the salaries fall in two categories: those that address labor market and those that address general salary increases across the group.

The proposed labor market adjustments are the result of a comprehensive total compensation study that was completed using our comparator jurisdictions. The labor market adjustments are being recommended for implementation in year one for critical recruitment and retention classifications.

Police Officers

January 2019

6.54% salary increase

Police Sergeants

January 2019

5.35% salary increase

A general salary increase is proposed for all classifications:

January 2020

2.0% salary increase

January 2021

Total Compensation Study Market Adjustment (TBD) – staff will present the results of the study prior to the effective date for approval.

Salary Schedule B – Removal of 4 Lower Steps

For employees hired after January 23, 2016, the number of salary steps was increased from 7 steps, with 5% between each step, to 13 steps, with 2.5% between each step, to slow the impact on pension obligations. Based on the serious recruiting and retention challenges for the Police Officer classification, it is proposed that the four lower salary steps be removed from the Salary Schedule B salary range. Currently, there are eight employees in the lower four salary steps who will need to be increased to the new step A on the Police Officer salary range, which is the current step E.

Health and Welfare

A \$30 per month increase in the City Flex Credit, is recommended in each year of the contract. Currently, the total health contribution provided by the City is \$1,515 per month, including both the City medical contribution (\$1,347/mo.) and Flex Credit benefit (\$168/mo.). The following is a summary of the recommended Flex Credit benefit increase:

December 2019

\$30/month for a total monthly flex credit of \$198/mo.

December 2020

\$30/month for a total monthly flex credit of \$228/mo.

December 2021

\$30/month for a total monthly flex credit of \$258/mo.

Leaves

Accrued sick leave hours will only be paid out based on the schedule to employees who retire from the City to promote retention with the City.

FISCAL IMPACT

The cost of the approved RPOA MOU in FY2018/19 is \$622,221.00, which will be funded by one-time monies in the Supplemental Law Enforcement Fund (210). The cost to the current fiscal year will be added to the FY2018/19 budget via the attached budget adjustment. The overall ongoing costs of salary and benefit increases in the 3 year MOU is \$3,995,730.00, not accounting for the cost in year 3 of the Labor Market study to maintain salaries at market median consistent with the City salary philosophy that will be recommended to Council prior to approval.

ECONOMIC DEVELOPMENT / JOBS CREATED

No new jobs will be created by this action.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Stacey Peterson, Human Resources Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 18-497

RPOA MOU

Ordinance No. 6034

budget adjustment

Ordinance No. 6035

RPOA Salary Schedule A

RPOA Salary Schedule B

RESOLUTION NO. 18-497

APPROVING A MASTER MEMORANDUM OF UNDERSTANDING
BETWEEN CITY OF ROSEVILLE AND THE ROSEVILLE POLICE OFFICERS
ASSOCIATION AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON
BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a Master Memorandum of Understanding, between the City of Roseville and the Roseville Police Officers Association, has been reviewed by the City Council;

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

Master Memorandum of Understanding

Roseville Police Officers' Association and City of Roseville



Term of Agreement:
January 1, 2019 - December 31, 2021



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MEMORANDUM OF AGREEMENT

CHAPTER 1. ADMINISTRATION

ARTICLE I. PREAMBLE

This Memorandum of Agreement, hereafter referred to alternatively as "the Agreement," "Memorandum of Understanding," or "MOU," entered into by the City of Roseville, hereafter referred to as "the City" or "the employer" pursuant to Section 3500, et seq. of the Government Code of the State of California and Resolution No. 72-55 of the City of Roseville, and the Roseville Police Officer's Association, hereafter referred to as "RPOA" or "the Association" has as its purpose the promotion of harmonious labor relations between the City and RPOA; establishment of an equitable and peaceful procedure for the resolution of differences; and the establishment of rates of pay, hours of work, and other terms and conditions of employment.

The term "Agreement" as used herein means the written agreement provided under Section 3505.1 of the Government Code.

ARTICLE II. RECOGNITION

Pursuant to the Meyers-Milias-Brown Act, the City recognizes the Roseville Police Officer's Association as the exclusive representative for all employees in the bargaining unit as provided by Chapter 3.17 of the City's Personnel Rules.

ARTICLE III. CONTINUATION OF BENEFITS

- A. This Memorandum of Understanding is intended both as the final expression of the agreement between the parties with respect to the included terms and as a complete and exclusive statement of the terms of this Memorandum of Understanding. No amendment, alteration, understanding, variation, waiver or modification of any terms of provisions of this Memorandum of Understanding shall in any manner be binding upon the parties unless made and executed in writing between the parties hereto and approved and implemented by the City Council.
- B. Terms and conditions of employment as specified in this Memorandum shall remain in full force and effect during the term of this Memorandum unless modified pursuant to the above paragraph.
- C. The parties agree that all applicable City Personnel Rules apply to the RPOA except for as expressly provided for herein.

ARTICLE IV. TERMS OF UNDERSTANDING

This Memorandum of Understanding incorporates all modifications regarding wages, hours, and other terms and conditions of employment. This Memorandum of Understanding shall be effective as of the first full payperiod after City Council approval and shall expire December 31, 2021.

ARTICLE V. SEVERABILITY OF AGREEMENT

This Memorandum of Understanding is severable. Should any provision of this Agreement be found unlawful or unenforceable by a court of competent jurisdiction, or invalidated by subsequently enacted legislation, the remainder of the Agreement shall continue in force. Upon occurrence of such an event, the parties shall meet and confer as soon as practical to renegotiate the invalidated provision(s).

CHAPTER 2. SALARIES AND OTHER COMPENSATION

ARTICLE I. SALARIES

- A. **Labor Market Adjustments** - Effective the first full pay period in January 2019 or upon approval of the City Council, whichever is latest, the following salary increases shall be implemented for employees in the classifications listed below:

January 2019

Police Officer	6.54%
Sergeant	5.35%

First full pay period in January 2020

Effective the first full pay period in January 2020, the classification salary schedules (base salary) listed in Appendix "G" shall be increased by two percent (2%).

Labor Market Adjustments: First full pay period in January 2021

Salary increases shall be determined for employees classified as (1) Police Officer and (2) Sergeant based on a Total Compensation Study. The effective date of the Total Compensation Study survey data is July 1, 2020.

The Total Compensation Study will use the agencies provided in Appendix "Z" for comparison and will be based on the same salary and benefit elements and methodology used in the 2018 Total Compensation Study for each classification, which include:

- Minimum Base Salary
- Maximum Base Salary
- Employee's Portion of PERS Paid by the Employer (%)
- Employee's Portion of PERS Paid by the Employer
- Deferred Compensation
- Longevity Pay (Year 10)
- Maximum Education/Certification Pay
- Education/Certification Pay Notes
- Cafeteria Plan
- Health (Most Expensive Plan)
- Dental
- Vision
- Life Insurance
- Long-Term Disability Insurance
- Retiree Health Savings Account (RHSA)
- Social Security/Medi-Care
- Employee Contributions Towards RHSA
- Employer Portion of Retirement Paid by the Employee

The Total Compensation Study will be prepared at the City's expense and the City will provide a draft of the result of the Total Compensation Study to RPOA for comments and to review for accuracy no later than November 2, 2020. The RPOA will provide any comments regarding the accuracy of the Total Compensation Survey no later than November 13, 2020. The City will provide a salary increase for each classification falling below the total compensation market median by an amount to match the market median.

B. Reopener Provision.

The City may reopen this contract if the following occurs:

1. The City loses the ability to collect, levy or transfer to the general fund, lighting and landscape assessments or the four percent (4%) in-lieu fee from the City's various enterprise funds and the loss of these revenue sources exceeds \$1m; or
2. The Roseville voters by local ballot initiative approve the elimination or reduction of a revenue currently being levied or collected in the amount listed above.

The City and RPOA shall mutually agree to the manner in which reductions in expenditures are obtained to balance the City's General Fund. Any negotiation and implementation period shall not exceed sixty (60) calendar days.

The City will meet and confer over any impacts proposed due to a revenue loss. The City will also work closely with RPOA to mitigate the impacts of these revenue losses.

In the event the City's other revenues increase or exceed the amount of any lost revenue, levy or transfer to the General Fund, the City shall not reopen the MOU.

- C. Effective the first full pay period in January 2016 or upon approval by the Council whichever is latest, all employees hired prior to the first pay period after City Council approval will remain on the current salary schedule (A) in Appendix G for all listed classifications. All such employees will continue on this salary schedule when promoted or transferred to other classifications.
- D. Effective the first full pay period in January 2016 or upon approval by the Council whichever is latest, the City will create a second salary schedule (B) in Appendix G which will apply to new hires for all listed classifications in the bargaining unit. For purposes of this provision, any employee who was initially hired prior to the first pay period after City Council approval that had a break in City service and was rehired after the first pay period after City Council approval will be deemed a newly hired employee under this provision.

ARTICLE II. DIFFERENTIAL/TRAINING PAY

Any employee designated in writing to provide formalized training to a new employee (to orient or train) shall receive a five percent (5%) differential in salary. Formalized training programs must be established in order for an employee to be eligible for the training differential pay. In-service training does not qualify for the training differential pay.

The following parameters apply to qualifying for the differential/training pay:

Primary Field Training Officers (FTOs):

Eight Primary Field Training Officers will be identified through an interview process. Primary FTOs will receive the differential/training pay even when they are not assigned a trainee. Primary FTOs are subject to the following parameters:

- 1) One FTO will be assigned to each Patrol Shift. One slot will be blocked out on each shift and assigned as a FTO position. Primary FTOs will bid for those shifts during the shift bid process based on their Department seniority.
- 2) Primary FTOs will be evaluated by the FTO Lieutenant/Sergeant once each year for continued participation as a Primary FTO. If the evaluation determines the Primary FTO is no longer meeting the requirements of the position, the FTO Lieutenant/Sergeant may recommend to the

Chief of Police that the FTO be removed from the Primary role and either reassigned as a Secondary FTO or removed from the training program. Participation as a primary FTO will be at the discretion of the Chief of Police. This evaluation period will take place in advance of the shift bidding process so staff may bid for their shift appropriately.

- 3) Considerations will be given to a candidate's role as a Secondary FTO when filling any open Primary FTO positions.

Secondary Field Training Officers:

Secondary FTOs will be identified through an interview process as deemed necessary to fill training needs of the Department. Secondary FTOs will receive the differential/training pay for all hours worked when assigned a trainee.

Academy Field Training Officers:

Training Officers assigned to monitor trainees in the Police Academy shall receive the differential/training pay for the duration of the academy assignment. If the Training Officer is already receiving the differential/training pay for a Primary or Secondary Field Training Officer assignment and is assigned to monitor academy trainees, they only receive the differential/training pay for one assignment.

ARTICLE III. EDUCATIONAL INCENTIVE

- A. The following employees shall receive the following noncumulative monthly educational incentive payments in consideration of the prescribed standards of educational achievement as indicated below:

Police Officer or Police Sergeant - AA Degree from an accredited college or university or POST Intermediate Certificate: five percent (5%) of base pay.

Police Officer or Police Sergeant - BA degree from an accredited college or university or POST Advanced Certificate: twelve and one-half percent (12.5%) of base pay.

For the purposes of defining achievement of a certificate, submission of the signed certificate application to California POST shall constitute proof.

- B. Educational incentive pay shall not be computed for payroll purposes such that the payment results in a supplement to base salary compensation, particularly where it would have a compounding wage effect upon overtime and acting assignment compensation. Rather, educational incentive payments shall be included in bi-weekly payrolls and shall constitute a form of compensation separate and apart from any other form of compensation.
- C. Employees may not receive educational pay for both an AA degree/POST Intermediate Certificate and a BA/BS degree/POST Advanced Certificate; they are not cumulative payments and only one or the other qualifies for payment.

ARTICLE IV. SERVICE TERM BONUS

1. In recognition of the substantial contribution to the community made by employees as a result of the length of their aggregate City service, the City shall annually award each applicable employee hired prior to the first pay period after City Council approval, a service term bonus pay as indicated below.

Service Term

Service Term Bonus

Beginning of 10th year to
completion of 14th year 2.5% of base salary

Beginning of 15th year and
every year thereafter 5.0% of base salary

The Service Term Bonus shall not exceed five percent (5.0%).

Service term pay shall be included on each eligible employee's bi-weekly payroll.

The service term pay is to be considered as part of an employee's total compensation. The maximum cost of the service term pay shall be used when calculating total compensation for the purpose of comparing salaries and benefits of the City to other benchmark agencies.

2. Employees hired on or after January 1, 2016, who receive a satisfactory or above annual performance review shall receive an annual lump sum performance bonus as follows:

<u>Service Term</u>	<u>Performance Bonus</u>
Beginning of 10th year to completion of 14th year	2.5% of the annual base salary
Beginning of 15th year and every year thereafter	5.0% of the annual base salary

The annual lump sum performance bonus shall be paid with the first full pay check in January each year based upon the base salary paid during the first full pay period in the previous November of each year.

ARTICLE V. COURT APPEARANCE

A. Standby

Employees who are off duty (excluding sick leave days off or Workers' Compensation leave) awaiting court appearance and such appearance is cancelled by the court, shall receive standby pay of two (2) hours pay at their overtime rate. In the event the employee is notified of the cancelled court appearance prior to the end of their last regularly scheduled shift, the employee shall not be entitled to any standby pay. If an employee is scheduled to appear in court within two (2) hours of the time he/she is to report for duty and the appearance is cancelled, the employee will receive standby pay only up to the time he/she is to report for duty. In no way will the employee's eligibility for standby pay and actual work hours overlap. For multiple same day subpoenas, an employee is entitled to receive standby pay in accordance with this Article when the employee has subpoenas for the morning (0800-1200 hours) and afternoon (1300-1700 hours) and when one or both are cancelled. Standby shall be paid for both subpoenas so long as appearance times do not overlap unless the employee is notified prior to 1230 hours in reference to any cancellation of the afternoon subpoena.

The required notification for this provision shall be one of the following:

1. Notice in person or by telephone to the employee including messages left on telephone recorders or answering devices at the employee's place of residence.
2. Voice mail delivered thirty (30) minutes prior to the end of the employee's last regularly scheduled shift.

B. Off Duty

Employees who are off duty and are required to make a court appearance shall be entitled to a minimum of four (4) hours of overtime pay for court appearances plus thirty (30) minutes of travel time for appearances outside of Roseville. Employees who begin a regular or other work shift within four (4) hours of their required court appearance time will be compensated hour-for-hour for time spent in court prior to the beginning of their work shift. If, during the four (4) hours an employee is required to report to a regular or other work shift, the court pay will terminate. In no way will court time pay overlap with a regular or other work shift. If the court schedules an employee for a second appearance on a subpoena, the employee will receive hour-for-hour pay on the second appearance as long as the court time does not fall within the employees regular work schedule. For multiple same day subpoenas, an employee shall receive four (4) hours of compensation for an a.m. appearance and an additional four (4) hours of compensation for a p.m. appearance so long as court is not cancelled and the court time does not overlap with the employee's regular work schedule. Finally, where there is a separation between the conclusion of the court appearance and the beginning of an employee's regular shift, the employee shall be eligible for four (4) hours of compensation.

C. Employees attending court shall not be compensated for the lunch recess.

D. Employees shall not be eligible for meal reimbursement during or for court appearances except in the case when a court appearance occurs on an employee's day off and the appearance is continued through the court lunch break. In this case the employee shall be reimbursed for the actual cost of the meal not to exceed ten dollars (\$10.00). Each reimbursement request must be accompanied by a receipt.

E. Employees who are scheduled for, and participate in, DMV telephone hearings outside of their scheduled workshift shall receive two (2) hours of compensation at the overtime rate. DMV hearing pay shall terminate when the hearing overlaps into the employee's scheduled workshift.

ARTICLE VI. OVERTIME

A. Overtime work may be required of any employee in order to meet special or unusual needs of service beneficial to the City and community. However, no employee may be required to work overtime during any scheduled work week in which he/she is on unpaid status due to disciplinary action. Overtime is defined as the number of hours worked in excess of the normal weekly schedule of work hours as illustrated below:

Employee Work Schedule

Eight hours per day, five days per week
Ten hours per day, four days per week
Flex-time approved by the City
Manager in writing

Overtime

Over forty hours in a week (5/8 plan)
Over forty hours in a week (4/10 plan)
Over the prescribed hours per week

Workers' Compensation leave and any sick leave hours are not to be considered to be hours worked for overtime purposes.

B. Incidental overtime, defined here as less than eight (8) minutes nonrecurrent extension of the workday/shift, is not compensable in any form.

C. Overtime shall be compensable in increments of fifteen (15) minutes.

D. Overtime shall be compensable at the rate of one and one-half (1 ½) times the employee's base hourly rate.

- E. Shift Extension. If an employee is called to work early or is worked beyond his/her normal work shift, compensation for overtime shall be calculated in accordance with Subsection C of this section.

F.

Shift Change:

To qualify for the below provisions, a shift change must result in less than twenty-four (24) consecutive hours off. Shift changes which exceed twenty-four (24) hours off and shift changes for purposes of training, or the transfer of probationary employees enrolled in the field training program shall not be eligible under this provision.

5/8 Schedule: Employees required to work more than five (5) consecutive shifts as a result of a shift change shall receive overtime on the sixth and succeeding consecutive shifts worked.

4/10 Schedule: Employees required to work more than four (4) consecutive shifts as a result of a shift change shall receive overtime on the fifth and succeeding consecutive shifts worked.

11 Hour Schedule:

Employees required to work more than four (4) consecutive shifts during their eleven (11) hour shift week as a result of a shift change shall receive overtime on the fifth and succeeding consecutive shifts worked.

- G. Compensatory Time Off (CTO). Compensatory time off shall be governed as follows:

1. Regular and probationary employees may accrue compensation time off in lieu of overtime pay. The accrual rate for compensatory time off shall be one and one-half (1 ½) hours for each hour of compensatory time worked.
2. Once an employee has been credited with compensatory time off, the employee shall either take the CTO or shall be paid for all hours accrued. Employees requesting payment for accrued CTO hours shall be paid by the next full pay period from the date requested.
3. Upon separation the employee will be paid at the employee's current hourly rate or average of last three (3) years whichever is higher for the remaining compensatory balance.
4. Maximum accumulation of compensatory time shall be reduced as follows:
 - a. Effective January 1, 2019, the maximum accumulation of CTO shall be two hundred and forty (20) hours;
 - b. Effective January 1, 2020, the maximum accumulation of CTO shall be two hundred (200) hour; and
 - c. Effective January 1, 2021, the maximum accumulation of CTO shall be one hundred and sixty (160) hours.
 - d. Employees with CTO balances above the maximum cap on January 1, 2019 shall be allowed to maintain said balances but shall not be allowed to accrue additional CTO hours until their balance drops below the cap identified above that respective year.
 - e. Employees at or below a CTO balance of 200 on January 1, 2019 shall be covered under subsection 4b of this Article and shall be capped at 200 hours. Employees

at or below a CTO balance of 160 on January 1, 2019 shall be covered under subsection 4c of this Article and shall be capped at 160 hours.

5. The City and Department agree that an employee's CTO request will generally be granted, unless granting the CTO would provide undue disruption to operation of the Department as determined by the Chief of Police or designee, including if it would result in below recommended minimum staffing levels on any shift. If the CTO request is for less than forty (40) hours and the employee provides at least fourteen (14) days' notice for the request, the Department agrees to grant CTO leave on the specific date requested even where backfilling on overtime is required unless granting the CTO would provide an undue disruption to operation of the Department as specified herein. If the CTO request is for more than forty (40) hours and the employee provides at least twenty-eight (28) days' notice for the request, the Department agrees to grant CTO leave on the specific date requested even where backfilling on overtime is required unless granting the CTO would provide an undue disruption to operation of the Department as specified herein.
 - a. Each shift shall be treated and considered separately.
 - b. Granting the CTO shift, as set forth in subparagraph 1, shall apply to requests issued after shift bidding. Requests for CTO leave prior to shift bidding shall be granted at the discretion of the Chief of Police or designee.
 - c. The employee requesting the use of CTO shall generally be notified as to whether the request has been granted by the end of his/her shift, or within a reasonable amount time thereafter. If an employee requests to use CTO on multiple shifts where other circumstances delay the Department's ability to grant or deny the request immediately, the Department shall notify the officer of whether the request is granted within a reasonable amount of time.

If within one year of employee's request, the time off has not been granted, the City shall cash-out the amount of the CTO requested.
 - d. Supervisors may grant CTO requests at their discretion where granting the leave may require the Department to backfill for overtime.
 - e. The Department agrees to grant CTO leave on the specific date requested even where backfilling on overtime is required, if the Department is unable to grant the employee CTO leave within fourteen (14) calendar days of the date the leave is requested. If the CTO request is for more than forty (40) hours, the number of calendar days to provide alternative leave dates shall be extended by twenty-eight (28) days for each additional block of forty (40) hours.
- H. Employees assigned to shift work whose regular work schedule requires work on a holiday shall be compensated at their straight time hourly base rate of pay for performance of work on holidays. Compensation for holidays worked for such employees shall be as set forth in this Agreement.
- I. Employees who are entitled to take holidays off work as holidays occur, and who are required to work on a holiday when they would otherwise observe the holiday off, shall be compensated by either of the following methods, the choice of which shall be made by the employee's supervisor in advance of such work:
 1. If an employee works the holiday and does not receive any other scheduled work day off in lieu of working the holiday, the employee shall be compensated at the rate of regular

pay plus time and-one half the employee's base hourly rate (for the actual number of hours worked on the holiday).

2. If an employee works the holiday and receives another scheduled work day off in lieu of working the holiday, the employee shall be compensated at the rate of time and one-half the employee's base hourly rate for the actual number of hours worked on the holiday. Under this option, the employee must be given another scheduled work day off within the period of five (5) working days after the worked holiday with corresponding notations upon appropriate payroll reports.

ARTICLE VII. STANDBY

The City agrees to the following standby provision concerning represented employees.

- A. Standby assignments for all employees, except those in the classification of Crime Suppression Sergeant, will be made on a weekly basis. Police Officers and Police Sergeants assigned to a weekly standby (Saturday through Friday) will be compensated at a rate of eleven (11) hours straight time pay per week. Employees in the classification of Crime Suppression Sergeant will be on standby throughout the year and will receive 5 (five) hours of straight time pay per pay period.
- B. Such payment shall be in addition to the overtime payments, which may be payable for call backs, pursuant to City Personnel Rules and Regulations. An employee on standby may be authorized to take a City vehicle home, provided the employee lives within the area bounded by heavy black lines on the attached map (Appendix "X").
- C. Employees shall be provided a communication device when assigned to standby.
- D. Employees are expected to respond to call backs as soon as possible but minimally within one (1) hour of notification.
- E. The department shall make standby assignments voluntary whenever practical.
- F. The City reserves the right to schedule standby as needed.

ARTICLE VIII. CALL BACK

Pursuant to Sections 3.12.040 of the City's Personnel Rules call back shall be governed as follows:

All regular and probationary employees are entitled to a minimum call back pay of two (2) hours at the appropriate overtime rate when said employee is required to return to work after leaving the work site at the end of their scheduled work shift or required to return to work on their scheduled day off. This provision does not apply when (i) employees are required to work beyond their normal work day/shift without having been called to return to work or (ii) when an employee is called in to work prior to the start of their work shift and the employee continues to work into their normal shift without having been released to go home.

ARTICLE IX. TAKE HOME VEHICLE

Employees who live within the boundaries of the attached map and are subject to off-duty call outs as determined by the chief of police may take home a city vehicle (Appendix "X").

ARTICLE X. WORK OUT OF CLASS

Pursuant to Roseville Municipal Code, Section 3.07.080, no employee shall be required to perform duties which are not closely related both in kind of work and in level of responsibility to duties formerly assigned

to positions in the class, except on a short-term, temporary, or emergency basis. However, if a supervisor assigns an employee to work out of class for four (4) hours or more per day, or one-half shift or more, the employee shall be paid the salary appropriate to that class for the entire day or the entire shift. If an employee is required to work out of class for a substantial period of time, request should be made by the department head either for reallocation of the existing position or for temporary appointment to a position in a more appropriate class. No request for reallocation or temporary appointment shall be considered, however, in situations where work assignment is less than one (1) calendar month's duration.

Compensation shall be five percent (5%) more than the employee's current salary rate in the lower class.

For employees assigned to management classifications, the compensation shall be ten percent (10%) more than the employee's current salary rate in the lower class. In the event that the top step in the higher range is less than ten percent (10%), the employee will be compensated at the top step of the higher class.

Temporary Acting Pay

An employee temporarily assigned in writing to an acting position in a classification with a higher salary range shall be compensated for the duration of the acting assignment by the payment of ten percent (10%) of the regular salary the employee received prior to the acting assignment, or the salary provided for in Step A of the higher classification, whichever is greater, but not to exceed top step of the higher classification for all time worked and any leave time paid. The higher classified position must be temporarily vacant due to a long-term absence of the incumbent or pending the filling of a vacant position. The temporary acting pay assignment shall be for a minimum of two full-time pay periods and limited to one year. Authorization for a temporary acting assignment must be given by the employee's supervisor and, except under emergency circumstances, requires advance approval of the department head, Human Resources Director and City Manager.

ARTICLE XI. MOTORCYCLE ASSIGNMENT

During the period in which an employee is assigned to operate a motor driven cycle as a part of the employee's regular duties, said employee shall be permitted to drive such vehicle home, provided the employee's residence is located within the boundaries as contained in Appendix "X".

ARTICLE XII. BILINGUAL PAY

Employees who are certified by the Human Resources Department as Spanish or Russian speaking will be paid \$100.00 per month (\$46.15 bi-weekly). At the discretion of the Department Head and upon certification by the Human Resources Department, employees may be compensated \$100.00 per month for other languages used during the course of employment. However, \$100 per month bilingual pay is the maximum amount an employee may receive no matter how many languages he/she is certified to speak.

ARTICLE XIII. CANINE OFFICER

- A. For a City owned canine certified for duty use, the City shall provide food, special food supplements and equipment as outlined in the Canine Operations Manual.
- B. The City shall obtain a health plan policy for the dog and shall be responsible for the premium. The health plan selected shall be at the sole selection of the City.
- C. The canine handler will receive seven (7) hours of overtime pay per pay period for the care and training of the dog. Time in excess of seven (7) hours per pay period will not be compensated. Compensation for time worked pursuant to this care may be taken in pay or CTO.

ARTICLE XIV. PAYROLL ERRORS

- A. In the event an error has been made in the payment of an employee's compensation (which may include, but is not limited to salary, overtime, payment or leave accruals), balances, or usages, City shall, for purposes of future compensation adjust such compensation to the correct amount, giving written notice to employee.
- B. In the event an employee received an overpayment or underpayment of wages, the City will provide documentation to the employee on the amount of overpayment or underpayment. Upon the written mutual agreement, between the City and the employee, one of the following methods may be selected:
 - 1. Lump sum payment by employee or employer;
 - 2. One-time deduction from usable vacation, compensatory time off (CTO), or holiday leave balances equivalent to the overpayment at the employee's current hourly rate;
 - 3. A repayment schedule through payroll adjustment; and/or
 - 4. Other means, as may be mutually agreed to between the parties.
- C. Action to enforce repayment of an overpayment, or to correct an underpayment, shall be limited to a period beginning on the first day of the city pay period three (3) years prior to the date that either the City or the employee gives written notice to the other that a payment error has occurred.

ARTICLE XV. RECRUITMENT INCENTIVE

Regular employees are eligible to receive a recruitment incentive in the event that the Human Resources Director determines that a new lateral Police Officer or Police Academy Graduate was successfully recruited into City employment by a current eligible employee. To be eligible for the incentive, a current employee must be designated by the new employee as the person who recruited him/her to City service. This designation shall be completed in writing via a form prescribed by the Human Resources Director on or about the date the employee is processed into City employment by the Human Resources Department. One incentive is available per new employee and may not be divided among multiple current employees.

The City shall provide a one-time lump sum payment or allocation of vacation leave hours to the eligible employee upon successful completion of each phase of the new employee's hire, training and probationary period, as follows:

- Phase 1: Upon hire of the new lateral Police Officer or Police Academy Graduate, the eligible employee can elect to receive an incentive of either a lump sum payment of \$250 or 6.25 hours of vacation leave (the selected incentive shall also apply to Phase 2 and Phase 3);
- Phase 2: Upon successful completion of the FTO Program by the new lateral Police Officer or Police Academy Graduate, the eligible employee will receive the selected incentive a second time; and
- Phase 3: Upon successful completion of the new lateral Police Officer's or Police Academy Graduate's probation period, the eligible employee will receive the selected incentive a third time.

The Recruitment Incentive Program is a pilot program and shall be reviewed annually for its effectiveness in recruiting quality police officers to the City of Roseville Police Department. This program may be

discontinued at the discretion of the City Manager upon thirty days' notice to employees, without any requirement to meet and confer.

Any disputes regarding the eligibility of an employee for the recruitment incentive shall be resolved by Chief of Police. This Article shall not be grievable.

ARTICLE XVI. GRAVEYARD SHIFT DIFFERENTIAL

- a. Employees assigned to work 90% or more of their hours between the hours of 8 p.m. and 8 a.m. on one or more shifts shall receive a shift differential of 2.5% of base pay for all hours worked.
- b. Employees regularly assigned to work 90% or more of their hours between the hours of 8 p.m. and 8 a.m. shall continue to receive the 2.5% shift differential even when they work shifts that would otherwise not qualify for shift differential payments.
- c. Employees whose normal work shift does not qualify for graveyard shift differential shall receive graveyard shift differential when working a qualifying shift (90% or more of the hours are between the hours of 8 p.m. and 8 a.m.

CHAPTER 3. LEAVES

ARTICLE I. HOLIDAYS

- A. Non-shift employees who are allowed to take holidays off shall receive holidays as provided below:
1. The following holidays shall be observed by the City with respect to all employees, except shift employees. For purposes of this section, shift employees (otherwise known as "shift workers") are those employees who are not allowed to take holidays off as they fall.
 - a) January 1st (New Year's Day)
 - b) The third Monday in January (Martin Luther King's Birthday)
 - c) The third Monday in February (Washington's Birthday)
 - d) The last Monday in May (Memorial Day)
 - e) July 4th (Independence Day)
 - f) The first Monday in September (Labor Day)
 - h) November 11th (Veteran's Day)
 - i) The day in November appointed by the President of the United States as Thanksgiving Day
 - j) The day immediately following Thanksgiving Day
 - k) December 25th (Christmas)
 - l) Sixteen (16) hours floating holiday to be taken any time during the fiscal year by employees who have completed at least six (6) months probationary service (pro-rated for part-time regular employees). The number of floating holiday hours to be credited to a new employee hired after July 1st shall be pro-rated based on the number of full months employed during that year. Employees unable to complete six (6) months of probationary service prior to June 30th shall not accrue or be eligible for any floating holidays that year. The employees and the employees' supervisors shall jointly determine a convenient date.
 2. The following non-recurring holidays shall be observed in any year in which they occur: Every day appointed by the President of the United States or the Governor of the State of California for a public fast, thanksgiving, or holiday (except Admission Day).
 3. If January 1st, July 4th, November 11th, or December 25th falls on a Saturday, the preceding Friday shall be a holiday; if any such day falls on a Sunday, then the following Monday shall be a holiday. If a holiday occurs on the employee's first normal day off, the employee shall take the preceding day as the holiday; however, if the holiday occurs on the employee's second consecutive normal day off, the employee shall take the following day as the holiday. This policy shall be adhered to where practical and may be modified only by written consent to other conditions by the department head.
- B. Shift employees who are not allowed to take holidays off as they fall (including detectives) shall receive one hundred and ten (110) holiday hours to be credited in advance on January 1st of each year. Employees may submit a request at any time after January 1st for a one-time lump sum of up to forty (40) hours' holiday pay prior to taking time off at straight salary. The balance of holiday hours must be requested by the employee. Payoff for unused holiday hours at the end of the calendar year will be granted only to employees who have previously submitted and been denied remaining holiday time off (excluding denials requested on holidays) otherwise employees shall lose the balance of holiday hours remaining at the end of the calendar year (December 31st).

1. All holiday time off is subject to advance approval of the first level management supervisor and department head. Employees must request holiday time off at least seven (7) workdays prior to the requested holiday.
2. Upon separation from service, if an employee has taken more holidays in advance than have been earned during the fiscal year, the City shall deduct an equivalent amount of pay for the holidays taken in advance from the employee's final paycheck, or such amount shall otherwise be owed to the City by the employee.

Upon separation from service, if an employee has an accrued holiday leave balance, said employee shall be paid for all earned hours at their final rate of pay.

For purposes of holiday accrual under Section B.1 and B.2, holiday hours will be calculated based on the number of calendar days the employee worked in a calendar year.

- C. The determination of whether an employee is categorized as able to take holidays (non-shift employees) or scheduled to work holidays (shift employees) for the purpose of holidays shall be based upon the employee's assignment as of January 1st of each year.

ARTICLE II. MILITARY

- A. Employees obligated to serve involuntary periods of active military duty shall be compensated for normal work hours and days or shifts during such absence from work, up to a maximum of thirty (30) calendar days in any calendar year.
- B. Employees exercising this provision of military leave will be required to submit properly documented evidence of their call to active duty within ten (10) calendar days prior to such military duty. Such documentation must be submitted through the department head to the Human Resources Director.

ARTICLE III. JURY DUTY

- A. Employees who have been summoned or subsequently selected to serve on a jury shall receive their regular rate of compensation by the City for normal work hours and days or shifts during such absence from work, provided the employee endorses to the City that compensation received by the employee for jury duty service. No compensation will be made for jury duty served on days off. Jury duty is not considered time worked for overtime purposes.
- B. An employee who is empaneled on jury duty and normally works a night shift will be changed to the day shift for those days required to be on jury duty. If the jury is empaneled for less than eight (8) hours, the employee must report to work for the balance of the shift.
- C. Employees will be allowed to retain any mileage compensation granted to them by the respective court jurisdiction to which they were summoned or selected for jury duty.
- D. Employees summoned to jury duty must provide evidence of such summons and subsequent jury duty days away from work through their respective department heads to the Human Resources Director.
- E. Employees compensated by the summoning court jurisdiction for jury duty shall endorse such payments to the City in the same pay period the payment is received by the employee, in order to receive full City compensation as prescribed in Subsection "A". This payment endorsement is to be forwarded directly to the Finance Director by the employee.

ARTICLE IV. VACATION

This change shall be effective the first full pay period after the City Council approves the Personnel Rules.

3.12.060 Vacation leave.

The purpose of vacation leave is to provide eligible employees the opportunity to take paid time off from their job responsibilities in order to maintain a high standard of mental, emotional and physical conditioning.

A. Eligibility. All full-time and part-time employees in the classified service and unclassified service as defined in Section 3.01.050(B)(1) shall be entitled to annual vacation leave with pay. Each employee will earn and accrue vacation hours pursuant to the accrual schedule as noted in Section B. Exceptions to this provision shall only be granted in unusual circumstances substantiated by the department head in a recommendation to the City Manager, who may approve or disapprove such variances.

B. Accrual. Unless specified in applicable labor agreements, each full-time eligible employee identified in subsection A shall earn and accrue vacation leave, subject to the conditions stated in this section, with pay as follows:

Service Category	Biweekly Accrual	Days/Year Equivalent	Max. Hours Accrual
New employee to completion/4th year	3.693/hr	12 days (96 hours)	192
Start of 5th year to completion/9th year	4.307/hr	14 days (112 hours)	240
Start of 10th year to completion/14th year	4.923/hr	16 days (128 hours)	272
Start of 15th year to completion/19th year	5.538/hr	18 days (144 hours)	304
Start of 20th year and succeeding years	6.153/hr	20 days (160 hours)	336

1. Employees working a part-time schedule will accrue vacation hours on a prorated basis, in proportion to the full-time equivalent (FTE).

2. As noted in Section A of this section, new employees shall earn vacation at the biweekly rate shown above, commencing on the date of hire., Eligible employees shall advance to the next higher rate of accrual upon completion of the maximum number of years at the lower accrual rate, and shall begin to accrue at the higher rate at the start of their qualifying year.

3. Except as provided in Section B, an employee's maximum accrual of vacation hours may not exceed the employee's annual accrual rate as specified above and an employee will stop earning and accruing vacation hours while the employee's accrual remains at the maximum allowed under this Section B.. This maximum level is monitored at the employee's hire anniversary date. If accrued hours exceed such amount as of the hire anniversary date, vacation accrual will be suspended until the balance is brought below the maximum accrual amount.

4. If the accrued amount exceeds specified limits, the employee shall take leave for the excess number of vacation hours or, if the department head determines that operational necessity will not permit taking such leave, the employee may be paid the straight time hourly equivalent for not more than twenty (20) hours. Additionally, the maximum vacation hours an employee may accrue will be extended when an employee is on disability leave, jury duty, or military leave as provided in these rules. The employee shall be allowed to liquidate such excess accrual within thirty (30) calendar days following return to duty, by means of taking such leave time or receiving straight time hourly equivalent compensation for not more than twenty (20) hours of vacation.

C. Use. An employee may elect to take all or part of earned vacation, or may carry over to the next service year all or part of earned vacation as approved by the department head and consistent with the provisions of Section B of this section. However, the dates and amount of vacation selected by the employee shall be subject to approval of the employee's supervisor. Vacation leave shall generally be taken in minimum increments of one full workday/work shift, except that unusual, emergency, necessary and infrequent use of vacation leave may be granted in one hour increments. Employees must request vacation leave at least seven (7) workdays prior to the desired start of vacation leave. Under unusual or personal emergency circumstances, employees may request and supervisors may consider the approval of vacation leave with fewer than seven (7) working days' notice. In the event it becomes necessary to call an employee back to work from a scheduled vacation, the employee shall be credited with the unused vacation hours and shall have the opportunity to take such remaining vacation leave at a time of the employee's choosing and the supervisor's approval.

D. Holidays Within Vacation Leave. Except for shift personnel in police, fire and the water/wastewater and power plants, holidays which occur during a scheduled vacation period shall be counted as a holiday. Employees may request in advance that they extend their vacation leave by the number of holidays occurring within their scheduled leave, or they may request fewer vacation hours which, together with the holiday(s), will comprise the total time period of their scheduled leave.

ARTICLE V. MODIFIED DUTY

Pursuant to Administrative Regulation 2.17, employees are expected to comply with the referenced policy. During the term of the MOU, the City will not change the terms of AR 2.17 as they relate to RPOA without agreement on all changes from the RPOA.

ARTICLE VI. SICK LEAVE

Sick leave provisions shall be governed pursuant to Roseville Municipal Code Section 3.12.070. It is understood that this section may not be amended without first meeting and conferring in accordance with Government Code 3500 et seq.

A. General.

The objective of this section is to provide methods of furthering the health and general welfare of City employees, as well as ensuring maximum and reasonable job attendance. Sick leave should not be viewed as a right to be used at the employee's discretion, rather it is a privilege of paid time away from work duties in the event of one of the following circumstances:

1. Actual illness or injury of the employee that occurred away from the job setting, except where such injury/illness occurred in connection with off-duty(outside) employment;
2. The employee's exposure to a contagious disease;
3. Medical or dental appointments of employee, or employee's immediate family members, when such appointments cannot be arranged during off-duty hours, and when the employee's immediate family member is incapable of independently attending such appointments;
4. Where the employee's medical attention to an immediate family member is required. Immediate family member is defined as the employee's mother, father, husband, wife, son, daughter, or any person living in the employee's immediate household;
5. Emergency leave due to the death or imminent death of family members.

B. Accrual/Use.

Sick leave is accrued by all regular employees on the basis of bi-weekly payrolls. On each day following completion of one (1) month of continuous service, eligible full-time employees shall receive credit for eight (8) hours or one-half of a twenty-four (24) hour shift leave with pay, the total of which shall not exceed twelve (12) days or six (6) shifts in any twelve (12) month period. Sick leave may be used for those purposes listed above. Employees on a modified schedule work assignment shall accrue sick leave on a pro rata basis of hours worked. Maximum accumulation of sick leave shall be unlimited. Employees may be granted sick leave in minimum units of one-half (1/2) hour for those reasons specified in Subsection "A" of this section, provided that such time has been earned. Department heads may require probationary employees to support each incident of sick leave use by verification of an attending physician's statement of bona fide injury/illness. Employees shall not use sick leave for disabilities determined to be job-related, except as provided for in Roseville Municipal Code Section 3.12.100, nor shall employees be allowed to use sick leave for the sole purpose of utilizing such accrued time prior to separation from service.

C. Illness/Injury During Vacation.

An employee who becomes ill or injured while on vacation may have such period of illness/injury charged to the employee's accumulated sick leave rather than vacation, provided that: immediately upon return to duty, the employee submits to the department head a written request for sick leave, accompanied by a signed statement from the employee's attending physician describing the disabling nature and dates of such illness/injury.

D. Holidays During Sick Leave or Disability.

Observed holiday occurring during sick leave shall not be counted as a day of sick leave or disability, but shall be regarded as the taking of a holiday.

Funeral and Bereavement Leave.

All regular employees may be granted a maximum of sixty-four (64) hours of sick leave for each such instance to:

1. Attend the funeral of an immediate family member, grandparents, grandchildren, or in-laws.
2. Deal with matters related to the death, or critical illness where death appears imminent of any member of the employee's immediate family.

Requests for funeral and bereavement leave shall be evaluated by the employee's department head to determine the appropriate amount of leave to be granted in each instance.

Payment for Unused Sick Leave

Payment for unused sick leave is authorized by the City as a means of rewarding employees who have made conscientious efforts to maximize their attendance on the job.

1. Non-probationary employees in the classified service, shall be entitled to payment for sick leave accrued (not pro rata) up to their retirement. However, employees whose separation is caused by dismissal shall not be entitled to payment for unused sick leave.
2. No more than the maximum sick leave amount listed in the tables below may be used in ascertaining the amount of time for which the employee will be compensated at time of retirement.

Employees will receive payment for unused sick leave as follows:

Leave Hours Accumulated	Percent of Compensation Given
1200 to 1600	70%
956 to 1199.99	60%
764 to 955.99	50%
572 to 763.99	40%
380 to 571.99	30%
188 to 379.99	20%
0 to 187.99	0%

3. In the event of a job-related death, the beneficiary of the employee, as shown on the records of the Public Employees' Retirement System, shall be paid one hundred percent (100%) of the employee's unused sick leave balance at the time of his/her death.
4. In the event of a non-job-related death, the beneficiary of the employee as described above shall be paid for one hundred percent (100%) of the employee's unused sick leave at the time of his or her death up to a maximum of 1200 hours of accumulated sick leave.
5. Sick Leave Pay Out Upon Retirement. Any sick leave balances remaining after payment pursuant to subsection N shall be converted to PERS service credit.

ARTICLE VII. CATASTROPHIC LEAVE

Pursuant to City Personnel Rules Section 3.12.065, pertaining to Catastrophic Leave.

ARTICLE VIII. DISABILITY LEAVE

Employees may be granted paid disability leave, based on the following circumstances, terms and conditions. The purpose of providing these programs of paid disability leave is to ensure that employees have reasonable and equitable provisions concerning their job and economic security.

- A. Work related temporary disability. If a regular employee, other than those entitled to benefits under Section 4850 et seq. of the California Labor Code, is temporarily disabled by injury or illness arising out of and in the course of performing assigned job duties, the employee shall become entitled to a leave of absence while so disabled without loss of salary, less workers' compensation disability payments, for up to seventy-five (75) calendar days, commencing upon the first calendar day after the injured employee leaves work as a result of the injury.
- B. Following the initial seventy-five (75) days of temporary disability, an eligible employee may supplement their temporary disability payments with available leave balances (i.e., vacation, sick leave), until such balances are exhausted (up to twelve (12) months).
- C. During the time of work related disability, an eligible employee will continue to accrue the normal leave, i.e., vacation, sick leave, until such time as their leave balances have been exhausted (up to twelve (12) months).
- D. During the period of time of work related disability, the City will continue to contribute its share to the employee's health and dental plan until such time as all leave balances are exhausted (up to twelve (12) months).

- E. Employees who are found to abuse or fraudulently use the privilege and benefits of the temporary disability program as prescribed above shall be subject to disciplinary action, including termination from City service. The employee exercising these temporary disability provisions shall be required to provide the department head and Human Resources Director with a copy of the attending physician's report, which shall contain a description of the nature and anticipate duration of the disability, and the employee shall keep the department head and Human Resources Director apprised of the medical condition at intervals prescribed by the Human Resources Director.
- F. Employees subject to the provisions of Section 4850 et seq. of the California Labor Code shall not have any portion of their work related disability leave charged against accrued sick leave.

ARTICLE IX. PERSONAL LEAVE TIME

Each full-time employee in the RPOA unit who has completed his/her initial probationary period with the City shall be provided a bank of forty-five (45) hours of Personal Leave Time (PLT). Thereafter, employees shall be provided a bank of 45 hours of PLT on the first pay period of each calendar year. Part-time employees shall receive a pro-rated bank.

Use of PLT time shall be subject to the following:

- A. PLT may be used by employees for time off on an hour for hour basis until the employee has exhausted the bank.

Use of PLT shall be subject to the operating needs of the City. The City may deny an employee time off on PLT if such release time will adversely impact the operating or staffing needs of a City department. Employees must request PLT time off at least seven (7) workdays prior to the start of the requested time off.
- B. PLT shall have cash value and may be cashed out by the employee on an hour-for-hour basis at the employee's regular straight-time hourly rate of pay. Employees may cash out unused PLT in any regular pay period pursuant to procedures established by the City Human Resources Department.
- C. Any PLT time remaining in an employee's PLT bank on the last pay period of the calendar year shall not roll over into the next calendar year. Such PLT time shall be cashed out by the City on an hour-for-hour basis at the employee's regular straight-time hourly rate of pay.
- D. Employees who terminate employment with the City or leave the bargaining unit shall be cashed out at the rate of .86538 hours per week up to the balance of the employees PLT bank. If an employee terminates and has taken more PLT in advance than .86538 hours per week, the City shall deduct an equivalent amount of pay for the PLT. Any time cashed out will be paid on an hour-for hour basis at the employee's regular straight-time hourly rate of pay. Part-time employees will receive a pro-rated cash out of their bank.
- E. Any employee hired after the 1st of the year shall be granted a prorated amount at .86538 hours per week for the remainder of the calendar year. For example, if an employee is hired on July 1, the employee shall be granted 22.5 hours of PLT upon completion of probation.

ARTICLE X. LEAVE OF ABSENCE

Pursuant to City Personnel Rules Section 3.12.130, employees are entitled to unpaid leaves of absence. Examples of unpaid leaves of absence are: adoption of a child, pregnancy, childbirth and recovery therefrom, care for a newborn child, education, and as needed for other personal matters. The City shall make every effort to accommodate requested leaves of absence.

CHAPTER 4. RETIREMENT/INSURANCE

ARTICLE I. RETIREMENT

A. The City shall provide and maintain membership in the California Public Employees' Retirement System (CalPERS) for the benefit of eligible employees based on the following CalPERS definitions and contract provisions:

1. New Member means:
 - i. A unit member who becomes a member of a public retirement system for the first time on or after January 1, 2013 and who was not a member of any other public retirement system prior to that date;
 - ii. A unit member who becomes a member of a public retirement system for the first time on or after January 1, 2013 and who was a member of another public retirement system prior to that date, but who was not subject to reciprocity under Gov. Code §7522.02(c) and related CalPERS reciprocity requirements; or
 - iii. A unit member who was an active member in a public retirement system with another employer and who, after a break in service of more than six (6) months, returns to active membership in CalPERS with the City.
2. Classic Member means: a unit member who entered into membership with a qualifying public retirement system on or before December 31, 2012 who does not meet the definition of "New Member" under Government Code §7522.04(f) and related CalPERS membership requirements. Status as a classic member shall be determined by CalPERS.

B. Retirement Benefits:

1. Retirement Plan for Employees Hired On or Before December 31, 2012, and Classic Members as Defined by CalPERS:

Employees hired on or before December 31, 2012 shall receive the 3% at 50 retirement benefit. For purposes of determining a retirement benefit, final compensation for employees covered by Section B.1. shall mean the single highest year of compensation earnable.

.Each employee covered by Section B.1. shall pay through payroll deduction, 100% of the required bargaining unit member contribution, which is nine percent (9%).

2. Retirement Plan for Employees Hired On or After January 1, 2013, Who Are Not Classic Members

Employees hired on or after January 1, 2013 who are new members, as defined by CalPERS, shall receive the 2.7% at 57 benefit.

For purposes of determining a retirement benefit, final compensation for unit members covered by Section B.2. shall mean the highest annual average pensionable compensation earned during thirty-six (36) consecutive months of service.

As required by Government Code §7522.30, unit members covered by Section B.2. shall pay, through payroll deduction, fifty percent (50%) of the total normal cost of their retirement plan as determined annually by CalPERS.

3. In addition to the benefits listed above, the City contracts for the following optional benefits:•
 - Post Retirement Survivor Allowance
 - Optional Settlement 2W
 - 1959 Survivor Benefit Level 4
 - Special Death Benefit
 - Credit for Unused Sickleave
 - Two-percent (2%) Retirement COLA
4. Employee contributions shall be made in accordance with Section 414(h)(2) of the Internal Revenue Code wherein payment to CalPERS is made pretax, to the extent permitted by Internal Revenue Code, 26 USC Section 414(h)(2).
5. The costs of this benefit will be included when calculating total compensation and the survey agencies used for the salary comparisons shall remain the same as listed in Appendix "Z".

ARTICLE II. HEALTH AND WELFARE

A. Eligibility

Any regular employee working fifty percent (50%) or more of a full-time schedule shall be eligible to enroll in any health and welfare benefit provided by this Article and currently authorized by the RPOA bargaining unit. Regular part-time employees who are hired into a position funded as regular part-time after January 1, 2005, or current employees who laterally transfer or promote into a regular part-time allocated position, will receive a pro-rated amount toward their health and welfare contribution based on actual hours worked. The contribution amount will be based on the percentage of full-time the employee works. For example, employees working twenty (20) hours per week will receive fifty percent (50%) of the full-time contribution; employees working thirty (30) hours per week will receive seventy-five (75%) of the full-time contribution, etc.

B. Medical Insurance Benefits

The City contracts with the California Public Employees' Retirement System (CalPERS) for the purpose of providing employees and their eligible dependents with medical insurance benefits. The City's maximum monthly contribution for each eligible active employee shall be equal to the minimum employer contribution required under the Public Employees Medical and Hospital Care Act (PEMHCA).

C. Cafeteria Plan

1. The City shall provide a Cafeteria Plan, pursuant to Section 125 of the Internal Revenue Code or any related regulations, for the purpose of providing employees with access to various health and welfare benefits. Benefits available through the Cafeteria Plan include medical insurance, dental insurance, vision insurance and Long Term Disability (LTD) insurance.
2. Effective December 1, 2018, the City provides a Cafeteria Plan Allowance to all employees eligible to participate in City sponsored health and welfare benefits under Section A of this Article of up to \$1,347 monthly (less the direct PEMHCA payment provided in paragraph B) for the term of the Agreement to offset medical, dental, vision and LTD premiums for represented employees.

3. The City provides a flex plan credit of \$168 per month to be used by active employees for any benefit covered under the Cafeteria Plan. Effective December 1, 2019, the City will increase the flex plan credit to \$198. Effective December 1, 2020, the City will increase the flex plan credit to \$228. Effective December 1, 2021, the City will increase the flex plan credit to \$258.
4. Employees who elect not to participate in any of the medical, dental, vision or LTD insurance benefits sponsored by the City and who provide proof of other medical coverage will not receive any Cafeteria Plan Allowance under Section C(2) of this Article. Instead, employees who opt out of these City-sponsored benefits shall receive \$150 per month.
5. Effective January 1, 2019, employees whose spouse or domestic partner is also employed by the City will have the following benefit, provided they are eligible pursuant to personnel rule or memorandum of understanding. Employee one may choose medical coverage. Employee two may apply the difference under this provision for out-of-pocket expenses from Employee one toward the cost of the medical coverage and shall not be eligible for the opt out provision in Section 4, above. The example below provides the model for the calculation of this provision on January 1, 2014:

Kaiser Plan (Family) Example:	\$1,772
City Contribution	- 1,368
Out-of-pocket Cost to Employee	\$ 404

In this example, the spouse or domestic partner opting out of the cafeteria plan would receive \$404 per month. The amount of the out-of-pocket cost to employees may fluctuate due to medical premium and City contribution increases.

6. Any Cafeteria Plan Allowance provided for under Section C(2) of this Article can only be used by an employee to offset the cost of participation in City sponsored medical, dental, vision, and LTD insurance benefits for the employee and any eligible dependents.
- D. The City shall continue its existing Section 125 plan. The City reserves the right to select the provider or self-administer this program and to set limits for medical reimbursement accounts.
 - E. The City shall provide a dental benefit to include two (2) preventative cleanings per year. Other details of the City's dental benefit are described in the evidence of coverage document. The City reserves the right to select any dental carrier.
 - F. The City shall provide a vision benefit. Details of the City's vision benefit are described in the evidence of coverage document. The City reserves the right to select any vision carrier. Open enrollment will be as described in the evidence of coverage document.
 - G. From time to time, the City will change benefit providers due to administrative, service, economic, or other reasons. Due to carrier policies and procedures and Department of Insurance requirements, there can be no guarantee that one policy will exactly mirror the preceding one. The City desires to provide a consistent benefit, and insofar as is possible benefits and language will be matched.

ARTICLE III. DEFERRED COMPENSATION

The City shall maintain a program of deferred compensation for employees listed in Appendix "E" . It is understood that the City is solely responsible for selection of the Deferred Compensation plan and plan administrator(s).

Effective the first full pay period in January of 2016, or upon approval by the City Council, whichever is latest, the City agrees to contribute one (1) percent of the base wages into the city sponsored deferred compensation plan for employees who have completed five (5) continuous years of regular employment with the City of Roseville.

Effective the first full pay period in January of 2017, the City agrees to contribute an additional one (1) percent for a total of 2% of the base wages into the city sponsored deferred compensation plan for employees who have completed five (5) continuous years of regular employment with the City of Roseville.

Effective the first full pay period in January 2018, the City agrees to contribute an additional one (1) percent for a total of 3% of the base wages into the city sponsored deferred compensation plan for employees who have completed five (5) continuous years of regular employment with the City of Roseville.

ARTICLE IV. EMPLOYEE ASSISTANCE PROGRAM

- A. The City shall provide an Employee Assistance Program (EAP) for employees that includes up to six (6) visits a calendar year for each employee and each dependent family member and spouse.
- B. From time to time, the City will change benefit providers due to administrative, service, economic or other reasons. Due to carrier policies and procedures and Department of Insurance requirements, there can be no guarantee that one policy will exactly mirror the preceding one. The City desires to provide a consistent benefit, and insofar as is possible, benefits and language will be matched.

ARTICLE V. LIFE INSURANCE

- A. The City shall provide eligible employees with a fully paid life insurance program in the amount of twice the employee's annual salary in effect as of July 1 of each year. The City reserves the right to select the insurance provider.
- B. From time to time, the City will change benefit providers due to administrative, service, economic or other reasons. Due to carrier policies and procedures and Department of Insurance requirements, there can be no guarantee that one policy will exactly mirror the preceding one. The City desires to provide a consistent benefit, and insofar as is possible, benefits and language will be matched.

ARTICLE VI. LONG TERM DISABILITY (LTD) INSURANCE

- A. The City shall provide a Long Term Disability Program with a waiting period of sixty (60) calendar days; whereupon an eligible employee shall be entitled to receive sixty percent (60%) of their gross monthly salary until age sixty-seven (67) in accordance with the LTD Plan.
- B. After disability benefits have been payable for twenty-four (24) months, an employee is deemed disabled if the injury or sickness makes him/her unable to perform all the material duties of any occupation for which he/she may reasonably become qualified based on education, training or experience.
- C. Other details of the City's LTD plan are described in the plan booklet. The City reserves the right to select any LTD carrier.
- D. From time to time, the City will change benefit providers due to administrative, service, economic or other reasons. Due to carrier policies and procedures and Department of Insurance requirements, there can be no guarantee that one policy will exactly mirror the preceding one. The City desires to provide a consistent benefit, and insofar as is possible, benefits and language will be matched.

ARTICLE VII. RETIREE HEALTH BENEFITS

D. Medical Insurance Benefits

The City shall contract with the California Public Employees' Retirement System (CalPERS) for the purpose of providing retirees and their eligible dependents with medical insurance benefits. The City's maximum monthly medical contribution for each eligible retiree shall be equal to the minimum employer contribution required for active employees under the Public Employees Medical and Hospital Care Act (PEMHCA).

1. The parties agreement to move from the CalPERS equal contribution method to the PEMHCA minimum employer contribution method does not modify retiree health benefits for employees in Tiers I and II pursuant to Article VII B and C below.

B. For Employees Hired Prior to January 1, 2005 (Tier 1):

Employees hired prior to January 1, 2005 that qualify for post-retirement health benefits shall qualify for such benefits based on rules in effect prior to January 1, 2005, i.e. an employee that retires from the City of Roseville and is eligible for CalPERS service retirement shall receive a City contribution towards their post-retirement medical insurance benefit at the same level as full-time regular employees covered by this Agreement.

C. For Employees Hired on or after January 1, 2005 and prior to March 1, 2014 (Tier 2):

Employees hired on or after January 1, 2005 and prior to March 1, 2014, to be eligible to receive post-retirement health benefits, an employee must complete at least five (5) years of CalPERS-credited service with the City of Roseville. Employees who retire from the City of Roseville after meeting the service requirement stated above and who have at least ten (10) years of CalPERS-credited service shall receive a City contribution towards their post-retirement health benefits as follows:

Total Credited Years of Service	% of City Contribution
10	50 %
11	55
12	60
13	65
14	70
15	75
16	80
17	85
18	90
19	95
20 +	100

Employees who have CalPERS-credited service through other public agencies must complete at least five (5) years of service with the City of Roseville and retire from the City of Roseville to be eligible for post-retirement health benefits. However, once an employee has completed five (5) years of service with the City of Roseville, their eligibility for post-retirement health benefits will include all years of CalPERS-credited service.

The vesting requirements for post-retirement health benefits will become effective January 1, 2005. Employees hired on or after January 1, 2005 shall be subject to the above post-retirement vesting schedule for health benefits. Employees hired prior to January 1, 2005 that qualify for post-retirement health benefits shall qualify for such benefits based on rules in effect prior to January 1, 2005. i.e. an employee that retires from the City of Roseville and is eligible for CalPERS service retirement shall receive a City contribution toward their post-retirement health benefits at the same level as full-time regular employees.

Employees hired prior to January 1, 2005 that qualify for post-retirement health benefits shall qualify for such benefits provided for in the City of Roseville/CalPERS Resolution.

D. For employees hired on or after March 1, 2014 (Tier 3):

1. Employees hired on or after March 1, 2014 shall have no vested right in any post-employment medical benefits provided by the City of Roseville. Instead, upon hire, those employees shall contribute one percent (1%) of their base salary each pay period to a City sponsored Retirement Health Savings (RHS) account and shall contribute an additional one percent (1%) per pay period per year annually, up to a maximum of five percent (5%) per pay period annually thereafter, to be used to fund the employee's medical costs upon retirement from the City.
2. After five (5) years of continuous service with the City of Roseville, and beginning on the first pay period of the sixth year of service, the City shall contribute a flat dollar amount of \$100 per month to be deposited to the employee's RHS account up until the employee's retirement date or separation from the City. After accruing ten (10) cumulative years of service with the City and pursuant to the vesting schedule in Section C of this Article, employees may draw from the City contribution in this account upon retirement.
3. Employees who terminate City service for reasons other than retirement prior to twenty (20) years of cumulative service with the City will forfeit any City contributions.
4. Employees must retire from the City of Roseville and be enrolled in the City of Roseville's health plan in order to utilize City contributions to the employee's RHS accounts. After ten (10) years of cumulative service with the City of Roseville, City contributions to the employee's RHS account may be used for all covered medical expenses pursuant to Section 213 of the IRS Code including participation in non-City sponsored plans.

CHAPTER 5. SAFETY

ARTICLE I. SAFETY

The City of Roseville agrees that the safety of its employees is of utmost concern and accordingly agrees to make every effort to provide to the extent possible, a safe and hazard free work environment.

ARTICLE II. SAFETY EQUIPMENT

- A. All employees shall, as soon as possible after the initial date of employment, receive City furnished safety equipment if desired as follows:

<u>Quantity</u>	<u>Item</u>
1	Service weapon and ammunition
2 sets	Handcuffs
1	Flashlight (rechargeable law enforcement type)
1	Pepper spray (OC) and holster
1	Gun belt
1	Inner belt
1	Holster
1	Handcuff case (single or double issue)
1	Baton and ring
1	Magazine holder
3	Keepers
1	Soft body armor
1	Rain jacket
1	Rain pants
1*	Protective case for gloves
1*	Motorcycle helmet
1*	Set of summer/winter gloves

* Provided to all employees assigned to motorcycle patrol

- B. The City agrees to provide newly assigned investigators with the following concealment safety equipment:

<u>Quantity</u>	<u>Item</u>
1 each	Holster
1 each	Magazine holder
1 each	Handcuff case
1 each	Pepper spray (OC) holder as needed
1 each	Radio holder as needed
1 each	Badge holder
1 each	Reinforced belt

- C. All safety equipment described above shall be replaced on an as needed basis as approved by the department head or designated authority.
- D. All safety equipment described above shall remain the property of the City and shall be returned to the Police Chief upon request or upon the employee's termination of employment.
- E. Employees shall continue to be required to adhere to safety equipment specifications, appearance, and maintenance standards established by the Police Department.
- F. Personnel on patrol who are issued soft body armor shall be required to wear such when on duty except as otherwise authorized by the supervisor.

CHAPTER 6. WORK HOURS

ARTICLE I. GENERAL WORK HOURS

Except as noted below hours of work provisions shall be governed pursuant to Roseville Municipal Code Section 3.12.010.

- A. Employees in the classifications of Police Officer, and Police Sergeant shall be allowed to work a four (4) day work week of ten (10) hours per day when assigned to the following units:

1. Investigations Unit
2. Patrol and Traffic Unit

Youth Services Officers (YSO) are eligible for a flex schedule (ie 9/80) if approved by the Police Chief.

Employees assigned to special duty shall be assigned their normal schedule (i.e. 4/10). However, assignment of days off and/or shifts shall be at the discretion of the department.

- B. Rest Period. Except as noted below, probationary and regular employees when required to actually work (does not include standby time, etc.) more than fourteen (14) hours in a twenty-four (24) hour period shall not be required to return to work without at least an eight (8) hour rest period starting from the time released from work. Rest periods as defined are not compensable.

1. Shift Change.

- a. Back to Back Shifts: When an employee is required to work two (2) consecutive shifts as a result of a shift change, the employee shall be given at least eight (8) hours as a rest period to be taken at the midway point of the second shift.
- b. Return Shifts: No employee shall be required to work two (2) shifts during a shift change without being given at least eight (8) hours as a rest period to be taken between shifts.
- c. Change of Shift Hours: Any employee involved in a mandatory change of shift which involves a change in shift starting time of ten (10) or more hours will be given a minimum of at least four (4) calendar days' notice.

These provisions may be waived in emergency situations as determined by the Police Chief or his/her designated authority.

2. Days Off Changes. Except in uncommon situations where it is in the best interest of the City, as determined by the Police Chief or his/her designated authority, employees will be given a minimum of seven (7) days' notice prior to a change in days off.

- C. F.L.S.A. Work Period. For purposes of the Fair Labor Standards Act, the work period shall be as follows:

7 days except flex schedules

- D. Lunch Periods. Employees who work a 4/11 – 3/11 receive forty minute paid lunches. Employees on all other schedules receive thirty-five (35) minute paid lunches. Exception: Employees assigned to special duty will not receive paid lunch.

ARTICLE II. 4/11 – 3/11 SHIFT SCHEDULE

The following constitutes the agreement and understanding between the City of Roseville ("City") and the Roseville Police Officer's Association ("RPOA") (hereafter the "Agreement") regarding the implementation of a "4/11-3/11" shift flex schedule and plan for sworn police officers and supervisors assigned to patrol (The "Plan").

1. The Plan applies only to sworn patrol officers and supervisors.
2. The Plan will operate under the exemption from overtime provided by Section 7(k) of the Fair Labor Standards Act, 29 United States Code Section 207(k). The specified work period is twenty-eight (28) days. Consistent with existing pay practice, however, and to provide the officers with a regular recurring source of income more frequently than would be the case should the pay period be extended to twenty-eight (28) days, the parties agree that the pay periods shall continue at the current fourteen (14) day intervals.
3. Under the Plan, the regularly scheduled work day will consist of eleven (11) hours per shift. Except as noted below, in any two (2) week pay period during the twenty-eight (28) day cycle, affected Employees will be assigned to work rotating schedules of four (4) consecutive days worked followed by three (3) days off, which is then followed by three (3) consecutive days worked and four (4) consecutive days off. However, the City recognizes that employees have traditionally been permitted work 80 hours every two weeks and thus, would suffer a deficit of three hours at straight-time pay were extra time not permitted to be subsequently made up at straight-time rates. Thus, in order to permit employees to "make-up" for such time, and, to permit the City and affected employees to benefit from the ability to have extra regularly scheduled training days and days for special enforcement projects and other extra work, an extra nine (9) hour regular workday shall be scheduled every third pay period. The extra nine (9) hour day shall also be worked at a straight-time rate of pay. The extra day shall be scheduled during a normal day off during that week in the pay period in which the affected employees are scheduled to work thirty-three (33) hours. Accordingly, the days off that week shall be reduced from four (4) to three (3). Thus, during that fourteen (14) day pay period, the affected employees shall work forty-four (44) hours one week, and forty-two (42) hours in another, all at straight time rates. The regularly scheduled straight-time hours worked during this twenty-eight (28) day period will be 163 hours.
4. Overtime - Officers assigned to eleven (11) hour workdays will receive overtime pay at one and one-half times their regular rate of pay for hours worked beyond eighty (80) hours worked in the pay period (or may elect compensatory time off in accordance with the current MOU).
5. Leave Accruals - Accrual rates under the current MOU for sick leave, vacation leave, compensatory time, and holiday pay will not be affected by the Plan.
6. Leave Usage - Time off from any regularly scheduled work day will require the appropriate use of vacation, sick leave, or compensatory time on an hour-for-hour basis.
 - a. If the officer attends a forty (40) hour school during the employee's thirty-three (33) hour work week, the officer will receive seven (7) hours of overtime or be granted another day off with the excess time used as travel or study time, or taken in time off. Conversely, if the officer attends a forty (40) hour school during the employee's forty-four (44) hour work week, the excess four (4) hours could be used as travel or study time, or taken in time off.
 - b. All time off will be recorded as the actual time away from work (including sick time). If an employee is absent for an entire shift, the amount of leave time deducted will be eleven (11) hours. If the leave is during the entire forty-four (44) hour work week, the amount will be forty-four (44) hours. If the time off falls on the prescheduled extra day, the amount is nine (9) hours.

7. Meal Periods - Meal periods will be a forty (40) minute paid lunch.
8. The City will make good-faith efforts to insure that at least six (6) of the extra nine-hour workdays during any one year period are used for training purposes, if the schedule is implemented on an annual basis. The work required on the remaining nine (9) hour days will be at the discretion of the City, and may involve special enforcement, special operations, or other assigned work at the discretion of the City.
9. Workers' Compensation - Hours paid for Workers' Compensation leave will be paid on an hour for hour basis based upon the officer's shift schedule. Officers on extended Workers' Compensation leave for twenty-eight (28) days or more may be reassigned to a forty (40) hour work week.
10. The City retains the right to determine operational guidelines for the implementation and operation of the Plan and to assign employees to a "4/10" work schedule by giving employees thirty (30) days' notice.
11. The Association understands and agrees that, to the extent this Agreement conflicts with any existing provision in the current MOU, this Agreement modifies and supercedes any such conflicting provision.
12. The Association warrants that it believes the Plan to be in compliance with all applicable wage and hour laws and agree that it will not file or maintain or cause the filing or maintenance, or encourage or assist in the filing or maintenance of, any claim, grievance, or cause of action of any kind, in any local, state or federal administrative agency, asserting that the Plan violates federal or state wage and hour laws and /or asserting any entitlement to overtime compensation for hours agreed to be worked at straight-time pay under the Plan and this Agreement.

CHAPTER 7. TRAVEL/MEAL EXPENSES

ARTICLE I. OUT OF AREA TRAVEL

When any employee is required to travel beyond a thirty (30) mile radius of the Police Department as the result of a business related function, the following compensation shall be provided:

- A. Compensable hours under this provision shall be actual travel time to and from and all hours worked during such assignment. Compensation for such hours shall be governed by the overtime provision of this Agreement.
- B. Employees performing such function may be provided the option of use of a City vehicle. Where an employee's personal vehicle is used, the employee shall be reimbursed mileage in accordance with this Agreement.
- C. Employees shall be reimbursed other travel related expenses in accordance with this Agreement.

ARTICLE II. BUSINESS AND TRAVEL EXPENSE

The City agrees to reimburse employees for travel expenses in accordance with current City policy except as noted below:

For all reimbursement requests an employee is required to supply receipts verifying expenses. Where receipts are lost or unavailable, the employee is required to supply a statement indicating the amount spent and reasons for the missing receipt(s).

CHAPTER 8. PROMOTIONAL EXAMINATION/SERVICE POINTS

ARTICLE I. SERVICE POINTS

Employees shall receive service points based on the length of service they have had as a regular employee in classifications which are in the same career field with the promotional class as prescribed by the Human Resources Director (Appendix "Y"). Service points shall be added to the final computed examination score upon the promotional employment list on the basis of one-half (1/2) point for each full year of regular service to a maximum of five (5) points.

ARTICLE II. PROMOTIONAL EXAMINATION

In cases of promotional vacancies in the classification of Police Sergeant:

- A. The examination shall be promotional if there exists three (3) or more such regular employees who meet the City's minimum qualifying standard and who apply by the time the filing deadline for such vacancy.
- B. In the event that there are not sufficient candidates as expressed above and the City decides not to hold a promotional exam, the examination will be given on an open/promotional basis. Employees currently employed in the Department shall receive service points as provided by this Agreement.

ARTICLE III. CERTIFICATION OF ELIGIBLES AND APPOINTMENTS

- A. All appointments to vacancies shall be based upon merit and fitness ascertained in accordance with these rules and shall be made by transfer, demotion, or from eligibles from an appropriate employment list, if available, which appointment may be for new employment, reemployment, reinstatement, or promotion. The type or types of appointments utilized shall be in the best interest of the City as determined by the City Manager. In the absence of persons eligible for appointment in these ways, provisional, temporary, emergency, or other types of appointments may be authorized by the City Manager in accordance with these rules and the City Charter.
- B. Whenever a vacancy is to be filled, the appointing authority shall notify the Human Resources Director in the manner prescribed. If there is no employment list available for a class, the Human Resources Director shall decide the manner in which the position shall be filled.
- C. The number of persons to be certified by the Human Resources Director to the hiring department shall be the top five (5) ranking scores for the initial vacancy and an additional two (2) scores for each additional vacancy to be filled upon the same certification. If there are three (3) or fewer eligible and available persons on a promotional or open list for certification to the hiring department, the Human Resources Director may use his/her discretion in calling for a new examination in order to secure a sufficient number of persons eligible for certification.
- D. Vacancies filled by promotion may be certified by competitive (closed) promotional examination, or by promotional certification by the department head and Human Resources Director in those cases where only one employee is qualified for the higher level position. For advancement to occur by promotional certification, the department head must notify the Human Resources Director that an employee meets all prescribed standards of the higher level class, has demonstrated in all respects the ability to satisfactorily perform responsibilities of the higher level class, and is in other ways eligible for certification to the higher level class. Upon a finding by Human Resources Director that an employee is in all respects eligible for promotional certification, the Human Resources Director may so certify the employee for employment consideration by the Police Chief upon the occurrence of the next vacancy at the higher level position.

- E. The Police Chief shall arrange for a convenient time and place to conduct departmental evaluations of eligible persons, and shall notify the same. Following interview and other appropriate candidate review, the Police Chief may recommend an appointment to the City Manager. The candidate(s) selected for appointment consideration shall be certified by the department head to the Human Resources Director, who shall arrange for a medical examination, fingerprinting, and any other pre-employment testing deemed to be necessary and appropriate. Upon receiving satisfactory results of such tests, the Human Resources Director shall sign the appointment authorization and refer such authorization together with any supporting documents to the City Manager at least five (5) working days prior to the effective date. The City Manager may approve or disapprove the recommended appointment. If approved, the department head shall notify the appointee and, if the person accepts appointment and reports for duty within such period of time as prescribed by the department head, the applicant shall be deemed to be probationally appointed; otherwise, the applicant is deemed to have declined appointment.
- F. Unless authorized as an exception by the City Manager, no appointment of a new employee shall be made until the results of a medical and background evaluation have been received by the Human Resources Director.

ARTICLE IV. SALARY UPON PROMOTION

Any regular employee who is promoted to a position in a class with a higher salary range shall be placed in the step in the new salary range which represents at least a ten percent (10%) increase over the employee's current step. In the event that the new range does not have a step that is at least ten percent (10%) higher than the employee's current range the employee shall be assigned to the highest step in the range. An employee thus promoted is therefore assigned a new salary anniversary date effective on the date of promotion.

ARTICLE V. REEMPLOYMENT – SENIORITY

1. At the discretion of the Chief of Police and upon approval by the City Manager, employees who are reemployed within two years of the date of separation from City employment may have their Police Department seniority reinstated to the level of time served at the date of separation.
2. The reinstatement of seniority pursuant to subsection 1 above may only be approved at date of rehire to the City.

CHAPTER 9. GENERAL ISSUES

ARTICLE I. LEAVE REDUCTION

Pursuant to Section 3.16.030 of the City's Personnel Rules:

- A. Disciplinary suspensions may be administered by reducing an employee's vacation, compensatory time and/or holiday time by up to forty (40) hours. Reductions of time in excess of forty (40) hours must be with the approval of the employee. If the employee refuses reductions beyond forty (40) hours, the department head may choose another form of discipline to supplement the leave reduction. In no instance shall the chosen discipline combined with the leave reduction exceed the discipline proposed.
- B. An employee who has forfeited previously scheduled time off may substitute other forms of accumulated time off to enable him/her to take the previously scheduled time off.

ARTICLE II. UNIFORMS

- A. Employees shall be provided uniform replacement and maintenance in lieu of a uniform allowance. The City shall, as needed, supply replacement uniforms.
 - 1. Uniform Items:
 - a. Uniform badge/cap badge
 - b. Trousers (4)
 - c. Shirts (6)
 - d. Tie
 - e. Ball Cap
 - f. Jacket
 - g. Appropriate Patches
 - h. *Breeches (3)
 - i. *Motorcycle boots
 - j. *Summer/winter gloves
 - *Motorcycle Patrol only
 - 2. Each new hire shall be issued the following complete sets of all uniform items in accordance with the above:

a. Police Officer	3 sets
b. Police Sergeant	3 sets
- B. The City shall provide a pick up and delivery service to the Police Department at a minimum of two (2) days per week.
- C. The Police Chief may approve additional cleaning when appropriate.
- D. The City agrees to replace or repair required equipment lost or damaged in the line of duty, except that there shall be a limit of one hundred dollars (\$100) on replacement of a watch. No other personal items will be replaced or repaired.
- E. Employees assigned to the Investigation Division, Professional Standards Unit, or V-NET shall receive \$200 per year clothing allowance to be issued after the first shift change in February of each year of this Agreement. Officers assigned to the Investigation Division for a six-month assignment will be eligible for \$100 in clothing allowance payable at the shift change in February or July/August. Clothing used by the Investigators/CSU in their assignment shall be cleaned as

part of the City's existing uniform cleaning program. The City agrees to replace or repair Investigators/CSU clothing which is damaged in the line of duty.

- F. Professional standards sworn personnel will have their choice of the \$200 per year clothing allowance or a City issued uniform as described above.
- G. The City and the RPOA agree that sworn personnel may purchase and maintain Class C Uniforms (Class C's) and wear them as their regular uniform. The Class C's must be a brand, style and color authorized by the Chief. Class C's will be cleaned by the City in the same manner as other uniforms.

ARTICLE III. DISCIPLINE

The discipline of City employees, including RPOA members, may be by written reprimand, suspension, demotion, discharge, or other actions not inconsistent with the provisions of this MOU and the City Charter, and is governed by Article VIII of the City Charter, Section 8.04 Personnel Rules, Subsection (i), and Roseville Municipal Code section 3.16 and applicable law including Government Code Section 3300 et. seq. The causes cited below are examples and are listed to alert employees to the more commonplace types of disciplinary issues. However, because human conduct is unpredictable, there may arise instances of unacceptable behavior not included in the list given below, in which the City may find it necessary and appropriate to initiate disciplinary action. In such cases, the rules governing discipline shall prevail as if the unlisted cause, issue or infraction were listed, as follows:

Causes for Discipline

A. Attendance

1. Improper or unauthorized use or abuse of sick leave;
2. Excessive absenteeism regardless of reason;
3. Being absent without authorized leave, repeated tardiness to assigned work station, or leaving assigned work without authorization.

B. Behavior

1. Willful or negligent violation of the personnel rules and regulations, administrative regulations, resolutions, ordinances, and departmental rules, regulations, and policies;
2. Insubordination (failure to carry out a direct order from a supervisor);
3. Acceptance of gifts or gratuities in connection with or relating to the employee's duties, except as provided in Section 3.15.030;
4. Conduct that is unbecoming a City officer or employee which tends to discredit the City or City service, including the wearing of City-identified uniforms off duty into a public or private establishment, the nature of which may adversely reflect upon the City, or willful misrepresentation of the City;
5. Conviction of a crime, the nature of which reflects a possibility of serious consequences related to the continued assignment or employment of the employee;
6. Falsifying information related to an employment application, payroll, or any work related record or report;
7. Soliciting outside work for personal gain during the conduct of City business; engaging in outside employment for any business under contract by the City; participating in any outside employment that adversely affects the employee's City work performance; or engaging in unauthorized outside employment;
8. Discourteous treatment of the public or City employees;
9. Conduct interfering with the reasonable management and discipline of the City or any of its departments or divisions;
10. Engaging in any political activity prohibited by Section 3.15.010 or state law;
11. Violation or neglect of safety rules;
12. Theft;
13. Physical altercations;

14. Any act or conduct that is discriminatory in nature towards another person's race, color, religion, ancestry, national origin, age, sex (including sexual harassment), sexual orientation, marital status, political affiliation, family care leave status, pregnancy, physical or mental disability, medical condition, or legally protected characteristic.
15. Dishonesty.

C. Work Performance.

1. Inefficiency, incompetence, or negligence in the performance of duties, including failure to perform assigned tasks of training, or failure to discharge duties in a prompt, competent, and reasonable manner;
2. Refusal or inability to improve job performance in accordance with written or verbal direction after a reasonable trial period;
3. Refusal to accept reasonable and proper assignment from an authorized supervisor;
4. Intoxication, or incapacity on duty due to the use of alcohol or drugs; or illegal possession of drugs or open container of an alcoholic beverage while on duty;
5. Driving under the influence of alcohol or drugs while on duty or revocation, suspension or nonrenewal of driver's license where job duties require driving; possession for use or sale of an illegal controlled substance.
6. Careless, negligent, or improper use of City property, equipment or funds, including unauthorized removal, or use for private purpose, or use involving damage or unreasonable risk of damage to property;
7. Unauthorized release of confidential information or official records;
8. Participation in an unlawful strike, work stoppage, slowdown, or other job action against the City.
9. Violation of the City's Drug and Alcohol policy AR 2.08.

ARTICLE IV. EDUCATIONAL REIMBURSEMENT

Employees may be reimbursed for the tuition and fees connected with approved job related educational courses up to \$250 per course, not to exceed \$750 per year. The cost of books is not covered in this Agreement. The employee will submit the request for reimbursement to the Police Chief, who will accept or reject the request. The request must be made before the class has been completed. The request will then be forwarded with the Police Chief's recommendation to the Human Resources Department, who will make the final decision to accept or reject the request. No payment will be made until the final proof of a passing grade is submitted to the Human Resources Department. The City has established a \$6,000 educational reimbursement fund to be administered by the Human Resources Department. Once the fund balance is depleted, no further reimbursements will be approved

ARTICLE V. NO SMOKING POLICY

Sworn employees hired after 1985 must be tobacco free and cannot use tobacco products on or off duty.

ARTICLE VI. PHYSICAL FITNESS PROGRAM

The on-duty Physical Fitness Program for all sworn personnel shall be as provided for below:

A. The Program

1. Patrol's sworn personnel will exercise on duty for one (1) hour at the beginning of every regular shift, unless calls for service require additional patrol. The watch commander will determine daily participation.
2. Specialized units (YSO, Investigations, Traffic, NPU) will have the option of when to exercise depending on schedules. Each unit's manager or supervisor will determine exercise schedules and daily participation.

3. All sworn employees must exercise for approximately forty (40) minutes, be in uniform and report for duty in the one-hour period when the time is allotted. Overtime will not be authorized due to exercise time.
4. A Fitness Committee comprised of the Risk Manager, the Police Department's Personnel and Training analyst, a contract fitness coordinator, the RPOA president and three sworn employees designated as fitness advisors (NSCA certified) will oversee the program and periodically report to the Chief of Police. It will be the analyst's job to facilitate the program, including generating health bulletins for employee motivation and information, ensuring maintenance of the gym equipment, collecting and reporting data to validate the program, etc. It will be the committee's responsibility to meet on a semi-annual basis to review the progress of the program, make recommendations and assist in the implementation of the program.
5. The contract fitness coordinator will continue with a renewable contract and will be responsible for the following: conducting annual fitness assessments on all sworn personnel, keeping all medical information confidential, providing an exercise prescription for each employee, collecting and reporting department data, and being available for a minimum of six (6) exercise periods per month for consultations. In addition to the items above, the fitness coordinator will notify the department and Risk Management of any employee whose fitness for duty may be in question. An employee so identified will then be referred to a city doctor for a fitness for duty exam.
6. Employees who participate in the fitness program as fitness advisors shall provide technical assistance to employees in the proper use of the fitness equipment. Fitness advisors shall not be provided medical information on any employee other than him/herself. An exception to this would be if an employee supplies the information and requests an interim fitness assessment by an advisor. The fitness advisors may receive guidance from the fitness coordinator in establishing an employee's fitness program.
7. Each employee will receive an annual health assessment and exercise prescription before exercising on duty. The fitness coordinator will be the only individual who will have access to the personal medical information of members. The fitness coordinator will maintain the information on a computer disk, which will not be disclosed absent court order. The assessment will consist of the following:
 - a. 12-hour fasting lipid blood panel (cholesterol, HDL, LDL, Blood glucose and triglycerides results)
 - b. Body weight and height
 - c. Resting and exercise blood pressures
 - d. Resting and exercise heart rates
 - e. Body fat skin calipers
 - f. Muscle fitness (flexibility, strength and endurance) tests
8. Should an employee present two (2) or more of the following factors; is a smoker, has high cholesterol, obesity, diabetes, hypertension or high HDL, indicating a health condition which could conflict with the employee's physical ability to participate in the fitness program, the employee will be referred to the employee's treating physician. The coordinator will provide the doctor with a letter listing his or her concerns, a copy of the job specification of a police officer as well as a list of possible fitness activities and available gym equipment. The employee will be required to provide to the fitness coordinator medical clearance from the treating physician indicating that the employee is physically capable of participating in the fitness program. Should the employee fail to provide medical clearance within seven (7) calendar days from the date of referral or should the employee's treating physician indicate that the employee is not physically capable of participating in the fitness program, the fitness coordinator will notify the

Department. The City may then refer the employee for fitness for duty evaluation to ascertain the nature and extent of the employee's limitations.

9. Should the fitness coordinator have serious concerns about an employee's ability to perform his/her duties as a police officer due to the existence of three (3) or more factors listed above, the department and Risk Management will be notified and a decision made whether a fitness for duty evaluation is necessary.
10. Exercise prescriptions will be developed as a cooperative effort between the employee and the fitness coordinator. There shall be no minimum levels of fitness. Each employee will be required to participate in good faith in the fitness program. The failure to participate in good faith may subject the employee to disciplinary action. Upon request to the fitness coordinator, a copy of an employee's exercise prescription may be obtained for supervisory purposes.
11. No competitive sports are allowed while on duty. Walking and running outside the building is allowed on pre-determined routes. Employees walking or running at night must wear a reflective vest.
12. Employees will be allowed to ride their bicycle for their forty (40) minute workout time. The employee must ride their bicycle on a pre-determined route. Employees riding during hours of darkness must have a headlight and taillight on their bicycle.

B. Program Validation

The program will be measured by change or improvement in the overall employees' fitness level. This will be measured in a number of ways:

1. Annual fitness assessments will be performed on all employees for the purpose of validating the program as well as monitoring individual fitness. The fitness coordinator will provide a statistical analysis on the fitness level of the overall employee population. Such information will not be provided in any manner that identifies any particular employee.
2. Risk Management will monitor the number and types of injuries and related costs. Sick leave usage will also be evaluated and compared to previous years.
3. Costs associated with the fitness program will be tracked.
4. Information will be collected and monitored by the Fitness Committee. Reports and recommendations will be forwarded to the Chief of Police on an annual basis. The program's continuation will be based upon the benefits received equally by the City, Police Department and its employees.

C. Gym Equipment and Usage

Sworn officers exercising on duty will have priority use of the exercise equipment and shower facilities.

D. Other Issues

1. Non-participation by an employee will be addressed as any performance issue, through progressive discipline.
2. Serious health risks may be identified through the assessment process that may preclude an employee from doing their job safely. In this case, the employee will be referred for medical attention and may be required to undergo a fitness for duty evaluation.

ARTICLE VII. CLASS B COMMERCIAL DRIVER'S LICENSES

The City of Roseville and the Roseville Police Officer's Association (RPOA) agree that Police Officers and Police Sergeants may volunteer to obtain their California Class B commercial driver's license in order to operate department commercial equipment. It is further agreed that the City will incur employee expenses related to obtaining and maintaining the license (physical and Department of Motor Vehicles fees).

Employees who obtain commercial driver's licenses will be subject to the City of Roseville Drug and Alcohol policy including the provision that provides for random drug testing per the Department of Transportation.

Employees will not receive additional compensation for possession and use of the commercial driver's license.

CHAPTER 10. ASSOCIATION/CITY ISSUES

ARTICLE I. ACCESS RIGHTS

Any representative of RPOA shall give notice to the Police Chief before contacting departmental employees on City facilities during the duty period of the employees, provided that solicitation for membership or other RPOA business shall be conducted during the non-duty hours of all employees concerned. Prearrangement for routine contact may be made, and when made shall continue until revoked by the Police Chief.

ARTICLE II. BULLETIN BOARD

RPOA shall have access to employee association bulletin boards. Any new materials posted must be dated and initialed by the RPOA representative/officer responsible for the posting. The City shall provide reasonable bulletin board space for the use of RPOA and the City located in the day room. RPOA shall designate one individual who shall be the liaison with management regarding the usage of association bulletin boards.

RPOA agrees that no materials shall be officially posted which are in violation of existing laws or which exceed constitutional parameters, and further agrees to remove as soon as possible any such materials which have been posted without RPOA authorization.

ARTICLE III. USE OF CITY FACILITIES

- A. The City shall continue to permit use of certain facilities for RPOA meetings subject to the operating needs of the employer and Section 3.17.120 of the City's Personnel Rules.
- B. RPOA shall have access to the internal department mail boxes and electronic mail for distribution of RPOA employee relations and association materials for all its unit members.
- C. RPOA representatives/officers shall have reasonable access to City telephones for local employee relations (including Sacramento area) calls as approved by their immediate supervisors. Access to phones shall not be unreasonably denied and use of the phones shall not be disruptive to the employee's work performance.

ARTICLE IV. ORIENTATION

The City shall, during orientation of new employees, provide to each new unit member a copy of the MOU and a list (provided by RPOA) of RPOA officers and representatives for future contact.

ARTICLE V. REPRISALS

The City and RPOA shall not impose or threaten to impose reprisals on employees to discriminate or threaten to discriminate against employees or otherwise interfere with, restrain, or coerce employees because of the exercise of their rights guaranteed by the Meyers-Milias-Brown Act, this Agreement, and all applicable sections of the California Government Code.

ARTICLE VI. CONCERTED ACTIVITY

- A. During the term of this Agreement, neither RPOA, its agents, nor any Bargaining Unit employee, for any reason, will authorize, institute, aid, condone or engage in a work slowdown, work stoppage, strike, or any other action which precludes the City from carrying out its functions or obligations.

- B. RPOA agrees to notify all of its officers, stewards, and staff of the obligation and responsibility for maintaining compliance with this Section, including the responsibility to remain at work during any job action initiated by others.

ARTICLE VII. MANAGEMENT RIGHTS

Pursuant to Section 3.17.030 of the City's Personnel Rules all rights are reserved to the City, except as abridged by this Agreement.

ARTICLE VIII. NON-DISCRIMINATION

The RPOA hereby certifies that it has no restrictions on membership based on race, color, creed, gender, disability, national origin, political affiliation, religious beliefs, or any status protected by state or federal law.

ARTICLE IX. GRIEVANCE PROCEDURE

Pursuant to Chapters 3.23 and 3.24 of the Personnel Rules and Regulations, the following provision shall govern the grievance procedure for this Agreement.

A. Grievances in General.

An employee, individually or in representation of a group of employees, may complain to the City management through the grievance procedure in this chapter regarding any matter relating to that employee's wages, hours, or conditions of employment. A grievance may be either formal or informal. An informal grievance is a prerequisite to filing a formal grievance.

B. Informal Grievance.

An employee, individually or in representation of a group of employees, with a grievance shall first discuss the matter with his or her immediate supervisor within ten (10) calendar days of the matter complained of. The supervisor and the employee shall attempt to informally resolve the dispute. If this is not accomplished, the employee shall next discuss the matter with the next level of supervision within ten (10) calendar days of the unsuccessful discussion and so on, until the employee reaches the department head. The decision of the department head regarding an informal grievance shall be final unless the employee files a formal grievance.

C. Formal Grievance.

1. An employee, individually or in representation of a group of employees, who has a grievance which remains unresolved after utilizing the informal grievance procedure may file a formal grievance in writing. The employee shall file a formal written grievance with the City Manager within ten (10) calendar days after the final decision on the informal grievance. The formal grievance shall contain all relevant information relating to the grievance which the employee wishes the City Manager to consider. The City Manager shall meet with and respond in writing to the employee within ten (10) calendar days of the receipt of the grievance.
2. The decision of the City Manager as prescribed in "1" above shall be final and binding for all grievances except as noted in "3" below.
3. A grievance that claims an employee has been unfairly treated due to an alleged improper application of (i) a departmental regulation or; (ii) any expressed terms(s) of this Agreement may be appealed to the Personnel Board as provided by Subsection D below.

D. Administrative Appeals.

1. Within five (5) working days after the decision by the City Manager regarding a formal grievance, an employee may file a written administrative appeal to the Personnel Board with the Human Resources Director. Such written administrative appeal shall, at minimum, contain the following information:
 - a. The name and classification of the employee;
 - b. The name, address, telephone number, and organizational affiliation, if any, of any representative of the employee;
 - c. A copy of the formal grievance papers filed with the department head and the City Manager and their written responses;
 - d. Any other relevant information or documents the aggrieved employee wishes to submit.
2. The Human Resources Director shall arrange for a hearing before the Personnel Board within forty-five (45) calendar days. The employee may request in writing that the date of hearing be postponed beyond forty-five (45) days; or such date may be extended at the request of the Personnel Board Chairperson.
3. The Human Resources Director shall provide at least five (5) calendar days' written notice of the date, time, and place for hearing to the employee (and representative, if any).
4. Selection of Hearing Officer. The City agrees to request a list of seven (7) arbitrators from the State Mediation Service to serve as advisor to the Personnel Board. The Association and City shall alternately strike names, the City striking first, until there is an advisor selected. The cost of such advisor shall be borne by the City.

ARTICLE XI. MEMBERSHIP DUES AND AUTHORIZED DEDUCTIONS

- A. The Association shall be entitled to have membership dues and other lawful deductions of its members deducted from their paychecks in accordance with the procedures required by law and set forth herein. To the extent required by Government Code Sections 1157.3 and 1157.12, the City shall honor employees' voluntary authorizations for Association dues deductions from employee paychecks. Such authorized deductions shall be remitted monthly to Association along with an adequate itemized record of deductions. The City shall make every reasonable effort to remit the amounts deducted within ten (10) working days following the payday on which the deductions were made.
- B. In making such authorized membership dues deductions, the City shall rely on written certification from the Association confirming that the Association has and will maintain authorizations signed by each individual employee from whose paychecks the deduction is to be made that the individual affirmatively consents to the dues deduction in a manner that meets the requirements of state and federal law, including but not limited to applicable provisions of Government Code Sections 1150-1157.12 and the First Amendment of the United States Constitution. After providing the required certification, the Association shall not be required to provide a copy of individual authorizations to the City unless a dispute arises about the existence or terms of the authorization. To the extent required by law, the City will rely on information provided by the Association in writing regarding whether dues deductions were properly cancelled or changed. Any requests from the Association that the City change dues deductions shall include a

certification that the changes are requested with the affirmative consent of the individual employee(s) and otherwise comply with all requirements of state and federal law.

- C. The amount of membership dues shall be set by the Association. . All changes in dues deductions shall become effective the first of the month following written notification to the City Finance Director.
- D. The City agrees to direct all employees to the Association with regard to any questions or concerns related to membership dues or any other mutually agreed payroll deduction. The City agrees to send requests to cancel or change dues deductions to the Association
- E. The City agrees to provide to Association on a monthly basis a payroll dues deduction report.
- F. The employee's earnings must be regularly sufficient, after other legal and required deductions are made, to cover the amount of the dues check-off authorized. When an employee, in good standing in the Association, is in a non-pay status, for the full pay period when his/her dues would normally be withheld, no dues deduction will be made to cover that withholding from the current or future earnings; nor will the employee deposit the amount with the City which would have been withheld if the employee had been in a pay status during that period. In the case of an employee who is in a non-pay status during only a part of the pay period and the salary is not sufficient to cover the full withholding, no deduction shall be made. In this connection, all other legal and required deductions have priority over Association dues.
- G. The Association shall indemnify, defend, protect and hold harmless the City and its elected and appointed officials, officers, employees, officers and agents (collectively hereafter the "Indemnitees") from and against any and all claims, liabilities, losses, damages, fines, penalties, claims, demands, suits, actions, causes of action, judgments, costs and expenses (including, but not limited to, reasonable attorneys' fees and court costs) arising from the application of any provisions under this Article, including, but not limited to, any claims made by any member employees for the membership dues deductions the City made in reliance on the Association's certification, and any claims made by any member employees for any deduction cancellation or modification the City made in reliance on the information provided by the Association, provided that the City promptly notify the Association of any such matter for which it is seeking indemnification after the City has knowledge of the occurrence of such matter.

In the event any such action or proceeding is brought against the City by reason of any such claim, the Association, upon notice from the City, covenants to defend such action or proceeding by counsel reasonably satisfactory to the City. Further, the Association agrees to indemnify and hold harmless the Indemnitees for any loss or damage arising from the Association's actions or inactions under this Article.

ARTICLE XII. SENIORITY

- A. Seniority in the Police Department is established by continuous time served in class. When two (2) or more employees within the same class have identical service and appointment dates, the employee with the higher position on the City eligibility list from which the appointments were made is deemed to be the senior.

Individuals who are demoted, whether voluntarily or involuntarily, shall have all time served in the higher rank within a class series counted for purposes of seniority.

- B. Seniority list placement qualifies an employee for shift, team, vacation, and days off preference.
- C. Shift Bidding: Employees shall be permitted to bid for shift/days off/team on the basis of seniority.

1. Bidding shall take place every six (6) months and shall be completed thirty (30) calendar days before the start of the new shift.
2. Police Sergeants shall bid their shift prior to officers placing their bids.
3. K-9 handlers shall be allowed to bid for available K-9 shifts.
4. When a vacancy in a shift occurs during the interim of a shift period (after bidding has occurred for the six (6) month period) the department may fill that vacancy with another employee of their choosing for the remainder of the shift period. In the event the vacancy or temporary assignment extends to the next shift bidding period, the absent employee may personally bid or may relinquish their seniority status for the purpose of shift bidding.
5. Once probationary employees have completed the Field Training Officer (FTO) phase, they are assigned to a shift on the basis of seniority. From time to time it is necessary to reassign a probationary employee to other shifts for purposes of evaluation or training. Such transfer of a probationary employee may necessitate the temporary transfer of other employees to different shifts. These transfers will be of relatively short duration, and reasonable notice will be given to all affected employees.

ARTICLE XIII. PERSONNEL FILES

The City shall maintain two (2) personnel files on each employee, a permanent file in the Human Resources Department and a departmental file. The personnel files shall be maintained at a location identified to each employee. Upon request by an employee, the employee and/or his/her authorized representative may review the personnel files during regular office hours except where denial of access is authorized by statute. No other personnel files other than that permitted by this provision may be kept on an employee. Information contained in an employee's personnel file shall be confidential and available for inspection only to authorized management personnel, the supervisor of the employee and the City's attorneys; except, however, that information in an employee's personnel file may be released pursuant to court order, subpoena, or with a release signed by the employee. The department shall notify the employee of the existence of such court order, subpoena, or a motion for court order to gain access to the personnel file prior to the release of any information. No material which relates to the employee's conduct, attitude, work performance, or service will be included in his/her personnel file without being signed and dated by the author of such material. Before such material is placed in the employee's file, the department head or designated authority shall provide the employee the opportunity to review the material and sign and date it. A copy of such material shall be provided to the employee. The employee shall have the right to insert in his/her file within thirty (30) calendar days of the employer placing an item in the file, supplementary material and a written response to any item in the file. Such response shall remain attached to the material it supplements for as long as the material remains in the file.

Retention of Materials.

Internal affairs investigations shall be kept in a separate file under complainant's name and shall be purged and destroyed after five (5) years. All personnel records dealing with disciplinary actions that affect payroll, leave balances, etc., personnel transaction forms, and voluntary-nonvoluntary deduction forms shall be maintained permanently. All other information shall be destroyed after five (5) years from the date filed. Written reprimands shall be destroyed after five (5) years if no further discipline or similar reprimands have been filed within the five (5) year period. If there are other similar documents on file, the written reprimands cannot be destroyed until five (5) years after the most recent occurrence.

Counseling memos are considered to be part of the performance evaluation process and can be included in the evaluation document at the supervisor's discretion.

ARTICLE XIV. EMPLOYEE RELEASE TIME

- A. The City recognizes and agrees to deal with designated representatives of RPOA on all matters related to grievances.
- B. A written list of all RPOA representatives shall be furnished to the City immediately after their designation and RPOA shall notify the City promptly of any change of representatives.
- C. An aggrieved employee shall be allowed reasonable release time for the purpose of attending administrative or Skelly hearings or an internal affairs investigation during working hours without loss of compensation subject to prior notification and approval by his/her immediate supervisor.
- D. Upon request of an employee an RPOA representative shall be allowed reasonable release time for the purpose of representing the employee in all administrative or Skelly hearings or an internal affairs investigation during working hours without loss of compensation subject to prior notification and approval by his/her immediate supervisor.
- E. Employee release time hours are not to be considered to be hours worked for overtime purposes.
- F. Employees are entitled to representation in accordance with the provisions of this Agreement and Government Code Section 3300 et seq.
- G. The City and RPOA agree to continue an RPOA Time Bank for use by employees for the sole purpose of performing or conducting association business subject to the following conditions:
 - 1. RPOA members must donate one (1) hour each year of vacation hours from an association member's accrued leave balance for such hours. Such donation shall be non-revocable and not returnable to the employee. Donations will be allowed only during January of each year.
 - 2. The maximum number of hours any member shall donate is one (1) hour per year. Any remaining unused hours in the time bank on December 31st shall be carried over into the next calendar year. The maximum number of hours that can be accrued is two hundred (200). In the event that the number of RPOA represented employees exceeds one-hundred (100), the maximum annual accrual will be increased by two (2) hours for each additional employee.
 - 3. Time bank hours shall not be used without prior approval of RPOA representatives. All time submitted to payroll for reimbursement from the bank must have RPOA and department approval. The Human Resources and Finance Departments will be responsible for processing the appropriate donation forms and any payment(s).
 - 4. RPOA members assume any tax liability for being assessed vacation or CTO hours and/or using Time Bank Hours. Hours donated to association members shall not be considered time worked for overtime, retirement or any other benefit purpose. However, any donated hours will be subject to applicable state and federal payroll taxes.

ARTICLE XV. INTERNAL AFFAIRS INVESTIGATIONS

The City will conduct internal affairs investigations of police department personnel as expeditiously as possible. In the event that the investigation takes over sixty (60) calendar days to conclude, the department will provide a status report to the employee.

The terms and conditions of this Memorandum of Understanding are executed this _____ day of _____ 2018, by the Employer-Employee representatives whose signatures appear below on behalf of their respective organizations.

CITY OF ROSEVILLE:

ROSEVILLE POLICE OFFICERS' ASSOCIATION:

Dominick Casey
City Manager

Mark Salvo
Chief Negotiator

Timothy L. Davis
City Chief Negotiator

Eric Eastman
Member, Negotiation Committee

David Rawe
Member, Negotiation Committee

Patrick Ganguet
Member, Negotiation Committee

Jay Panzica
Member, Negotiation Committee

Brandon Fernandez
Member, Negotiation Committee

Dennis Kauffman
Member, Negotiation Committee

Richard Rahn
Member, Negotiation Committee

Troy Bergstrom
Member, Negotiation Committee

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APPENDIX "G" – SALARY SCHEDULE

CITY OF ROSEVILLE SALARY SCHEDULE

Effective Date: January 5, 2019

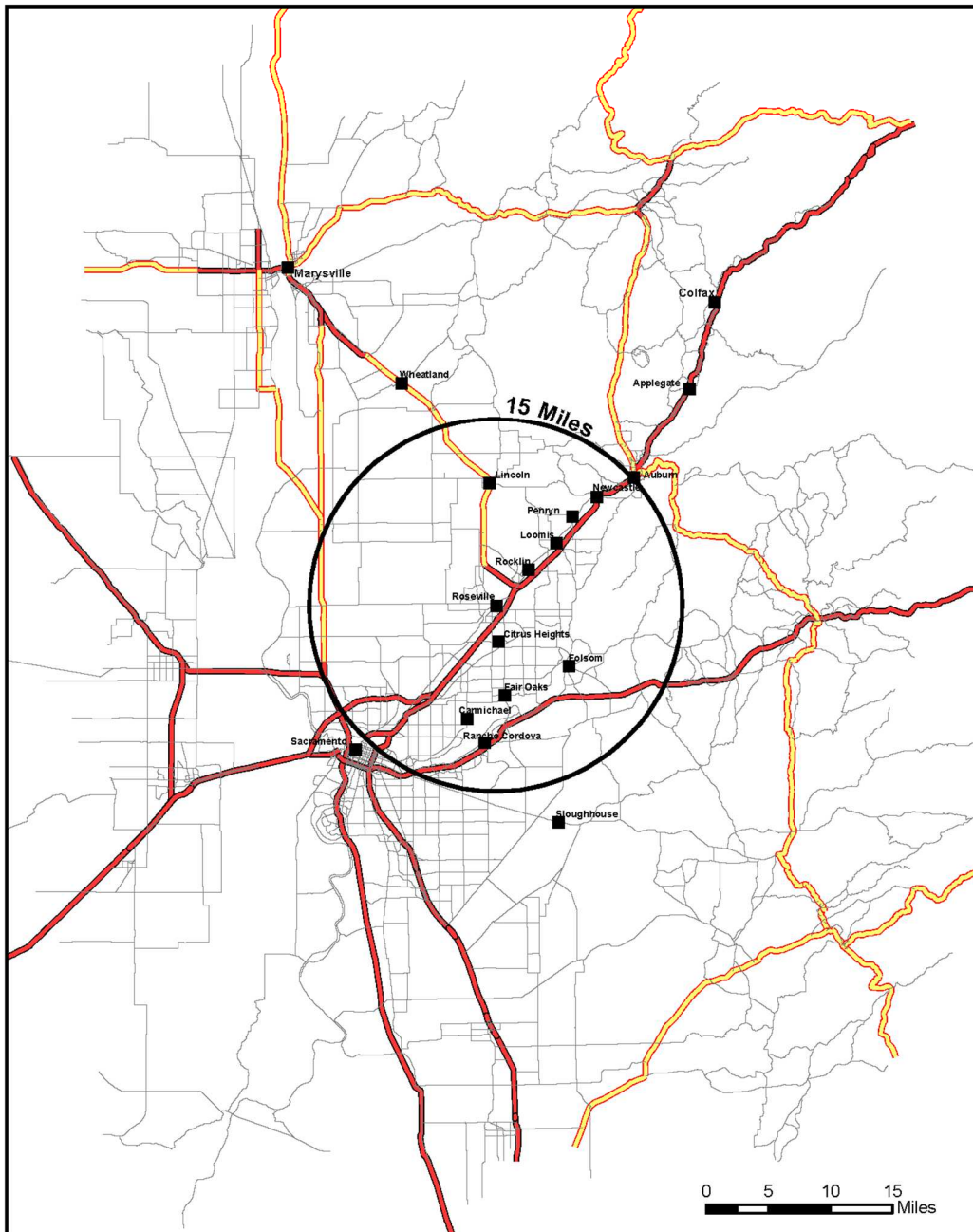
Appendix G

RPOA

APPENDIX "X" – TAKE HOME VEHICLE DISTANCE



Take Home Vehicles Distance Map



APPENDIX "Y" – CLASS SERIES SENIORITY

POLICE SERGEANT
POLICE OFFICER

APPENDIX “Z” – AGENCIES USED FOR SALARY COMPARISONS

Davis
Elk Grove
Fairfield
Folsom
Lodi
Modesto
Placer County
Redding
Rocklin
City of Sacramento
County of Sacramento
Vacaville

ORDINANCE NO. 6034

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE 2018-19
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2018-19, is hereby amended by transferring appropriation to and from the activities indicated below:

Appropriate funds for the Roseville Police Officer Association Memorandum of Understanding/Contract per request of the Human Resources Department, as listed on the attached Request for Budget Adjustment in the amount of \$1,246,074.00.

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

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR BUDGET ADJUSTMENT

FINANCE DEPARTMENT

Instructions: Complete all necessary fields. If you have questions or need assistance preparing this form, please contact the budget team @ BudgetTeam@roseville.ca.us

REQUESTER NAME & TITLE: Stacey Peterson

DEPARTMENT/DIVISION: Human Resources

FISCAL YEAR: FY2019 EFFECTIVE DATE: _____

PROPOSED COUNCIL DATE (if applicable): 12/5/2018

[A.R. 6.01 Budget Adjustment Policy & Procedure](#)

For more detailed budget adjustment training information, including examples, please click on the following link

[Miscellaneous Budget Training Information](#)

USE OF FUNDS						
Amount	Account					Account Title/Description
	GL		Fund	JL		
	Org Key	Object		Project	Activity	
\$ 10,456	05500	4398	100			RPOA MOU/Contract
\$ 38,874	05514	4398	100			RPOA MOU/Contract
\$ 34,912	05515	4398	100			RPOA MOU/Contract
\$ 431,291	05531	4398	100			RPOA MOU/Contract
\$ 72,433	05532	4398	100			RPOA MOU/Contract
\$ 35,071	05535	4398	100			RPOA MOU/Contract
\$ 623,037	00210	8900	210			TFR to FUND 100 FOR RPOA MOU/CONTRACT
\$ 1,246,074	TOTAL					

SOURCE OF FUNDS						
Amount	Account					Account Title/Description
	GL		Fund	JL		
	Org Key	Object		Project	Activity	
\$ 623,037	00100	3900	100			TFR from FUND 210 FOR RPOA MOU/CONTRACT
\$ 623,037			210			Reduce available resources
\$ 1,246,074	TOTAL					

Justification:
The FY2018-19 portion of the 3 year MOU agreement between the City and RPOA. The first year of the MOU will be funded by the Supplemental Law Enforcement Fund (210).

REQUIRED APPROVALS:	
 REQUESTING DEPARTMENT HEAD / DESIGNEE	<u>11-28-18</u> DATE
 BUDGET MANAGER / DESIGNEE	<u>11/28/18</u> DATE
 FINANCE DIRECTOR / DESIGNEE	<u>11/28/18</u> DATE
_____ CITY MANAGER / DESIGNEE	_____ DATE

ORDINANCE NO. 6035

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE NO. 5768, THE SALARY ORDINANCE FOR SWORN EMPLOYEES REPRESENTED BY THE ROSEVILLE POLICE OFFICERS ASSOCIATION, AS AMENDED BY APPENDIX "A" TO BE EFFECTIVE JANUARY 5, 2019, AS AN URGENCY MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Title and Purpose.

Ordinance No. 5768, the Salary Ordinance for sworn employees represented by the Roseville Police Officers Association, is hereby amended as shown on Appendix "A" for salary schedules A and B attached hereto:

SECTION 2. Salary Plan Effective Date.

This Ordinance shall be effective January 5, 2019 as an urgency measure.

SECTION 3. Urgency Ordinance.

This ordinance is hereby declared to be an urgency measure, immediately necessary for the public peace, health and safety and shall take effect January 5, 2019. A statement of urgency is as follows:

It is necessary to amend the Salary Ordinance to comply with recently approved changes for the orderly and necessary continuance of operations of the City.

SECTION 4. Posting.

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

ATTEST:

MAYOR

City Clerk

CITY OF ROSEVILLE SALARY SCHEDULE A

Appendix: A
Percentage:1.000

Effective 01/05/2019

RPOA RSVL POLICE OFFICERS ASSOC.

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
5430	POLICE OFFICER	STEP A	31.7616	2,540.92	5,505.34	66,064.12
		STEP B	33.3496	2,667.96	5,780.59	69,367.16
		STEP C	37.8939	3,031.51	6,568.27	78,819.31
		STEP D	39.7886	3,183.08	6,896.69	82,760.28
		STEP E	41.7780	3,342.24	7,241.52	86,898.24
		STEP F	43.8669	3,509.35	7,603.59	91,243.15
		STEP G	46.0602	3,684.81	7,983.76	95,805.21
5470	POLICE SERGEANT	STEP A	41.9559	3,356.47	7,272.35	87,268.27
		STEP B	44.0537	3,524.29	7,635.97	91,631.69
		STEP C	46.2563	3,700.50	8,017.75	96,213.10
		STEP D	48.5692	3,885.53	8,418.66	101,023.93
		STEP E	50.9976	4,079.80	8,839.58	106,075.00
		STEP F	53.5475	4,283.80	9,281.56	111,378.80
		STEP G	56.2249	4,497.99	9,745.64	116,947.79

CITY OF ROSEVILLE

SALARY SCHEDULE B

Appendix: A
Percentage:1.000

Effective 01/05/2019

POAB RSVL POLICE OFFICERS ASSOC.- B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B938	POLICE OFFICER	STEP A	36.1209	2,889.67	6,260.95	75,131.47
		STEP B	37.2353	2,978.82	6,454.11	77,449.42
		STEP C	38.3840	3,070.72	6,653.22	79,838.72
		STEP D	39.5682	3,165.45	6,858.48	82,301.85
		STEP E	40.7889	3,263.11	7,070.07	84,840.91
		STEP F	42.0473	3,363.78	7,288.19	87,458.38
		STEP G	43.3445	3,467.56	7,513.04	90,156.56
		STEP H	44.6817	3,574.53	7,744.82	92,937.93
		STEP I	46.0602	3,684.81	7,983.76	95,805.21
B944	POLICE SERGEANT	STEP A	41.9554	3,356.43	7,272.26	87,267.23
		STEP B	42.9915	3,439.32	7,451.86	89,422.32
		STEP C	44.0533	3,524.26	7,635.90	91,630.86
		STEP D	45.1412	3,611.29	7,824.47	93,893.69
		STEP E	46.2560	3,700.48	8,017.70	96,212.48
		STEP F	47.3983	3,791.86	8,215.70	98,588.46
		STEP G	48.5689	3,885.51	8,418.60	101,023.31
		STEP H	49.7684	3,981.47	8,626.52	103,518.27
		STEP I	50.9974	4,079.79	8,839.54	106,074.59
		STEP J	52.2569	4,180.55	9,057.86	108,694.35
		STEP K	53.5474	4,283.79	9,281.54	111,378.59
		STEP L	54.8698	4,389.58	9,510.76	114,129.18
		STEP M	56.2249	4,497.99	9,745.64	116,947.79



COUNCIL COMMUNICATION

CC #: 9671
File #: 0203-50

Title:	Distribution of a Request For Proposal entitled Design and Implementation of the "Roseville Advantage Financing Program"
Contact:	Laura Matteoli 916-774-5284 LMatteoli@roseville.ca.us Dennis Kauffman 916-774-5313 DKauffman@roseville.ca.us

Meeting Date: 12/5/2018
Item #: 9.1.

RECOMMENDATION TO COUNCIL

Staff recommends that the Council approve the distribution of a Request For Proposal (RFP) entitled Design and Implementation of the "Roseville Advantage Financing Program" to locally headquartered banks.

BACKGROUND

As a business friendly city, Roseville is interested in providing a significant opportunity to the local banking community to work collaboratively with the City in aggressively:

- Helping its existing businesses grow and prosper,
- Pursuing new business development, and
- Diversifying its business community.

In conjunction with this goal, the City of Roseville is seeking proposals from regional banks to design and implement a loan program to incentivize businesses to locate and grow their business within the City limits. The program will be designed to attract and benefit local businesses and will be supported with commensurate account deposits made in the respective bank. Accordingly, only locally headquartered banks are eligible to submit proposals.

FISCAL IMPACT

On a short term basis, implementation of this program will have a positive, but relatively insignificant fiscal impact to the City of Roseville. The funds deposited in the respective bank/banks will have an interest rate that is greater than the interest rate of its short term investments invested in LAIF.

However, on a longer term basis the business that is generated by this program is expected to offer new sources of sales tax and the employment opportunities offered by the growth of existing

businesses or the creation of new businesses.

ECONOMIC DEVELOPMENT / JOBS CREATED

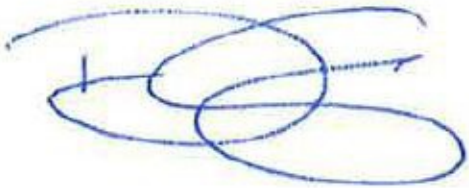
It is expected that this program will result in incremental employment opportunities, however until the program has been in place, the types and quantities of jobs cannot be quantified.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical changes in the environment (CEQA Guidelines §15061(B)(3)). Approval of an Request For Proposals does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Jay Panzica, Chief Financial Officer



Dominick Casey, City Manager

ATTACHMENTS:

Description

RFP - Roseville Advantage Financing Program



REQUEST FOR PROPOSALS

Design and Implementation of the “Roseville Advantage Financing Program”

DUE: January 21, 2019

3:00 PM

Deliver to:

City of Roseville
Attn: City Clerk Department
311 Vernon Street
Roseville, CA 95678

CITY OF ROSEVILLE

NOTICE FOR PROPOSALS

Design and Implementation of the “Roseville Advantage Financing Program”

NOTICE IS HEREBY GIVEN that proposals for the Design and Implementation of the “Roseville Advantage Financing Program” will be received by the City of Roseville. Proposals will be accepted **ONLY** at the office of the **City Clerk, Civic Center, 311 Vernon Street, Roseville, CA, 95678**, until 3:00 p.m., **January 17, 2019**. Said proposals will be evaluated and results will be made public after completion of the negotiation process with the selected bank. The City reserves the right to reject any or all proposals and to waive any informalities or irregularities in any proposal or in the proposal process.

December 5, 2018

Date

Laura Matteoli

Director of Economic Development

IMPORTANT!!!

The City is not responsible for misdelivered proposals, and the proposer is strictly liable for its chosen method of delivery. It is the proposer's sole responsibility to make sure that proposals arrive at the proper location. Any proposal which does not actually arrive in the City Clerk's Office by the RFP due date and time will be rejected as non-responsive, even if properly addressed or delivered to another City Department.

Your proposal **MUST** be addressed and delivered as follows:

**City of Roseville
Attn: City Clerk Department
311 Vernon Street
Roseville, CA 95678**

The proposer is also directed to include the attached "Sealed Proposal" label on the outside of the package or envelope so that it is visible when delivered to the City.

Design and Implementation of the “Roseville Advantage” Financing Program

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1.0 INTRODUCTION

The City of Roseville (hereinafter “City”), is soliciting proposals for the Design and Implementation of the “Roseville Advantage Financing Plan”. This will be a competitive negotiation process. Qualified Bank(s) that meet the requirements set forth in this Request for Proposals (hereinafter “RFP”), and are capable of providing the services requested are encouraged to participate.

1.1 BACKGROUND

The City of Roseville is a vibrant and growing city located in south Placer County and within the greater Sacramento region. As a business friendly city, Roseville is interested in providing a significant opportunity to the local banking community to work collaboratively with the City in aggressively:

- Helping its existing businesses grow and prosper,
- Pursuing new business development, and
- Diversifying its business community.

In conjunction with this goal, the City of Roseville is seeking proposals from regional banks to design and implement a loan program to incentivize businesses to locate and grow their business within the City limits. The program will be designed to attract and benefit local businesses and will be supported with commensurate account deposits made in the respective bank. Accordingly, only locally headquartered banks are eligible to submit proposals.

1.2 CITY OVERVIEW

The City of Roseville is an incorporated city with a population of more than 134,000 residents, located in Placer County off of Interstate 80, approximately 16 miles northeast of Sacramento, California. The City of Roseville is a Charter city operating under the City Council/City Manager form of government.

1.3 INSTRUCTIONS

This RFP includes a description of the scope of services, proposal requirements, and instructions for submitting your proposal. Failure to follow these instructions may result in rejection of your proposal.

No oral representations or interpretations will be made to any proposer as to the meaning of this RFP.

Direct all inquiries regarding this RFP in writing to:

City of Roseville
City Manager’s Office
Attn: Laura Matteoli
311 Vernon Street
Roseville, CA 95678
Fax: (916) 774-5284
Email: lmatteoli@roseville.ca.us

Do not contact other individuals or City departments in this regard. Information provided by anyone other than the above contact may be invalid and proposals which are submitted in accordance with such information may be declared non-responsive.

In the event that it becomes necessary to revise any part of this RFP, written addenda will be issued. Any amendment to this RFP is valid only if it is in writing and issued by the City department issuing the RFP. No oral interpretations or answers shall bind the City unless confirmed by the City in writing.

All addenda for this RFP will be distributed to proposers who received this RFP directly from the City. **It is the proposer's sole responsibility to monitor their correspondence for possible addenda to this RFP.** Failure of proposer to monitor for addenda shall not relieve him/her of the requirements contained therein. Additionally, failure of proposer to return a signed addendum, when required, may be cause for rejection of his/her proposal.

2.0 TENTATIVE SCHEDULE

The following represents the tentative schedule for this RFP. Any change in the scheduled dates for the Pre-Proposal Conference, Deadline for Final Questions, or Proposal Submission Deadline will be advertised in the form of an addendum to this RFP. The schedule for the evaluation process and other future dates may be adjusted without notice.

Council Approval of RFP.....	12/05/18
RFP Released by the City.....	12/06/18
Optional Pre-Proposal Conference.....	12/21/18
Deadline for Final Questions.....	01/04/19
City Responses to Written Questions.....	01/11/19
Proposal Submission Deadline.....	01/21/19
Bank Interviews as needed.....	02/04/19
Contract Negotiations.....	Completed by 03/21/19
Contract Approval by City Council.....	04/03/19
Commencement of Program.....	Per Contract

3.0 OPTIONAL PRE-PROPOSAL CONFERENCE

An optional pre-proposal conference has been scheduled for **December 21, 2018 at 9:00** at:

**Roseville Civic Center
311 Vernon Street
2nd Floor Hutchinson Conference Room
Roseville, California**

Interested banks will have an opportunity to submit questions regarding the requirements outlined in this RFP. While attendance is not mandatory, interested proposers are highly encouraged to attend. In order to make the meeting more effective for all participants, attendees should read this document thoroughly prior to the meeting.

Substantial clarifications or changes required as a result of the meeting will be issued in the form of a written addendum to the RFP. A list of attendees will be distributed upon request.

4.0 SCOPE OF SERVICES

The City is interesting in developing a funding mechanism called “The Roseville Advantage Financing Program”, to set it apart from other competing locations and thus attract business growth within its city limits and/or the Sacramento region. The program is envisioned to include a number of components. First and foremost is preferential treatment in terms of processing times, service levels, support and potentially interest rates to businesses that qualify with all banking requirements *and* reside, or will reside as a result of this program, in the City of Roseville and/or the Greater Sacramento regional area. A minimum of 75% of the dollar value of the loans shall be made to businesses that reside within, or will reside within, the City of Roseville as a result of this program. Furthermore, the City is interested in supporting the local banking community, thus it will be distributing this RFP only to the four banks that are headquartered in the local area.

As a part of this program, the City would like to work cooperatively with the local banking community to create a focused and creative marketing plan to advertise and promote the program. This marketing and outreach plan will allow the City to work with the bank or banks that participate in the plan to direct business opportunities to the appropriate bank or banks involved. This plan would include the benefits of doing business with the banks as well as the benefits of the City of Roseville from a business perspective, highlighting the fact that Roseville is investing its funds in the local economy.

In order to support the “The Roseville Advantage Financing Program”, and to incentivize the local bank/banks involved, the City would deposit an appropriate level of funds in the respective banks. The City understands that banks are in the business of making loans, and cities are not. As a result, the City would not be involved in the decision making process, and the deposited funds will simply be treated as a City bank account and would not technically fund the business loans.

The deliverable for this RFP will be a creative, implementable banking program that clearly identifies all the components that are necessary to carry out the plan. Included in this list of components are the following:

- The roles and responsibilities of both the participating banks and the City of Roseville.
- The type of account recommended by the bank and a complete breakdown of costs, including any interest income being offered, (expressed in terms of its relationship to the ongoing L.A.I.F. rate).
- A suggested minimum/maximum dollar amount of the initial city funds to be deposited, based on the expected loan capacity of the bank
- A complete explanation of the security of the funds deposited to ensure the safety of taxpayer funds
- Advantages to be offered to potential businesses
- Explanation of the benefits to the City of Roseville of the proposal
- Method of audit/accounting records for verification of compliance
 - The bank/banks will be required to provide semi-annual reports that identify: 1.) That the funds are being lent to appropriately-located businesses, (i.e.: at least 75 % of dollars lent to businesses within the city and remainder to businesses within the Greater Sacramento area), 2). The dollar amount and number of loans made, and 3.) A breakdown of the percentage of loans and dollars being lent to the three business communities (Roseville, South Placer and Greater Sacramento). The City realizes there are significant restrictions regarding information dissemination and looks to the banking community to meet all federal, state or local laws, applicable City codes or standards or regulations, and yet provide certainty that the program is meeting its goals. The City will require the selected bank(s) to ensure that its deposits are insured by the Federal Deposit Insurance Corporation (FDIC).

4.1 **Multiyear Agreements** - The initial contract will be for a period of three years. The City reserves the right to renew the contract for three (3) additional years, one year at a time at its sole discretion. Contract renewals will require the approval of the Roseville City Council.

5.0 **ASSURANCE OF DESIGNATED PROGRAM TEAM**

Proposer shall assure that the designated program team is used for this program. Departure or reassignment of, or substitution for, any member of the designated program team shall not be made without the prior written approval of the City.

6.0 **PROPOSAL FORMAT REQUIREMENTS**

Each response to this RFP shall include the information described in this section. Provide the information in the specified order. Failure to include all of the information specified may be cause for rejection. Additional information may be provided, but should be succinct and relevant to the goals of this RFP. Any additional information that a proposing Bank wishes to include that is not specifically requested should be included in an appendix to the proposal.

Banks are encouraged to provide proposals that are sufficiently detailed to allow evaluation of the program approach. Unauthorized conditions, omissions, limitations or provisions attached to a proposal will render the proposal non-responsive and may cause its rejection.

Proposers are warned against making erasures or alterations of any kind, without initialing each and every such change. Proposals that contain erasures or irregularities of any kind, without such initialing, or omissions, may be rejected.

The proposal should be bound or contained in a loose leaf binder. Document pages shall be 8-1/2 inches by 11 inches in size or folded to such a size. Use section dividers, tabbed in accordance with this section as specified below.

6.1 **Cover Letter** with the following information:

- Title of this RFP: Design and Implementation of the “Roseville Advantage” Financing Program
- Name and Mailing Address of Bank (include physical location if mailing address is a PO Box)
- Contact Person, Telephone Number, Fax Number, and Email Address
- A statement that the submitting Bank will perform the services and adhere to the requirements described in this RFP, including any addenda (reference the addenda by date and/or number).

6.2 **Signature Requirements** - The attached Proposer’s Certification (**Attachment A**) shall be executed by an official(s) legally authorized to bind the Bank which states that the proposal is valid for ninety (90) days. Include the executed copy of the Proposer’s Certification under Tab G. Note: This is ninety (90) days following the closing date for the receipt of all proposals.

- Proposals submitted on behalf of a Partnership shall be signed in the firm name by a partner or the Attorney-in-Fact. If signed by the Attorney-in-Fact, there shall be attached to the proposal a Power-of-Attorney evidencing authority to sign proposals, dated the same date as the proposal and executed by all partners of the firm.
- Proposals which are submitted on behalf of a Corporation shall have the correct corporate name thereon and the actual signature of the authorized officer of the corporation written (not typed) below the corporate name. The title of the office held by the person signing for the corporation shall appear below the signature of the officer.
- Proposals which are submitted on behalf of a Limited Liability Company (“LLC”) shall be signed by the person or persons authorized to bind the LLC under the LLC’s articles of organization.
- Proposals which are submitted by an Individual Doing Business under a firm name (“dba”) shall be signed in the name of the individual doing business under the proper firm name and style.

- 6.3 **TAB A: Bank’s Qualifications** – Describe your bank and provide a statement of your bank's qualifications for offering the requested program. Include a geographical map of all branch locations and the bank’s headquarters, as well as the bank’s organizational chart, including its constituent parts, and size variation of staffing levels in the past five (5) years. Include a history of the bank’s support of locally based charities and non-profits.
- 6.4 **TAB B: Experience and References** – Provide a summary of your bank’s experience in providing similar programs or services. Provide a minimum of three (3) references for programs or services similar in nature and scope that your bank’s team members have completed in the last five (5) years. Include brief descriptions of the programs, dates, client names and contact persons’ names, addresses and telephone numbers. Public sector references are preferred.
- 6.5 **TAB C: Qualifications of Team** – Provide a brief summary of the role, qualifications and experience of each team member and designated program manager/lead assigned to this program, including length of service with the bank. A program team organizational diagram and brief resume of each team member and the designated program manager/lead for each applicable category shall be included. The geographic location of the bank and key personnel shall also be identified. Full resumes may be included in the appendix.
- 6.6 **TAB D: Program Understanding** – Based on the available information, supplemental research, field observations, and experience with similar programs, provide a narrative describing your understanding of the services requested in this RFP, your general approach and any major challenges to achieving the City’s stated goals. Include any issues that you believe will require special consideration for this program. Also identify any unique approaches or strengths that your bank may have related to this program. City staff will assess your understanding of all aspects of the program based on the overview.
- 6.7 **TAB E: Program Plan** – Provide a detailed discussion of your bank’s approach to the successful implementation of this program. Include thorough discussions of methodologies you believe are essential to accomplishing this program. Include a proposed work schedule to accomplish all of the required tasks within the desired timeline. Identify the staff who would be assigned to each task.

- 6.8 **TAB F: Funds Deposit Proposal** – Provide a proposed minimum/maximum dollar amount of city funds to be deposited for all products and services to be delivered. Specify the estimated rate of return on the City’s deposit in relation to the ongoing LAIF rate of return. The proposal must include the proposed type of bank deposit account where the City funds will be held.
- 6.9 **TAB G: Required Statements/Documents** – Include statements of assurance regarding the following requirements in the proposal:
- Non-substitution for the designated members of the team without approval by City staff **(Section 5.0)**
 - The absence of a conflict of interest **(Section 10.4)**
 - A statement that nothing contained in the submitted proposal will be proprietary. **(Section 10.21)**
- Submit the following documents with proposal:
- Executed copy of Proposer’s Certification **(Attachment A)**
- 6.10 **TAB H: Exceptions** – Describe any and all proposed exceptions, alterations or amendments to the scope of services or other requirements of this RFP. The nature and scope of your proposed exceptions may negatively affect the evaluation of your submittal and the City’s determination of whether it is possible to successfully negotiate a contract with your bank.
- 6.11 **TAB I: Competency of Proposers** – The City wants to ensure that the successful Bank(s) has the necessary facilities, ability, experience, and financial resources to provide the services specified herein in a satisfactory and timely manner. Please list and explain any pending bankruptcies, judgments, lawsuits, arbitrations, mediations, and any similar actions filed or resolved in the past seven (7) years.

7.0 SUBMITTAL INSTRUCTIONS

- 7.1 Your submittal package shall include the following:
- **One (1) original and four (4) printed copies** of your proposal; and
 - **One (1) electronic copy** of your proposal in PDF format on CD, flash drive or other electronic media
- 7.2 Proposals shall be submitted not later than the time and date indicated on the cover page of this RFP. All submittals shall be submitted in a sealed envelope or container and clearly marked with the RFP title on the outside of the parcel. **Complete and attach the “Sealed Proposal” label to the outside of the envelope containing your proposal.**
- 7.3 Proposals shall be submitted ONLY to:
- City of Roseville
Attn: City Clerk Department
311 Vernon Street
Roseville, CA 95678
- 7.4 Faxed and/or emailed proposals will not be accepted.

- 7.5 The City shall not be responsible for proposals delivered to a person or location other than that specified herein.
- 7.6 Postmarks will not be accepted and proposals received after the deadline date and time will not be accepted or considered. **No exceptions.**
- 7.7 The City reserves the right to waive minor defects and/or irregularities in proposals, and shall be the sole judge of the materiality of any such defect or irregularity.
- 7.8 All costs associated with proposal preparation shall be borne by the proposer.

8.0 EVALUATION CRITERIA

The following evaluation criteria and rating schedule will be used to determine the most highly qualified bank(s).

<u>Evaluation Criteria</u>	<u>Maximum Points Possible</u>
A. Experience and qualifications of bank and proposed staff (per Sections 6.3 - 6.5, 6.11)	10
B. Understanding of the Program – Proposed Program Plan (per Section 6.6 – 6.7)	25
C. Proposed Funds Deposit Plan and Rate of Return to City (per Section 6.8)	30
D. Program’s Benefits to Local Economy (per Section 4.0, 6.3)	35
Total Possible Points:	100

9.0 SELECTION PROCESS

- 9.1 Award of the RFP shall be made to the responsible proposer whose proposal is determined, through a formal evaluation panel process, to be the most advantageous to the City after the evaluation panel has taken into consideration the evaluation factors set forth in the RFP. A master averaged score sheet shall be created based on the evaluation panel’s initial evaluation. Proposals shall be scored according to the criteria stated in the RFP.
- 9.2 Proposals submitted will be reviewed by a selection committee. Banks that have submitted the best and most complete proposals may be invited to an interview. The number of Banks invited to an interview may vary depending upon the number of proposals submitted.
- 9.3 Should the City elect to conduct interviews with any proposers, the following criteria shall be considered and each proposer ranked by the evaluation panel during the interview process: a) Quality of presentation, b) Ability to meet the City’s business goals, c) Communication style.

- 9.4 The City reserves the right to make a selection after review of the proposals without oral interviews; therefore, the proposal should be submitted initially on the most favorable terms that the Bank might propose.
- 9.5 A contract will be negotiated with the Bank or Banks considered best meeting the City's need for this program. In the event a mutually satisfactory contract cannot be negotiated with the City's first choice, negotiations may be terminated and commenced with the Bank considered next best in meeting the City's needs for this particular program.
- 9.6 The selected Bank will be required to execute a contract which will require City Council approval. The contract will further refine the scope of the program. The selected Bank is required to draft a contract for the City's review.
- 9.7 The award of any contract is expressly contingent upon City Council approval and the availability of funds. City staff may not legally bind the City to a contract.
- 9.8 The City reserves the right to reject any or all proposals, or to waive minor irregularities in said proposals, or to negotiate minor deviations with the successful Bank(s). In the case of differences between written words and figures in a proposal, the amount stated in written words shall govern. In the case of a difference in unit price versus the extended figure, the unit price shall govern.
- 9.9 Once a decision has been made to award the contract, then a formal notice of the intent to award to the recommended proposer(s) shall be made by the Department.
- 9.10 A City of Roseville business license as well as all applicable permits, licenses and certifications required by local, state or federal law are required before the award of contract.

10.0 GENERAL TERMS & CONDITIONS

- 10.1 **Contract.** Upon completion of the evaluation and recommendation for award, the selected Bank will be required to execute an agreement negotiated by the parties and approved by the Roseville City Council.
- 10.2 **Independent Contractor.** At all times the Bank shall represent itself to be an independent contractor offering such services to the general public and shall not represent itself, or its employees, to be an employee of the City. Therefore, the Bank shall assume all legal and financial responsibility for taxes, FICA, employee fringe benefits, workers' compensation, employee insurance, minimum wage requirements, overtime, etc., and agrees to indemnify, save, and hold the City, its officers, agents, and employees, harmless from and against, any and all loss, cost (including attorneys' fees), and damage of any kind related to such matters.
- 10.3 **Non-Appropriation.** The City may terminate any resulting contract at the end of any fiscal year, June 30th, without further liability other than payment of debt incurred during such fiscal year, should funds not be appropriated by its governing body to continue services for which the contract was intended.
- 10.4 **Conflict of Interest.** The Bank shall warrant that no official or employee of the City has an interest, has been employed or retained to solicit or aid in the procuring of the resulting contract,

nor that any such person will be employed in the performance of such contract without immediate divulgence of such fact to the City. Banks submitting a proposal in response to this RFP must disclose any actual, apparent, direct, indirect, or potential conflicts of interest that may exist with respect to the Bank or the Bank's management or employees relative to the services to be provided to the City. Conflict of interest issues may require consultation with legal counsel. If a Bank has no conflicts of interest, a statement to that effect must be included in the proposal. Violation of this section shall be a material breach of the contract entitling the City to any and all remedies by law or in equity.

- 10.5 **Undue Influence.** The Bank shall warrant via an executed Proposer's Certification (**Attachment A**) that no undue influence or pressure is used against or in concert with any officer or employee of the City in connection with the award or terms of the contract that will be executed as a result of this RFP, including any method of coercion, confidential financial arrangement or financial inducement. No officer or employee of the City shall receive compensation, directly or indirectly, from the Bank, or from any officer, employee or agent of the Bank, in connection with the award of the contract or any work to be conducted as a result of this RFP. Violation of this section shall be a material breach of the contract entitling the City to any and all remedies by law or in equity.
- 10.6 **Non-Collusion.** Banks submitting proposals shall warrant via an executed Proposer's Certification (**Attachment A**) that their offer is made without any previous understanding, agreement or connection with any person, firm or corporation submitting a separate proposal for the same program and is in all respects fair, without outside control, collusion, fraud or otherwise illegal action. This condition shall not apply to proposals which are submitted by banks who have partnered with others to submit a joint or cooperative proposal.
- 10.7 **Indemnification & Insurance Requirements.** The City's indemnification and insurance requirements will be outlined in the negotiated contract. All costs of complying with the insurance requirements shall be as included in your pricing. The selected Bank shall provide complete and valid insurance certificates within ten (10) days of the City's written request. Failure to provide the documents within the time stated may result in rejection of the Bank's proposal. Alterations to the terms and conditions shall not be allowed.
- 10.8 **Cost of Preparing Proposal.** The City will not pay any costs incurred by any Bank in preparing or submitting a proposal in response to this RFP.
- 10.9 **Proposals Property of the City.** All documents or materials submitted with or in conjunction with any proposal, including but not limited to electronic files, shall become the property of the City after the proposal submission deadline. No submission documents will be returned. During negotiations, the scope of services may be amended by the City and negotiated based upon ideas provided by other proposers or any other source.
- 10.10 **Proposals are Public Records.** All proposals submitted are subject to the public disclosure requirements under the laws of the State of California, unless the City identifies and exercises a right or obligation to exempt any record from public disclosure. However, proposals will not be disclosed until negotiations are complete and a recommendation for selection and award is made.
- 10.11 **Protests.**
- (a) Protest Requirements

(1) Any proposer who is aggrieved in connection with the solicitation or award of a contract may file a protest with the City Clerk's office. The protest must be received in writing by the City Clerk's office within seven (7) calendar days after such aggrieved proposer 1) knows or should have known of the facts giving rise thereto or 2) the date of the notice of intent to award, whichever is sooner. In no event shall a protest be allowed after an award has been made by City Council. If the seventh calendar day falls on a weekend or City holiday, the protesting party may submit the protest prior to close of business on the first business day following such weekend or holiday. Failure to submit a timely protest shall bar consideration of a protest.

(b) Grounds for Protest

(1) The alleged grounds for protest shall be limited to the following: (a) computation errors, (b) violations of local, state, or federal law, or (c) the City failed to follow the procedures specified in this Policy.

(2) The protest shall state all grounds claimed for the protest and include supporting documentation. Failure to clearly state the grounds for the protest and provide supporting documentation shall be deemed a waiver of all protest rights.

(c) Administrative Review

Upon receipt of the protest and after determining the protest was properly filed, the Department Director shall provide a copy of the protest to other proposers who might become aggrieved as a result of the protest and issue a written decision within fourteen (14) calendar days after receipt of the protest. The protest will be evaluated by the Chief Financial Officer, the City Attorney's Office, and the Purchasing Manager. The protesting proposer shall promptly provide any information requested by City staff as part of such investigation. The decision shall either deny or uphold the protest and include reasons for the decision. The written decision shall be final.

(d) Stay of Action During a Protest

In the event a protest is filed under Section 10.11, the City shall not proceed further with the award of the contract until the protest is resolved, unless:

(1) The Finance Director makes a determination that the award of the contract without delay is necessary to protect a substantial interest of the City, or

(2) The City decides to reject all proposals and issue a new RFP.

10.12 **Rejection of RFP.** The City reserves the right to reject any or all proposals, to waive defects or irregularities in any proposal or in the RFP process, and to offer to negotiate or contract with any Bank in response to any RFP. This RFP does not constitute any form of offer to contract.

10.13 **Multiple Award.** The City reserves the right to award a contract to multiple banks and have multiple programs.

10.14 **Increasing/Decreasing Portions of RFP.** The City reserves the right to increase or decrease the amount of any portions of the work represented in the RFP and/or to omit portions of said work, as may be deemed necessary by the City.

- 10.15 **Rejection as Non-Responsive.** Proposals may be rejected as non-responsive at the City's sole discretion if there are alterations of form, the proposal is conditional or the proposal is incomplete.
- 10.16 **Modifying RFP.** The City reserves the right to modify any portion of, or to postpone or cancel this RFP at any time, and/or reject any and all submissions without indicating any reason.
- 10.17 **If no proposal is accepted,** the City may elect to have the services performed in some other manner.
- 10.18 **Rejecting Team Members.** The City reserves the right to reject individual team members and request substitution prior to contract award.
- 10.19 **Local Business, Small Business, Minority and Women Owned Business.** Although no preferences will be given, the City highly encourages submission of proposals by local businesses, by small business owners, and by minority and women-owned businesses.
- 10.20 **Withdrawal of Proposals.** Proposals may be withdrawn prior to the date and time specified for proposal submission with a formal written notice by an authorized representative of the proposer delivered to the City Clerk's Office. Proposals submitted will become property of the City after the proposal submission deadline.
- Proposals may not be withdrawn for ninety (90) days after the due date unless the City enters into a contract with another Bank prior to the expiration of that ninety (90) day period.
- 10.21 **Electronic Transmittals.** No electronic mail, telephone or facsimile proposals will be accepted. If a photocopy is submitted, the proposal must be signed in ink.
- 10.22 **Proposal Postponement and Amendment.** The City reserves the right to revise or amend the RFP or specifications up to the time set for opening of the proposals. Such revisions and amendments, if any, shall be announced by amendments to this RFP. Copies of such amendments shall be furnished to all prospective proposers. If revisions and amendments require changes to the scope of services, the date set for opening of the proposals may be postponed by such number of days as in the opinion of the City shall enable proposers to revise their proposals. Proposals which fail to acknowledge a substantive addendum to the RFP, as determined by the City Attorney's Office, on the City supplied addendum form will be rejected as non-responsive. Any revisions or amendments to the RFP will become incorporated into any contract awarded pursuant to the RFP.
- 10.23 **Proprietary Information.** Proposers submitting a proposal in response to this RFP must provide a statement that nothing contained in the submitted proposal will be proprietary. However, if a proposer desires to claim a privilege against public disclosure for a trade secret or other proprietary information, such information must be submitted with the proposal in a separate envelope marked "confidential." The City Attorney's Office will determine if the information is in fact proprietary, based on state and federal law. Note that under California law, a price proposal to a public agency is not a trade secret. The Bank shall defend, indemnify and hold harmless the City regarding any claim by any third party for the public disclosure of the "confidential" portion of the proposal.

- 10.24 **Right to Request Additional Information.** During the evaluation process, the City reserves the right, where it may serve the best interests of the City, to request additional information and clarifications from proposers. Such information will be requested in writing to the specific proposer. This information will become a part of the original proposal submitted by the specific proposer and will be used by the City in evaluating the proposal and will not be shared with other proposers during the evaluation and negotiation process.
- 10.25 **Modification of Proposals.** Modification of a proposal already received will be considered only if the modification is received prior to the deadline date for receiving proposals. All modifications shall be made in writing, executed, and submitted in the same form and manner as the original proposal.
- 10.26 **Examination of Contract Documents.** Each proposer shall thoroughly examine and be familiar with the terms of this RFP, legal and procedural documents, general conditions, specifications, and addenda (if any), which will constitute the contract documents. Submission of a proposal shall constitute acknowledgement, upon which the City may rely, that the proposer has thoroughly examined and is familiar with the contract documents. Failure or neglect of a proposer to receive or examine any of the contract documents shall in no way relieve the proposer of any obligation with respect to their proposal or to the contract. No claim for additional compensation will be allowed which is based upon lack of knowledge of any contract document.
- 10.27 **Non-Discrimination.** The City maintains various policies related to contractual service providers. Among these is an anti-discrimination policy, which requires that those the City contracts with not discriminate in hiring on the basis of gender, race, religion, sexual orientation, medical condition, and all other categories protected by law. Upon acceptance of a proposal, the City may request that the selected Bank sign a statement affirming its compliance with this policy.
- 10.28 **No Assignment or Modifications.** This awarded contract is to be binding on the successors and assigns of the parties hereto. The services called for herein are deemed unique and except as provided herein Bank shall not assign, transfer, subcontract, or otherwise substitute its interest in the agreement or any of its obligations herein without the written consent of the City. The Agreement may be modified only by a written amendment signed by the parties.
- 10.29 **Bankruptcy.** Upon filing for any bankruptcy or insolvency proceeding whether voluntary or involuntary, or upon the appointment of a receiver, trustee, or assignee for the benefit of creditors, the Bank must notify the City immediately. Upon learning the actions herein identified, the City reserves the right, at its sole discretion, to cancel the contract.

Attachment A

PROPOSER'S CERTIFICATION

I hereby propose to furnish the services specified in the Request for Proposals ("RFP"). I agree that my proposal will remain firm for a period of up to ninety (90) days in order to allow the City of Roseville ("City") adequate time to evaluate the qualifications submitted.

I have carefully examined the Request for Proposals and any other documents accompanying or made a part of this RFP. The information contained in this proposal is true and correct to the best of my knowledge and is signed under penalty of perjury under the laws of the State of California. I further certify that I am duly authorized to submit this proposal on behalf of the bank as its authorized agent and that the bank is ready, willing and able to perform if awarded the contract.

I further certify that this proposal is made without prior understanding, agreement, connection, discussion, or conspiracy with any other person, firm, bank, or corporation submitting a proposal for the same service (unless submitting a joint proposal); that this proposal is fair and made without outside control, collusion, fraud or illegal action; that no officer, employee or agent of the City or any other proposer is financially interested in said proposal; that no undue influence or pressure was used against or in concert with any officer, employee or agent of the City in connection with the award or terms of the contract that will be executed as a result of this RFP; and that the undersigned executed this Proposer's Certification with full knowledge and understanding of the matters therein contained and was duly authorized to do so.

NAME OF BUSINESS

SIGNATURE

NAME & TITLE, TYPED OR PRINTED

MAILING ADDRESS

TELEPHONE NUMBER

EMAIL

Type of Organization:

____ Sole Proprietorship

____ Corporation

____ State of Incorporation

____ Partnership

____ Limited Liability Company

SEALED PROPOSAL



**IMPORTANT
NOTICE TO
PROPOSER**

- The envelope containing your proposal **MUST** have:
1. Your name and address in the **UPPER** left corner.
 2. This label on the **LOWER** left corner.

RFP NAME

PROPOSAL DUE DATE

PROPOSAL DUE TIME

_____ A.M. _____ P.M.
PROPOSAL FOR

**TIME SENSITIVE. DELIVER TO
CITY CLERK IMMEDIATELY.**



COUNCIL COMMUNICATION

CC #: 9670

File #: 0400-04-07-1 & 0400-08 & 0400-03

Title: Hewlett-Packard Campus Oaks Parcel CO-21, 31, 41, 42 - Campus Oaks
Commercial

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

Meeting Date: 12/5/2018

Item #: 10.1.

RECOMMENDATION TO COUNCIL

Based on the October 25, 2018 Planning Commission hearing, staff recommends the City Council deny the appeal of the Planning Commission's approval of certain entitlements related to the Campus Oaks Commercial project and take the following actions:

- A. Consider the Addendum to the Hewlett-Packard Master Plan EIR/Initial Study;
- B. Adopt a resolution denying the appeal of the October 25, 2018 approval by the Planning Commission; adopting two (2) findings of fact and approving the Major Project Permit Stage 2 subject to one hundred two (102) conditions of approval; and adopting the three (3) findings of fact and approving the Tentative Subdivision Map subject to sixty-four (64) conditions of approval;
- C. Adopt a resolution approving text amendments to the General Plan;
- D. Adopt a resolution approving amendments to certain land use designations in the General Plan;
- E. Adopt the two (2) findings of fact and introduce for first reading an ordinance approving the Rezone;
- F. Consider the five (5) findings and introduce for first reading an ordinance approving the Seventh Amendment to the Development Agreement Amendment Relative to the Campus Oaks Property within the Hewlett-Packard Campus Oaks Master Plan; and
- G. Adopt a resolution adopting the two (2) findings of fact and approving the Modification of a

BACKGROUND

This Council Communication provides a summary of the Planning Commission hearing and the appeal. A detailed project background and evaluation is provided in the Planning Commission staff report, Attachment 1.

Before the project was scheduled for hearing, the City received a letter, dated September 12, 2018, from the Law Office of Benjamin Kanani representing "Roseville Solidarity" (Attachment 2) as well as a response from the Law Office of Remy Moose Manley (RMM) dated October 3, 2018 (Attachment 3); both of these letters were included as attachments to the Planning Commission staff report. To summarize, the letter from Roseville Solidarity challenged the adequacy of the City's environmental review in both the 1996 Hewlett-Packard Master Plan Environmental Impact Report (EIR) and the 2015 Addendum for the Hewlett-Packard Campus Oaks (HPCO) project, and argued that an Addendum would be the inappropriate type of environmental document to use for the project. The RMM letter pointed out that the Roseville Solidarity argument is not supported by either the California Environmental Quality Act (CEQA) Guidelines or established case law. The argument was further flawed because it was made in advance of the publication of the environmental documentation for the proposed project, so could not be based on any fact or substantial evidence.

The day prior to the Planning Commission hearing, on October 24, 2018, the City received a second letter from Roseville Solidarity. Staff prepared a detailed response in a Memorandum to the Planning Commission dated October 25, 2018 (Attachment 4). To summarize, Roseville Solidarity challenged the adequacy of the City's environmental review, again based on alleged inadequacies in prior environmental review, because the project has changed, and because it will "undoubtedly result in new and significant environmental impacts." However, as the detailed staff response shows, Roseville Solidarity failed to offer any evidence of these impacts, nor did it offer any evidence of flaws in the Addendum analysis; the project Addendum is included as Exhibit A.

The project was heard by the Planning Commission on October 25, 2018. During the hearing, three people spoke in opposition to the project. Two speakers (Mr. Dave Turner and Mr. Trevor Griffin) indicated they were part of or in agreement with Roseville Solidarity, and expressed concern about inadequate environmental review and the potential impact to surrounding businesses of the proposal. Specifically, Mr. Griffin was concerned that the Nugget Market would have negative impacts on employees at the Safeway across Woodcreek Oaks Boulevard from the site. The third speaker, Mr. Jim Dalton, indicated he was acting as a representative for the author of the Roseville Solidarity letters. Mr. Dalton repeated concerns stated in the Roseville Solidarity letter.

An appeal of the Planning Commission decision was submitted on behalf of Roseville Solidarity on November 5th, 2018. The appeal encloses the prior correspondence from Roseville Solidarity, and also includes a new three-page letter outlining the grounds for the appeal. The appeal letter, dated November 2, 2018, repeats a summary of Roseville Solidarity's concerns from the October letter. The appeal letter raises no new issues and provides no evidence to support its claims. Attachments 3 and 4, the RMM and City staff responses to previous Roseville Solidarity letters provide responses supported by substantial evidence to all of the points raised in the appeal. The City has carefully examined whether any changes to the project or changes in

circumstances would alter its previously-reached significance conclusions, and has found that there are not; consistent with CEQA Guidelines Section 15164 “the lead agency or responsible agency **shall** prepare an addendum” in this case [emphasis added].

Background and Summary Evaluation

The project site is located at 1495 Blue Oaks Boulevard at the southeastern corner of Blue Oaks Boulevard and Woodcreek Oaks Boulevard, within the City’s North Industrial Planning Area. The project site was originally owned by Hewlett Packard (HP) and was designated for Light Industrial land use. The properties were sold and subdivided and are currently owned by BBC Roseville Oaks, LLC.

In the original Hewlett-Packard Master Plan, this corner of Blue Oaks Boulevard and Woodcreek Oaks Boulevard was designated for 22 acres of commercial uses, with 29 total acres of commercial in the plan area. When the HPCO Master Plan was adopted in 2015, this corner was designated for 5 acres of High Density Residential (HDR), 5 acres of Business Professional (BP), and 19 acres of Community Commercial (CC) uses. An amendment in 2016 redesignated the 5 acres of HDR to 5 acres of BP, for a total of 10 acres of BP and 19 acres of CC land use. The proposed project would redesignate the BP land to CC, returning this corner to one which closely matches the original 1996 configuration: Community Commercial on the corner of Blue Oaks Boulevard and Woodcreek Oaks Boulevard for a total of 29 acres of Community Commercial in the plan area.

The existing HPCO Master Plan identifies the project site as the Campus Oaks Town Center, and includes a conceptual plan for development, with an anticipated buildout of 170,000 square feet of commercial space and 60,000 square feet of business professional or office space. The applicant proposes to amend the land uses in the Town Center to convert Parcels CO-21 and CO-31 from Business Professional to Community Commercial. This would change the Campus Oaks Town Center from a mix of office and retail uses, to a complete retail center, though offices are a permitted use within the Community Commercial land use. The application also includes detailed site plans showing the proposed location and size of each building in the center, as well as the supporting internal roadways, parking areas, landscaping, lighting, and entry monument designs. As part of the first phase of Town Center development, detailed elevations are included for approximately half the buildings in the center. Elevations for other buildings will be submitted to the City as part of later project proposals, not as a part of this project.

The project includes changing the land use designation and zoning of approximately 10 acres from Business Professional to Community Commercial. According to the City of Roseville General Plan, the Business Professional land use is intended for professional offices, but allows limited commercial uses such as banks, restaurants, and day care centers. The Community Commercial use allows for a full range of retail stores and businesses, but also allows professional office uses. These land uses are similar, but one emphasizes office and allows some commercial uses, while the other emphasizes commercial, but allows office uses. The proposed project is located in an area described in the HPCO Master Plan as a “vibrant Town Center where residents, employees and passers-by can shop, eat, and meet their everyday needs.” The proposed land use change from Business Professional to Community Commercial would continue to meet that purpose, and allow the applicant to pursue development of a retail shopping center on the property. The proposed project is consistent with the intent and objectives of the General Plan and is consistent with the interest, health, safety, and welfare of the City.

The HPCO Master Plan includes an illustrative site plan for the Town Center, as well as a number of applicable policies and design guidelines for development. In the HPCO Master Plan, the

overarching goals of Town Center development include creation of a commercial setting along the northern community entry (Roseville Parkway), positioning of the Town Center on Blue Oaks Boulevard to attract activity and users, and creation of a paseo connecting the residential neighborhoods to the Town Center.

The proposed site plan, included as Exhibit F to this Council Communication, shows the proposed layout of the Town Center. As shown, the project includes buildings placed adjacent to Roseville Parkway, with no intervening parking lots, to create a commercial setting along the roadway. Several buildings are located along Blue Oaks Boulevard, as is a primary entry leading to the largest buildings on the site. The project also includes the paseo extending from the south across Painted Desert Drive and north through the site, ending at the front of the proposed Major 1 building (Nugget Market). Other connecting pedestrian pathways branch off from this central paseo, providing access to other buildings, parking areas, and the sidewalks along the public streets.

The applicant has proposed a modern agrarian design concept. The modern agrarian style incorporates traditional building forms and materials associated with rural or agricultural settings—such as barn-style building forms and wood or metal cladding or roofs—coupled with modern design styles such as flat parapets, stucco, and modern glass and metal storefronts. In cases where front entrances are oriented toward the inside of the site, away from the street, the street-facing elevations have been designed to include faux storefronts and other architectural detailing, to provide an activated streetscape.

FISCAL IMPACT

The project will not have any negative impacts on the City's General Fund.

ECONOMIC DEVELOPMENT / JOBS CREATED

The project will generate construction jobs and employment opportunities associated with the site uses.

ENVIRONMENTAL REVIEW

As part of the project, an Addendum was prepared consistent with the California Environmental Quality Act (CEQA). The Addendum was based on the Initial Study's findings that the proposed project is substantially consistent with the previously certified Hewlett Packard Master Plan EIR which was certified by the City Council on June 5, 1996 (SCH#95112022). Therefore, an Addendum to the Hewlett Packard Master Plan EIR was prepared for consideration by the City Council before taking action on the project. A copy of the addendum is provided herein as Exhibit A.

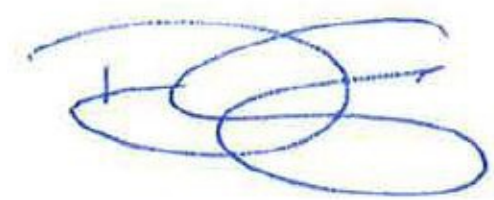
As discussed previously, the City received letters from Roseville Solidarity alleging that an Addendum is inappropriate for the current proposal. However, as discussed in the attached responses from Remy Moose Manley and City staff, this argument is not supported by either the CEQA Guidelines or established case law. The City has carefully examined whether any changes to the project or changes in circumstance would alter its previously-reached significant conclusions, and has found that there are not; consistent with CEQA Guidelines Section 15164 “the lead agency or responsible agency **shall** prepare an addendum” in this case [emphasis

added].

Respectfully Submitted,

Lauren Hocker, Associate Planner

Mike Isom, Development Services Director

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, likely belonging to Dominick Casey.

Dominick Casey, City Manager

ATTACHMENTS:

Description

Attachment 1 Planning Commission Staff Report

Attachment 2 Letter from Roseville Solidarity

Attachment 3 Letter from Remy Moose Manley

Attachment 4 Letter from Roseville Solidarity and Staff Response

Attachment 5 Appeal

Resolution No. 18-492

Attachment 6 Renderings

Exhibit A Addendum

Resolution No. 18-493

Resolution No. 18-494

Exhibit B General Plan Change Pages

Ordinance Rezone

Exhibit C Rezone

Ordinance Development Agreement

Exhibit D Development Agreement Amendment

Resolution No. 18-495

Exhibit E HPCO Master Plan Redlines

Exhibit F Site Plan & Notes

Exhibit G Grading Plan

Exhibit H Utilities and Stormwater

Exhibit I Landscape Plans Part 1

Exhibit I Landscape Plans Part 2

Exhibit J Photometric Plan

Exhibit K Elevations

Exhibit L Subdivision Map

**Planning Division Staff Report****Planning Commission Meeting****October 25, 2018**

Prepared by: Lauren Hocker, Associate Planner

ITEM 6.1: GENERAL PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT AMENDMENT, MODIFICATION OF A MAJOR PROJECT PERMIT STAGE 1, MAJOR PROJECT PERMIT STAGE 2, AND TENTATIVE SUBDIVISION MAP – 1495 BLUE OAKS BLVD – HPCO PCL CO-21, -31, -41, AND -42 – CAMPUS OAKS COMMERCIAL – PL18-0080

REQUEST

The applicant requests approval of a General Plan Amendment and Rezone to modify the land uses of Parcels CO-21 and CO-31 from Business Professional (BP) to Community Commercial (CC), and a Development Agreement Amendment to reflect the land use changes. A Major Project Permit (MPP) Stage 1 Modification is requested to change the HPCO Master Plan to reflect the proposed land use changes and master site plan for the Campus Oaks Commercial Center, and an MPP Stage 2 is requested for the proposed detailed site planning and building elevations for a portion of the Commercial Center. A Tentative Subdivision Map is requested to divide the site into 15 lots.

Applicant/Owner – Stephen Des Jardins, BBC Roseville Oaks, LLC

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Consider the Addendum to the Hewlett Packard Master Plan EIR/Initial Study
- B. Recommend the City Council approve the General Plan Text and Land Use Amendments,
- C. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone,
- D. Recommend the City Council approve the Development Agreement Amendment,
- E. Recommend the City Council adopt the two (2) findings of fact and approve the Modification of a Major Project Permit Stage 1 (Campus Oaks Master Plan Amendment);
- F. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to one hundred two (102) conditions of approval,
- G. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to sixty-four (64) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

The City received a letter from the Law Office of Benjamin Kanani (Attachment 1), representing Roseville Solidarity, expressing concern that the environmental impacts of the proposed project had not been adequately reviewed. This letter was received on September 18, 2018, prior to publication of any environmental documentation for the proposed project. Therefore, the letter focuses on describing the environmental review which has taken place in the past. The Roseville Solidarity letter focuses on an argument that an Addendum would be the inappropriate type of environmental document because of inadequacies in the prior analyses. However, the letter cites neither case law nor any sections of the California Environmental Quality Act (CEQA) Guidelines in making its argument.

The Law Office of Remy Moose Manley (RMM) provided a letter response (Attachment 2) to the Roseville Solidarity letter, at the request of the applicant. The RMM response states that the Roseville Solidarity letter is premised upon deeply flawed misstatements of the law. Citing established case law, the RMM response points out that the time to challenge the prior environmental documents has passed, and that "supplemental review provisions and statute of limitations bar challenges where environmental effects were not, but could have been, raised" in previous environmental documents. Therefore, the City is not obligated to revisit or re-demonstrate the validity those prior environmental documents when making decisions about analysis of

the current proposal. The RMM response then lays out the provisions of CEQA and case law which establish whether an Addendum shall be prepared.

There are no other outstanding issues related to the project proposal. The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

The project site is located at 1495 Blue Oaks Boulevard at the southeastern corner of Blue Oaks Boulevard and Woodcreek Oaks Boulevard, within the City's North Industrial Planning Area. The project site was originally owned by Hewlett Packard (HP) and was designated for Light Industrial land use. The properties were sold and subdivided and are currently owned by BBC Roseville Oaks, LLC.

The project site, along with properties to the south and east, were governed by the June 1996 Hewlett-Packard Master Plan (amended in 2001). However, this master plan outlined a development plan and process for industrial uses with Hewlett-Packard as the single owner and operator. As Hewlett-Packard shifted their business plans for the property and sold some of the land, there was an interest in amending the master plan. In 2014 the Hewlett-Packard Campus Oaks Master Plan Amendment (HPCO Master Plan) was submitted, which covered a portion of the land within the Hewlett-Packard Master Plan. Figure 1 shows the portion of property which continues to be regulated by the Hewlett-Packard Master Plan and the portion regulated by the HPCO Master Plan. The HPCO Master Plan redesignated 198 acres of industrial land to a mix of Low, Medium, and High Density Residential; Business Professional, Community Commercial, Tech/Business Park – Light Industrial, Parks and Recreation, Open Space, and Public/Quasi-Public. The HPCO Master Plan also established development standards, permitted uses, and a development plan for the area, and a tentative subdivision map to create large lots based on the land use plan. The project received final approval in August of 2015.

Various projects consistent with the HPCO Master Plan have begun or been completed since the Master Plan approval. This includes the completion of several roadways, including the extension of Roseville Parkway from Foothills Boulevard to Blue Oaks Boulevard and the completion of Painted Desert Way; the construction of the first residential units in the plan area, the Campus Oaks Apartments; and mass

Figure 1: Project Location

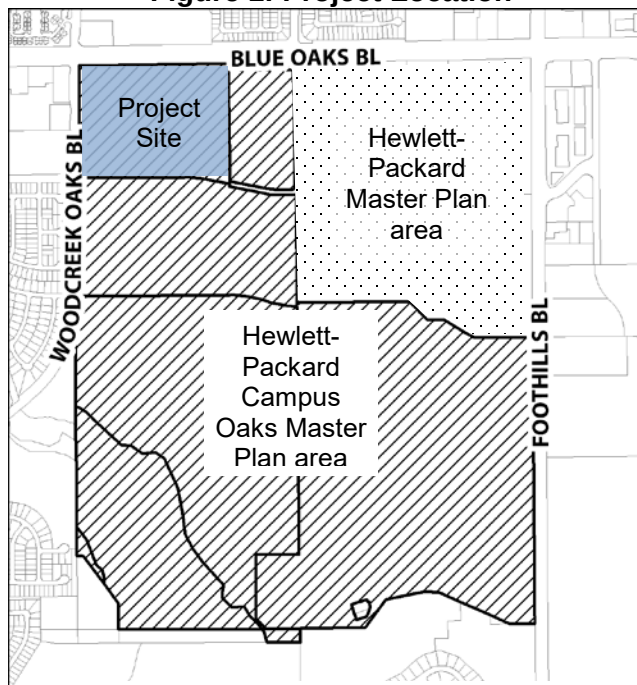


Figure 2: 2017 Aerial of Site



grading on most of the remaining plan area, for the purpose of leveling parcels and defining the future main roadways. An aerial photograph of the project site and surrounding areas is provided as Figure 2, but since the photo is from 2017 it does not capture all of the most recent work or completed roadways.

The existing HPCO Master Plan identifies the project site as the Campus Oaks Town Center (Town Center; see Figure 3). The project site includes approximately 10 acres of land designated for Business Professional uses and approximately 19 acres designated for Community Commercial uses, as shown in Figure 4 (Parcels CO-21, CO-31, CO-41, and CO-42). When these land uses were adopted, there was a conceptual plan for developing the Town Center (shown in Figure 3), and the anticipated buildout was 170,000 square feet of commercial space and 60,000 square feet of business professional or office space (as shown in Table 3-1 of the HPCO Master Plan).

SITE INFORMATION

Location: 1495 Blue Oaks Boulevard

Total Size: 29.64 acres

Topography and Setting: The site topography is generally flat, due to the mass grading activities which have occurred on the project site. The site is bounded to the north by Blue Oaks Boulevard, to the west by Woodcreek Oaks Boulevard, to the east by undeveloped land, and to the south by Painted Desert Way. Roseville Parkway extends through the eastern third of the project area.

Property to the north of the project site, across Blue Oaks Boulevard, has a land use designation of Community Commercial. The site includes a Walgreens, but otherwise remains undeveloped. Properties surrounding the Community Commercial area have a land use designation of Medium Density Residential, and are developed with single-family homes. Property to the west of the site is a mix of Community Commercial and High Density Residential, and is developed with a shopping center and apartments, respectively. Property to the south of the project site is within the HPCO Master Plan, and has a land use designation of Public/Quasi-Public (for a future fire station) and High Density Residential. These properties are currently undeveloped. Property to the east has a land use designation of Light Industrial. The property is currently undeveloped.

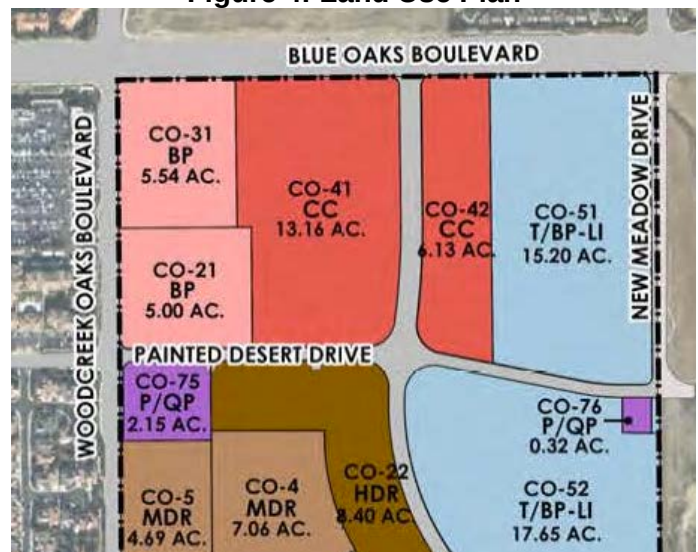
PROJECT DESCRIPTION

The applicant proposes to amend the land uses in the Town Center to convert Parcels CO-21 and CO-31 from Business Professional to Community Commercial. This would change the Campus Oaks Town Center

Figure 3: Town Center District



Figure 4: Land Use Plan



from a mix of office and retail uses, to a complete retail center. The application also includes detailed site plans showing the proposed location and size of each building in the center, as well as the supporting internal roadways, parking areas, landscaping, lighting, and monument signage. As part of the first phase of Town Center development, detailed elevations are included for approximately half the buildings in the center. Elevations for other buildings will be submitted to the City as part of later project proposals, not as a part of this project. In order to process these proposed plans, the applicant requests the following entitlements:

General Plan Amendment and Rezone: To change the land use and zoning designation of 10.39 acres from Business Professional to Community Commercial. This will change the HPCO Master Plan totals from 10.39 acres of Business Professional and 19.29 acres of Community Commercial to no Business Professional uses and 29.64 acres of Community Commercial land. The General Plan Amendment is included as Exhibit B and the Rezone is included as Exhibit C.

Development Agreement Amendment: The seventh amendment to the Development Agreement By and Between the City of Roseville and BBC Roseville Oaks, LLC Relative to the Campus Oaks Property within the Hewlett-Packard Campus Oaks Master Plan is to reflect the land use changes. The Development Agreement Amendment is included as Exhibit D.

Major Project Permit Stage 1 Modification: To amend the HPCO Master Plan text and figures consistent with the land use changes, and to update text and figures with the change in roadway name from HP Way to Roseville Parkway. The anticipated square footage of non-residential building area will also be changed, from 60,000 square feet of business/office space and 170,000 square feet of retail/commercial space to 240,000 square feet of retail/commercial space. This is a minor 10,000 square-foot increase in anticipated non-residential building space. The applicant proposes a total of 16 buildings and a total of 1,275 parking spaces. The HPCO Master Plan change pages are included as Exhibit E.

Major Project Permit Stage 2: To approve detailed site, landscaping and lighting plans for the entire project area, and elevations for 9 of the proposed buildings. The MPP Stage 2 materials are included as Exhibit F–K. Renderings of the proposed buildings are included as Attachment 3.

Tentative Subdivision Map: To divide the property into 15 lots, the locations of which are based on the locations of proposed buildings and their associated parking areas. Except for proposed Lot 2, which includes two buildings, all other lots have one building per lot. The Tentative Subdivision Map is included as Exhibit L.

EVALUATION: GENERAL PLAN AMENDMENT AND REZONE

Proposed amendments to the General Plan are analyzed for consistency with the goals and policies of the plan. For the proposed rezone, Zoning Ordinance Section 19.86.050 specifies that recommendations for approval or denial of a rezone shall include consideration of the proposed amendment's consistency with:

1. The public interest, health, safety, or welfare of the City, and
2. The General Plan and any applicable Specific Plan.

The project includes changing the land use designation and zoning of approximately 10 acres from Business Professional to Community Commercial. According to the City of Roseville General Plan, the Business Professional land use is intended for professional offices, but allows limited commercial uses such as banks, restaurants, and day care centers. The Community Commercial use allows for a full range of retail stores and businesses, but also allows professional office uses. These land uses are similar, but one emphasizes office and allows some commercial uses, while the other emphasizes commercial, but allows office uses. As discussed in the Background section, this property is surrounded

on three sides by existing or planned non-residential uses, including Community Commercial and Light Industrial, so the proposed land use designation is compatible with the surroundings. In addition, the proposed project is located in an area described in the HPCO Master Plan as a “vibrant Town Center where residents, employees and passers-by can shop, eat, and meet their everyday needs.” The proposed land use change from Business Professional to Community Commercial would continue to meet that purpose, and allow the applicant to pursue development of a retail shopping center on the property, as discussed in the Major Project Permit evaluation. The proposed project is consistent with the intent and objectives of the General Plan and is consistent with the interest, health, safety, and welfare of the City.

EVALUATION: DEVELOPMENT AGREEMENT AMENDMENT

Zoning Ordinance Section 19.84.040 specifies that recommendations for approval or denial of a Development Agreement (DA), including Amendments, shall include consideration of the following:

1. Consistency with the objectives, policies, programs, and land use designations of the City of Roseville General Plan.
2. Consistency with the City of Roseville Zoning Ordinance.
3. Conformity with the needs of public health, safety, and welfare.
4. The effect on the orderly development of property or the preservation of property values.
5. Whether the provisions of the Agreement shall provide sufficient benefit to the City to justify entering into the agreement.

The DAs are binding contracts that set the terms, rules, conditions, regulations, entitlements, responsibilities, and other provisions relating to the development of the covered properties. The proposed amendment to the DA would change the portions which describe the land uses, to make those sections consistent with the proposed project land use amendment. No changes to development triggers, fees, or other conditions/sections of the DA are proposed. Therefore, the proposed DA Amendment is consistent with items 1–5 above.

EVALUATION: MAJOR PROJECT PERMIT

The HP Campus Oaks Master Plan is considered the approved Major Project Permit (MPP) Stage 1 for the plan area. While Section 19.82.040 of the City of Roseville Zoning Ordinance describes the procedures for amendments to a Major Project Permit, Section 6.3.3 of the HPCO Master Plan requires City Council approval of major modifications to the Master Plan. Therefore, the Planning Commission will be making a recommendation and the City Council will be acting on the MPP Stage 1 entitlement. The MPP Stage 2 entitlements will require final action by the Planning Commission as outlined in the Zoning Ordinance. The findings for a Major Project Permit Stage 1 are as follows:

- 1. The Preliminary Development Plan is consistent with the General Plan, applicable Specific Plan, and adopted City design guidelines; and***
- 2. The design and installation of the Preliminary Development Plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.***

The findings for a Major Project Permit Stage 2 are as follows:

- 1. The Architecture and Landscaping is consistent with the General Plan, applicable Specific Plan, and adopted City design guidelines; and Phase 1 approval; and**
- 2. The design and installation of the Preliminary Development Plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.**

These findings are essentially the same, with the MPP 1 findings referring to the HPCO Master Plan and preliminary development plan, and the MPP 2 findings referring to the architecture and landscaping, as well as consistency with the Stage 1 Master Plan. Therefore, for the purposes of this evaluation, the modifications to both stages are examined together. The Major Project Permit 1 Modification includes amending the HPCO Master Plan text and figures consistent with the project changes, detailed site plans for the entire Town Center, and detailed elevations for 9 of the proposed 16 buildings.

The HPCO Master Plan modifications focus on changes to figures, tables, and text related to the changes in land use, and updating the name of HP Way to Roseville Parkway. No changes to policies, standards, or guidelines in the HPCO Master Plan are proposed. As discussed in the evaluation of the General Plan Amendment and Rezone, the proposed changes to land use are consistent with the intent and policies of the General Plan, and with the findings required for a Rezone.

The HPCO Master Plan includes an illustrative site plan for the Town Center, as well as a number of applicable policies and design guidelines for development. In the HPCO Master Plan, the overarching goals of Town Center development include creation of a commercial setting along the northern community entry (Roseville Parkway), positioning of the Town Center on Blue Oaks Boulevard to attract activity and users, and creation of a paseo connecting the residential neighborhoods to the Town Center.

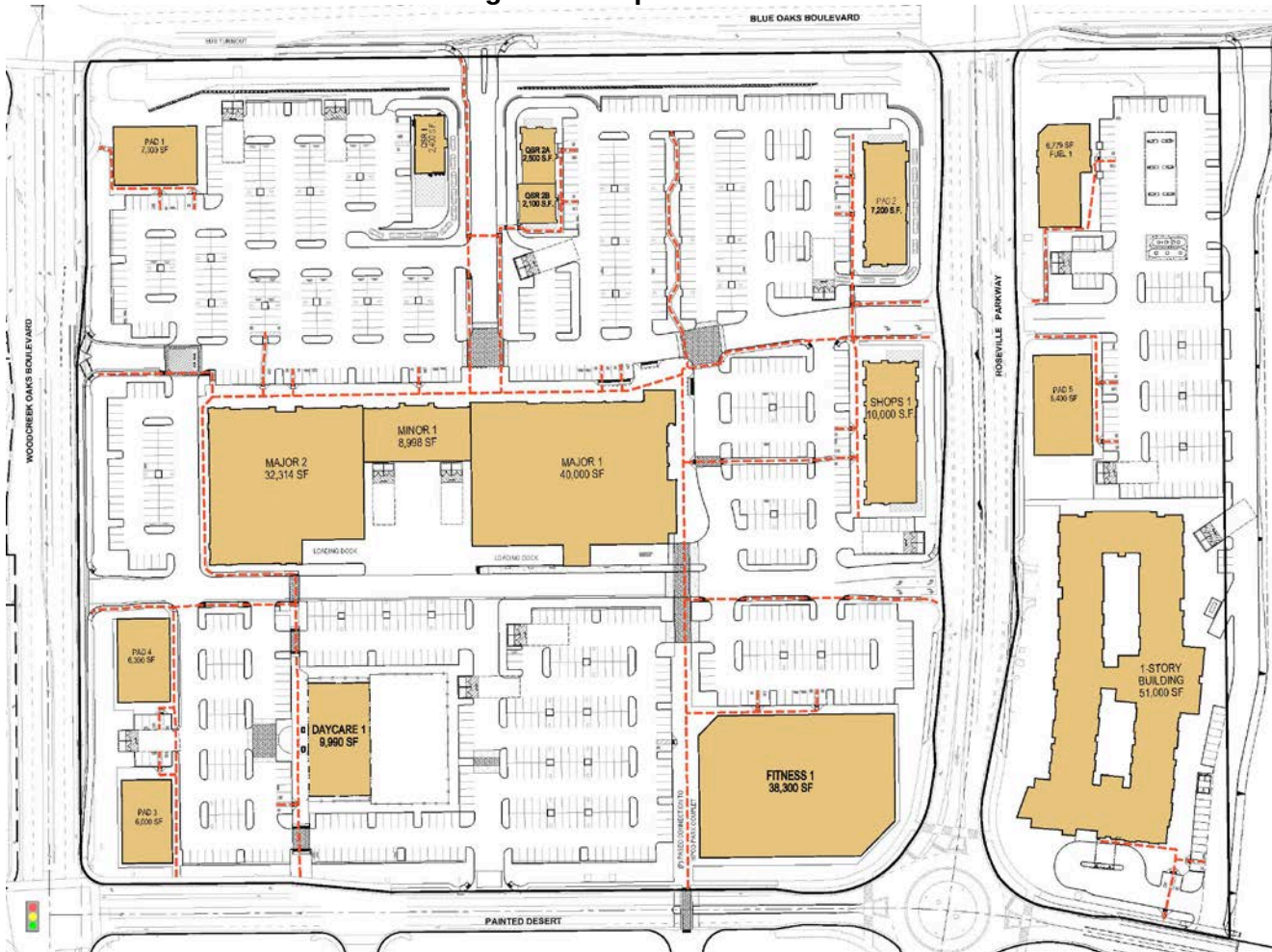
The proposed site plan, included as Figure 5 and Exhibit F to this staff report, shows the proposed layout of the Town Center. As shown, the project includes buildings placed adjacent to Roseville Parkway, with no intervening parking lots, to create a commercial setting along the roadway. Buildings are also located forward toward Blue Oaks Boulevard, as is a primary entry leading to the largest buildings on the site. The project also includes the paseo extending from the south across Painted Desert Drive and north through the site (the green line on Figure 5), ending at the front of the proposed Major 1 building (Nugget Market). Other connecting pedestrian pathways branch off from this central paseo, providing access to other buildings, parking areas, and the sidewalks along the public streets (the red dashed lines on the site plan). More specific and detailed analyses of access, circulation, parking, utilities and infrastructure, lighting and landscaping, and architecture are provided in the sections which follow.

Vehicle Access and Circulation

The proposed project includes one primary entry on Blue Oaks Boulevard, two entries on Woodcreek Oaks Boulevard, two entries on Roseville Parkway, and one entry on Painted Desert Drive. The entries on Woodcreek Oaks Boulevard and Roseville Parkway are connected to one another through the site, with one continuous drive-aisle along the front of the central buildings (Major 1, Major 2, and Minor 1) and one continuous drive-aisle along the rear of those buildings. The entries from Blue Oaks and Painted Desert Drive connect to each of these drive aisles. The project also includes a continuous roadway extending along the eastern side of the project from Blue Oaks Boulevard to Painted Desert Drive. The portion of the project east of Roseville Parkway takes access both from Roseville Parkway and from the new roadway.

The proposed access and circulation design of the proposed site was evaluated in a technical memorandum prepared by Fehr and Peers, which is included as Attachment 2 of Exhibit A (the Addendum). This study was used to determine driveway spacing, entryway throat depths, turn pocket lengths, and other elements of access and circulation design for the project.

Figure 5: Proposed Site Plan



Pedestrian Access and Circulation

The HPCO Master Plan Design Guidelines (HPCO Design Guidelines) includes policy language to require the provision of sidewalk, paseo, and pathway networks (Guideline 2-1) and has specific design requirements for the main paseo extending from Painted Desert Drive (Guideline 2-20). As shown in Figure 5, in addition to the major and minor vehicular circulation pathways, the project includes many internal pedestrian pathways and provides the wide central paseo. The proposed landscaping plans show benches, pedestrian-scale lighting, and landscaping along this paseo. The proposal also includes the completion of landscaping which surrounds the separated sidewalks along all of the public streets. These walkways will provide access from the surrounding neighborhoods. Direct pedestrian connections have also been provided near the corner of Woodcreek and Blue Oaks Boulevards, and the corner of Woodcreek Oaks Boulevard and Painted Desert Drive, so that pedestrians do not have to walk down the street to the vehicle entrances. The project conforms to the HPCO Master Plan Design Guidelines related to pedestrian access and circulation.

Parking

The proposed project includes 1,275 parking spaces, which includes 173 spaces for the uses east of Roseville Parkway and 1,102 spaces for the uses west of Roseville Parkway. Based on the proposed uses and the City of Roseville Zoning Ordinance parking standards, the project would be required to provide 1,075 parking spaces for the area west of Roseville Parkway and 152 parking spaces for the area east of Roseville Parkway. The project provides more parking than is required based on the City's

parking standards (a matrix is provided on the Notes and Details sheet of Exhibit F). The project also includes an area near Blue Oaks Boulevard to be designated as a Park and Ride lot, the requirement for which is included as a condition of approval.

Utilities and Infrastructure

The proposed project includes the extension of utilities from the surrounding roadways through the project site and the provision of operational stormwater treatment and control designs. The main utility feature on the site is the existing drainage channel on Blue Oaks Boulevard. This area is within a 75-foot wide landscape corridor, and in the existing condition is a concrete-lined channel. As part of the project, the concrete will be removed and an infiltration trench will be included, so that the channel will both convey and treat stormwater.

To the extent practicable, utility infrastructure has been located away from the public street or within buildings or service areas. There are some instances where trash enclosures are forward to the street, due to the need to place them away from main internal thoroughfares but also in locations where garbage collection vehicles have a straight approach with no tight turns. In those cases, the landscape plans have been designed to provide deep screening between the wall of the enclosure and the street. In addition, the masonry walls surrounding the enclosures will be of higher architectural quality, with a shiplap profile (see Exhibit I).

Lighting and Landscaping

The proposed landscape plans include a variety of plants, designed to be consistent with the theme established in the HPCO Design Guidelines. Chapter 3 of the HPCO Design Guidelines defines the plant palette for streetscapes, while the HPCO Master Plan defines the required landscape widths for public streets. The landscape corridor for Blue Oaks Boulevard, Woodcreek Oaks Boulevard, Painted Desert Drive, and Roseville Parkway have required widths of 70 feet, 35 feet, 25 feet, and 25 feet, respectively. The proposed project provides these required widths. Consistent with the HPCO Design Guidelines, the project includes London planetree as primary trees on Blue Oaks Boulevard and Woodcreek Oaks Boulevard, elm trees along Roseville Parkway, and golden rain tree along Painted Desert Drive.

The landscape plans for the project include a variety of tree species, used for shading, accents, and screening, and also includes the use of “specimen trees” at primary and secondary gateway points, consistent with the HPCO Design Guidelines. A layered mix of foundation shrubs, low shrubs, and groundcover is proposed along all street frontages and alongside the major project entries. Hedge and border shrubs are proposed around the entire project perimeter, to screen parking areas, service areas, and drive-through lanes from view.

In addition to the planting plan, the landscape plans also include furnishings and fixtures. These are designed to support the modern agrarian theme of the building architecture (discussed in the next section). Furnishings include pre-cast concrete split-rail fencing, farmhouse/barn style lighting fixtures, benches, raised planters/pots, and the use of stamped and decorative concrete and stamped asphalt in key areas and pathways, to define the pedestrian environment. A photometric plan was included for the project, which demonstrates achievement of the minimum required lighting levels (0.5 foot-candles in pedestrian areas and 1.0 foot-candles in vehicle areas).

Architecture

The HPCO Design Guidelines and the HPCO Master Plan provide standards and guidelines for streetscapes and project design intent, but defers to the City’s Community Design Guidelines (CDG) for the evaluation of architecture and building design. Key guidelines within the CDG include direction to:

- define development character through the use of consistent design concepts (CC-39);

- use varied wall planes, rooflines, and building form (CC-41);
- provide articulation at main building entries (CC-44);
- provide variation in colors and materials (CC-46); and
- provide architectural treatment for all sides of a building facing public areas (CC-47);

The applicant has proposed a modern agrarian design concept. The modern agrarian style incorporates traditional building forms and materials associated with rural or agricultural settings—such as barn-style building forms and wood or metal cladding or roofs—coupled with modern design styles such as flat parapets, stucco, and modern glass and metal storefronts. This theme is illustrated in Figure 6, below, which is a rendering of the proposed Shops 1 building. The proposed architecture includes a barn-style corner element, using red metal cladding. The corner also includes a patio area, with posts and roofing materials which echo the agrarian style of the barn element. Additional agrarian elements include the use of silver metal cladding on the central portion of the building, a wood trellis awning, and the use of fiber cement siding on the opposite corner designed to mimic the look of traditional wood siding. These elements are coupled with the use of flat parapets, metal awnings, metal trellises, and stucco. These contrasting elements have been applied to the building in a cohesive way, and softening elements such as wood and fabrics have been included alongside the metals.

Figure 6: Shops 1 Rendering



Figure 6 displays the variation in materials (metal, fiber-cement, stucco, glass, wood, and fabric), colors, building form, and rooflines called for by the CDG, as well as the wall plane variation. The other proposed pad buildings included as part of the Major Project Permit Stage 2 have a similar architecture and design, but the Major, Minor, and Fitness Buildings are somewhat different, due to the proposed tenant mix and the larger size and scale of the buildings. Although the front entrances to the pad buildings are oriented toward the inside of the site, away from the street, the street-facing elevations have been designed to include faux storefronts and other architectural detailing, to provide an activated streetscape. This is shown in Figure 7.

Major 1 is proposed to house the Nugget Market, and has been designed using board and batten siding, plaster, distressed wood and standard wood cladding, applied to a barn-style building form (see Figure 8). The building includes the use of clerestory windows, skylights, rows of tall windows, and a long canopy area supported by columns, as well as a main entry area defined by variation in the roofline, forward presentation, and a large expanse of glass. This building has been designed to fit with the

modern agrarian theme, but also to stand out as a major anchor tenant. As with the pad buildings, this proposed building shows variation in materials, colors, building form, and rooflines, and also provides wall plane variation with recesses and projections.

Figure 7: Blue Oaks and Roseville Parkway View



Figure 8: Nugget Market Architecture



The Fitness building is located at a key entry area, on the roundabout on the corner of Roseville Parkway and Painted Desert Drive. The building has been designed to provide corner presence, with extensive use of glass and a pop-up canopy with clerestory windows, as shown in Figure 9. The building is also located alongside the paseo, and to provide pedestrian-scale materials, the building includes the use of stone along the base. The proposed fitness uses many of the same materials and colors in use elsewhere in the center (red metal cladding, wood insets around windows, and stucco to balance the use of metal) but uses a more modern overall building form. This is partly a function of the building footprint since the building is wide and viewed from multiple angles at once, making it impracticable to create a barn roof shape or form. This building will act as an area of transition between the Town Center and the development areas across Painted Desert Drive.

Figure 9: Fitness Rendering



Major 2 and Minor 1 share elements from all of the other buildings, anchoring the design theme of the

entire center. As shown in Figure 10, these buildings use the black metal paneling found on the Fitness building, the red metal and barn roof shape found on the pad buildings, the intermixing of stucco to relieve the metal, and the continuation of the long canopy supported by columns which is found on the Nugget Market (Major 1) building. As shown in the rendering, the building includes wall plane and roofline variation, variation in the materials and colors, and the use of green screens and stucco to soften metal elements.

Figure 10: Nugget, Major 2, and Minor 1



CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the policies and intent of the General Plan, HPCO Master Plan, HPCO Master Plan Design Guidelines, and the City's Community Design Guidelines. The project will not be detrimental to public health or safety, nor will it be detrimental to the public welfare.

EVALUATION: SUBDIVISION MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a tentative subdivision map. The three findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map in relation to each finding.

- 1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of this Title.***
- 2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.***
- 3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.***

The proposed map will merge and resubdivide the three existing lots to create 15 lots, the locations of which are based on the locations of proposed buildings and their associated parking areas. Except for

proposed Lot 2, which includes two buildings, all other lots have one building per lot. The lots have been designed to ensure the site can be used and built upon, and that each lot is practical for improvement. The subdivision map has been reviewed by all City Departments and Divisions to ensure the design meets the City's standards and provides all necessary easements and rights-of-way. Conditions of approval require recordation of reciprocal access and parking agreements.

Environmental Utilities calculates wastewater volumes based upon land use acreage, and calculations for Business Professional and Community Commercial are the same. Therefore, the project has no impact on calculated wastewater demands, and can be accommodated by the City without violating the requirements prescribed the Regional Water Quality Control Board.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations and the project was brought to the Blue Oaks Neighborhood Association meeting of August 28, 2018. Feedback at the neighborhood meeting, which was attended by more than 50 people, was positive. A public notice of the Planning Commission hearing was published on October 12, 2018, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

As part of the project, an Addendum was prepared consistent with the California Environmental Quality Act (CEQA). The Addendum was based on the Initial Study's findings that the proposed project is substantially consistent with the previously certified Hewlett Packard Master Plan EIR which was certified by the City Council on June 5, 1996 (SCH#95112022). Therefore, an Addendum to the Hewlett Packard Master Plan EIR was prepared for consideration by the City's Planning Commission before taking action on the project. A copy of the addendum is provided herein as Exhibit A.

As discussed in the Summary of Outstanding Issues section of this staff report, the City received a letter from Roseville Solidarity alleging that because past environmental documentation was inadequate, an Addendum would be inappropriate for the current proposal. However, as discussed in the RMM response, this argument is not supported by either the CEQA Guidelines or established case law. This argument is further flawed because it was made in advance of the publication of the environmental documentation for the proposed project, so could not be based on any fact or substantial evidence. The City has carefully examined whether any changes to the project or changes in circumstance would alter its previously-reached significant conclusions, and has found that there are not; consistent with CEQA Guidelines Section 15164 "the lead agency or responsible agency **shall** prepare an addendum" in this case [emphasis added].

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

- A. Consider the Addendum to the Hewlett Packard Master Plan EIR/Initial Study.
- B. Recommend the City Council approve the **GENERAL PLAN AMENDMENT – 1495 BLUE OAKS BLVD – HPCO PCL CO-21, -31, -41, AND -42 – CAMPUS OAKS COMMERCIAL – PL18-0080**.
- C. Recommend the City Council adopt the two (2) findings of fact and approve the **REZONE – 1495 BLUE OAKS BLVD – HPCO PCL CO-21, -31, -41, AND -42 – CAMPUS OAKS COMMERCIAL – PL18-0080**.

- D. Recommend the City Council approve the **DEVELOPMENT AGREEMENT AMENDMENT – 1495 BLUE OAKS BLVD – HPCO PCL CO-21, -31, -41, AND -42 – CAMPUS OAKS COMMERCIAL – PL18-0080**.
- E. Recommend the City Council adopt the two (2) findings of fact and approve the Modification of a **MAJOR PROJECT PERMIT STAGE 1 – 1495 BLUE OAKS BLVD – HPCO PCL CO-21, -31, -41, AND -42 – CAMPUS OAKS COMMERCIAL – PL18-0080**.
- F. Adopt the two (2) findings of fact and approve the **MAJOR PROJECT PERMIT STAGE 2 – 1495 BLUE OAKS BLVD – HPCO PCL CO-21, -31, -41, AND -42 – CAMPUS OAKS COMMERCIAL – PL18-0080** subject to one hundred two (102) conditions of approval.
- G. Adopt the three (3) findings of fact and approve the **TENTATIVE SUBDIVISION MAP – 1495 BLUE OAKS BLVD – HPCO PCL CO-21, -31, -41, AND -42 – CAMPUS OAKS COMMERCIAL – PL18-0080** subject to sixty-four (64) conditions of approval.

CONDITIONS OF APPROVAL FOR A MAJOR PROJECT PERMIT

- 1. The project is approved as shown in Exhibits E–K and as conditioned or modified below. (Planning)
- 2. This Major Project Permit Stage 1 and 2 approval shall be effectuated within a period of two (2) years from **October 25, 2018** and if not effectuated shall expire on **October 25, 2020**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **October 25, 2021**. (Planning)
- 3. The project shall comply with all required environmental mitigation identified in the Hewlett-Packard Master Plan Environmental Impact Report and subsequent Hewlett-Packard Campus Oaks Addendums, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
- 4. The project shall be addressed as 1495 Blue Oaks Blvd. The address for Lot 1 and the MAJOR 1 on said lot shall be 1509 Blue Oaks Blvd. The address for LOT 2 shall be 1493 Blue Oaks Blvd. The address for QSR 2A on LOT 2 to shall be 1495 Blue Oaks Blvd, and the address for QSR 2B on LOT 2 shall be 1501 Blue Oaks Blvd. The address for LOT 3 and PAD 2 on said lot shall be 140 Roseville PW. The address for LOT 4 and SHOPS 1 on said lot shall be 190 Roseville PW. The address for LOT 5 and FITNESS 1 on said lot shall be 290 Roseville PW. The address for LOT 6 and PAD 3 on said lot shall be 9056 Woodcreek Oaks Blvd. The address for LOT 7 and DAYCARE 1 on said lot shall be 9076 Woodcreek Oaks Blvd. The address for LOT 8 and PAD 4 on said lot shall be 9066 Woodcreek Oaks Blvd. The address for LOT 9 and MAJOR 2 on said lot shall be 1533 Blue Oaks Blvd. The address for LOT 10 and MINOR 1 on said lot shall be 1525 Blue Oaks Blvd. The address for LOT 11 and QSR 1 on said lot shall be 1517 Blue Oaks Blvd. The address for LOT 12 and PAD 1 on said lot shall be 1541 Blue Oaks Blvd. The address for LOT 13 and FUEL 1 on said lot shall be 135 Roseville PW. The address for LOT 14 and PAD 5 on said lot shall be 185 Roseville PW. The address for LOT 15 and 1-STORY BUILDING on said lot shall be 7794 Painted Desert Dr. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)
- 5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)

6. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
7. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved and grading and/or encroachment permits are issued by the Department of Development Services – Engineering Division. (Engineering)
8. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)
 - b. Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
10. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
11. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public

- water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Public Works)
- b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d. The landscape plan shall comply with the Landscape Guidelines for the HP Campus Oaks Master Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
 - e. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
 - f. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
 - g. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
12. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
13. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed addressing for the building and dwelling unit numbers. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed suite addressing for individual tenant spaces within the building. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
15. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
16. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
17. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California

Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)

18. For restaurants, other food services, or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
19. For restaurants, other food services, or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
20. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
21. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Department of Development Services – Engineering Division prior to approval of any plans. (Engineering)
22. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
23. A note shall be added to the grading plans that states:

“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.” (Engineering)
24. Woodcreek Oaks Boulevard frontage shall be improved to include a 10-foot wide auxiliary lane starting with a right turn lane into the southern driveway and extending to the north to a trap right turn into the northern driveway. Both driveways shall be constructed as standard 35-foot wide A-7 type driveways with access restricted to right turn ingress and egress only. At the northern driveway, a median shall be constructed in the auxiliary lane to force vehicles to a right turn ingress and prevent left turn ingress and egress. An 8-foot pedestrian path shall be constructed along the entire frontage. (Engineering)
25. Blue Oaks Boulevard frontage shall be improved to provide two standard A-7 type driveways with access restricted to right turn ingress and egress only. The western driveway shall be accessed through a 10-foot right turn lane, which will extend from the existing bus turnout. This driveway shall be wide enough to accommodate an 18-foot ingress lane, 12-foot egress lane, and a median. The eastern driveway shall be accessed through a 10-foot right turn lane with a 60-foot taper. The median shall be a minimum of 35-foot wide. An 8-foot pedestrian path shall be constructed along the entire frontage. (Engineering)
26. Roseville Parkway shall be improved to extend the northbound left turn pocket from the southern driveway to northern driveways. The northern median shall be extended south to help restrict access to the driveways. The north driveway on the east side of the road will be restricted to right turn ingress and egress only and the driveway on the west side of the road will have full ingress and restrict egress to right turn movements only. The southern driveway on the east side of the road shall be removed and

replaced with standard curb, gutter, and sidewalk. The southern driveway on the west side of the road shall be widened to accommodate to a minimum of 40-feet to accommodate one ingress and two egress lanes. A 6-foot pedestrian path shall be constructed along the entire frontage on both sides of Roseville Parkway. (Engineering)

27. Painted Desert Drive frontage shall be improved to provide a standard 35-foot wide A-7 type driveway. A 5-foot pedestrian path shall be constructed along the entire frontage. The center median at the roundabout shall be extend to the west past the paseo pedestrian crossing. (Engineering)
28. A standard bus shelter pad shall be installed on Blue Oaks Boulevard east of Woodcreek Oaks Boulevard. (Public Works)
29. Before occupancy of the first building under construction, Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pad as conditioned above. The Developer and City may enter into a construction fee agreement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelter on the Blue Oak Boulevard past Woodcreek Oaks (shelter number 283).(Public Works, Alternative Transportation)
30. Parcel CO-41 (Parcel 4 of the parcel map) is required to include a 20-space park-n-ride per the Development Agreement section 3.28. The park-n-ride lot shall include accessible parking as required by the building code, a path of travel from the accessible parking to the transit shelter on Blue Oak Boulevard, signs identifying the park-n-ride spaces and their availability to the public. The park and ride facility will include twenty (20) park and ride spaces of which two spaces will provide electric car charging stations. (Alternative Transportation)
31. Landowner shall pay their fair share on a City wide basis of the Long Range Master Transit Plan, the Short Range Master Transit Plan and the Bicycle Master Plan. (Public Works)
32. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. Parking stall markings are to be marked as "Carpool/Clean Air/EV". Do not use "Vanpool". (Alternative Transportation, Building).
33. The applicant shall dedicate all necessary rights-of-way to the City or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. This dedication can be shown on the final map or a separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
34. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's current Stormwater Quality Design Manual. It will be the applicant's responsibilities to obtain any additional permits that may be required by from outside agencies to accommodate the storm water quality design. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)

35. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting. (Engineering)
36. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
37. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
38. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
39. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
40. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
41. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
42. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Campus Oaks Commercial to be reviewed and approved by the Transportation Commission. (Alternative Transportation)
43. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
44. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
45. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by

Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.

- b. Water, sewer and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
- 46. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
 - 47. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
 - 48. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
 - 49. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
 - 50. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
 - 51. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
 - 52. The fire flow required, at a 50% reduction due to the buildings being sprinklered, will be based on the largest single structure in accordance with the California Fire Code at the time detail plans are submitted to the City of Roseville for review. The maximum fire flow will not exceed 4,000 gpm based on the Appendix III-AA of the California Fire Code. (Fire)
 - 53. There shall be one fire control room per building. Fire walls are not considered separate buildings for the purposed of one fire control room. (Fire)
 - 54. All the proposed fire control rooms shall be independent from all other disciplines such as electrical power supply, i.e. building's circuit breakers. (Fire)
 - 55. The fire department access road shall meet the City's requirements for width and turning radii of 30 and 50 as noted on the fire department standards for access. The designated fire lanes shall be for aisles fronting the premises excluding the public right of ways. This shall be enforced at the time plan are submitted for review. Additional information can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire Prevention Division for information. (Fire)

56. If high-pile storage is involved as part of the construction of this occupancy, a separate fire permit shall be obtained from the fire department in accordance with the California Fire Code. Plans shall be submitted for approval prior to installation. (Fire)
57. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. There shall be only one fire control room per building. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)
58. There shall be one fire department connection per building. The location of the fire department connection shall be within 40 feet of a fire hydrant and along the same drive aisles to allow operational protocol for our emergency responders' vehicle access. Fire department connection(s) shall be within 2-feet of back of curb or back of walkway, and shall remain unobstructed at all times. (Fire)
59. A hood and duct fire extinguishing system shall be required if grease laden vapor is created by cooking within this establishment and a Class A hood exhaust system is required by the building department. All amendments, standards and policies can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire and Life Safety Division for information. (Fire)
60. An **approved** automatic fire extinguishing system shall be provided for all buildings where the total fire area is **3,600** square feet or greater, as required by California Fire Code as adopted by this city for non-single family residential units. For one-and-two single family residential units that do not meet the set-back provisions in the California Building Code are subject to require an automatic fire sprinkler system in accordance with the RFD adopted ordinance for R-3s. All amendments, standards and policies can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire and Life Safety Division for information. (Fire)
61. All fire apparatuses, such as fire department connections and post indicating valves, serving identified building shall be designed and installed adjacent to each structure for first responder's operational purposes. (Fire)
62. If the existing water supply is unable to support the automatic fire sprinkler system, a listed fire pump may be required. If this is the case, the required fire pump room shall be enlarged to accommodate all the required apparatuses needed to operate such a system. (Fire)
63. The phasing of this project shall not limit the fire department requirements for access and circulation throughout the project as a result of continuous construction in accordance with the California Fire Code, 2016 with the City of Roseville's Amendments. A separate phasing plan (and permit issued by the Building Department) shall be reviewed and approved by this department. (Fire)
64. This building shall be designed with fire department access doors every 100 lineal feet in accordance with Chapter 32 of the California Fire Code. (Fire)
65. This project shall not reduce the responsibilities of the owner(s) or future owners of these parcels from maintaining all on-site fire systems including all underground water lines if applicable. Private underground fire lines that serve multiple buildings and/or parcels shall be part of the reciprocal easement agreement. There shall be a clear language regarding maintenance and common

easements agreement for service in the CCRs. A service company shall be obtained to maintain all on-site fire protection systems as noted in the conditions of approval. (Fire)

66. If added cornice construction is involved, the design shall support the weight of a ladder leaning against the assembly as well as a 330-pound vertical load applied to the **leading edge** of the horizontal projection of the cornice (a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder onto the top of the cornice). (Fire)
67. Use, increase of hazardous materials or storage, liquids, gases and/or chemicals shall meet the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes. Submit a complete plan set and the Hazardous Materials Business Plan, including names and amount of any hazardous materials that will be stored or used, to the Fire and Life Safety Division for review and approval. A permit application shall also be provided at the time of submittal. Contact Steve Anderson of our Hazardous Materials Division within the Fire Department at (916) 774-5821 to initiate the process. Satisfaction of storage and use shall be determined prior to requesting occupancy. (Fire)
68. Adequate radio coverage shall be provided within all buildings for public safety agencies, as required by Roseville Municipal Code and the California Fire Code. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials in accordance with Section 510 of the California Fire Code.

Adequate radio coverage shall include all of the following:

- a. A minimum signal strength of 95 dBm available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.
 - b. A minimum signal strength of 95 dBm received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
 - c. The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz.
 - d. A 100 % reliability factor. (Fire, Police)
69. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a. one (1) set of improvement plans
 - b. load calculations
 - c. electrical panel one-line drawings (Electric)
 70. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)
 71. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8,

22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)

72. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

73. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:

- a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
- b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
- c. The control valves and the water meter shall be physically unobstructed.
- d. The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)

74. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:

- a. Water, sewer, and reclaimed water easements.
- b. Additional internal easements shall be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

75. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)

76. Inspection of the potable water supply system on new commercial/industrial/office projects shall be as follows:

- a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.
- b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.

- c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
- 77. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 78. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
- 79. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
- 80. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 81. **Restaurants or other Food Service Establishment (FSE).** The applicant shall design for installation and/or install an exterior grease interceptor if the proposed business could potentially discharge substances containing fats, oils and grease (FOG) into the sewer system. The grease interceptor shall be adequate to separate and remove FOG contained in the wastewater from FSE's prior to discharge to the public sewer. (Environmental Utilities)
- 82. In the event an exterior grease interceptor cannot be installed due to space limitation, the developer shall install a grease trap, per City Standards, that will mechanically separate the FOG contained in the wastewater from the FSE prior to discharge to the public sewer. (Environmental Utilities)
- 83. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)
- 84. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Campus Oaks Commercial to be reviewed and approved by the City Manager. (Public Works, Alternative Transportation)
- 85. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 86. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
- 87. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 88. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)

89. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
- a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
90. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
91. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

92. Signs shown on the elevations are not approved as part of the Major Project Permit. A Sign Permit is required for all project signs. (Planning)
93. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed-free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
94. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
95. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
96. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
97. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
98. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
99. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and

Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)

100. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)
101. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)
102. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Division and shall include 10 copies of the following:
 - a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
 - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - c. An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

CONDITIONS OF APPROVAL FOR A TENTATIVE SUBDIVISION MAP

1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
2. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
3. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after recordation of the map. (Engineering, Environmental Utilities, Finance)
5. The project shall comply with all required environmental mitigation identified in the Hewlett-Packard Master Plan Environmental Impact Report and subsequent Hewlett-Packard Campus Oaks Addendum, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

6. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Department of Development Services – Engineering Division prior to approval of any plans. (Engineering)
7. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
8. A note shall be added to the grading plans that states:

“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.” (Engineering)
9. Woodcreek Oaks Boulevard frontage shall be improved to include a 10-foot wide auxiliary lane starting with a right turn lane into the southern driveway and extending to a trap right turn into the northern driveway. Both driveways shall be constructed as standard 35-foot wide A-7 type driveways with access restricted to right turn ingress and egress only. At the northern driveway, a median shall be constructed in the auxiliary lane to force vehicles to a right turn ingress and prevent left turn ingress and egress. An 8-foot pedestrian path shall be constructed along the entire frontage. (Engineering)
10. Blue Oaks Boulevard frontage shall be improved to provide two standard A-7 type driveways with access restricted to right turn ingress and egress only. The western driveway shall be accessed through a 10-foot right turn lane, which will extend from the existing bus turnout. This driveway shall be wide enough to accommodate an 18-foot ingress lane, 12-foot egress lane, and a median. The eastern driveway shall be accessed through a 10-foot right turn lane with a 60-foot taper. The median shall be a minimum of 35-foot wide. An 8-foot pedestrian path shall be constructed along the entire frontage. (Engineering)
11. Roseville Parkway shall be improved to extend the northbound left turn pocket from the southern driveway to northern driveways. The northern median shall be extended south to help restrict access to the driveways. The north driveway on the east side of the road will be restricted to right turn ingress and egress only and the driveway on the west side of the road will have full ingress and restrict egress to right turn movements only. The southern driveway on the east side of the road shall be removed and replaced with standard curb, gutter, and sidewalk. The southern driveway on the west side of the road shall be widened to accommodate to a minimum of 40-feet to accommodate one ingress and two egress lanes. A 6-foot pedestrian path shall be constructed along the entire frontage on both sides of Roseville Parkway. (Engineering)
12. Painted Desert Drive frontage shall be improved to provide a standard 35-foot wide A-7 type driveway. A 5-foot pedestrian path shall be constructed along the entire frontage. The center median at the roundabout shall be extend to the west past the paseo pedestrian crossing. (Engineering)
13. A standard bus shelter pad shall be installed on Blue Oaks Boulevard east of Woodcreek Oaks Boulevard. (Public Works)
14. Before occupancy of the first building under construction, the developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pad as conditioned above. The Developer and City may enter into a construction fee agreement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelter on the Blue Oak Boulevard past Woodcreek Oaks (shelter number 283).(Public Works, Alternative Transportation)

15. These conditions have not been addressed - Parcel CO-41 is required to include a 20-space park-n-ride per the Development Agreement section 3.28. The park-n-ride lot shall include accessible parking as required by the building code, a path of travel from the accessible parking to the transit shelter on Blue Oak Boulevard, signs identifying the park-n-ride spaces and their availability to the public. The park and ride facility shall include twenty (20) park and ride spaces of which two spaces will provide electric car charging stations. (Alternative Transportation)
16. Landowner shall pay their fair share on a City wide basis of the Long Range Master Transit Plan, the Short Range Master Transit Plan and the Bicycle Master Plan. (Public Works)
17. These conditions have not been addressed - Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. Parking stall markings are to be marked as "Carpool/Clean Air/EV". Do not use "Vanpool". (Alternative Transportation, Building).
18. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. This dedication can be shown on the final map or a separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
19. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's current Stormwater Quality Design Manual. It will be the applicant's responsibilities to obtain any additional permits that may be required by from outside agencies to accommodate the storm water quality design. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
20. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting. (Engineering)
21. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
22. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
23. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
24. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works

will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)

25. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
26. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
27. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Campus Oaks Commercial to be reviewed and approved by the Transportation Commission. (Alternative Transportation)

PRIOR TO ISSUANCE OF GRADING PERMIT OR IMPROVEMENT PLANS

28. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a) Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
 - b) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - c) Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions
 - d) All sewer manholes shall have all-weather, 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
29. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
30. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1,000 feet on center. (Fire)
31. Minimum fire flow is 1,500 gallons per minute with 20 pounds per square inch residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)
32. There shall be two points of access for all phasing plans. (Fire)
33. Testing of all fire systems shall be performed prior to the sales office being opened for business. (Fire)
34. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)

35. If this project will be phased, the fire department requirements for access and circulation throughout shall be reviewed and approved by the Fire Department. Access roads shall comply with the California Fire Code and the City of Roseville's Amendments. (Fire)
36. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
37. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
38. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design Requirements" as outlined in Section 10.00 of the Electric Department's "Specifications for Commercial Construction." (Electric)
39. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a) one (1) set of improvement plans
 - b) load calculations
 - c) electrical panel one-line drawings
40. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
41. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL MAP

42. Water, sewer, and reclaimed water easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions. (Environmental Utilities)
43. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
44. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
45. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville." All legal descriptions shall be prepared by a licensed Land Surveyor (Environmental Utilities, Electric, Engineering)
46. The final map shall include the designation of Lot 12 as the Park and Ride lot as required by the Specific Plan and the Development Agreement. (Alternative Transportation)
47. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following item(s):
 - a) A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville.

- b) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.
- c) A clause excluding any property owned by the City from the terms of the CC&Rs. (Attorney)

48. The City shall not approve the Final Map for recordation until either:

- a) A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

OR

- b) The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)

49. In the event that the Final (Parcel) Map will record prior to the completion of on-site construction, all utility and access easements shall be placed on the face of the Map to the satisfaction of the City Engineer. If all on-site improvements are complete prior to the recordation of the map, then a separate agreement allowing all parcels/lots the rights of reciprocal access, rights to construct, and parking shall be submitted to the City as a part of final/parcel map submittal. Said agreement shall be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Engineering)

50. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. (Engineering)

51. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)

52. The Final/Parcel Map shall be submitted per "The Digital Submittal of Cadastral Surveys." A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)

53. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)

54. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

55. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)

56. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)

57. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)

58. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

59. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
60. It is the responsibility of the developer to ensure all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
61. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
62. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, provided all construction equipment is fitted with factory installed muffling devices and is maintained in good working order, project construction noise is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. (Engineering)
63. If site survey or earthmoving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)
64. The Tentative Subdivision Map shall not be deemed approved until the actions on the Rezoning, Development Agreement and Specific Plan Amendment are approved and become effective. (Planning)

Attachments

1. Letter from the Law Office of Benjamin Kanani
2. Letter from the Law Office of Remy Moose Manley
3. Building Renderings

NOTE: The attachments and exhibits are not included as part of CC Attachment 1, the Planning Commission staff report, because they are already included as attachments and exhibits to the City Council Communication.

Exhibits

- A. Addendum
- B. General Plan Change Pages
- C. Rezone Exhibit
- D. Development Agreement Amendment
- E. HPCO Master Plan Redlines
- F. Site Plan and Details
- G. Grading Plan
- H. Utilities and Stormwater Plans
- I. Landscape Plans
- J. Photometric Plan
- K. Elevations
- L. Subdivision Map

Note to Applicant and/or Developer: Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.

LAW OFFICE OF BENJAMIN KANANI

5670 Wilshire Blvd., Suite #1860, Los Angeles, CA 90036
cross@kananilegal.com · (310) 279-7893

RECEIVED

SEP 18 2018

Planning Division

September 12, 2018

VIA US MAIL

City of Roseville
Development Services – Planning Division
311 Vernon Street
Roseville, CA 95678

RE: Campus Oaks Commercial Project – 9030 Woodcreek Oaks

To Whom It May Concern:

My firm has been retained by Roseville Solidarity, an organization dedicated to the protection of the Roseville community through smart, sustainable, and environmentally sound growth. The members of Roseville Solidarity, which include, but are not limited to, Dave Turner, Annmarie Corral, and Linda Dutra, are concerned that the City has failed to adequately review the environmental impacts of the Campus Oaks Commercial Project. Roseville Solidarity understands that the City is contemplating completing merely an Addendum to the Hewlett Packard Master Plan, and will not be undertaking adequate environmental review as required by the California Environmental Quality Act (“CEQA”). By this correspondence, Roseville Solidarity respectfully requests that the City prepare a Subsequent EIR or Supplemental EIR to the Hewlett Packard Master Plan given that the original EIR was prepared over two decades ago, the original EIR did not adequately address, or address to any extent, environmental concerns including, but not limited to, greenhouse gas impacts.

Brief History of Environmental Review at the Site

In 1996, the City prepared and approved the original EIR for the Master Plan for the Hewlett Packard Roseville Campus Project (hereafter referred to as the “Hewlett Packard Master Plan” or the “1996 HPMP”). The City acknowledged that the project had significant environmental impacts, and adopted a Statement of Overriding Considerations which found that short-term emissions of NOx, ROG, SO2, and CO would be significant and unavoidable, as well as several other environmental issues. However, and most interestingly, this assessment and determination was made solely based on qualitative evidence and was not based on any quantitative data.

In 2001, the City approved revision to the original Hewlett Packard Master Plan which included designation and rezoning of 28.5 acres of land that were originally designated as commercial/retail land use to light industrial use. Whereas the original HPMP in 1996 approved

LAW OFFICE OF BENJAMIN KANANI

5670 Wilshire Blvd., Suite #1860, Los Angeles, CA 90036
cross@kananilegal.com · (310) 279-7893

the development of 4,239,000 square feet of industrial and commercial development while the 2001 amendments eliminated commercial uses altogether.

Recently, in 2015, an Addendum/Initial Study was prepared for the 2015 Hewlett-Packard/Campus Oaks Rezone & Master Plan Amendment (hereafter, "2015 Addendum"). Whereas the 1996 HPMP contemplated 500 acres, with approximately 2,661,000 square feet of light industrial buildings, 248,000 square feet of commercial buildings, and 45.9 acres of open space, the 2015 Addendum includes a land use designation change within 375.73 acres in the plan area to a mix of residential, commercial parks, and tech/business. Specifically, the 2015 Addendum contemplated: 948 dwelling units, 60,000 square feet of office space on 53.54 acres, 170,000 square feet of commercial space on 19.29 acres, 30,000 square feet of tech/business park development on 32.85 acres, 1,200,000 square feet of light industrial use on 129.24 acres, and 71.01 acres of parks, open space, and public uses.

The 2015 Addendum wrongly concluded that "the proposed HPCO Amendment, compared to the effects of the 1996 HPMP as disclosed in the 1996 EIR, would not give rise to any new significant effects or any substantial increase in the severity of any previously identified significant effects." (See 2015 HPCO Amendment Addendum, pp. 1082/Addendum, p.5).

Inadequacies in the Environmental Review to Date

A number of environmental impacts associated with the Master Plan were inadequately evaluated by both the 1996 EIR and the 2015 Addendum.

First, neither report conducted a quantitative health risk assessment to determine potential impacts of Project construction or operation on nearby sensitive receptors (2015 HPCO Amendment Addendum, pp. 1138/Addendum p. 61). Further, there are new residential land uses that constitute new sensitive receptors in direct proximity to the Project site that did not exist when the 1996 HPMP EIR was prepared and certified (2015 HPCO Amendment Addendum, pp. 1139/Addendum, p. 62). Overall, the health risk impacts posed to sensitive receptors is inadequately evaluated and cannot be assumed less than significant. There is absolutely no evidence to suggest that a significant impact will not occur.

Second, it is well-established that the 1996 HPMP EIR did not evaluate greenhouse gas (GHG) impacts to any extent. Additionally, the 2015 Addendum concludes that a subsequent EIR is not needed to evaluate GHG impacts resulting from the 2015 Amendment because "the 1996 EIR did not address the issues of global warming and climate change" and therefore, the issue of GHG emission does not constitute new information that must be analyzed any further (2015 HPCO Amendment Addendum, pp. 1171). The City cites three different cases where the court found that lead agencies are not required to prepare a supplemental EIR on the basis that a previous EIR did not evaluate GHG impacts because knowledge that GHG emissions could

LAW OFFICE OF BENJAMIN KANANI

5670 Wilshire Blvd., Suite #1860, Los Angeles, CA 90036
cross@kananilegal.com · (310) 279-7893

cause environmental impacts was previously known and thus does not constitute as a “new significant impact” when evaluated in a later document (2015 HPCO Amendment Addendum, pp. 1168). As an initial note, Roseville Solidarity believes that the Supreme Court of California should rule on this issue because the simple fact is that consideration of GHGs was only formerly added to CEQA Guidelines in 2010, and the fact that an older CEQA document was deficient should not be the basis for rejecting additional review to protect the community. In fact, to protect the community, a GHG analysis should have been prepared in order to adequately evaluate the impact the 2015 HPCO Amendment’s emissions would have on global climate change.

Further, though the 2015 HPCO Amendment Addendum makes note of AB 32 and GHG reduction targets set forth in Executive Order S-3-05, it does not discuss or otherwise analyze EO B-30-15, which was passed in April 2015 and requires the state to reduce GHG emissions by 40% below 1990 levels by 2030. The EO B-30-15 reduction target was not available when the 1996 HPMP EIR was drafted, but was available when the 2015 HPCO Addendum was written and thus should have been evaluated in the 2015 Addendum. Moreover, even though the 2015 HPCO Addendum finds that the project would result in a GHG emissions reduction of 21.7% when compared to the 1996 HPMP¹, this does not necessarily mean that the 2015 Addendum would be consistent with the GHG reduction goals set forth in AB 32 or EO S-3-05 and therefore, an additional analysis demonstrating that the project will be consistent with these reductions goals must be prepared, or, at the very least, a Subsequent or Supplemental EIR in order to adequately protect the community.

In addition, the 2015 Addendum failed to include an urban decay study. As you are likely aware, the case law specific to urban decay study requirements has evolved drastically since the 1996 EIR. Any and all future CEQA documentation should adequately address urban decay.

Current Status of Campus Oaks Commercial Review

It is Roseville Solidarity’s understanding that the City is awaiting the next resubmittal (there have been several) of the application by the project proponent in response to the City’s last round of comments. The group also understands that the City does not plan on preparing an EIR, a Subsequent EIR, or a Supplemental EIR for the project; a decision that Roseville Solidarity does not support given the additional information available to the City. If the City chooses to prepare only an Addendum, the City is essentially risking the health and safety of the Roseville community by relying on an EIR that is decades old, and case law that has not been handed down by the Supreme Court, on several issues, including greenhouse gas impacts, that are an

¹ We were unable to find CalEEMod output files for the 2015 HPCO Addendum, thus we are not able to review and analyze whether the model outputs to determine if the two projects’ emissions were in fact modeled correctly.

LAW OFFICE OF BENJAMIN KANANI

5670 Wilshire Blvd., Suite #1860, Los Angeles, CA 90036
cross@kananilegal.com · (310) 279-7893

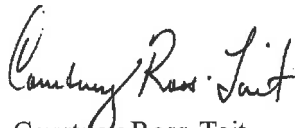
ever growing concern in California. Roseville Solidarity feels as though the City is taking risks with the environment that are unnecessary in the interest of fast-tracking irresponsible development to the detriment of the community.

It is Roseville Solidarity's position that the responsible thing to do is prepare an entirely new and project specific EIR for the Campus Oaks Commercial Project. There are significant gaps in the 1996 EIR and the 2015 HPOC Addendum further compounds and illustrates these issues. At the very least, the City should prepare a Subsequent EIR or a Supplemental EIR for the commercial project to address the concerns of the community members.

In fact, neighboring cities have acknowledged that reliance on outdated environmental documents does not adequately protect the communities they represent. Recently, the City of Pleasanton set aside their EIR approval of a Costco project because the health risk assessment was inadequate and circulation of the documents did not meet CEQA guidelines. Thus, cities are taking positive steps toward rightly changing course to comply with the law instead of wrongly plowing ahead with a project that clearly does not meet CEQA guidelines and standards for review.

The members of Roseville Solidarity look forward to a productive dialogue with the City regarding adequate environmental review of the project.

Very truly yours,



Courtney Ross-Tait



REMY | MOOSE | MANLEY
LLP

James G. Moose
jmoose@rmmenvirolaw.com

October 3, 2018

Stephen Des Jardins
Diamond Creek Partners, Ltd.
130 Diamond Creek Place, # 1
Roseville CA 95747

Re: Roseville Solidarity's Comments on the Campus Oaks Project

Dear Stephen:

You asked us to prepare this letter in response to the September 18, 2018, letter from Courtney Ross-Tait of the Law Office of Benjamin Kanani to the City of Roseville (City) on behalf of Roseville Solidarity. In the letter, Roseville Solidarity challenges the adequacy of the City's environmental review in both the 1996 Hewlett Packard Master Plan Environmental Impact Report (EIR) and the 2015 Addendum for the Hewlett Packard Campus Oaks project (HPCO). The letter is not entirely clear on what—past, present, or future—"commercial project" Roseville Solidarity takes issue with. In some places it appears that the letter advocates for new or further environmental review of the project analyzed in the 2015 Addendum, while elsewhere it appears to address "future CEQA documentation" without reference to a specific project. On the last page of the letter, Roseville Solidarity calls for "an entirely new and project specific EIR for the Campus Oaks Commercial Project" and on the third page the letter indicates a belief that "resubmittal ... of the application by the project proponent" is forthcoming. In any case, all of Roseville Solidarity's challenges are based on deeply flawed misstatements of the law.

As we have previously discussed, the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et seq.) has different rules for processing projects depending on whether the lead agency (here, the City) is considering a proposed project for the first time (initial review under Public Resources Code section 21151) or whether, instead, the agency is considering a *change* to a previously-approved project for which an environmental document of some kind (e.g., an EIR) has already been prepared (supplemental review under Public Resources Code section 21166). There is a "low threshold" for having to prepare an EIR in the first instance, but "the statutory presumption flips in favor of the developer and against further review" where an earlier version of the project has already "been subjected to environmental review." (*Citizens Against Airport Pollution v. City of San Jose* (2014) 227 Cal.App.4th 788, 805 (CAAP).) In 2016, the California Supreme Court issued an opinion that made it clear that courts should be very deferential in reviewing agency decisions to prepare addenda to prior

EIRs. (*Friends of the College of San Mateo Gardens v. San Mateo Community College District* (2016) 1 Cal.5th 937 (*Friends*).) In general, no subsequent or supplemental EIR is required for proposed modifications to a previously-approved project unless the project changes or changed circumstances surrounding the project create the need for major revisions to the previously-certified EIR due to new significant environmental effects or substantial increases in the severity of previously-identified significant effects. (Pub. Resources Code, § 21166; Cal. Code Regs., tit. 14, div. 6, ch. 3 (“CEQA Guidelines”), § 15162, subd. (a).)

In its 2016 decision on the principles governing supplemental environmental review under CEQA, the California Supreme Court identified one policy rationale for the difference in approach: the need for “finality and efficiency” in land use decisionmaking. The Court explained that, “[o]nce a project has been subject to environmental review and received approval, section 21166 and CEQA Guidelines section 15162 limit the circumstances under which a subsequent or supplemental EIR must be prepared. These limitations are designed to balance CEQA’s central purpose of promoting consideration of the environmental consequences of public decisions with interests in finality and efficiency. [Citations omitted.] Thus, ‘The purpose behind the requirement of a subsequent or supplemental EIR or negative declaration is to explore environmental impacts not considered in the original environmental document.... The event of a change in a project is not an occasion to revisit environmental concerns laid to rest in the original analysis. Only changed circumstances ... are at issue.’” [Citations omitted.] (*Friends*, *supra*, 1 Cal.5th at pp. 694-695.)

Courts have also recognized the interests of “finality and efficiency” as a policy rationale for CEQA’s unusually short statutes of limitations. (See, e.g., *Snarled Traffic Obstructs Progress v. City & County of San Francisco* (1999) 74 Cal.App.4th 793, 797 fn. 2 (*STOP*); *Laurel Heights Improvement Assn. v. Regents of University of California* (1993) 6 Cal.4th 1112, 1130 (*Laurel Heights II*) [“After certification, the interests of finality are favored over the policy of encouraging public comment”]; see also Pub. Resources Code, §§ 21167, 21167.2; CEQA Guidelines, § 15112.) The California Supreme Court, in *Laurel Heights II*, held that CEQA requires that a certified EIR “be conclusively presumed valid unless a lawsuit has been timely brought challenging the validity of the EIR. This presumption acts to preclude reopening of the CEQA process even if the initial EIR is discovered to have been fundamentally inaccurate and misleading in the description of a significant effect or the severity of its consequences.” (6 Cal.4th at p. 1130; see also *Committee for Re-Evaluation of T-Line Loop v. San Francisco Municipal Transportation Agency* (2016) 6 Cal.App.5th 1237, 1251 (*T-Line Loop*).) The same conclusive presumption of validity applies after a challenge to an EIR has been resolved. (See *Ballona Wetlands Land Trust v. City of Los Angeles* (2011) 201 Cal.App.4th 455, 481 (*Ballona Wetlands*) [“any challenge to an EIR or other agency action arising from facts in existence before the entry of judgment must be asserted in the proceeding before the entry of judgment”].)

As stated above, Roseville Solidarity's letter attacks the validity of the City's 1996 EIR and 2015 HPCO Addendum. Specifically, the letter alleges that the analyses of the project's potential adverse greenhouse gas emissions (GHG), air quality, and urban decay effects are inadequate. But the analysis and conclusions in both the 1996 EIR and 2015 Addendum are conclusively presumed valid because the time to challenge them "is long expired." (*STOP, supra*, 74 Cal.App.4th at p 797 fn. 2; Pub. Resources Code, § 21167.2.)¹ Roseville Solidarity cannot reopen the CEQA process, no matter how inadequate it alleges the 1996 EIR and 2015 Addendum to be. (*Laurel Heights II, supra*, 6 Cal.4th at p. 1130; *Citizens Coalition Los Angeles v. City of Los Angeles* (2018) 26 Cal.App.5th 561, 237 Cal.Rptr.3d 313, 328 (*Coalition*) ["the accuracy of the information in the prior CEQA analysis does not affect its relevance under section 21166"].)

Similarly, the interests of "finality and efficiency" protected by CEQA's supplemental review provisions and statute of limitations bar challenges where environmental effects were not, but could have been, raised in previous CEQA documents. (*Citizens for Responsible Equitable Environmental Development v. City of San Diego* (2011) 196 Cal.App.4th 515, 532 (*CREED*) ["The effect of greenhouse gas emissions on climate could have been raised in 1994 when the City considered the FEIR. A challenge to an EIR must be brought within 30 days of the lead agency's notice of approval. [Citation.] Under subdivision (c) of Public Resources Code section 21166, an agency may not require an SEIR unless '[n]ew information, which was not known and could not have been known at the time the [EIR] was certified as complete, becomes available'"]; *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301, 1320; *CAAP, supra*, 227 Cal.App.4th at p. 807 [eighth addendum to 1997 EIR for airport master plan upheld].) Thus, because the specific issues raised by Roseville Solidarity relating to the project's potential GHG, air quality, and urban decay impacts could have been raised in 1996 or 2015, they cannot be the basis of a challenge to the HPCO project now. Roseville Solidarity may choose to ignore that the California Courts of Appeal are in harmony on this issue, but that is the state of the law.

As stated above, Roseville Solidarity's letter also appears to challenge a forthcoming "resubmittal of the application" for an unspecified "commercial project" and would require "[a]ny and all future CEQA documentation" prepared by the City to address the inadequacies it alleges are present in the 1996 EIR and 2015 Addendum. While it would be speculative, at best, to try and predict what the City will do when presented with a future "commercial project" in the Hewlett Packard Master Plan area without knowing the specifics of the project, it is likely safe to presume that the City will comply with the applicable law. (See Evid. Code, § 664.) As stated above, if a future project involved a change to a previously-approved project for which an environmental

¹ As you know, the 2015 Addendum was challenged (*Quality Investment Properties Roseville, et al. v. City of Roseville, et al.* Case No. SCV0036739), but that case was dismissed on November 28, 2016, so the 2015 Addendum enjoys the same conclusive presumption of validity. (See *Ballona Wetlands, supra*, 201 Cal.App.4th at p. 481.)

document of some kind (e.g., an EIR) has already been prepared, CEQA's supplemental review provisions would apply. (Pub. Resources Code, § 21166; see also CEQA Guidelines, §§ 15162, 15164.) In such a case, the question for the City would be whether the previous environmental document(s) "retains some relevance to the ongoing decisionmaking process." (*Friends, supra*, 1 Cal.5th at p. 951.)² That question is "for the agency to answer in the first instance, drawing on its particular expertise." (*Id.* at p. 953.)

If presented with a modified HPCO project, the City's analysis would focus on whether the changes to the project, or surrounding circumstances, would create new or greater environmental effects, as compared to the effects identified in the 1996 EIR and 2015 Addendum (or those which could have been raised in those documents). (See *Moss v. County of Humboldt* (2008) 162 Cal.App.4th 1041, 1056 (*Moss*) ["subsequent changes 'are meaningful only to the extent they affect the environmental impacts of a project'"]; *CAAP, supra*, 227 Cal.App.4th at pp. 807-811 [alleged GHG, air quality, and biological impacts did not require a subsequent EIR].) If the City determines that the changes do not alter its previous significance conclusions, and thus would not require major revisions to the EIR, the City must prepare an Addendum. (See CEQA Guidelines, § 15164, subd. (a); *Coalition, supra*, 26 Cal.App.5th 561, 237 Cal.Rptr.3d 313, 326 [where requirements for subsequent or supplemental EIR have not been met, the agency may not prepare one, and "must instead prepare an addendum to its prior CEQA analysis"].) Thus, the City would need to address the environmental impact topics raised by Roseville Solidarity only to the extent that project changes or changes in circumstances alter the significance conclusions in the previous CEQA documents. If the City determines that the original conclusions would not change, it may not prepare a subsequent or supplemental EIR. (Pub. Resources Code, § 21166, CEQA Guidelines, §§ 15162, 15164; *Moss, supra*, at p. 1056.)

On the final page of the letter, Roseville Solidarity expresses its belief that the City should "prepare an entirely new and project specific EIR for the Campus Oaks Commercial Project." As the California Supreme Court explained in the *Friends* case, the City's CEQA review obligations do not depend "on any abstract characterization of the project as 'new' or 'old.'" Rather, as discussed above, the City "must determine whether the previous environmental document retains any relevance in light of the proposed changes and, if so, whether major revisions to the previous environmental document are nevertheless required due to the involvement of new, previously unstudied significant environmental impacts." (*Friends, supra*, 1 Cal.5th at p. 944.) Moreover, "[t]hat consideration looks to the continued relevance of the information provided by the prior CEQA analysis, not the type of project for which it was generated. [C]ourts have

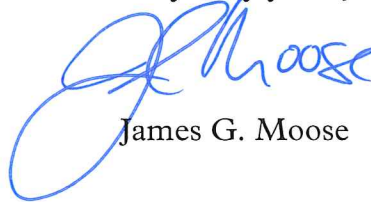
² The letter repeatedly implies that the analysis in the 1996 EIR is inadequate because it "was prepared over two decades ago." Regardless of age, the question for the City is whether the 1996 EIR "retains some informational value." (*Friends, supra*, 1 Cal.5th at p. 951; see also *CREED, supra*, 196 Cal.App.4th at p. 532 [upholding addendum to 1994 EIR]; *CAAP, supra*, 227 Cal.App.4th at p. 808 [upholding eighth addendum to 1997 EIR].)

more generally declined to ‘attach[] too much significance’ to the ‘semantic label’ a project bears.” (*Coalition, supra*, 26 Cal.App.5th 561, 237 Cal.Rptr.3d 313, 327; see *Citizens for a Sustainable Treasure Island v. City and County of San Francisco* (2014) 227 Cal.App.4th 1036, 1048 [“the ‘fact that this EIR is labeled a “project” rather than a “program” EIR matters little ...’ for purposes of its sufficiency as an informative document”].)

Contrary to Roseville Solidarity’s claims, the City need not wait for the California Supreme Court to conclusively rule on a given issue before the City exercises its discretion under CEQA. If such were the case, all development throughout the state would likely come to a halt. Nor do the actions of the City of Pleasanton with respect to one project control the City of Roseville’s exercise of discretion under CEQA for a completely different project. (See *California Native Plant Society v. City of Rancho Cordova* (2009) 172 Cal.App.4th 603, 626 [“disagreement with other agencies” is not “a basis for overturning the City’s decision”].)

To sum up, there is no legal basis for Roseville Solidarity’s call to reopen the CEQA process with regards to the 1996 EIR or 2015 Addendum. Both of those documents are conclusively presumed valid and cannot be challenged now. The same presumption of validity bars new challenges based on environmental impacts that could have been raised in 1996 or 2015, including impacts associated with GHGs, air quality, and urban decay. Were the City to consider a project involving a change to the previously approved HPCO project, the City would need to determine if the 1996 EIR and 2015 Addendum retain any informational value, and, if so, compare the impacts of the amended project to those analyzed previously. CEQA’s supplemental review provisions limit the City to considering whether any changes to the project or changes in circumstances would alter its previously reached significance conclusions. If not, then the changes do not require major revisions to the previous CEQA documents, and the City may not prepare a subsequent or supplemental EIR.

Very truly yours,

A handwritten signature in blue ink, appearing to read "J. Moose", is written over the typed name "James G. Moose". The signature is stylized with a large, looping initial "J" and a cursive "Moose".

James G. Moose

LAW OFFICE OF BENJAMIN KANANI

5670 Wilshire Blvd., Suite #1860, Los Angeles, CA 90036
cross@kananilegal.com · (310) 279-7893

October 24, 2018

VIA HAND DELIVERY AND E-MAIL

LHocker@roseville.ca.us

Lauren Hocker
Associate Planner
Planning Division
311 Vernon Street
Roseville, CA 95678

Roseville Planning Commission
Erich Brashears
Justin Caporusso
Kristine Dohner
Bruce Houdesheldt
Robert Jensen
Charles Krafka
Tracy Mendonsa
c/o Lupe Nelson
LNelson@roseville.ca.us

**RE: Campus Oaks Commercial Project – HPCO PCL Co-21, -31, -41, -42, -Campus Oaks;
PL 18-0080**

Honorable Planning Commissioners:

Introduction

This firm and the undersigned represent Roseville Solidarity and its members, interested parties regarding the Campus Oaks Town Center Project (“Project”).

On September 13, 2018, Roseville Solidarity provided the Planning Department with objections to approval of the proposed Project without adequate review under CEQA, and requested that, at the very least, the City agree to prepare a Supplemental EIR rather than an Addendum (which Roseville Solidarity believes was inadequate in 2015 and continues to be an inadequate methodology in 2018). Roseville Solidarity did so in good faith, without having received a copy of the promised Addendum, so as to allow the Planning Department the opportunity to move forward with an SIER without unnecessary waste of time. It is worth noting that Roseville Solidarity was not made aware of any response to its original correspondence until the late publishing of the Commission’s agenda and attachments on October 19, 2018. On October 19, 2018, Roseville Solidarity was informed that the Project proponent responded to Roseville

LAW OFFICE OF BENJAMIN KANANI

5670 Wilshire Blvd., Suite #1860, Los Angeles, CA 90036
cross@kananilegal.com · (310) 279-7893

Solidarity's request for adequate environmental review by mocking its request when the facts show that Roseville Solidarity voiced its concerns as soon as it learned that the City was moving forward with a mere Addendum. To date, we have not received any substantive response with respect to Roseville Solidarity's concerns or requests from the City, yet have now been informed by way of the late publishing of this Agenda and attachments that the City has chosen to ignore Roseville Solidarity's concerns.

For the record, please ensure that all communications from the Commission and the City of Roseville to our client regarding the Project are promptly copied to our office, preferably via e-mail. All objections, including those regarding proper notice and due process, are expressly reserved. Please also ensure that notice of all hearings, actions, events, votes, and decisions related to the Project are timely provided to this office.

History and The Current Project

More than 20 years ago, the City prepared and approved the original EIR for the Master Plan for the Hewlett Packard Roseville Campus Project (hereafter referred to as the "Hewlett Packard Master Plan" or the "1996 HPMP"). At that time, the City acknowledged that the project had significant environmental impacts, and adopted a Statement of Overriding Considerations which found that short-term emissions of NO_x, ROG, SO₂, and CO would be significant and unavoidable, as well as several other environmental issues.

Thereafter, in 2015, an Addendum/Initial Study was prepared for the 2015 Hewlett-Packard/Campus Oaks Rezone & Master Plan Amendment (hereafter, "2015 Addendum"). The 2015 Addendum wrongly concluded that "the proposed HPCO Amendment, compared to the effects of the 1996 HPMP as disclosed in the 1996 EIR, would not give rise to any new significant effects or any substantial increase in the severity of any previously identified significant effects," even though California's regulations related to GHGs had vastly changed since 1996.

The currently proposed Project now seeks a General Plan Amendment and Zone Change to change the land use designation of two parcels currently designated business professional within the Campus Oaks Town Center. The parcels at issue, parcels CO-31 and CO-21, were included as part of the 2015 HP Master Plan¹ and corresponding 2015 Addendum to the 1996 EIR certified for the original HP Project, but the currently proposed revisions will result in a change in composition of the Town Center from a mixed-use business commercial center to a shopping

¹ Parcels in 2018 Application are included in 2015 Master Plan (entitled for mix of business professional and community commercial); See 2018 Application p. 1 (identifying parcels at issue within Town Center), 2015 HP Campus Oaks Master Plan, Figure 2-1, p. 2-4.

LAW OFFICE OF BENJAMIN KANANI

5670 Wilshire Blvd., Suite #1860, Los Angeles, CA 90036
cross@kananilegal.com · (310) 279-7893

center containing only commercial uses, which will undoubtedly result in new and significant environmental impacts than previously contemplated. In actuality, the Project has changed significantly from that of business commercial to pure commercial uses without adequate supplemental review.

Please note that although Roseville Solidarity disagrees that the 1996 EIR was complete and adequate, or that the 2015 Addendum satisfied CEQA, the current challenge is limited to revisions to 2015 Master Plan identified in the current Project. Restated, though Roseville Solidarity finds the 1996 EIR and Resolution 15-369 undesirable and not in accordance with CEQA, this challenge is specific to the Project before the Commission. Thus, while Roseville Solidarity believes the underlying 1996 EIR and 2015 Addendum are incomplete and contain inaccuracies, the comments presented herein are limited to whether the revision of the 2015 Master Plan in the proposed 2018 development project warranted additional environmental review pursuant to Pub. Resources 21166 and CEQA Guidelines 15162². As discussed in detail below, Roseville Solidarity asserts that the 2018 proposed Project reflects substantial changes from the 2015 Master Plan and therefore, preparation of a Subsequent or Supplemental EIR is required prior to adoption of the 2018 Project.

Further, please let this correspondence serve as Roseville Solidarity's request that the Planning Commission continue the hearing on this matter to a date after the currently scheduled October 25, 2018 Planning Commission meeting on Due Process grounds. The staff report and Addendum were not made publicly available until late afternoon on October 19, 2018, and contains thousands of pages of documents, and the City would prefer that any correspondence related to the Project be submitted in advance of the hearing. This gives Roseville Solidarity and the public at large insufficient time to both review the documents and provide comments to the City and your Commission due to such a truncated time frame.

It is additionally worth noting that the public availability of documents speaks directly to whether the City has complied with CEQA. CEQA's "purpose is to inform the public and its responsible officials of the environmental consequences of their decisions before they are made.... To this end, public participation is an essential part of the CEQA process." See *Laurel Heights Improvement Assn. v. Regents of University of California* (1993) 6 Cal.4th 1112. The public availability of key documents is vital to compliance with CEQA.

Critical documents and communications were not made available until too close to the Commission hearing, thus the public did not have the opportunity to adequately review and

² *Abatti v. Imperial Irrigation District* (2012) 205 Cal.App.4th 650, 675-676. [CEQA challenge limited to agency's environmental review with respect to current project modification and not the original project]

LAW OFFICE OF BENJAMIN KANANI

5670 Wilshire Blvd., Suite #1860, Los Angeles, CA 90036
cross@kananilegal.com · (310) 279-7893

analyze the information in preparation for this hearing, in contravention to both the purpose and spirit of CEQA.

Subsequent Environmental Review

In the Project proponent's response letter dated October 3, 2018 (to which Roseville Solidarity became aware of on October 19, 2018), the Project proponent makes a few assertions worth mentioning:

First, the response acknowledges that Roseville Solidarity's initial objection was submitted prior to the final application and Addendum were issued. Roseville Solidarity agrees that this occurred because Roseville Solidarity was not interested in obstructing progress, but instead was anticipating that the City was going to move forward with a mere Addendum due to prior notes on the Project, and believes under no circumstances would a mere Addendum comply with the requirements of CEQA. Instead of waiting until the last minute to voice such concerns and objections, Roseville Solidarity chose to inform the City of such objections in an attempt to allow the City to rectify the mistake before it was made (we know now to no avail, unfortunately).

Second, the response accurately sets forth the circumstances that require preparation of a subsequent EIR but then dismisses the need without evidence. CEQA Guidelines section 15162 requires preparation of a subsequent EIR when one of the three following points are met: (1) and (2) Substantial changes proposed in the project or circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or substantial increase in severity of previously identified significant effects, or (3) New information of substantial importance, which was not known or could not have been known with the exercise of reasonable diligence at the time of the previous EIR shows: (A) project will have one or more significant effects not discussed in the previous EIR; (B) significant effects previously examined will be substantially more severe than shown in the previous EIR; (C) MM or alternatives found not feasible would substantially reduce one or more significant effect.

This Project requires a zone change from business to commercial, which is a substantial change to the proposed project and/or the circumstances under which the project is undertake and thus requires that the EIR be revised to analyze the traffic impacts and air quality impacts, among other things, of such a zone change. This zoning change necessarily involves significant environmental effects. Furthermore, not only has new information of substantial importance arisen, but many significant environmental effects were not addressed in the previous EIR that necessitate an SEIR.

LAW OFFICE OF BENJAMIN KANANI

5670 Wilshire Blvd., Suite #1860, Los Angeles, CA 90036
cross@kananilegal.com · (310) 279-7893

Finally, the response instead focuses on “finality and efficiency” as if somehow finality and efficiency should supersede the health and safety of the community. In fact, the response overwhelmingly focuses on this issue of finality and efficiency, and rather ignores the fact that the proposed Project completely changes the nature of the development from business to commercial, thereby increasing the need for a robust traffic analysis and air quality analysis, to name a few significant impacts from such a zone and use change. Furthermore, the response completely ignores controlling case law wherein the court found that an addendum was not appropriate where a retail center was modified to include a supercenter and the lead agency’s determination that 21166 did not apply was not supported by substantial evidence. See American Canyon Community United for a Responsible Growth v. City of American Canyon, et al. (2006) 145 Cal.App. 4th 1062, 1070-1072/

Transportation/Traffic

CEQA requires that a new traffic analysis be prepared for the change in expected use from business to commercial. The analysis should reflect the level of service of roadways and intersections in the vicinity of the Campus Oaks Town Center, in comparison to the 1996 and 2015 projects, as well as Vehicle Miles Travelled (VMT). As you are aware, OPR adopted the VMT analysis in 2013, and revised its standards in 2016, and is requiring all municipalities include such analysis in little over a year. It would be a great disservice to the Roseville community to fail to adequately analyze VMT. Under VMT analysis, the City can adequately measure whether or not a project contributes to other state environmental goals, including reducing greenhouse gas emissions, developing multimodal transportation, preserving open spaces, and promoting diverse land uses and infill development.

To Roseville Solidarity’s knowledge, the City has not prepared any traffic analysis, study, or otherwise, regarding this Project, even though traffic consultants agree throughout the State that there is an increase in traffic that follows as a result of conversion of parcels from business to commercial use.

Urban Decay

The City has failed to adequately analyze urban decay to any extent. “When there is evidence suggesting that the economic and social effects caused by the proposed shopping center ultimately could result in urban decay or deterioration, then the lead agency is obligated to assess this indirect impact.” (Melom v. City of Madera (2010) 183 Cal. App.4th 41, 54; see American Canyon Community United for Responsible Growth v. City of American Canyon (2006) 145 Cal.App.4th 1062 [City’s addendum to MND invalidated where project analyzed in MND was retail center and subsequently changed to Wal-Mart supercenter].)

LAW OFFICE OF BENJAMIN KANANI

5670 Wilshire Blvd., Suite #1860, Los Angeles, CA 90036
cross@kananilegal.com · (310) 279-7893

In Bakersfield Citizens for Local Control v. City of Bakersfield (2004) 124 Cal.App.4th 1184 (“Bakersfield Citizens”), the court found the EIR fatally defective for failing to analyze the individual and cumulative potential to indirectly cause urban decay resulting from the development of two shopping centers. But there, the court emphasized, analysis of urban decay is required when there is *evidence suggesting that the economic and social effects* caused by development could result in urban decay. The City has failed to analyze the effects of urban decay as a result of this Project. For example, Bakersfield Citizens discusses ‘deterioration of buildings, improvements, and facilities’ ” and “ ‘physical effects associated with blight-like conditions, which include visual and aesthetic impacts accompanying the physical deterioration’ and relevant personal observations provided by community members to proposed shopping center constituted evidence supporting validity of concerns regarding urban decay. The community at large has not yet been provided an opportunity to review and analyze, nor weigh in on, the resulting urban decay from the zone change from business to commercial, and the members of Roseville Solidarity are adamant that their concerns regarding urban decay have not yet been addressed or analyzed.

Cumulative Impacts

The City has failed to analyze whatsoever the cumulative impacts of this Project. CEQA Guidelines section 15355 defines cumulative impacts as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts... Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.” CEQA Guidelines 15355. The cumulative impact from several projects is the change in the environment which results from incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. See *Laurel Heights Improvement Assn. v. Regents of University of California* (1988) 47 Cal.3d 376, 394, citing Guidelines 15130(b)(1)(A). “Proper cumulative impacts analysis is absolutely critical to meaningful environmental review...” *Bakersfield Citizens* at 1217.

Moreover, “the requirement for a cumulative impact analysis must be interpreted so as to afford the fullest protection of the environment within the reasonable scope of the statutory and regulatory language.” *Citizens to Preserve the Ojai v. County of Ventura* (1985) 176 Cal.App.3d 421, 431-432. If it is “reasonable and practical” to include other projects in a project’s cumulative impacts analysis, then the lead agency is required to do so. See *San Franciscans for Reasonable Growth v. City and County of San Francisco* (1984) 151 Cal.App.3d 61.

The City has failed to analyze the traffic and air quality impacts resulting from increased size of the commercial component within Campus Oaks Center, and has failed to additionally analyze these effects with respect to other projects that impact Blue Oaks Blvd., Woodcreek Oaks Blvd.,

LAW OFFICE OF BENJAMIN KANANI

5670 Wilshire Blvd., Suite #1860, Los Angeles, CA 90036
cross@kananilegal.com · (310) 279-7893

and surrounding streets and roadways, including but not limited to, the Residential Component of the Project approved in September 2018, the project at 7501 Foothills Blvd., and the developments at 10000 Alantown and 8880 Industrial.

Health Risks (and related GHG Analysis)

The health risks analysis is also inadequate under CEQA. Guidelines section 15162, subsections (1)-(2), provides that the City must include a health risks analysis in an SEIR when there are new significant environmental effects. Roseville Solidarity is concerned that vehicle trips from operation of commercial center (rather than the previously zoned business district) generate air quality impacts that were not previously studied in the EIR or addressed in the Addendum.

It is undisputed that the 1996 EIR did not include a GHG analysis. It is also undisputed that consideration of GHGs was only added to the CEQA Guidelines in 2010. Since 2010, the State of California has set forth GHG parameters in AB 32, EO-B-30-16, and EO-S-06. Clearly, the knowledge and importance of a GHG analysis, nor the dire environmental impacts of GHGs, was not as well-known and discussed in 1996, but it is now. Yet based on the failure of the community in 1996 to have the sophistication with respect to GHGs that are now commonplace to Californians, the Commission is forcing the current Roseville community members to pay for mistakes made unknowingly by individuals 22 years ago. The City's current Addendum cites several non- Supreme Court cases that essentially support that the 1996 community members should have raised the issues related to GHGs, and because they lacked the sophistication to do so (as most Californians were not yet aware of the importance of a GHG analysis and requirement of a GHG analysis was not even included in CEQA Guidelines for another 14 years), the community members 22 years after the fact (most of which were not around in 1996 and through no fault of their own) have lost their right to request that the City analyze GHGs for this wholly different Project. By relying on such flawed case law and reasoning, the City is abandoning the spirit of the law. There is nothing to prevent the City from undertaking a GHG analysis regardless, and simply put, it is the responsible thing to do to adequately protect the Roseville community.

Master Sign Plan and Sign Exception – CEQA and Municipal Code Compliance

The Project includes a Planned Sign Permit Program for the master sign plan for the center, and an Administrative Permit for a Sign Exception. (See Roseville Planning Department Letter to Board dated July 10, 2018 re Development Application for Changes to HP Master Plan.) The signage as proposed creates new significant impacts not previously known because it was either not included in the 2015 Master Plan, or is different in location, height, composition, etc. Further, depending on the size and scale of sign(s), it may have impacts on land use and traffic as well as impacts on visual and scenic resources that have not yet been analyzed. Even when an aesthetics section of an EIR and/or Addendum generally references a sign program but contains

LAW OFFICE OF BENJAMIN KANANI

5670 Wilshire Blvd., Suite #1860, Los Angeles, CA 90036
cross@kananilegal.com · (310) 279-7893

no specific description of the requests included in the Proposed Project, then the previous environmental documents defers this to future environmental review.

Appendix F Issue– Energy Conservation

It is Roseville Solidarity's position that an energy analysis on par with Appendix F should be required as part of the SEIR based on the Project's land use change from business to commercial. The energy discussion in the 2015 Addendum (pp.190-196) should be updated to include applicable energy impacts and mitigation measures identified in Appendix F that are relevant to the 2018 Project with revisions.

Conclusion

In conclusion, Roseville Solidarity respectfully requests the following: 1. That the Planning Commission table this matter until the public has had adequate time to review and analyze the voluminous documents related to this Project; and/or 2. That the City agree to prepare a Supplemental EIR for the Project because it is both required under section 15162 of the CEQA Regulations, and is the only decision that will adequately protect the community members of Roseville.

The members of Roseville Solidarity look forward to a productive dialogue with the City regarding adequate environmental review of the project.

Very truly yours,



Courtney Ross-Tait, Esq.

MEMORANDUM

To: Planning Commission

From: Lauren Hocker, Associate Planner

Date: October 25, 2018

Re: Roseville Solidarity's October 24, 2018 Comments on the Campus Oaks Project

The purpose of this memorandum is to provide a response to the October 24, 2018 letter (October letter) from Courtney Ross-Tait of the Law Office of Benjamin Kanani to the City of Roseville (City) on behalf of Roseville Solidarity. This is the second letter the City has received; the first is dated September 18, 2018 (September letter) and was responded to by the Law Offices of Remy Moose Manley (RMM response) on behalf of the applicant. This first letter and the response are included as Attachments 1 and 2 of the staff report.

In the October letter, Roseville Solidarity challenges the adequacy of the City's environmental review, again based on alleged inadequacies in prior environmental review, because the project has changed, and because it will "undoubtedly result in new and significant environmental impacts." However, as this response will show, Roseville Solidarity has failed to offer any evidence of these impacts, nor has it offered any evidence that the Addendum analysis is flawed. As clearly stated in CEQA Guidelines Section 15384, "argument, speculation, [and] unsubstantiated opinion or narrative" is not substantial evidence.

Roseville Solidarity's letter alleges that an Addendum is inappropriate because the project has changed. This argument relies upon cherry-picking CEQA Guidelines Section 15162, which establishes the circumstances which require preparation of a subsequent EIR. Roseville Solidarity has included a paraphrased portion of this section, and has underlined the beginning of the section while wholly ignoring the conclusion. In response, we include here the CEQA Guidelines language included by Roseville Solidarity, with their underlines, but *italicize* the vital text they have ignored: "Substantial changes proposed in the project or circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or substantial increase in severity of previously identified significant effects." Roseville Solidarity has improperly argued that project changes, stand-alone, determine the type of environmental documentation which is required, when in fact the determination hinges upon whether those project changes result in new or substantially increased impacts. (See *Moss v. County of Humboldt* (2008) 162 Cal.App.4th 1041, 1056 (Moss) ["subsequent changes 'are meaningful only to the extent they affect the environmental impacts of a project'"]; CAAP, *supra*, 227 Cal.App.4th at pp. 807-811 [alleged GHG, air quality, and biological impacts did not require a subsequent EIR].) The City has determined the changes do not alter its previous significance conclusions, and thus the City must prepare an Addendum. (See CEQA Guidelines, § 15164, subd. (a); Coalition, *supra*, 26 Cal.App.5th 561, 237 Cal.Rptr.3d 313, 326 [where requirements for subsequent or supplemental EIR have not been met, the agency may not prepare one, and "must instead prepare an addendum to its prior CEQA analysis"].)

As additional support for its claim, Roseville Solidarity cites *American Canyon Community United for Responsible Growth v. City of American Canyon, et. al.*, because it is a case where a court found against the City of American Canyon, but does not explain how this case applies to the current circumstances. The mere fact that a lead agency at one time was found by a court to have violated CEQA provisions is not evidence; Roseville Solidarity must make a showing that this case applies to the current circumstances, and point to the specifics of the City's analysis which are flawed. They have not done so. In fact, a reading of the court case makes it clear that it is inapplicable. In the case in question, the City of American Canyon processed a change to a previously approved project *without any subsequent CEQA review at all*. The City of American Canyon did not prepare an Addendum to demonstrate that the prior analysis remained applicable, it simply stated that the prior review (a Mitigated Negative Declaration, not an EIR) applied, without any supporting evidence. The

City of Roseville has prepared an Addendum to document any changes to the previous analysis, and has provided substantial evidence to support its conclusions.

Roseville Solidarity also misunderstands the City's land use designations and the history of this particular project site, arguing that the project completely changes the nature of development from business to commercial. In the original Hewlett-Packard Master Plan approved in 1996 and evaluated in the EIR, this corner was designated for Community Commercial uses. Furthermore, as discussed in the staff report for the project, the Business Professional land use is intended for professional offices, but expressly permits some commercial uses, such as banks, restaurants, and day care centers. Conversely, while intended for a full-range of commercial uses, the Community Commercial land use expressly permits professional offices. These land uses are not totally different in nature, as alleged by Roseville Solidarity, and have very similar impacts, as discussed in the 2018 Addendum for the project.

Transportation/Traffic

Roseville Solidarity makes a claim that "CEQA requires" a new traffic analysis for the change in land use, with no citation or supporting evidence and further states that the City has not prepared any kind of traffic analysis for this project, which is incorrect. The Addendum does address traffic, and includes technical studies prepared by qualified consultants which describe the probable impacts of the project. These technical studies conclude that the project will not result in any new or substantially increased significant impacts. Roseville Solidarity also argues that the Addendum should include a vehicle miles traveled analysis and is flawed on those grounds, even though by its own admission there is no existing requirement to perform such an analysis.

Urban Decay

Roseville Solidarity alleges that the City should have provided an analysis of urban decay, citing a court case which states "**When there is evidence** suggesting that the economic and social effects caused by the proposed shopping center ultimately could result in urban decay or deterioration, then the lead agency is obligated to assess this indirect impact." [emphasis added] The City is unaware of any substantial evidence indicating that the project could result in urban decay, and the commenter offers no such evidence. In fact, there are no other commercial sites north or west of the corner of Blue Oaks Boulevard and Woodcreek Oaks Boulevard, even though there are existing residential communities all along Blue Oaks Boulevard, extending to a point over two miles to the west of this site. Far from causing urban decay, which is ultimately the result of non-residential construction which exceeds demand, the evidence indicates the project will serve an existing unmet demand for commercial services.

Cumulative Impacts

Roseville Solidarity alleges the City has not analyzed cumulative impacts, traffic, or air quality impacts, but this is incorrect. The 1996 EIR and subsequent Addendums includes cumulative analysis, and is addressed in the Mandatory Findings of Significance section of the Addendum for the proposed project. The Addendum also includes technical studies and analysis of traffic impacts, and an analysis of air quality, in their respective sections of the Addendum. Roseville Solidarity also makes reference to an allegedly unstudied "Residential Component of the Project," even though the project does not include any residential development. Roseville Solidarity also lists several addresses of properties in the general vicinity, but these are not areas of future development, they are existing developed sites. This traffic was taken into account in technical studies prepared by the traffic consultant for the project.

Health Risks (and related GHG Analysis)

Roseville Solidarity claims that CEQA Guidelines Section 15162 provides that the City must include a health risks analysis, but the cited section does not reference health risk assessments (HRA) at all. An HRA analysis is not required for the same reasons given below for greenhouse gases, and as discussed in the Addendum, the project will not result in any new or substantially worsened air quality impacts.

Roseville Solidarity also repeats statements made in its September letter, that an updated GHG analysis is required. This point was already addressed in the RMM response and in the 2015 Addendum, where

greenhouse gases were in fact analyzed, and will not be revisited here. In summary, the analysis and conclusion of the 1996 EIR and its subsequent Addendums are conclusively presumed valid, because the time to challenge them has expired. For this project, the analysis need only focus on whether the project changes would result in new or substantially increased significant impacts; the Addendum analysis finds that it would not.

Master Sign Plan and Sign Exception

Contrary to what is alleged by Roseville Solidarity, this project does not include new or unexpected impacts related to signage. In accordance with the City's Sign Ordinance, all commercial centers with four or more buildings or tenants are required to have a Planned Sign Permit Program (the "Master Sign Program" referenced by Roseville Solidarity). According to the City's Sign Ordinance, these programs are approved by the Planning Manager. That the applicant will need to prepare such a sign program is not novel or unexpected, and is required whether the site were Business Professional or Community Commercial. The purpose of these sign programs is to ensure a common design theme, and while the program may (and often is) more restrictive than the City's Sign Ordinance, it is prohibited from being less restrictive. Again, Roseville Solidarity alleges that the site signage will result in new significant impacts without providing any evidence that this is so.

Appendix F Issue—Energy Conservation

The obligation to consider Appendix F of the CEQA Guidelines lies with an EIR, but not with addenda. CEQA Guidelines Section 15126.4, subd. (a)(1)(C) discusses considerations which must be included for an EIR and references Appendix F. However, Sections 15162, 15163, and 15164, dealing with Subsequent EIRs, Supplemental EIRs, and addenda do not require treatment of this section.

Conclusion

Roseville Solidarity concludes in the same manner it began, by requesting the project be continued and a Supplemental EIR be prepared. In the opening of the letter, Roseville Solidarity objects that it never received a response to the September letter, and only became aware of the response when the agenda and hearing materials were posted to the City's website. On these grounds, it requests a continuance of the hearing. However, the CEQA Guidelines do not compel the City to provide advance responses to comments received. The City has complied with the noticing requirements of the City of Roseville Municipal Code and CEQA Guidelines. Furthermore, neither the September nor October letter from Roseville Solidarity provide evidence to support its claims. Staff is confident that the Addendum is the appropriate environmental document; the Addendum provides substantial evidence to support this finding.



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PLANNING DIVISION

11 Vernon Street, Roseville, CA 95678 (916) 774-5276

CITY CLERK DEPARTMENT
ROSEVILLE, CA
APPEAL FORM

Name: Roseville Solidarity & its Members Date: Nov 2, 2018

Address: 8730 Wilshire Blvd Suite 411 City: Beverly Hills Zip Code: 90211

Phone Numbers: (work/day) 310-279-7893 (home/evening) 310-279-7893

(cell) 310-279-7893 (email) cross@Kananilegal.com

Please describe below the action for which this appeal is being filed. (You may attach a separate letter if enough space is not provided.)

On October 25, 2018, the Planning Commission voted in favor of Agenda item #601 (HPCD PCL CD-21, -31, -41, -42 - Campus Oaks Commercial-1495 Blue Oaks BL - File # PL 18-0080), which approved the zone change of parcels from business to commercial retail, among other approvals. Roseville Solidarity opposes approval of such a zone change without adequate and responsible review and analysis of environment effects and the development under the California Environmental Quality Act. Please see attached correspondence for specific opposition.

Signed: Anthony Per. Jant Attorney for Roseville Solidarity Date: Nov 2, 2018

FOR OFFICE USE ONLY.

(Date Stamp Below)

Received by: _____

Project Being Appealed: _____

File Number: _____

Approving Body: _____ Approval Date: _____

LAW OFFICE OF BENJAMIN KANANI

8730 Wilshire Blvd., Suite #411, Beverly Hills, CA 90211
cross@kananilegal.com · (310) 279-7893

November 2, 2018

VIA US MAIL AND E-MAIL

LHocker@roseville.ca.us

Lauren Hocker
Associate Planner
Planning Division
311 Vernon Street
Roseville, CA 95678

Roseville Planning Commission
Erich Brashears
Justin Caporusso
Kristine Dohner
Bruce Houdesheldt
Robert Jensen
Charles Krafka
Tracy Mendonsa
c/o Lupe Nelson
LNelson@roseville.ca.us

**RE: Campus Oaks Commercial Project – HPCO PCL Co-21, -31, -41, -42, -Campus Oaks;
PL 18-0080**

To Whom It May Concern:

Please let this correspondence serve as Roseville Solidarity's formal Appeal from the Planning Commissioners' decision on October 25, 2018 to approve the above-mentioned project, known as the Campus Oaks Town Center Project ("Project"); Agenda item number 6.1.

History of Roseville Solidarity's Objection to the Project Absent Adequate Review and Analysis Under CEQA

On September 13, 2018, Roseville Solidarity provided its initial objections to the Planning Department to approval of the proposed Project without adequate review under CEQA, and requested that, at the very least, the City agree to prepare a Supplemental EIR rather than an Addendum. Roseville Solidarity submitted its initial objections in good faith, without having received a copy of the promised Addendum, based on review of the 1996 EIR and 2015 Addendum (which were the only documents that Roseville Solidarity had access to). Roseville Solidarity received no response from the Department to the request for an SEIR, and was

LAW OFFICE OF BENJAMIN KANANI

8730 Wilshire Blvd., Suite #411, Beverly Hills, CA 90211
cross@kananilegal.com · (310) 279-7893

informed of the project proponents of this request more than a month later when the objection was included in the late publishing of the Commission's agenda and attachments on October 19, 2018.

On October 24, 2018, Roseville Solidarity submitted a Comment Letter to the Planning Department and to the Planning Commissioners setting forth several objections and providing specificity with respect to CEQA requirements, and outlined the need for preparation of an SEIR prior to approval of the Project. Unfortunately, the Planning Commissioners ignored Roseville Solidarity's concerns and requests and voted at its regularly scheduled meeting on October 25, 2018 to approve the Project, including the Addendum, rather than require the Project proponent prepare an SEIR.

Roseville Solidarity's position is that the proposed development warrants additional environmental review pursuant to Public Resources Code section 21166 and CEQA Guidelines 15162. Specifically, PRC section 21166 and Guidelines 15162 require additional review with the respect to, but not limited to, the following:

- Traffic analysis, including a VMT analysis, for the zone change from business to commercial; such analysis should include measurements with respect to whether or not the project contributes to state goals, including reducing GHG emissions, developing multimodal transportation, preserving open spaces, and promoting diverse land uses and infill development; analysis should also include cumulative impacts on traffic from neighboring developments and projects, and related health impacts
- Urban decay analysis related to the change in use from business to commercial, including but not limited to, economic and social effects caused by the proposed shopping center
- Cumulative Impacts analysis under Guidelines 15355 of the effects of the zone change from business to commercial with respect to, but not limited to, GHGs, traffic, air quality impacts, health risks
- Undertake an Appendix F analysis (Energy Conservation) – The SEIR should include applicable energy impacts and mitigation measures identified in Appendix F that are relevant to the 2018 Project with revisions.
- Analyze the Master Sign Plan and Sign Exception under CEQA Guidelines
- Analyze water supply and adequacy related to increases from commercial use due to zone change, including, but not limited to analysis related to drought conditions, and additional water assessment and water conservation study for the commercial component of the Campus Oaks Town Center

LAW OFFICE OF BENJAMIN KANANI

8730 Wilshire Blvd., Suite #411, Beverly Hills, CA 90211
cross@kananilegal.com · (310) 279-7893

Roseville Solidarity's review and analysis continues, and it reserves the right to include additional opposition to the Project based on failure to meet CEQA statutes and Guidelines. The above mentioned issues require preparation of an SEIR because the 2018 project, including the zone change from business to commercial, constitutes substantial changes in the proposed project, and constitutes substantial changes in the circumstances under which the project is undertake which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or substantial increase in severity of previously identified significant effects, and new information of substantial importance is present that the project will have one or more significant effects not discussed in the previous EIR and significant effects previously examined will be substantially more severe than show in the previous EIR.

The members of Roseville Solidarity urge the City to prepare an SEIR for the Project, and not rely on the approved Addendum as it is incomplete and lacks muster under CEQA. Further, there is no valid reason for ignoring the community member's environmental concerns and pushing through a project without adequate CEQA review. There is no downside for the City to prepare an SEIR, whereas failure to do so may have unnecessary yet significant legal and time delay consequences for the Project. Roseville Solidarity looks forward to a productive discussion with the City on this matter.

Very truly yours,


Courtney Ross-Tait, Esq.

LAW OFFICE OF BENJAMIN KANANI

5670 Wilshire Blvd., Suite #1860, Los Angeles, CA 90036
cross@kananilegal.com · (310) 279-7893

October 24, 2018

VIA HAND DELIVERY AND E-MAIL

LHocker@roseville.ca.us

Lauren Hocker
Associate Planner
Planning Division
311 Vernon Street
Roseville, CA 95678

Roseville Planning Commission
Erich Brashears
Justin Caporusso
Kristine Dohner
Bruce Houdesheldt
Robert Jensen
Charles Krafka
Tracy Mendonsa
c/o Lupe Nelson
LNelson@roseville.ca.us

**RE: Campus Oaks Commercial Project – HPCO PCL Co-21, -31, -41, -42, -Campus Oaks;
PL 18-0080**

Honorable Planning Commissioners:

Introduction

This firm and the undersigned represent Roseville Solidarity and its members, interested parties regarding the Campus Oaks Town Center Project (“Project”).

On September 13, 2018, Roseville Solidarity provided the Planning Department with objections to approval of the proposed Project without adequate review under CEQA, and requested that, at the very least, the City agree to prepare a Supplemental EIR rather than an Addendum (which Roseville Solidarity believes was inadequate in 2015 and continues to be an inadequate methodology in 2018). Roseville Solidarity did so in good faith, without having received a copy of the promised Addendum, so as to allow the Planning Department the opportunity to move forward with an SIER without unnecessary waste of time. It is worth noting that Roseville Solidarity was not made aware of any response to its original correspondence until the late publishing of the Commission’s agenda and attachments on October 19, 2018. On October 19, 2018, Roseville Solidarity was informed that the Project proponent responded to Roseville

LAW OFFICE OF BENJAMIN KANANI

5670 Wilshire Blvd., Suite #1860, Los Angeles, CA 90036
cross@kananilegal.com · (310) 279-7893

Solidarity's request for adequate environmental review by mocking its request when the facts show that Roseville Solidarity voiced its concerns as soon as it learned that the City was moving forward with a mere Addendum. To date, we have not received any substantive response with respect to Roseville Solidarity's concerns or requests from the City, yet have now been informed by way of the late publishing of this Agenda and attachments that the City has chosen to ignore Roseville Solidarity's concerns.

For the record, please ensure that all communications from the Commission and the City of Roseville to our client regarding the Project are promptly copied to our office, preferably via e-mail. All objections, including those regarding proper notice and due process, are expressly reserved. Please also ensure that notice of all hearings, actions, events, votes, and decisions related to the Project are timely provided to this office.

History and The Current Project

More than 20 years ago, the City prepared and approved the original EIR for the Master Plan for the Hewlett Packard Roseville Campus Project (hereafter referred to as the "Hewlett Packard Master Plan" or the "1996 HPMP"). At that time, the City acknowledged that the project had significant environmental impacts, and adopted a Statement of Overriding Considerations which found that short-term emissions of NO_x, ROG, SO₂, and CO would be significant and unavoidable, as well as several other environmental issues.

Thereafter, in 2015, an Addendum/Initial Study was prepared for the 2015 Hewlett-Packard/Campus Oaks Rezone & Master Plan Amendment (hereafter, "2015 Addendum"). The 2015 Addendum wrongly concluded that "the proposed HPCO Amendment, compared to the effects of the 1996 HPMP as disclosed in the 1996 EIR, would not give rise to any new significant effects or any substantial increase in the severity of any previously identified significant effects," even though California's regulations related to GHGs had vastly changed since 1996.

The currently proposed Project now seeks a General Plan Amendment and Zone Change to change the land use designation of two parcels currently designated business professional within the Campus Oaks Town Center. The parcels at issue, parcels CO-31 and CO-21, were included as part of the 2015 HP Master Plan¹ and corresponding 2015 Addendum to the 1996 EIR certified for the original HP Project, but the currently proposed revisions will result in a change in composition of the Town Center from a mixed-use business commercial center to a shopping

¹ Parcels in 2018 Application are included in 2015 Master Plan (entitled for mix of business professional and community commercial); See 2018 Application p. 1 (identifying parcels at issue within Town Center), 2015 HP Campus Oaks Master Plan, Figure 2-1, p. 2-4.

LAW OFFICE OF BENJAMIN KANANI

5670 Wilshire Blvd., Suite #1860, Los Angeles, CA 90036

cross@kananilegal.com · (310) 279-7893

center containing only commercial uses, which will undoubtedly result in new and significant environmental impacts than previously contemplated. In actuality, the Project has changed ~~significantly from that of business commercial to pure commercial uses without adequate~~ supplemental review.

Please note that although Roseville Solidarity disagrees that the 1996 EIR was complete and adequate, or that the 2015 Addendum satisfied CEQA, the current challenge is limited to revisions to 2015 Master Plan identified in the current Project. Restated, though Roseville Solidarity finds the 1996 EIR and Resolution 15-369 undesirable and not in accordance with CEQA, this challenge is specific to the Project before the Commission. Thus, while Roseville Solidarity believes the underlying 1996 EIR and 2015 Addendum are incomplete and contain inaccuracies, the comments presented herein are limited to whether the revision of the 2015 Master Plan in the proposed 2018 development project warranted additional environmental review pursuant to Pub. Resources 21166 and CEQA Guidelines 15162². As discussed in detail below, Roseville Solidarity asserts that the 2018 proposed Project reflects substantial changes ~~from the 2015 Master Plan and therefore, preparation of a Subsequent or Supplemental EIR is~~ required prior to adoption of the 2018 Project.

Further, please let this correspondence serve as Roseville Solidarity's request that the Planning Commission continue the hearing on this matter to a date after the currently scheduled October 25, 2018 Planning Commission meeting on Due Process grounds. The staff report and Addendum were not made publicly available until late afternoon on October 19, 2018, and contains thousands of pages of documents, and the City would prefer that any correspondence related to the Project be submitted in advance of the hearing. This gives Roseville Solidarity and the public at large insufficient time to both review the documents and provide comments to the City and your Commission due to such a truncated time frame.

It is additionally worth noting that the public availability of documents speaks directly to ~~whether the City has complied with CEQA.~~ CEQA's "purpose is to inform the public and its responsible officials of the environmental consequences of their decisions before they are made. ... To this end, public participation is an essential part of the CEQA process." See *Laurel Heights Improvement Assn. v. Regents of University of California* (1993) 6 Cal.4th 1112. The public availability of key documents is vital to compliance with CEQA.

Critical documents and communications were not made available until too close to the Commission hearing, thus the public did not have the opportunity to adequately review and

² *Abatti v. Imperial Irrigation District* (2012) 205 Cal.App.4th 650, 675-676. [CEQA challenge limited to agency's environmental review with respect to current project modification and not the original project]

LAW OFFICE OF BENJAMIN KANANI

5670 Wilshire Blvd., Suite #1860, Los Angeles, CA 90036
cross@kananilegal.com · (310) 279-7893

analyze the information in preparation for this hearing, in contravention to both the purpose and spirit of CEQA.

Subsequent Environmental Review

In the Project proponent's response letter dated October 3, 2018 (to which Roseville Solidarity became aware of on October 19, 2018), the Project proponent makes a few assertions worth mentioning:

First, the response acknowledges that Roseville Solidarity's initial objection was submitted prior to the final application and Addendum were issued. Roseville Solidarity agrees that this occurred because Roseville Solidarity was not interested in obstructing progress, but instead was anticipating that the City was going to move forward with a mere Addendum due to prior notes on the Project, and believes under no circumstances would a mere Addendum comply with the requirements of CEQA. Instead of waiting until the last minute to voice such concerns and objections, Roseville Solidarity chose to inform the City of such objections in an attempt to allow the City to rectify the mistake before it was made (we know now to no avail, unfortunately).

Second, the response accurately sets forth the circumstances that require preparation of a subsequent EIR but then dismisses the need without evidence. CEQA Guidelines section 15162 requires preparation of a subsequent EIR when one of the three following points are met: (1) and (2) Substantial changes proposed in the project or circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or substantial increase in severity of previously identified significant effects, or (3) New information of substantial importance, which was not known or could not have been known with the exercise of reasonable diligence at the time of the previous EIR shows: (A) project will have one or more significant effects not discussed in the previous EIR; (B) significant effects previously examined will be substantially more severe than shown in the previous EIR; (C) MM or alternatives found not feasible would substantially reduce one or more significant effect.

This Project requires a zone change from business to commercial, which is a substantial change to the proposed project and/or the circumstances under which the project is undertake and thus requires that the EIR be revised to analyze the traffic impacts and air quality impacts, among other things, of such a zone change. This zoning change necessarily involves significant environmental effects. Furthermore, not only has new information of substantial importance arisen, but many significant environmental effects were not addressed in the previous EIR that necessitate an SEIR.

LAW OFFICE OF BENJAMIN KANANI

5670 Wilshire Blvd., Suite #1860, Los Angeles, CA 90036
cross@kananilegal.com · (310) 279-7893

Finally, the response instead focuses on “finality and efficiency” as if somehow finality and efficiency should supersede the health and safety of the community. In fact, the response ~~overwhelmingly focuses on this issue of finality and efficiency, and rather ignores the fact that~~ the proposed Project completely changes the nature of the development from business to commercial, thereby increasing the need for a robust traffic analysis and air quality analysis, to name a few significant impacts from such a zone and use change. Furthermore, the response completely ignores controlling case law wherein the court found that an addendum was not appropriate where a retail center was modified to include a supercenter and the lead agency’s determination that 21166 did not apply was not supported by substantial evidence. See American Canyon Community United for a Responsible Growth v. City of American Canyon, et al. (2006) 145 Cal.App. 4th 1062, 1070-1072/

Transportation/Traffic

CEQA requires that a new traffic analysis be prepared for the change in expected use from business to commercial. The analysis should reflect the level of service of roadways and ~~intersections in the vicinity of the Campus Oaks Town Center, in comparison to the 1996 and~~ 2015 projects, as well as Vehicle Miles Travelled (VMT). As you are aware, OPR adopted the VMT analysis in 2013, and revised its standards in 2016, and is requiring all municipalities include such analysis in little over a year. It would be a great disservice to the Roseville community to fail to adequately analyze VMT. Under VMT analysis, the City can adequately measure whether or not a project contributes to other state environmental goals, including reducing greenhouse gas emissions, developing multimodal transportation, preserving open spaces, and promoting diverse land uses and infill development.

To Roseville Solidarity’s knowledge, the City has not prepared any traffic analysis, study, or otherwise, regarding this Project, even though traffic consultants agree throughout the State that there is an increase in traffic that follows as a result of conversion of parcels from business to commercial use.

Urban Decay

The City has failed to adequately analyze urban decay to any extent. “When there is evidence suggesting that the economic and social effects caused by the proposed shopping center ultimately could result in urban decay or deterioration, then the lead agency is obligated to assess this indirect impact.” (Melom v. City of Madera (2010) 183 Cal. App.4th 41, 54; see American Canyon Community United for Responsible Growth v. City of American Canyon (2006) 145 Cal.App.4th 1062 [City’s addendum to MND invalidated where project analyzed in MND was retail center and subsequently changed to Wal-Mart supercenter].)

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5670 Wilshire Blvd., Suite #1860, Los Angeles, CA 90036
cross@kananilegal.com · (310) 279-7893

In Bakersfield Citizens for Local Control v. City of Bakersfield (2004) 124 Cal.App.4th 1184 (“Bakersfield Citizens”), the court found the EIR fatally defective for failing to analyze the ~~individual and cumulative potential to indirectly cause urban decay resulting from the~~ development of two shopping centers. But there, the court emphasized, analysis of urban decay is required when there is *evidence suggesting that the economic and social effects* caused by development could result in urban decay. The City has failed to analyze the effects of urban decay as a result of this Project. For example, Bakersfield Citizens discusses ‘deterioration of buildings, improvements, and facilities’ ” and “ ‘physical effects associated with blight-like conditions, which include visual and aesthetic impacts accompanying the physical deterioration’ and relevant personal observations provided by community members to proposed shopping center constituted evidence supporting validity of concerns regarding urban decay. The community at large has not yet been provided an opportunity to review and analyze, nor weigh in on, the resulting urban decay from the zone change from business to commercial, and the members of Roseville Solidarity are adamant that their concerns regarding urban decay have not yet been addressed or analyzed.

Cumulative Impacts

The City has failed to analyze whatsoever the cumulative impacts of this Project. CEQA Guidelines section 15355 defines cumulative impacts as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts... Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.” CEQA Guidelines 15355. The cumulative impact ~~from several projects is the change in the environment which results from incremental impact of~~ the project when added to other closely related past, present, and reasonably foreseeable probable future projects. See Laurel Heights Improvement Assn. v. Regents of University of California (1988) 47 Cal.3d 376, 394, citing Guidelines 15130(b)(1)(A). “Proper cumulative impacts analysis is absolutely critical to meaningful environmental review...” Bakersfield Citizens at 1217.

Moreover, “the requirement for a cumulative impact analysis must be interpreted so as to afford the fullest protection of the environment within the reasonable scope of the statutory and regulatory language.” Citizens to Preserve the Ojai v. County of Ventura (1985) 176 Cal.App.3d 421, 431-432. If it is “reasonable and practical” to include other projects in a project’s cumulative impacts analysis, then the lead agency is required to do so. See San Franciscans for Reasonable Growth v. City and County of San Francisco (1984) 151 Cal.App.3d 61.

The City has failed to analyze the traffic and air quality impacts resulting from increased size of the commercial component within Campus Oaks Center, and has failed to additionally analyze these effects with respect to other projects that impact Blue Oaks Blvd., Woodcreek Oaks Blvd.,

LAW OFFICE OF BENJAMIN KANANI

5670 Wilshire Blvd., Suite #1860, Los Angeles, CA 90036
cross@kananilegal.com · (310) 279-7893

and surrounding streets and roadways, including but not limited to, the Residential Component of the Project approved in September 2018, the project at 7501 Foothills Blvd., and the ~~developments at 10000 Alantown and 8880 Industrial.~~

Health Risks (and related GHG Analysis)

The health risks analysis is also inadequate under CEQA. Guidelines section 15162, subsections (1)-(2), provides that the City must include a health risks analysis in an SEIR when there are new significant environmental effects. Roseville Solidarity is concerned that vehicle trips from operation of commercial center (rather than the previously zoned business district) generate air quality impacts that were not previously studied in the EIR or addressed in the Addendum.

It is undisputed that the 1996 EIR did not include a GHG analysis. It is also undisputed that consideration of GHGs was only added to the CEQA Guidelines in 2010. Since 2010, the State of California has set forth GHG parameters in AB 32, EO-B-30-16, and EO-S-06. Clearly, the knowledge and importance of a GHG analysis, nor the dire environmental impacts of GHGs, was ~~not as well-known and discussed in 1996, but it is now.~~ Yet based on the failure of the community in 1996 to have the sophistication with respect to GHGs that are now commonplace to Californians, the Commission is forcing the current Roseville community members to pay for mistakes made unknowingly by individuals 22 years ago. The City's current Addendum cites several non- Supreme Court cases that essentially support that the 1996 community members should have raised the issues related to GHGs, and because they lacked the sophistication to do so (as most Californians were not yet aware of the importance of a GHG analysis and requirement of a GHG analysis was not even included in CEQA Guidelines for another 14 years), the community members 22 years after the fact (most of which were not around in 1996 and through no fault of their own) have lost their right to request that the City analyze GHGs for this wholly different Project. By relying on such flawed case law and reasoning, the City is abandoning the spirit of the law. There is nothing to prevent the City from undertaking a GHG analysis regardless, and simply put, it is the responsible thing to do to adequately protect the Roseville community.

Master Sign Plan and Sign Exception – CEQA and Municipal Code Compliance

The Project includes a Planned Sign Permit Program for the master sign plan for the center, and an Administrative Permit for a Sign Exception. (See Roseville Planning Department Letter to Board dated July 10, 2018 re Development Application for Changes to HP Master Plan.) The signage as proposed creates new significant impacts not previously known because it was either not included in the 2015 Master Plan, or is different in location, height, composition, etc. Further, depending on the size and scale of sign(s), it may have impacts on land use and traffic as well as impacts on visual and scenic resources that have not yet been analyzed. Even when an aesthetics section of an EIR and/or Addendum generally references a sign program but contains

LAW OFFICE OF BENJAMIN KANANI

5670 Wilshire Blvd., Suite #1860, Los Angeles, CA 90036
cross@kananilegal.com · (310) 279-7893

no specific description of the requests included in the Proposed Project, then the previous environmental documents defers this to future environmental review.

Appendix F Issue– Energy Conservation

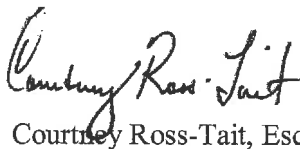
It is Roseville Solidarity's position that an energy analysis on par with Appendix F should be required as part of the SEIR based on the Project's land use change from business to commercial. The energy discussion in the 2015 Addendum (pp.190-196) should be updated to include applicable energy impacts and mitigation measures identified in Appendix F that are relevant to the 2018 Project with revisions.

Conclusion

In conclusion, Roseville Solidarity respectfully requests the following: 1. That the Planning Commission table this matter until the public has had adequate time to review and analyze the voluminous documents related to this Project; and/or 2. That the City agree to prepare a Supplemental EIR for the Project because it is both required under section 15162 of the CEQA Regulations, and is the only decision that will adequately protect the community members of Roseville.

The members of Roseville Solidarity look forward to a productive dialogue with the City regarding adequate environmental review of the project.

Very truly yours,



Courtney Ross-Tait, Esq.

LAW OFFICE OF BENJAMIN KANANI

5670 Wilshire Blvd., Suite #1860, Los Angeles, CA 90036
cross@kananilegal.com · (310) 279-7893

September 12, 2018

VIA US MAIL

City of Roseville
Development Services – Planning Division
311 Vernon Street
Roseville, CA 95678

RE: Campus Oaks Commercial Project – 9030 Woodcreek Oaks

To Whom It May Concern:

My firm has been retained by Roseville Solidarity, an organization dedicated to the protection of the Roseville community through smart, sustainable, and environmentally sound growth. The members of Roseville Solidarity, which include, but are not limited to, Dave Turner, Annmarie Corral, and Linda Dutra, are concerned that the City has failed to adequately review the environmental impacts of the Campus Oaks Commercial Project. Roseville Solidarity understands that the City is contemplating completing merely an Addendum to the Hewlett Packard Master Plan, and will not be undertaking adequate environmental review as required by the California Environmental Quality Act (“CEQA”). By this correspondence, Roseville Solidarity respectfully requests that the City prepare a Subsequent EIR or Supplemental EIR to the Hewlett Packard Master Plan given that the original EIR was prepared over two decades ago, the original EIR did not adequately address, or address to any extent, environmental concerns including, but not limited to, greenhouse gas impacts.

Brief History of Environmental Review at the Site

In 1996, the City prepared and approved the original EIR for the Master Plan for the Hewlett Packard Roseville Campus Project (hereafter referred to as the “Hewlett Packard Master Plan” or the “1996 HPMP”). The City acknowledged that the project had significant environmental impacts, and adopted a Statement of Overriding Considerations which found that short-term emissions of NOx, ROG, SO2, and CO would be significant and unavoidable, as well as several other environmental issues. However, and most interestingly, this assessment and determination was made solely based on qualitative evidence and was not based on any quantitative data.

In 2001, the City approved revision to the original Hewlett Packard Master Plan which included designation and rezoning of 28.5 acres of land that were originally designated as commercial/retail land use to light industrial use. Whereas the original HPMP in 1996 approved

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5670 Wilshire Blvd., Suite #1860, Los Angeles, CA 90036

cross@kananilegal.com · (310) 279-7893

the development of 4,239,000 square feet of industrial and commercial development while the 2001 amendments eliminated commercial uses altogether.

Recently, in 2015, an Addendum/Initial Study was prepared for the 2015 Hewlett-Packard/Campus Oaks Rezone & Master Plan Amendment (hereafter, "2015 Addendum"). Whereas the 1996 HPMP contemplated 500 acres, with approximately 2,661,000 square feet of light industrial buildings, 248,000 square feet of commercial buildings, and 45.9 acres of open space, the 2015 Addendum includes a land use designation change within 375.73 acres in the plan area to a mix of residential, commercial parks, and tech/business. Specifically, the 2015 Addendum contemplated: 948 dwelling units, 60,000 square feet of office space on 53.54 acres, 170,000 square feet of commercial space on 19.29 acres, 30,000 square feet of tech/business park development on 32.85 acres, 1,200,000 square feet of light industrial use on 129.24 acres, and 71.01 acres of parks, open space, and public uses.

The 2015 Addendum wrongly concluded that "the proposed HPCO Amendment, compared to the effects of the 1996 HPMP as disclosed in the 1996 EIR, would not give rise to any new significant effects or any substantial increase in the severity of any previously identified significant effects." (See 2015 HPCO Amendment Addendum, pp. 1082/Addendum, p.5).

Inadequacies in the Environmental Review to Date

A number of environmental impacts associated with the Master Plan were inadequately evaluated by both the 1996 EIR and the 2015 Addendum.

First, neither report conducted a quantitative health risk assessment to determine potential impacts of Project construction or operation on nearby sensitive receptors (2015 HPCO Amendment Addendum, pp. 1138/Addendum p. 61). Further, there are new residential land uses that constitute new sensitive receptors in direct proximity to the Project site that did not exist when the 1996 HPMP EIR was prepared and certified (2015 HPCO Amendment Addendum, pp. 1139/Addendum, p. 62). Overall, the health risk impacts posed to sensitive receptors is inadequately evaluated and cannot be assumed less than significant. There is absolutely no evidence to suggest that a significant impact will not occur.

Second, it is well-established that the 1996 HPMP EIR did not evaluate greenhouse gas (GHG) impacts to any extent. Additionally, the 2015 Addendum concludes that a subsequent EIR is not needed to evaluate GHG impacts resulting from the 2015 Amendment because "the 1996 EIR did not address the issues of global warming and climate change" and therefore, the issue of GHG emission does not constitute new information that must be analyzed any further (2015 HPCO Amendment Addendum, pp. 1171). The City cites three different cases where the court found that lead agencies are not required to prepare a supplemental EIR on the basis that a previous EIR did not evaluate GHG impacts because knowledge that GHG emissions could

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5670 Wilshire Blvd., Suite #1860, Los Angeles, CA 90036

cross@kananilegal.com · (310) 279-7893

cause environmental impacts was previously known and thus does not constitute as a “new significant impact” when evaluated in a later document (2015 HPCO Amendment Addendum, pp. 1168). As an initial note, Roseville Solidarity believes that the Supreme Court of California should rule on this issue because the simple fact is that consideration of GHGs was only formerly added to CEQA Guidelines in 2010, and the fact that an older CEQA document was deficient should not be the basis for rejecting additional review to protect the community. In fact, to protect the community, a GHG analysis should have been prepared in order to adequately evaluate the impact the 2015 HPCO Amendment’s emissions would have on global climate change.

Further, though the 2015 HPCO Amendment Addendum makes note of AB 32 and GHG reduction targets set forth in Executive Order S-3-05, it does not discuss or otherwise analyze EO B-30-15, which was passed in April 2015 and requires the state to reduce GHG emissions by 40% below 1990 levels by 2030. The EO B-30-15 reduction target was not available when the 1996 HPMP EIR was drafted, but was available when the 2015 HPCO Addendum was written and thus should have been evaluated in the 2015 Addendum. Moreover, even though the 2015 HPCO Addendum finds that the project would result in a GHG emissions reduction of 21.7% when compared to the 1996 HPMP¹, this does not necessarily mean that the 2015 Addendum would be consistent with the GHG reduction goals set forth in AB 32 or EO S-3-05 and therefore, an additional analysis demonstrating that the project will be consistent with these reductions goals must be prepared, or, at the very least, a Subsequent or Supplemental EIR in order to adequately protect the community.

In addition, the 2015 Addendum failed to include an urban decay study. As you are likely aware, the case law specific to urban decay study requirements has evolved drastically since the 1996 EIR. Any and all future CEQA documentation should adequately address urban decay.

Current Status of Campus Oaks Commercial Review

It is Roseville Solidarity’s understanding that the City is awaiting the next resubmittal (there have been several) of the application by the project proponent in response to the City’s last round of comments. The group also understands that the City does not plan on preparing an EIR, a Subsequent EIR, or a Supplemental EIR for the project; a decision that Roseville Solidarity does not support given the additional information available to the City. If the City chooses to prepare only an Addendum, the City is essentially risking the health and safety of the Roseville community by relying on an EIR that is decades old, and case law that has not been handed down by the Supreme Court, on several issues, including greenhouse gas impacts, that are an

¹ We were unable to find CalEEMod output files for the 2015 HPCO Addendum, thus we are not able to review and analyze whether the model outputs to determine if the two projects’ emissions were in fact modeled correctly.

LAW OFFICE OF BENJAMIN KANANI

5670 Wilshire Blvd., Suite #1860, Los Angeles, CA 90036
cross@kananilegal.com · (310) 279-7893

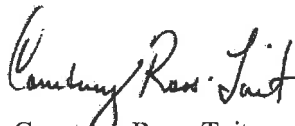
ever growing concern in California. Roseville Solidarity feels as though the City is taking risks with the environment that are unnecessary in the interest of fast-tracking irresponsible development to the detriment of the community.

It is Roseville Solidarity's position that the responsible thing to do is prepare an entirely new and project specific EIR for the Campus Oaks Commercial Project. There are significant gaps in the 1996 EIR and the 2015 HPOC Addendum further compounds and illustrates these issues. At the very least, the City should prepare a Subsequent EIR or a Supplemental EIR for the commercial project to address the concerns of the community members.

In fact, neighboring cities have acknowledged that reliance on outdated environmental documents does not adequately protect the communities they represent. Recently, the City of Pleasanton set aside their EIR approval of a Costco project because the health risk assessment was inadequate and circulation of the documents did not meet CEQA guidelines. Thus, cities are taking positive steps toward rightly changing course to comply with the law instead of wrongly plowing ahead with a project that clearly does not meet CEQA guidelines and standards for review.

The members of Roseville Solidarity look forward to a productive dialogue with the City regarding adequate environmental review of the project.

Very truly yours,



Courtney Ross-Tait

RESOLUTION NO. 18-492

DENYING THE APPEAL FROM THE OCTOBER 25, 2018 APPROVALS BY THE PLANNING COMMISSION, ADOPTING THE TWO (2) FINDINGS OF FACT AND APPROVING THE MAJOR PROJECT PERMIT STAGE 2 SUBJECT TO ONE HUNDRED TWO (102) CONDITIONS OF APPROVAL; AND ADOPTING THE THREE (3) FINDINGS OF FACT AND APPROVING THE TENTATIVE SUBDIVISION MAP SUBJECT TO SIXTY-FOUR (64) CONDITIONS OF APPROVAL

WHEREAS, Parcels CO-21 and CO-31 (Project Site) located at 1495 Blue Oaks Boulevard, within the City's North Industrial Planning area, were originally owned by Hewlett-Packard and were designed for Light Industrial land use; and

WHEREAS, the Project Site was sold and subdivided and is currently owned by BBC Roseville Oaks, LLC; and

WHEREAS, BBC Roseville Oaks, LLC requested approval of a General Plan Amendment and Rezone to modify the land uses of the Project Site from Business Professional (BP) to Community Commercial (CC); and

WHEREAS, notice of the application was distributed to the Roseville Coalition of Neighborhood Associations and the project was brought to the Blue Oaks Neighborhood Association meeting of August 28, 2018; and

WHEREAS, on October 25, 2018, the Planning Commission held a public hearing on the Hewlett-Packard Campus Oaks Commercial Project (Project) located on the corner of Blue Oaks Boulevard and Woodcreek Oaks Boulevard; and

WHEREAS, on October 25, 2018, the Planning Commission voted 5-0 to approve the Major Project Permit Stage 2 after finding that the Project was consistent with the following two (2) Findings of Fact:

1. The Architecture and Landscaping is consistent with the General Plan, applicable Specific Plan, and adopted City design guidelines; and Phase 1 approval; and
2. The design and installation of the Preliminary Development Plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.

WHEREAS, on October 25, 2018, the Planning Commission also voted 5-0 to approve a Tentative Subdivision Map for the Project after finding that the Project was consistent with the following three (3) Findings of Fact:

1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.
2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.
3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.

WHEREAS, as part of the Project approvals, the Planning Commission considered a third addendum (Addendum) to the Hewlett-Packard Master Plan Environmental Impact Report (EIR)/Initial Study certified on June 6, 1996; and

WHEREAS, following the Planning Commission's approval, an appeal was submitted on behalf of Roseville Solidarity on November 5, 2018 based on concerns that adequate environmental review under the California Environmental Quality Act (CEQA) had not been completed; and

WHEREAS, specifically the appeal alleges that use of an Addendum instead of completion of a Supplemental EIR is improper under CEQA; and

WHEREAS, after holding a hearing on December 5, 2018, staff recommends that the City Council deny the appeal of the Planning Commission's approval of the Major Project Permit Stage 2 and the Tentative Subdivision Map because use of an Addendum is proper under CEQA and because the necessary finding of facts for the Major Project Permit Stage 2 and Tentative Subdivision Map can be made; and

WHEREAS, staff recommends that the City Council adopt the two (2) Findings of Fact for the Major Project Permit Stage 2 and approve the Major Project Permit Stage 2 subject to one hundred two (102) conditions of approval; and

WHEREAS, staff also recommends that the City Council adopt the three (3) Findings of Fact for the Tentative Subdivision Map and approve the Tentative Subdivision Map subject to sixty four (64) conditions of approval; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville hereby denies the appeal of the Planning Commission's October 25, 2018 approval of the Major Project Permit Stage 2 and the Tentative Subdivision Map; and

BE IT FURTHER RESOLVED that since changes in the Project have not altered the EIR's and previous addenda's significance conclusions as further discussed in the Addendum, staff report and accompanying attachments/exhibits, major revisions to the EIR are not required and accordingly the City must prepare an Addendum (See CEQA Guidelines, § 15164, subd. (a)); and

BE IT FURTHER RESOLVED that the two (2) Findings of Fact for the Major Project Permit Stage 2 are hereby adopted and the Major Project Permit Stage 2 is hereby approved subject to one hundred two (102) conditions of approval; and

BE IT FURTHER RESOLVED that the three (3) Findings of Fact for the Tentative Subdivision Map are hereby adopted and the Tentative Subdivision Map is hereby approved subject to sixty four (64) conditions of approval.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



























3rd ADDENDUM TO THE HEWLETT PACKARD MASTER PLAN ENVIRONMENTAL IMPACT REPORT/INITIAL STUDY (SCH #95112022, CERTIFIED ON JUNE 5, 1996)

Project Title/File Number:	HPCO PCL CO-21, -31, -41, and -42 – Campus Oaks Commercial, File Number PL18-0080
Project Location:	1495 Blue Oaks Boulevard
Project Description:	The applicant requests approval of a General Plan Amendment and Rezone to modify the land uses of Parcels CO-21 and CO-31 from Business Professional (BP) to Community Commercial (CC), and a Development Agreement Amendment to reflect the land use changes. A Major Project Permit (MPP) Stage 1 Modification is requested to change the HPCO Master Plan to reflect the proposed land use changes and master site plan for the Campus Oaks Commercial Center, and an MPP Stage 2 is requested for the proposed detailed site planning and building elevations for a portion of the Commercial Center. A Tentative Subdivision Map is requested to divide the site into 15 lots.
Project Applicant/Owner:	Stephen Des Jardins, BBC Roseville Oaks, LLC
Lead Agency Contact:	Lauren Hocker, Associate Planner, 916-774-5272

An Addendum to a previously certified environmental impact report (EIR) shall be prepared for a project if only minor technical changes or additions are necessary but none of the conditions calling for the preparation of a subsequent EIR have occurred (California Environmental Quality Act Guidelines [CEQA] Section 15164). Consistent with CEQA Guidelines Section 15164, the following analysis has been prepared in order to demonstrate that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred and that only minor technical changes or additions to the analysis in the EIR are necessary to address the changes to the proposed project. CEQA Guidelines Section 15164 also states that an addendum need not be circulated for public review, but can be included in or attached to the certified EIR for consideration by the hearing body. This Addendum focuses only on those aspects of the project or its impacts which require additional discussion.

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PROJECT DESCRIPTION

Project Location

The project site is located at 1495 Blue Oaks Boulevard at the southeastern corner of Blue Oaks Boulevard and Woodcreek Oaks Boulevard, within the City's North Industrial Planning Area. The project site is an approximately 29-acre portion of the Hewlett-Packard Campus Oaks Master Plan Amendment (HPCO Master Plan), which is within the Hewlett-Packard Master Plan area (see Figure 1).

Background

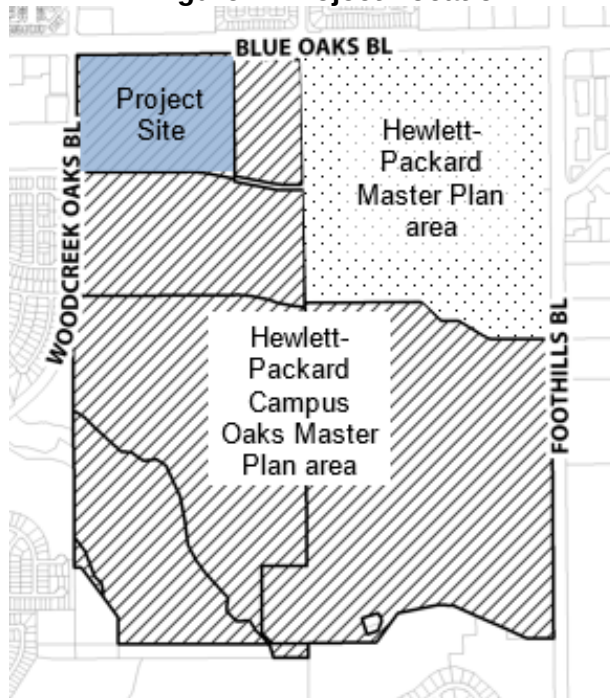
In 1996, after preparing a project-level Environmental Impact Report (EIR), the City of Roseville approved the Hewlett-Packard Master Plan to guide light industrial development in the approximately 500-acre plan area. A small amount of land was designated for commercial/retail at the intersection of Blue Oaks Boulevard and Woodcreek Oaks Boulevard, and the intersection of Blue Oaks Boulevard and Foothills Boulevard. At that time, Hewlett-Packard's existing facilities occupied approximately 200 acres of the plan area. In 1996, the City entered into a Development Agreement (DA) with Hewlett-Packard to guide development of the entire site as a single owner and operator. Since 1996, portions of the site have been sold to other parties and additional light industrial/office buildings have been constructed on the eastern half of the project site subject to the 1996 Hewlett-Packard Master Plan. In 2001, the City approved a redesignation and rezoning of the commercial/retail parcels to light industrial use.

As Hewlett-Packard shifted their business plans for the property and sold some of the land, there was an interest in amending the master plan. In 2014 the Hewlett-Packard Campus Oaks Master Plan (HPCO Master Plan) Amendment was submitted, which covered a portion of the land within the Hewlett-Packard Master Plan. Figure 1 shows the portion of property which continues to be regulated by the Hewlett-Packard Master Plan and the portion regulated by the HPCO Master Plan. The HPCO Master Plan redesignated 198 acres of industrial land to a mix of Low, Medium, and High Density Residential; Business Professional; Community Commercial; Tech/Business Park – Light Industrial; Parks and Recreation; Open Space; and Public/Quasi-Public. The HPCO Master Plan also established development standards, permitted uses, and a development plan for the area, and a tentative subdivision map to create large lots based on the land use plan.

Compared to the 1996 HPMP, the HPCO Master Plan project resulted in an increase of 948 new residential units, 300,000 square feet of tech/business park, 60,000 square feet of office, and 170,000 square feet of commercial and a reduction of approximately 1,517,000 square feet of light industrial uses within the plan area. To assess the impacts of this change in uses, an Addendum to the Hewlett-Packard Master Plan EIR (2015 Addendum) was prepared and considered. The project received final approval in August of 2015.

The first amendment to the HPCO Master Plan was approved in 2016. This amendment reconfigured residential and office land uses within the plan area, resulting in a reduction in the number of low density and medium density residential uses and an increase in the number of high density uses. The 2016 project also changed Parcel CO-21 from High Density Residential to the current designation of Business Professional, but did not

Figure 1: Project Location



increase the square footage of office uses allocated to the plan area. To assess the impacts of this change in uses, a second Addendum to the Hewlett-Packard Master Plan EIR (2016 Addendum) was prepared and considered. The project received final approval in September of 2016.

The current proposal would redesignate CO-21 and CO-31 from Business Professional to Community Commercial (see Figure 2). Hereinafter the proposed project is referred to as the Project; refer to the “Proposed Project” section below for a detailed project description.

Environmental Setting

The approximately 29-acre site is located within a developed area of the City of Roseville. The site is currently vacant land, which was disced regularly after the 1996 HPMP was approved and wetland mitigation implemented. After the approval of the HPCO Master Plan, various projects consistent with the master plan were submitted and approved. This includes the extension of Roseville Parkway from Foothills Boulevard to Blue Oaks Boulevard, which extends through the project site; the construction of Painted Desert Way on the southern boundary of the site, and mass grading of the project site and surrounding areas. The site topography is flat due to the mass grading, and is also without vegetation. An aerial photograph of the site is provided as Figure 3, but this is from 2017 so does not show the full extent of the grading and other projects that have been completed.

Property to the north of the project site, across Blue Oaks Boulevard, has a land use designation of Community Commercial. The site includes a Walgreens, but otherwise remains undeveloped. Properties surrounding the Community Commercial area have a land use designation of Medium Density Residential, and are developed with single-family homes. Property to the west of the site is Community Commercial next to High Density Residential, and is developed with a shopping center and apartments, respectively. Property to the south of the project site is within the HPCO Master Plan, and has a land use designation of Public/Quasi-Public (for a future fire station) and High Density Residential. These properties are currently undeveloped but have been graded. Property to the east has a land use designation of Light Industrial. The property is currently undeveloped.

Proposed Project

The applicant proposes to amend the land uses in the Town Center portion of the HPCO Master Plan to convert Parcels CO-21 and CO-31 from Business Professional to Community Commercial. This would change the Campus Oaks Town Center from a mix of office and retail uses, to a complete retail center. The application also includes detailed site plans showing the proposed location and size of each building in the center, as well as the supporting internal roadways, parking areas, landscaping, lighting, and monument signage. As part of the first phase of Town Center development,

Figure 2: Land Use Plan

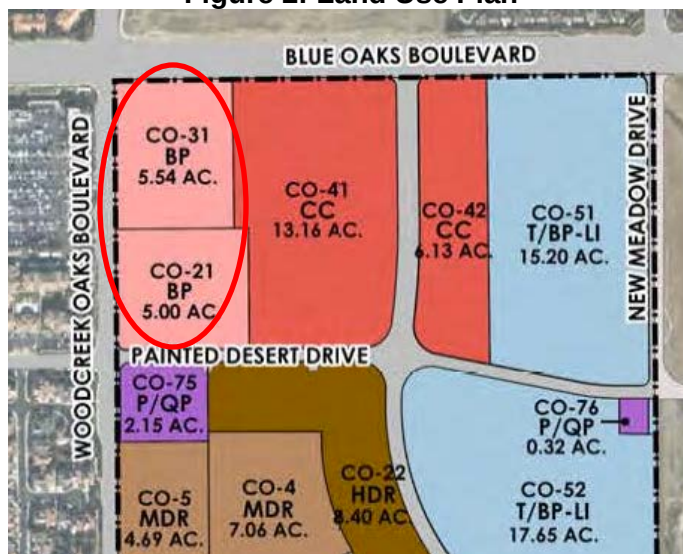


Figure 3: 2017 Aerial of Site



detailed elevations are included for approximately half the buildings in the center. In order to process these proposed plans, the applicant requests the following entitlements:

General Plan Amendment and Rezone: To change the land use designation of approximately ten (10) acres from Business Professional to Community Commercial. This will change the HPCO Master Plan totals from approximately ten (10) acres of Business Professional and approximately 19 acres of Community Commercial to no Business Professional uses and approximately 29 acres of Community Commercial land.

Development Agreement Amendment: The seventh amendment to the Development Agreement By and Between the City of Roseville and BBC Roseville Oaks, LLC Relative to the Campus Oaks Property within the Hewlett-Packard Campus Oaks Master Plan is to reflect the land use changes.

Major Project Permit Stage 1 Modification: To amend the HPCO Master Plan text and figures consistent with the land use changes, and to update text and figures with the change in roadway name from HP Way to Roseville Parkway. The anticipated square footage of non-residential building area will also be changed, from 60,000 square feet of business/office space and 170,000 square feet of retail/commercial space to 240,000 square feet of retail/commercial space. This is a minor 10,000 square-foot increase in anticipated non-residential building space. The applicant proposes a total of 16 buildings and a total of 1,275 parking spaces, which is sufficient parking to meet City standards.

Major Project Permit Stage 2: To approve detailed landscaping and lighting plans for the entire project area, and elevations for nine of the proposed buildings. The proposed landscaping is consistent with the plant palette defined in the HPCO Master Plan design guidelines. The proposed elevations are based on a modern agrarian architectural style, relying on barn-style rooftops, reclaimed wood, metals, split-rail fencing, and other agrarian elements. The lighting plan includes a photometric plan, displaying illuminance levels in all areas of the site.

Tentative Subdivision Map: To divide the property into 15 lots, the locations of which are based on the locations of proposed buildings and their associated parking areas. Except for proposed Lot 2, which includes two buildings, all other lots have one building per lot.

Compared to the current HPCO Master Plan, the Project would add 70,000 square feet of commercial uses on approximately ten acres and remove 60,000 square feet of office uses on approximately ten acres. While the adopted HPCO includes conceptual or illustrative site designs, the Project includes detailed site planning.

PURPOSE AND SCOPE OF ADDENDUM

This Addendum has been prepared to identify and assess the anticipated environmental impacts of the above-described project. The document relies on previous environmental documents and site-specific studies prepared to address in detail the effects or impacts associated with the project as well as updated technical analyses, prepared by qualified consultants. This document has been prepared to satisfy the California Environmental Quality Act (CEQA), (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

Where, as here, an EIR addressing an earlier version of the project has been previously prepared and certified, the lead agency considers the relevance of that prior EIR in light of the current modified version of the project and changed circumstances since the time of the preparation of the prior EIR. Pursuant to CEQA Guidelines §15162-15163, if the lead agency determines, based on substantial evidence, that new information of substantial importance, or changes to the project or surrounding circumstances will require major revisions to the previous EIR due either to a new significant effect or a substantial increase in the severity of a previously identified significant effect on the environment, the lead agency is required to prepare a Subsequent EIR or an EIR Supplement to analyze the project at hand. Pursuant to CEQA Guidelines §15164, if the agency finds no basis for requiring the

preparation of either a Subsequent EIR or an EIR Supplement, but some changes or additions are necessary, an Addendum shall be prepared.

As described above, buildout of the project site was planned and entitled in the 1996 Plan. The 1996 Plan and its accompanying EIR were approved by the City of Roseville in 1996. The 1996 EIR evaluated the 1996 Hewlett Packard Master Plan, which allows for a mix of land uses such as commercial, industrial, and open space. Subsequently, the HPCO Master Plan was approved in August 2015 and a revision was approved in September of 2016, both of which included an Addendum to the 1996 EIR. The 2015 and 2016 Addendums were considered by the City of Roseville's City Council as part of the approval actions for the HPCO Master Plan and its first amendment, and are now a part of the 1996 EIR which this current Addendum relies upon. A copy of the Findings of Fact and the Statement of Overriding Considerations is attached to this Addendum, and the 1996 EIR and the first and second Addendums are available online here: <https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8775121>. The EIR and Addendums are also available for review during normal weekday business hours at the City of Roseville Development Services Department, 311 Vernon Street, Roseville, CA.

In accordance with the California Environmental Quality Act (CEQA), it was determined that the 1996 Hewlett Packard Master Plan had the potential to have a significant adverse impact on the environment, and the Final EIR (SCH 95112022) was prepared for the project. A Notice of Completion was filed with the State of California Office of Planning and Research. The Final Environmental Impact Report (FEIR) was certified by the City Council on June 5, 1996. The 2015 Addendum to this EIR was considered by City Council and the HPCO Master Plan approved on August 5, 2015 and the 2016 Addendum was considered by City Council and the first HPCO Master Plan amendment approved on September 7, 2016.

The 1996 EIR and its Addendums are referenced and utilized in the evaluation of this Project, which covers part of the project site analyzed in the 1996 Hewlett Packard Master Plan FEIR. Importantly, the 1996 EIR included project-level, rather than programmatic, analysis of all of the land uses set forth in the Hewlett Packard Master Plan, as did the subsequent Addendums. The changes to the portion of the plan area contemplated by the current Project relate to areas for which project-level review was conducted.¹

The City Council adopted a Statement of Overriding Considerations when it certified the 1996 EIR. The 1996 EIR identified the following impacts associated with development of the project area, as significant and unavoidable:

- Loss of 3.47 acres of vernal pools, seasonal wetlands and other jurisdictional wetlands;
- Potential loss of federal threatened vernal pool fairy shrimp;
- Conversion of undeveloped landscape character to developed character;
- Short-term emissions of NO_x, ROG, SO₂ and CO;
- Increases of CO concentrations at intersections;

¹ Importantly, the California Court of Appeal has reinforced that the question of the adequacy of prior CEQA documentation is based on the substance of the analysis contained therein and not on the particular type of EIR that is prepared. In the 2014 case of *Citizens for a Sustainable Treasure Island v. City and County of San Francisco* (July 7, 2014) 227 Cal.App.4th 1036, the California Court of Appeal, First Appellate District, stated that "The obligation to conduct supplemental review under section 21166 applies regardless of whether the project under consideration has undergone previous, project-specific environmental review, or is being carried out under a plan for which the agency has previously certified a program EIR." The Court went on to reiterate this point, citing a recent case from the Third Appellate District, when it stated that "Conversely, '[i]f a program EIR is sufficiently comprehensive, the lead agency may dispense with further environmental review for later activities within the program that are adequately covered in the program EIR.'" (*California Clean Energy Committee v. City of Woodland* (2014) 225 Cal.App.4th 173, 200.).

- Increased air pollution in both the Hewlett-Packard Master Plan Area and Sacramento Valley Air Basin; and
- Inconsistency with the Placer County Air Quality Attainment Plan.

The 1996 EIR identified project-specific mitigation measures for the Hewlett Packard Master Plan, which were adopted by the City and incorporated into the Master Plan. The 2015 Addendum included new mitigation measures to reflect updates to standard regulatory language or practice, to address the introduction of residential uses (e.g. masonry wall requirements to avoid unacceptable noise exposure), and to address changes to the roadway system, but did not identify any new significant and unavoidable impacts. The new mitigation measures were adopted by the City as part of a Mitigation Monitoring Plan. The 2016 Addendum did not include any new mitigation. As explained earlier, consistent with the requirements of section 15162 of the State CEQA Guidelines, this Addendum analyzes the impacts of the proposed project in relation to the analysis completed in the 1996 EIR and its Addendums.

For purposes of this Addendum, the analysis of the proposed project is based on buildout of the project area consistent with the HPCO Master Plan as analyzed in the Hewlett-Packard Master Plan EIR certified in 1996 and the 2015 and 2016 Addendums. This “plan to plan” analysis reflects the analytical approach mandated by the applicable sections of the CEQA Guidelines (15162 through 15164) and comprehensively reviews and compares the effects of the proposed project to those disclosed in the 1996 EIR and 2015 and 2016 Addendums. The focus of this Addendum is the potential for changes to the approved HPCO Master Plan or changed conditions or circumstances since the prior environmental analyses to generate new significant impacts, substantially more severe significant impacts, or effects that would meet the CEQA definition of new information of substantial importance (i.e., new mitigation measures or alternatives if they are subject to the qualifications described above). This Addendum also addresses whether any new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, that shows any new or substantially more severe significant impacts, or any mitigation measures or alternatives that were either previously identified as infeasible that are actually feasible, or that are considerably different from those previously analyzed and would substantially reduce one or more significant effect on the environment, that the project proponents have declined to adopt.

In the case of the Project, the development footprint, roadway networks, and other major supporting infrastructure remains unchanged from the current approved HPCO Master Plan; the project consists of the conversion of business professional uses to commercial uses and the inclusion of detailed site plans and elevations rather than conceptual plans.

ENVIRONMENTAL CHECKLIST FOR ADDENDUM ENVIRONMENTAL REVIEW

The purpose of this checklist is to evaluate the categories in terms of any “changed condition” (i.e. changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result. A “no” answer does not necessarily mean there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed in prior environmental documents.

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

Where Impact was Analyzed

This column provides a cross-reference to the pages of the prior environmental documents where information and analysis may be found relative to the environmental issue listed under each topic.

Do Proposed Changes Involve New Significant Impacts?

Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the current project will result in new significant impacts that have not already been considered and mitigated by the prior environmental review documents and related approvals, or will result in a substantial increase in the severity of previously identified impacts.

Any new Circumstances Involving New Impacts?

Pursuant to Section 15162(a)(2) of the CEQA Guidelines, this column indicates whether there have been changes to the project site or the vicinity (circumstances under which the project is undertaken) which have occurred subsequent to the certification or adoption of prior environmental documents, which would result in the current project having new significant environmental impacts that were not considered in the prior environmental documents or that substantially increase the severity of a previously identified impact.

Any new Information Requiring New Analysis or Verification?

Pursuant to Section 15162(a)(3)(A–D) of the CEQA Guidelines, this column indicates whether new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified or adopted is available requiring an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigation measures remain valid. Either “yes” or “no” will be answered to indicate whether there is new information showing that: (A) the project will have one or more significant effects not discussed in the prior environmental documents; (B) that significant effects previously examined will be substantially more severe than shown in the prior environmental documents; (C) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) that mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. If “no,” then no additional environmental documentation (supplemental or subsequent EIR) is required.

Mitigation Measures Implemented or Addressing Impacts

Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether the prior environmental documents provide mitigation measures to address effects in the related impact category. In some cases, the mitigation measures have already been implemented. A “yes” response will be provided in any instance where mitigation was included, regardless of whether the mitigation has been completed at this time. If “none” is indicated, this environmental analysis concludes that a significant impact does not occur with this project, no mitigation was previously included, and no mitigation is needed.

DISCUSSION AND MITIGATION SECTIONS

Discussion

A discussion of the elements of the checklist is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue, how the project relates to the issue and the status of any mitigation that may be required or has already been implemented.

Mitigation Measures

Applicable mitigation measures from the prior environmental review that apply to the project are listed under each environmental category.

Conclusions

A discussion of the conclusion relating to the analysis contained in each section.

CHECKLIST

I. Aesthetics

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a. Have a substantial adverse effect on a scenic vista?	1996 EIR pp 4.7-4 to 4.7-10 2015 Addendum pp 35-43 2016 Addendum pp 15-16	No	No	No	Yes
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	1996 EIR pp 4.7-1 to 4.7-7 2015 Addendum pp 35-43 2016 Addendum pp 15-16	No	No	No	Yes
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	1996 EIR pp 4.7-10 to 4.7-12 2015 Addendum pp 35-43 2016 Addendum pp 15-16	No	No	No	Yes
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	1996 EIR pp 4.7-12 to 4.7-13 2015 Addendum pp 35-43 2016 Addendum pp 15-16	No	No	No	Yes

Discussion: All of the land proposed to be developed as part of the Project was also anticipated to be developed with both the Hewlett Packard Master Plan and the HPCO Master Plan. At the time of the 1996 EIR, the surrounding area was open grassland, so the conversion of this open land to industrial uses was found to be significant and unavoidable. The 1996 EIR also considered the potential for visual incompatibility between light industrial uses and surrounding development, and the potential for light and glare impacts resulting from new lighting sources, but found both of those impacts to be less than significant because existing City Design Guidelines would ensure compatible site and building design. Furthermore, standards would also require the use of cut-off lenses for lighting fixtures. By the time of the HPCO Master Plan project, the surrounding land was a developed urban environment with a mix of residential and commercial uses. The 2015 Addendum noted that the proposed buildings changed from industrial-scale buildings with greater building massing and height, to a mix of residential, office, commercial, and

tech/business park uses with smaller massing and generally shorter building heights, consistent with the surrounding development. The 2015 Addendum also indicated that the City's updated Design Guidelines would continue to regulate site planning and building development, and that current lighting standards of the City of Roseville Community Design Guidelines (2008) prohibit the spill-over of light from non-residential properties onto residential properties. It was concluded that the character of views to and from the HPCO Master Plan area would be essentially unaffected by the proposal, and that impacts would be similar or less than those described in the 1996 EIR.

The 2016 Addendum reached the same conclusion as the 2015 Addendum. The 2016 project involved changing 5 acres of high density residential uses to business professional uses, as well as reducing the number of single-family units and increasing the number of multi-family units. The analysis noted that there could be slightly more multi-story housing options constructed as a result, but that the overall development footprint and character of development would remain unchanged.

The Project would convert approximately 10 acres of business professional uses to commercial uses, and increases square footage by 10,000 square feet. In terms of visual impacts, commercial buildings and office buildings have similar visual impacts, but commercial buildings are often single story while office buildings are more likely to be multi-story. Therefore, this change in land use would not alter the overall development footprint or character of site development, but may result in shorter building heights. In addition, the proposed project includes detailed elevations and site planning, which allows review of the elevations for conformity with the Design Guidelines. The elevations have been reviewed by City staff and have been found to conform to the City of Roseville Community Design Guidelines and the HPCO Master Plan; all future buildings on the site would be required to conform to the same design theme, per the City of Roseville Community Design Guidelines and the HPCO Master Plan. The Project commercial uses would be consistent and compatible with the existing surrounding development, which is commercial and high density residential. The lighting and photometric plan prepared for the Project demonstrates that there will be no off-site spill-over of lighting.

As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

II. Agricultural & Forestry Resources

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	1996 EIR pp 4.1-2 to 4.1-5 2015 Addendum pp 44-46 2016 Addendum pp 16-17	No	No	No	Yes
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	1996 EIR p 4.1-5 2015 Addendum pp 44-46 2016 Addendum pp 16-17	No	No	No	Yes
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	2015 Addendum pp 44-46 2016 Addendum pp 16-17	No	No	No	None
d) Result in the loss of forest land or conversion of forest land to non-forest use?	2015 Addendum pp 44-46 2016 Addendum pp 16-17	No	No	No	None
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	1996 EIR pp 4.1-2 to 4.1-5 2015 Addendum pp 44-46 2016 Addendum pp 16-17	No	No	No	Yes

Discussion: When the 1996 EIR was prepared, the plan area was largely surrounded by open grassland with outbuildings that had historically been used for grazing or other agricultural purposes, but no prime or farmland of local importance was located in the plan area. The 1996 EIR

anticipated that the undeveloped portions of the master plan site would be converted from seasonal grazing land to urbanized light industrial uses. The 2015 Addendum noted that the latest data from the California Department of Conservation's Important Farmland Map for Placer County designated the HPCO Master Plan area as Farmland of Local Importance, but that the site is not zoned or used for agriculture, has not been used for agricultural purposes since 1996, and that the surrounding urbanization would make the resumption of agriculture economically infeasible. The 2015 Addendum also noted there were no forestry resources in the plan area. The 2016 Addendum stated that the proposed land use changes had no effect on prior analysis.

The Project site has been anticipated to be developed with urban uses since 1996. At the time of the 1996 EIR, it was concluded that impacts to agricultural resources would be less than significant, because the site was not irrigated and was of low agricultural value. Furthermore, since the 1996 EIR and its subsequent Addendums, the Project site has been mass graded and urban roadways have been built around it, consistent with the approved HPCO Master Plan. The Project will not result in previously unidentified or more severe impacts to agricultural resources, and will result in no impacts to forestry resources.

As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

III. Air Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with or obstruct implementation of the applicable air quality plan?	1996 EIR pp 4.10-12 to 4.10-13 2015 Addendum pp 48-68 2016 Addendum pp 18-20	No	No	No	Yes
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	1996 EIR pp 4.10-3 to 4.10-9 Addendum pp 48-68 2016 Addendum pp 18-20	No	No	No	Yes
c) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	1996 EIR pp 4.10-2 to 4.10-13 Addendum pp 48-68 2016 Addendum pp 18-20	No	No	No	Yes
d) Expose sensitive receptors to substantial pollutant concentrations?	1996 EIR p 4.10-2 Addendum pp 48-68 2016 Addendum pp 18-20	No	No	No	Yes
e) Create objectionable odors affecting a substantial number of people?	1996 EIR p 4.10-22 Addendum pp 48-68 2016 Addendum pp 18-20	No	No	No	Yes

Discussion: The air quality section of the 1996 EIR contained a qualitative impact analysis concluding that construction-related activities would generate emissions that would limit the ability of the Placer County Air Pollution Control District (PCAPCD) to meet state standards within the County. With mitigation, construction impacts were determined to be less than significant. Operational air emissions were quantitatively modeled, and were found to be significant and unavoidable despite mitigation. The 2015 Addendum updated the air quality analysis for the HPCO Master Plan area, and included quantitative modeling for both construction and operational emissions, for both the 1996 and 2015 plans. The Addendum concluded that some pollutant emissions would increase compared to the 1996 plan, and some would decrease, but that the primary difference between the analyses was the availability of additional regulatory mechanisms and mitigation which could reduce impacts.

Since the certification of the 1996 EIR, the PCAPCD has established a list of rules and regulations that all projects within the PCAPCD boundaries must abide by, which can be found in the PCAPCD CEQA Handbook. The PCAPCD has also established thresholds of significance to be used in quantitative analyses of construction and operation of a project. These quantitative thresholds are presented under the Standards of Significance chapter of the PCAPCD CEQA Handbook. While the 2015 Addendum showed some aspects of the 2015 HPCO would result in greater emissions compared to the 1996 HPMP, the analysis ultimately determined that with mitigation, the 2015 HPCO would not create any new significant impacts or a substantial increase in the severity of an impact previously determined to be significant. The mitigation measure added in 2015 requires the applicant to participate in the Placer County Air Pollution Control District's Offsite Mitigation Program by paying an estimated total of \$65,274 for offsets for (ROG and NOx). This figure was based on \$16,640 per ton. The actual amount to be paid will be determined at the time of recordation of the Final Map (residential projects) or issuance of a Building Permit (non-residential projects).

The 1996 EIR determined that implementation of the 1996 Hewlett Packard Master Plan would not result in significant impacts related to odors. The 2015 Addendum concluded that the change in land use from light industrial to a mix of uses including residential and commercial would not create objectionable odors, nor expose residents to such odors. The 2016 Addendum reached the same conclusion, indicating that the project changes would result in no changes to prior analyses.

Since the prior Addendums, the PCAPCD has updated its operational air quality significance thresholds. The thresholds in effect at the time of the 2015 and 2016 Addendums were 82 pounds/day of ROG or NOx for singular project impacts and 10 pounds per day for cumulative impacts. The update lowered the singular project operational threshold from 82 pounds/day of ROG or NOx to 55 pounds/day, but raised the cumulative impacts threshold from 10 pounds per day to 55 pounds per day. Although the thresholds have changed, the significance conclusions remain the same, because the emissions calculations for both the 1996 Hewlett Packard Master Plan and the HPCO Master Plan exceed both the current and former thresholds. As disclosed in the 2015 Addendum, operational ROG and NOx emissions for the Hewlett Packard Master Plan were calculated to be 401.9 and 138.6 pounds/day, respectively, and for the HPCO Master Plan are 387.2 and 126.7 pounds per day.

The current proposed Project does not change the development footprint of the Project area, any of the major infrastructure—much of which has already been constructed within the adjacent roadways—or the overall character of development. There is a slight increase in square footage to be constructed, but this increase is minor and has no effect on the construction impact analysis. Construction analyses and significance conclusions are a maximum daily rate of emissions, based on the amount of construction that could reasonably be expected to occur on any given day. Increasing the amount of square footage may extend the duration of construction slightly, but will not increase the maximum daily emissions. As discussed later in this Addendum, in the Traffic and Circulation section, the project will not result in any significant increase in vehicular trips or

vehicle miles traveled, nor will it affect intersection levels of service as compared to prior analyses. Since operational air quality emissions for commercial centers are predominantly based on vehicle trips and trip lengths, the Project will therefore not result in any significant increase in operational air quality impacts. Also, the change from business professional to commercial will not create objectionable odors.

As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

IV. Biological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	1996 EIR pp 4.5-6 to 4.5-12 2015 Addendum pp 69-81 2016 Addendum pp 20-22	No	No	No	Yes
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	1996 EIR pp 4.5-3 to 4.5-4 2015 Addendum pp 69-81 2016 Addendum pp 20-22	No	No	No	Yes

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	1996 EIR pp 4.5-4 to 4.5-6 2015 Addendum pp 69-81 2016 Addendum pp 20-22	No	No	No	Yes
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	1996 EIR pp 4.5-8 to 4.5-12 2015 Addendum pp 69-81 2016 Addendum pp 20-22	No	No	No	Yes
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	1996 EIR pp 4.5-3 to 4.5-4 2015 Addendum pp 69-81 2016 Addendum pp 20-22	No	No	No	Yes
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	2015 Addendum pp 79 2016 Addendum pp 20-22	No	No	No	None

Discussion: The 1996 EIR anticipated the conversion of the majority of the Hewlett Packard Master Plan site from annual grassland to urbanized light industrial uses, and included an assessment of and mitigation for wetland impacts. By the time of the 2015 Addendum, the wetlands on the site had all been filled and mitigation for them had been provided pursuant to an effectuated Clean Water Act Section 404 permit. Subsequently, the entire area was regularly disced and maintained on an annual basis. The 1996 EIR acknowledged the loss of grassland and wetland habitat would impact species dependent on those habitats. Mitigation was required to offset all biological resources impacts. The 2015 Addendum noted that the footprint of the HPCO Master Plan did not include any new impact areas compared to the 1996 EIR analysis, and in fact included less impact area. In addition, the Woodcreek Oaks Preserve/open space area anticipated in the 1996 Plan has been established and dedicated to the City of Roseville. The 2015 Addendum reviewed the potential biological resources impacts and concluded that several of the mitigation measures adopted as part of the 1996 EIR were no longer required because of mitigation action taken or changed circumstances between the 1996 EIR and 2015 Addendum, such as the completion of wetland mitigation. The 2016 Addendum indicated that no changes to prior analyses were needed, because the proposed changes had no effect on the impact area for biological resources.

As described in the Environmental Setting, at this time the entire project site has been mass graded, and surrounding infrastructure has been constructed consistent with prior land use approvals. There are no biological resources present on the site to be affected by the Project, and the Project also does not change the development footprint previously analyzed in the 1996 EIR or its subsequent Addendums.

As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

V. Cultural, Archeological, or Paleontological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Cause a substantial adverse change in the significance of an historic resource as defined in Section 15064.5?	1996 EIR pp 4.6-5 to 4.6-6 2015 Addendum pp 82-86 2016 Addendum pp 22-23	No	No	No	Yes
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	1996 EIR pp 4.6-5 to 4.6-6 2015 Addendum pp 82-86 2016 Addendum pp 22-23	No	No	No	Yes
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	1996 EIR pp 4.3-2 to 4.3-3 2015 Addendum pp 82-86 2016 Addendum pp 22-23	No	No	No	Yes
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	1996 EIR pp 4.6-5 to 4.6-6 2015 Addendum pp 82-86 2016 Addendum pp 22-23	No	No	No	Yes

Discussion: The 1996 EIR anticipated conversion of the majority of the plan area from annual grassland to urbanized light industrial uses. The 1996 EIR concluded that while there were identified cultural resources within the Master Plan site, mitigation would reduce impacts to a less-than-significant level. The 2015 Addendum discussed the various field surveys and records searches that had been documented since the 1996 EIR. A 2015 field survey confirmed that previously-identified cultural resources within the Campus Oaks site had been removed or were otherwise no longer important resources for purposes of CEQA. The 2015 Addendum concluded that the land use changes would not cause any new significant impacts or a substantial increase in the severity of previously-identified significant impacts. The 2015 Addendum also noted that some of the 1996 EIR mitigation measures were no longer required, but retained 1996 Mitigation Measure 4.6-1 regarding the treatment of previously-unidentified

cultural resources. The 2015 Addendum also added Mitigation Measure 5-1 to mitigate impacts on any previously-unknown paleontological resources. This was not added due to new information about likelihood of presence, but instead was added to reflect current standard practice. The incorporation of Mitigation Measure 5-1, in conjunction with Mitigation Measure 4.6-1, was found to result in a less-than-significant impact to unknown cultural resources. The 2016 Addendum noted that the development footprint would be unchanged, and that therefore the previous analysis and mitigation measures would continue to apply.

As described in the Environmental Setting, at this time the entire project site has been mass graded, and surrounding infrastructure has been constructed consistent with prior land use approvals. No cultural resources have been identified on the site, but the mitigation measures regarding unanticipated discoveries of subsurface resources remain applicable. The Project also does not change the development footprint previously analyzed in the 1996 EIR or its subsequent Addendums.

As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

VI. Geology and Soils

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:		No	No	No	Yes
i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo					

Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	1996 EIR pp 4.3-4 to 4.3-7 2015 Addendum pp 87-89 2016 Addendum pp 24-25				
ii) Strong seismic ground shaking?					
iii) Seismic-related ground failure, including liquefaction?					
iv) Landslides?					
b) Result in substantial soil erosion or the loss of topsoil?	1996 EIR pp 4.3-7 to 4.3-11 2015 Addendum pp 87-89 2016 Addendum pp 24-25	No	No	No	Yes
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	1996 EIR pp 4.3-7 to 4.3-11 2015 Addendum pp 87-89 2016 Addendum pp 24-25	No	No	No	Yes
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	1996 EIR pp 4.3-7 to 4.3-11 2015 Addendum pp 87-89 2016 Addendum pp 24-25	No	No	No	Yes
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	2015 Addendum pp 87-89 2016 Addendum pp 24-25	No	No	No	None
Discussion: The 1996 EIR anticipated development of the plan area and added mitigation requiring site-specific geotechnical evaluations before grading activities, to ensure that impacts related to geology and soils would not be significant. The 2015 Addendum noted that the proposed Campus Oaks development would involve topography changes substantially similar to the 1996 HPMP. The 2015 Addendum also noted that a site-specific geotechnical evaluation had been prepared by ENGEO in July 2014 for the Campus Oaks site within the Master Plan site, and that the evaluation included specific recommendations for earthwork, foundations, seismic design, and pavement, so the requirements of the mitigation measure have been met. The 2016 Addendum indicated that no additional land would be disturbed and that the geotechnical evaluation from July					

2014 continued to be applicable. The site was not found to be in a seismically sensitive area—though an earthquake event remains possible—on unstable or expansive soil, but noted that all buildings would be required to conform to the Uniform Building Code standards for seismic safety and structural stability. The project did not include the use of septic systems or alternative wastewater disposal.

As described in the Environmental Setting, at this time the entire Project site has been mass graded, and surrounding infrastructure has been constructed consistent with prior land use approvals. The Project also does not change the development footprint previously analyzed in the 1996 EIR or its subsequent Addendums, does not change the conclusions of the geotechnical work already completed in support of the completed site grading, and does not propose septic or alternative wastewater systems. Development of the site will be required to conform to the City's ordinances and standards regarding grading, including requirements for stormwater quality and erosion controls during and after construction.

As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

VII. Greenhouse Gases

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	2015 Addendum pp 91-96 2016 Addendum pp 26-27	No	No	No	Yes

b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	2015 Addendum pp 91-96 2016 Addendum pp 26-27	No	No	No	Yes
Discussion: As discussed in the 2015 Addendum, while the 1996 EIR did not evaluate impacts related to greenhouse gas (GHG) emissions, the potential environmental impact of GHG emissions was known or could have been known at the time of the certification of the 1996 EIR. Thus, based on a body of case law, the 1996 EIR's lack of GHG analysis did not preclude adoption of an addendum. To provide an analysis of how the HPCO Master Plan development would compare to the Hewlett-Packard Master Plan development, the 2015 Addendum included a GHG analysis which quantified the impacts of both plans. The City undertook this analysis voluntarily in the sense that, as the 2015 Addendum explained, CEQA case law holds that agencies cannot and need not require supplemental environmental review in connection with proposed project changes solely because the earlier environmental documents for the projects at issue had not dealt with global warming/climate change as a CEQA topic. (See 2015 Addendum, p. 91, citing <i>Citizens for Responsible Equitable Environmental Development (CREED) v. City of San Diego</i> (2011) 196 Cal. App. 4th 515, <i>Concerned Dublin Citizens v. City of Dublin</i> (2013) 214 Cal.App.4th 1301, and <i>Citizens Against Airport Pollution v. City of San Jose</i> (2014) 227 Cal.App.4th 788.) Those cases hold that, going back as far as the 1970s, climate change was a matter of public discussion and could have been raised as a CEQA issue by persons exercising reasonable diligence. The analysis in the 2015 Addendum demonstrated that the implementation of the amendments associated with the HPCO Master Plan would result in 21.7% lower emissions as compared with those that would have been emitted under the 1996 Hewlett-Packard Master Plan. The analysis concluded that there were standard measures required by PCAPCD which would offset emissions, and did not include any new mitigation measures. The 2016 Addendum concluded that this prior analysis covered the proposed revisions, because the total residential units and non-residential square footage remained unchanged, and a technical memorandum prepared by a qualified transportation consultant indicated the revision would reduce overall HPCO Master Plan trips. As discussed in the Traffic and Circulation section of this Addendum, the Project will not result in a substantial increase in daily or peak hour trips. An additional 10,000 square feet of building area does not contribute significant additional emissions, as it represents a less than 1% increase in non-residential square footage in the HPCO Master Plan area. Additionally, as discussed in the Utilities and Service Systems section, utility planning—including electricity demand—is based on acreage of land use, not anticipated square footage of building area. This Project falls within the scope of the 2015 Addendum analysis, which found the HPCO Master Plan would reduce overall emissions by nearly 22% compared to the 1996 Hewlett Packard plan. No further analysis is required. As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives					

previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

VIII. Hazards and Hazardous Materials

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	1996 EIR pp 4.8-2 to 4.8-6 2015 Addendum pp 97-104 2016 Addendum pp 27-29	No	No	No	None
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	1996 EIR pp 4.8-2 to 4.8-6 2015 Addendum pp 97-104 2016 Addendum pp 27-29	No	No	No	None
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within on-quarter mile of an existing or proposed school?	2015 Addendum pp 97-104 2016 Addendum pp 27-29	No	No	No	None
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	1996 EIR pp 4.8-2 to 4.8-3 2015 Addendum pp 97-104 2016 Addendum pp 27-29	No	No	No	None

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	2015 Addendum pp 97-104 2016 Addendum pp 27-29	No	No	No	None
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area?	2015 Addendum pp 97-104 2016 Addendum pp 27-29	No	No	No	None
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	1996 EIR pp 4.8-6 to 4.8-7 2015 Addendum pp 97-104 2016 Addendum pp 27-29	No	No	No	None
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	2015 Addendum pp 97-104 2016 Addendum pp 27-29	No	No	No	None

Discussion: The 1996 EIR anticipated that the undeveloped portions of the project site would be converted from seasonal grazing land to urbanized light industrial uses that would have a less-than-significant effect on people or the environment from hazardous materials. The existing development in the plan area was identified as a large-quantity waste generator, and plans were in place to manage hazardous materials storage and disposal. The 1996 EIR identified that the proposed general commercial and light industrial uses were expected to include activities in which hazardous materials would likely be used, stored, generated, or transported, but that existing regulations were sufficient to address this. Overall, the 1996 EIR concluded that implementation of the Hewlett-Packard Master Plan would not result in significant effects related to hazards or hazardous materials. The 2015 Addendum concluded that the land use changes as part of the Campus Oaks development would not result in new significant impacts, because typical commercial, business professional, and residential uses do not use, store, generate, or transport unusual or significant amounts or types of hazardous materials. Most hazardous materials in these cases consist of household cleaners, detergents, paints, coatings, and other common products, and existing regulations regarding their treatment are sufficient to address these materials. The revisions examined in the 2016 Addendum did not introduce any new uses or development areas, and so reached the same conclusion that impacts would remain less than significant.

As with the projects examined in the 2015 and 2016 Addendums, the proposed Project does not involve new development areas or new uses which had not previously been anticipated. None of the project uses are known to use, store, generate, or transport large amounts or unusual types of hazardous materials, and existing regulations are sufficient to address the common materials—such as cleaners—which will be used in the Project area. The Project is not on a list of hazardous materials sites, and is not within an airport land use plan, is not located within two miles of a public or public use airport, and is not within the vicinity of a private airstrip. The Project area has been proposed for development since 1996, and has been taken into account in the City's emergency preparedness planning since that time. As part of the 2015 HPCO Master Plan, a new fire station was identified in the plan area, located just south of the Project site, to serve the plan area. The Project is not located adjacent to any wildlands or wildland fire hazard areas, according to CalFire mapping of wildland fire hazard areas. The Project does not introduce any new impacts related to this topic, and impacts will remain less than significant.

As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

IX. Hydrology and Water Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Violate any water quality standards or waste discharge requirements?	1996 EIR pp 4.4-7 2015 Addendum pp 105-111 2016 Addendum pp 30-32	No	No	No	Yes
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	1996 EIR pp 4.4-7 2015 Addendum pp 105-111 2016 Addendum pp 30-32	No	No	No	None
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?	1996 EIR pp 4.4-6 to 4.4-7 2015 Addendum pp 105-111 2016 Addendum pp 30-32	No	No	No	Yes
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?	1996 EIR pp 4.4-1 to 4.4-7 2015 Addendum pp 105-111 2016 Addendum pp 30-32	No	No	No	Yes

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted water?	1996 EIR pp 4.4-6 to 4.4-7 2015 Addendum pp 105-111 2016 Addendum pp 30-32	No	No	No	Yes
f) Otherwise substantially degrade water quality?	1996 EIR pp 4.4-7 2015 Addendum pp 105-111 2016 Addendum pp 30-32	No	No	No	Yes
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	1996 EIR pp 4.4-1 to 4.4-6 2015 Addendum pp 105-111 2016 Addendum pp 30-32	No	No	No	None
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	1996 EIR pp 4.4-1 to 4.4-6 2015 Addendum pp 105-111 2016 Addendum pp 30-32	No	No	No	None
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	2015 Addendum pp 105-111 2016 Addendum pp 30-32	No	No	No	None
j) Inundation by seiche, tsunami, or mudflow?	2015 Addendum pp 105-111 2016 Addendum pp 30-32	No	No	No	None

Discussion: The 1996 EIR anticipated that the Master Plan site would be converted from mostly-vacant grassland underlain by hardpan to mostly impervious surfaces as part of planned light industrial and commercial uses. The hardpan under the site grassland meant that infiltration was low, with a resulting higher rate of runoff and very little potential for groundwater recharge in the plan area. To ensure that impacts related to hydrology and water quality would be less than significant, the 1996 EIR included mitigation measures requiring adequate detention facilities, payment of fair share fees toward regional facilities, and implementation of an erosion control plan. By the time of the 2015 Addendum, the regulatory environment

had shifted, and some steps required by mitigation were now already required by City regulations. Nonetheless, the 1996 mitigation was deemed still applicable. The plan area included floodplain, but these floodplain areas were placed within open space.

Since the original 1996 approval, the overall area being impacted by development has remained unchanged, but the impacts of development—already found to be less than significant with mitigation—have been further reduced by increasingly stringent stormwater regulations. The City's current Stormwater Quality Design Manual requires on-site treatment and detention to ensure no net increase in stormwater runoff from the site, which was not required in previous editions. Furthermore, the requirement to prepare a construction erosion control plan applies for construction projects of one acre or less, when at the time of the previous Addendums it applied at five acres or less. The proposed Project does not involve new or unanticipated development areas or intensities, is still subject to previously-adopted mitigation, and is required to conform to current and more stringent stormwater quality and control requirements. The Project site is not located within a 100-year floodplain area, and has been reviewed by City Engineering and found to conform to City design standards.

As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

X. Land Use and Planning

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Physically divide an established community?	2015 Addendum pp 112-117 2016 Addendum pp 32-33	No	No	No	None
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	1996 EIR pp 4.1-2 to 4.1-3, 4.1-7, 4.1-11 and App. C 2015 Addendum pp 112-117 2016 Addendum pp 32-33	No	No	No	None
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	2015 Addendum pp 112-117 2016 Addendum pp 32-33	No	No	No	None

Discussion: The 1996 EIR analyzed the impacts of converting seasonal grazing land surrounded by open space to light industrial uses. However, the EIR also noted that the entire site was previously designated for light industrial uses in the General Plan, and concluded that the development of the plan area would not represent a significant physical change to existing and planned land uses. The EIR also discussed the potential for conflict with adjacent land uses, as well as internal land use conflicts within the plan area. Though at the time there was little surrounding development, nearby land was designated for future commercial and residential use. The EIR concluded that compliance with General Plan policy and the City's design guidelines would ensure impacts were less than significant.

The 2015 and 2016 Addendums found that since the amount of land to be developed with urban uses would not change, and was consistent with General Plan policy, impacts related to land use conversion would be unchanged from the 1996 EIR. The 2015 and 2016 Addendums found conflicts with adjacent uses would remain less than significant, as the mix of uses proposed was consistent with the surrounding mix of uses, and was less likely to result in conflicts than industrial uses. Internal inconsistencies were likewise found to remain less than significant, because the HPCO Master Plan was designed to include buffers between potential incompatible uses such as light industrial and residential and because proposed Special Area zoning would limit uses in certain non-residential sites. The Addendums also found that development of the plan area would not physically divide an established community, because the plans included roadway and pedestrian networks that created connection and did not include physical barriers to movement. There is no Habitat Conservation Plan or other conservation plan in the area.

The Project converts approximately ten acres of business professional uses to commercial uses. The portion of the Project site where this change is occurring is surrounded on three sides by land which is either designated for or developed with commercial uses. Property to the south and southwest includes residential uses located across streets from the site. As discussed in the prior Addendums, these uses are compatible with one another, provided the sites are designed in a manner consistent with the City's Community Design Guidelines and land use policy. Previous analyses were based upon conceptual development proposals, but at this time the Project includes detailed site planning and building elevations, which have been reviewed by City staff and have been demonstrated to be consistent with the City's standards and policies. This includes designs such as placing loading docks in the center of the site away from residential areas, providing landscape buffers along the boundaries of the site, ensuring light will not trespass across property boundaries, and other such measures. No new impacts will result from the Project, and impacts remain less than significant.

As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

XI. Mineral Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	1996 EIR pp 4.3-2 2015 Addendum pp 118-119 2016 Addendum p 33	No	No	No	None
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	1996 EIR pp 4.3-2 2015 Addendum pp 118-119 2016 Addendum p 33	No	No	No	None
Discussion: According to the 1996 EIR there were no known mineral resources in the plan area, and development would not have a significant effect on mineral resources. The 2015 and 2016 Addendums reiterated that conclusion. The conclusion remains appropriate for the Project. As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.					

XII. Noise

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Exposer of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	1996 EIR pp 4.11-5 to 4.11-7 & 4.11-9 to 4.11-11 2015 Addendum pp 120-134 2016 Addendum pp 34-35	No	No	No	Yes
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	2015 Addendum pp 120-134 2016 Addendum pp 34-35	No	No	No	None
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	1996 EIR pp 4.11-5 to 4.11-7 2015 Addendum pp 120-134 2016 Addendum pp 34-35	No	No	No	None
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	1996 EIR pp 4.11-5 to 4.11-7 2015 Addendum pp 120-134 2016 Addendum pp 34-35	No	No	No	Yes
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	2015 Addendum pp 120-134 2016 Addendum pp 34-35	No	No	No	None

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	2015 Addendum pp 120-134 2016 Addendum pp 34-35	No	No	No	None
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Discussion: The 1996 EIR evaluated potential increases in noise due to construction, traffic, and operations associated with build out of the Hewlett Packard Master Plan. At the time the project was evaluated, the plan area was surrounded by undeveloped lands and traffic volumes on nearby roadways were lower than they are today. As a result, ambient noise measurements were approximately 48 dBA L_{eq} (L_{eq} is essentially an average sound measurement). The nearest sensitive noise receptor was a residence approximately 1,000 feet away. Construction noise impacts were found to be less than significant because there were no proximate sensitive receptors to be affected by noise, and because construction would adhere to the City Noise Ordinance as it related to construction noise. For operational noise, the EIR concluded that impacts would be less than significant because development would be required to adhere to City policy requiring new fixed noise sources (pumps, machinery, etc) to meet the City's noise standards. Lastly, the EIR also considered railway noise. Noise from railways was found to be less than significant, because the distance from the tracks was such that noise volumes in the plan area would be within General Plan noise standards.

By the time of the 2015 Addendum, the surrounding areas had developed and traffic volumes had increased, which resulted in an ambient noise increase of 11 to 12 dBA. The nearest sensitive receptors were located in the residential area approximately 150 feet away, across Woodcreek Oaks Boulevard. To address this closer proximity, mitigation was added to the Addendum to ensure impacts would remain less than significant. Likewise, the noise analysis of the 2015 Addendum addressed the greater mix of uses and the potential for operational noise impacts to affect the residential areas which would be constructed in the plan area. The analysis addressed mechanical equipment noise, loading docks, and the proposed fire station. Mitigation was proposed and adopted to ensure compliance of non-residential uses with the City's noise standards, and the conclusion was reached that the impact would remain less than significant. Railway noise impacts had not changed since the original analysis, so the conclusion remained that noise volumes would not exceed City standards in the Plan area. The analysis of roadway traffic concluded that mitigation was required to protect noise-sensitive uses from traffic noise, and that mitigation would ensure impacts remained less than significant. It was further found that construction of the plan area would not involve activities associated with groundborne vibration, and that the plan area is not within an identified noise contour of any airport or airstrip. The 2016 Addendum found that the 2015 Addendum analysis remained applicable.

The Project change from business professional to community commercial does not change the analysis of the EIR and its Addendums, because both are non-residential uses, which was the basis of the noise analysis; no distinction was made between the commercial and office uses. These uses have similar noise sensitivities and generation sources. Furthermore, there is now a detailed site plan for the project which demonstrates that noise-generating sources—such as loading docks—have been located in areas screened and distant from residential uses. All roof-mounted equipment has been assessed to ensure it is screened by a parapet or other structure, which has a noise dampening effect, and consistent with adopted mitigation building plans will be required to demonstrate equipment compliance with the City's noise standards. Project impacts remain less than significant.

As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures

or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

XIII. Population and Housing

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, though extension of roads or other infrastructure)?	1996 EIR pp 4.2-1 to 4.2-6 2015 Addendum pp 135-141 2016 Addendum pp 36-37	No	No	No	None
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	2015 Addendum pp 135-141 2016 Addendum pp 36-37	No	No	No	None
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	2015 Addendum pp 135-141 2016 Addendum pp 36-37	No	No	No	None

Discussion: The Hewlett-Packard Master Plan did not include any residential development, nor did it include the demolition or displacement of existing housing or people, since the Plan area was largely undeveloped. While the Hewlett-Packard Master Plan would produce jobs, it was not found to induce substantial population growth, but was instead responding to anticipated demand. The 2015 and 2016 Addendums included the introduction of new housing units and a reduction in anticipated employment uses, but since the area remained undeveloped, did not displace existing housing or people. The increase in residential units and decrease in employment was not found to result in significant impacts due to inducement of substantial population growth.

At this time, the site and the surrounding areas have already been developed with major infrastructure to support development on the Project site and in the vicinity, including the surrounding major roadways and utilities within those roadways. The conclusion of the EIR and Addendums remains appropriate for this Project.

As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

XIV. Public Services

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any the public services:					
a) Fire protection?	1996 EIR pp 4.12-9 to 4.12-10 and 4.12-16 2015 Addendum pp 142-151 2016 Addendum pp 37-38	No	No	No	None
b) Police protection?	1996 EIR pp 4.12-8 to 4.12-9 and 4.12-16 to 4.12-17 2015 Addendum pp 142-151 2016 Addendum pp 37-38	No	No	No	None
c) Schools?	1996 EIR pp 4.12-14 to 4.12-15 and 4.12-17 2015 Addendum pp 142-151 2016 Addendum pp 37-38	No	No	No	None

d) Parks?	2015 Addendum pp 142-151 2016 Addendum pp 37-38	No	No	No	None
e) Other public facilities?	1996 EIR p 4.12-15 2015 Addendum pp 142-151 2016 Addendum pp 37-38	No	No	No	None

Discussion: The 1996 EIR examined fire services, police services, schools, and libraries. Because the Hewlett-Packard Master Plan did not include residential uses, the analyses did not anticipate an on-site residential population, but they did account for residents (employees within the Master Plan site) who were expected to live in the City near the Master Plan site. The EIR concluded impacts would be less than significant. The 2015 Addendum evaluated the increased demands for fire services, police services, schools, and libraries as a result of the new residential population. Based on the development of 948 residential units and an increase in residential population of 2,745, the 2015 Addendum analyzed the environmental impacts of supplying these services to accommodate the HPCO Master Plan development and determined that policies from the City's General Plan would ensure adequate public services. A new fire station within the HPCO Master Plan was also identified, along with sufficient parkland to meet the City's park dedication requirements.

The proposed Project does not change the prior analysis conclusions, because business professional development and commercial development have similar public facilities demands. In addition, the Project was routed to the affected school districts for review, and has also been reviewed by the City's Parks, Recreation, and Libraries Department; Police Department; and Fire Department, and no comments related to service provision were received.

As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

XV. Recreation

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?	2015 Addendum pp 152-154 2016 Addendum p 39	No	No	No	None
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	2015 Addendum pp 152-154 2016 Addendum p 39	No	No	No	None
Discussion: The 1996 EIR did not analyze recreation impacts, because the Hewlett-Packard Master Plan did not include residential uses. The 2015 Addendum evaluated the impacts to recreational facilities from the addition of new residents and determined that impacts would not be significant and that the on-site parkland and payment of applicable City development fees would avoid impacts to recreational facilities. Because the City of Roseville utilizes a population generation rate based on dwelling units, and the 2016 revision to the plan did not change the total units, the 2016 Addendum also concluded impacts would be less than significant. The proposed Project does not include any residential development, and therefore has no impact on recreational facilities, and does not change the conclusions of the prior analyses. As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.					

XVI. Transportation/Traffic

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	1996 EIR pp 4.9-2 to 4.9-20, and 4.9-22 to 4.9-23 2015 Addendum pp 155-182 2016 Addendum pp 40-42	No	No	No	Yes
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	1996 EIR pp 4.9-2 to 4.9-12 and 4.9-22 to 4.9-23 2015 Addendum pp 155-182 2016 Addendum pp 40-42	No	No	No	Yes
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	Addendum pp 155-182 2016 Addendum pp 40-42	No	No	No	None
d) Substantially increase hazards due to a design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Addendum pp 155-182 2016 Addendum pp 40-42	No	No	No	None
e) Result in inadequate emergency access?	Addendum pp 155-182 2016 Addendum pp 40-42	No	No	No	None

f) Conflict with adopted policies, plans, or programs supporting public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	1996 EIR pp 4.9-12 to 4.9-20 and 4.9-22 2015 Addendum pp 155-182 2016 Addendum pp 40-42	No	No	No	None
Discussion: The 1996 EIR analyzed the impacts of urban development in a non-urbanized area, including numerous new and extended roadways. The EIR found significant impacts resulting from the development of the Hewlett-Packard plan area, and identified mitigation measures to widen existing roadways. By the time of the 2015 Addendum, the project site was within an urban environment with complete roadway systems in the surrounding vicinity. Fehr and Peers completed a traffic impact study for the HPCO Master Plan, to assess the change in uses. The study found that total trip generation would be reduced compared to the 1996 EIR analysis, but the analysis was needed to assess the proposed changes to the plan area circulation pattern, and to account for updated regional traffic circumstances. The study found traffic and circulation impacts, but all could be mitigated to a less than significant level through the implementation of mitigation. A technical memorandum was prepared by Fehr and Peers for the 2016 HPCO Master Plan Amendment and Addendum, which concluded that the change in land uses would reduce daily and peak hour trips, and would therefore not affect the conclusions of the 2015 Addendum. A traffic and circulation technical memorandum was prepared for the Project by Kittelson & Associates (dated March 1, 2018; Attachment 1). The memorandum analyzed the proposed change in land uses and found little to no increase in net new peak hour trips relative to the approved land use plan. This is based upon an assessment of office land uses as compared to service or retail land uses, the latter of which typically have high pass-by or trip diversion rates. In essence, people tend to go to the shopping centers and fueling stations which are most convenient, which generally means those located on or near an existing path of travel (on the way home from work, for instance). In total, the Project is anticipated to generate 340 net new average daily trips, zero net new weekday am peak hour trips, and 14 net new weekday pm peak hour trips. The guidelines for traffic study preparation are found in the City of Roseville Design and Construction Standards—Section 4, and indicate that a long-term (cumulative) traffic study is required if a project is inconsistent with the General Plan or Specific Plan <u>and</u> would generate more than 50 new peak-hour trips. The project would not generate more than 50 new peak-hour trips, and therefore pursuant to the City's standards, a new long-term traffic impact analysis is not required. In addition, the technical memorandum states that compared to the land use analyzed in the 2015 Addendum, the current project results in a decrease of net new primary trips during the peak hours. Since the Project would result in little to no increase in net new peak hour trips relative to the current adopted plan, none of the conclusions of the prior environmental analysis would change. This includes conclusions related to City-wide intersection levels of service (LOS), roadway segment operations outside of the City of Roseville, State Route 65 analysis results, and vehicle miles traveled. The technical memo indicated that the only changes which could result from the Project would be related to local access and circulation, and specifically analyzed the Blue Oaks Boulevard/Roseville Parkway intersection. It was concluded that the LOS would be LOS C during the weekday pm peak and LOS A during the weekday am peak. While the Kittelson & Associates technical memorandum focuses on potential impacts to roadway networks and level of service policies, a second technical memorandum focused on local access and circulation was prepared by Fehr and Peers (dated July 31, 2018; Attachment 2). The purpose of this technical memorandum was to ensure the proposed access and driveway designs for the project conformed to City standards and could accommodate projected volumes. This study broke down the proposed land uses based on specific use types being					

proposed within the center, since the analysis was more refined and site-specific—assessing specific driveways, queuing depths, and internal circulation aisles—and requires a more detailed understanding of which internal driveways and pathways are likely to be used by travelers. The study found issues with several areas of the proposed design, so the applicant worked with City Engineering to redesign the project access. City Engineering has found the final design plans conform to City standards and address the Fehr and Peers technical memorandum. Since these studies—Kittleson & Associates and the Fehr and Peers study—used different trip generation estimates, based upon their different purposes, Fehr and Peers also prepare a memorandum to ensure that in either case, impacts to surrounding intersections would be within the scope of the 1996 EIR and its subsequent Addendums. This memo is included as part of Attachment 2, and concludes that cumulative traffic conditions at intersections in the vicinity of the project would be nearly identical regardless of which trip generation approach is taken.

As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

XVII. Tribal Cultural Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	1996 EIR pp 4.6-5 to 4.6-6 2015 Addendum pp 82-86 2016 Addendum pp 22-23	No	No	No	Yes
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.	Not applicable	No	No	No	None

Discussion: Since the 1996 EIR and its subsequent Addendums, Assembly Bill 52 was adopted into law, which gives specific treatment to Tribal Cultural Resources as a separate category, rather than including it as a part of the Cultural Resources analysis. Tribal cultural resources are defined in Public Resources Code Section 21074, as either 1) a site, feature, place, geographically-defined cultural landscape, sacred place, or object with cultural value to a California Native American Tribe, that is listed or eligible for listing on the California Register or Historical Resources, or on a local register of historical resources or as 2) a resource determined by the lead agency, supported by substantial evidence, to be significant according to the historical register criteria in Public Resources Code section 5024.1(c), and considering the significance of the resource to a California Native American Tribe. This section was added to the CEQA Guidelines after the publication of the prior environmental document to which this Addendum is attached, but cultural resources were addressed in that document. Furthermore, all projects received by the City are sent to tribes who have requested such notice; a notice that this application was received was sent to tribes on the City's public notice mailing list. In addition, because this project includes a General Plan Amendment, an SB 18 letter was sent to all tribes on the SB 18 list provided by the California Native American Heritage Commission. No concerns from tribes were received, either in response to the notice of application or the SB 18 letter. Therefore, it is concluded that the Project does not result in any new impacts not previously discussed in prior analyses of cultural resources.

As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives

considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

XVIII. Utilities and Service Systems

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	1996 EIR pp 4.12-7 to 4.12-8 and 4.12-16 2015 Addendum pp 183-198 2016 Addendum pp 42-45	No	No	No	None
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	1996 EIR pp 4.12-6 to 4.12-8 and 4.12-15 to 4.12-16 2015 Addendum pp 183-198 2016 Addendum pp 42-45	No	No	No	None
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	1996 EIR p 4.6-6 2015 Addendum pp 183-198 2016 Addendum pp 42-45	No	No	No	Yes
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	1996 EIR pp 4.12-1 to 4.12-7 and 4.12-15 to 4.12-16 2015 Addendum pp 183-198 2016 Addendum pp 42-45	No	No	No	None

e) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?	1996 EIR pp 4.12-7 to 4.12-8 and 4.12-16 2015 Addendum pp 183-198 2016 Addendum pp 42-45	No	No	No	None
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	1996 EIR pp 4.12-10 to 4.12-11 and 4.12-17 2015 Addendum pp 183-198 2016 Addendum pp 42-45	No	No	No	None
g) Comply with federal, state, and local statutes and regulations related to solid waste?	2015 Addendum pp 183-198 2016 Addendum pp 42-45	No	No	No	None
h) Use substantial amounts of fuel or energy, or result in a substantial increase in demand upon existing sources of energy or require the development of new sources of energy?	1996 EIR pp 4.12-11 to 4.12-14 2015 Addendum pp 183-198 2016 Addendum pp 42-45	No	No	No	None
i) Result in the need for new, or substantial alteration to, electricity, natural gas, or communications systems?	1996 EIR pp 4.12-11 to 4.12-14 2015 Addendum pp 183-198 2016 Addendum pp 42-45	No	No	No	None

Discussion: The 1996 EIR anticipated that vacant lands within the Hewlett Packard Master Plan site would be converted from seasonal grazing land to urban uses, primarily light industrial. The uses were planned to connect to City and regional systems for domestic water supply, wastewater conveyance and treatment, stormwater drainage, solid waste management, and energy systems. The EIR concluded there was sufficient water, wastewater, solid waste, and energy system capacity to support the Hewlett Packard Master Plan development with no mitigation required, and identified mitigation measures to reduce impacts related to stormwater detention to less than significant levels.

The 2015 Addendum evaluated the changes in effects on utilities that would occur with the land use changes to a mix of residential, commercial, office, tech/business park, open space, and light industrial land uses. The technical analysis of the potable water demand calculated that the 2015 HPCO Master Plan would result in a 13.7 percent reduction in water demand as compared to the 1996 EIR analysis. The technical analysis noted that the 2015 HPCO Amendment would result in an increase of 0.01 million gallons daily (mgd) for average dry weather flow (ADWF) and 0.03 mgd for peak wet weather flow (PWWF) of wastewater, but concluded that this minor increase would not change the significance conclusions of the 1996 EIR and could be accommodated by the City's system. The 2015 Addendum calculated the amount of solid waste that would have been generated under the 1996 HPMP and the 2015 HPCO Amendment and determined that the 2015 HPCO Amendment project would result in a decrease in projected solid waste generation of 20.62 tons per year. Electricity demand was projected to decrease by 4,144 megawatt hours compared to the Hewlett Packard Master Plan, and natural gas was projected to decrease by 39,804 Therms. The 2016 HPCO Master Plan revisions were not found to increase demands compared to the 2015 HPCO Master Plan, so the 2016 Addendum concluded that impacts would remain less than significant.

The Project change of a portion of the site from business professional to commercial does not change any of the calculations used by the City to anticipate utility service demands, because utility calculations are the same for the business professional and commercial land uses. Nor does an additional 10,000 square feet of non-residential uses in the plan area (a less than 1% increase) have any substantive effect on utility planning, because the City's utility planning is based on acreage of land use, not anticipated square footage of building area. As noted previously, the major utility infrastructure for the area has already been constructed within surrounding roadways, and the detailed utility plan for the Project site has been reviewed by all affected utility departments—both City and external—and has been found to meet City standards. Impacts remain less than significant.

As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

XIX. Mandatory Findings of Significance

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?	1996 EIR pp 4.5-3 to 4.5-12 and 4.6-5 to 4.6-6 2015 Addendum pp 199-206 2016 Addendum pp 45-47	No	No	No	Yes
b) Does the project have impacts which are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	1996 EIR pp 6-1 to 6-19 2015 Addendum pp 199-206 2016 Addendum pp 45-47	No	No	No	Yes
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	1996 EIR pp 4.8-2 to 4.8-6, 4.10-2 to 4.10-13, 4.11-5 to 4.11-7, and 4.11-9 to 4.11-11 2015 Addendum pp 199-206 2016 Addendum pp 45-47	No	No	No	Yes

Discussion: Checklist item a), above, concerns impacts to biological and cultural resources. Impacts on these resource areas were fully analyzed in the 1996 EIR. The Addendums noted that impacts to biological and cultural resources were reviewed in their respective sections, and that the HPCO would not result in any new significant impacts, nor a substantial increase in the severity of previously-identified significant impacts. The 1996 EIR Addendums evaluated the potential for project-specific and cumulative impacts, consistent with checklist item b), above. The proposed Project includes a change from business professional to commercial and a less than 1% increase in square footage, but does not change the development area. Buildout under the proposed Project would be substantially consistent with the development assumptions in the previous CEQA documents; therefore, as discussed throughout this Addendum, the Project would not substantially increase the severity of the identified significant cumulative impacts. Checklist item c), above, is concerned with direct and indirect substantial adverse effects to human beings. The various environmental topic analyses in the 1996 HPMP EIR and its Addendums include evaluation of impacts, both direct and indirect, on human beings. Overall, as supported by the analyses in each environmental topic, the Project would not result in any new significant impacts, nor a substantial increase in the severity of previously-identified significant impacts.

ENVIRONMENTAL DETERMINATION:

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR or negative declaration and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Addendum to the HEWLETT PACKARD MASTER PLAN ENVIRONMENTAL IMPACT REPORT/INITIAL STUDY (SCH #95112022, CERTIFIED ON JUNE 5, 1996), the Lead Agency makes the following findings:

[X] No substantial changes are proposed in the project which would require major revisions of the previous EIR or Mitigated Negative Declaration.

[X] No substantial changes have occurred with respect to the circumstances under which the project is undertaken.

[X] There is no new information of substantial importance which was not known and could not have been known with the exercise of due diligence at the time the previous EIR was certified as complete or the Mitigated Negative Declaration was adopted.

[X] Only minor technical changes or additions are necessary in order to deem the adopted environmental document adequate.

Addendum Prepared by:

Lauren Hocker, Associate Planner
City of Roseville, Development Services–Planning Division

Attachments:

1. Kittelson Associates Traffic Memo
2. Fehr and Peers Technical Study
3. 1996 EIR Findings of Fact

TECHNICAL MEMORANDUM

Campus Oaks Town Center

Traffic Analysis for Land Use Amendment and Conceptual Development Plan

Date:	March 1, 2018	Project #:18226.04
To:	Stephen Des Jardins - Diamond Creek Partners	
From:	Brian J. Dunn, P.E. OR & WA	
CC:		

Kittel & Associates, Inc. (KAI) has prepared this technical memorandum to summarize the traffic analysis results of a new General Plan and Zoning Amendment proposed for the Campus Oaks project in Roseville, CA. The analysis presented herein evaluates the traffic impacts of proposed land use changes and a conceptual development plan for the northwest quadrant of the Campus Oaks Project, now described as the Campus Oaks Town Center.

PREVIOUS LAND USE AMENDMENT

A June 13, 2016 technical memorandum prepared by Fehr & Peers (F&P) provided an analysis of a previous land use amendment for the Campus Oaks project, including revised land use assumptions, site trip generation, traffic impacts under 2025 conditions, and other pertinent travel demand and site access metrics. That memorandum served as the basis for amending the zoning of parcels within the overall Campus Oaks project area. The final adjusted zoning for the entire Campus Oaks area is shown in Attachment "A" of this memorandum, and the following land uses are now vested:

- Commercial – 170,000 SF
- Single-family Residential – 491 du's
- Multi-family Residential – 457 du's
- Office – 60,000 SF
- Tech/Business Park – 300,00 SF

SF = square feet. du = dwelling unit

PROPOSED LAND USE AMENDMENT AND DEVELOPMENT PLAN

The proposed land use amendment involves the Campus Oaks Town Center area, which is bound by Wood Creek Oaks Boulevard to the west, Blue Oaks Boulevard to the north, the properties just east of Roseville Parkway, and Painted Desert Drive to the south. This area, along with proposed land uses

changes and a conceptual site development plan prepared by Morton & Pitalo, Inc., are shown in Attachment “B”.

All properties within the Campus Oaks Town Center boundary currently have a Community Commercial (CC) or Business Professional (BP) zoning designation. These properties are currently vested for 170,000 SF of commercial space and 60,000 SF of office space, as described previously. The proposed land use amendment would alter the zoning of the Campus Oaks Town Center area so that all properties have CC zoning. Also, as shown by the conceptual site development plan, the following land uses are proposed within the town center area:

- Commercial - 167,300 SF
- Office – 20,700 SF
- Fuel Station with Convenience Store – 6,775 SF*
- Assisted Living Facility – 51,000 SF**

* For the purposes of trip generation, the fuel station facility is assumed to have 12 fueling positions.

**For the purposes of trip generation, the care facility is assumed to have 70 beds.

TRIP GENERATION FOR PREVIOUS LAND USE AMENDMENT

Table 1 of the June 13, 2016 F&P technical memorandum presented the trip generation of the Campus Oaks project based on trip rates published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 9th Edition*, published in 2012. The F&P memo also applied a mixed-use trip generation (MXD) model to estimate internal vehicle trips and external trips made by non-auto travel modes. After accounting for internalization and non-auto trips, the entire Campus Oaks project was estimated to generate 15,479 new daily trips, 949 new AM peak hour trips, and 1,451 new PM peak hour trips. For comparative purposes, the trips vested only for the properties within the Campus Oaks Town Center area were isolated. These vested trips are shown in Table 1 and reflect 170,000 SF of commercial space and 60,000 SF of office space allowed on the town center properties.

Table 1: Trip Generation of Previous Land Use Amendment (Campus Oaks Town Center Area Only)

Land Use	ITE Category	Size	Average Daily Trips	Weekday AM Peak Hour	Weekday PM Peak Hour
Commercial – General Retail	820	170,000 SF	7,259	163	631
Office	710	60,000 SF	662	94	89
<i>Gross Trips</i>			<i>7,921</i>	<i>257</i>	<i>720</i>
<i>Internal and Non-Auto Trips*</i>			<i>(982)</i>	<i>(41)</i>	<i>(134)</i>
Net New Primary Trips			6,939	216	586

* The F&P memo utilized MXD capture rates of 12.4% for ADT, 16.0% for AM, and 18.6% for PM.

As shown in Table 1, trips vested for the properties in the Campus Oaks Town Center area include 6,939 net new trips for the average weekday, 216 net new trips for the weekday AM peak hour, and 586 net new trips for the weekday PM peak hour.

EFFECTS OF PROPOSED LAND USE AMENDMENT ON TRIP GENERATION

Trip generation estimates were prepared for the proposed new land uses within the Campus Oaks Town Center area using trip rates published in the *ITE Trip Generation Manual, 9th Edition*, for the applicable land use categories. The results are shown in Table 2 with detailed summary in Attachment “C”.

Table 2: Trip Generation of Proposed Land Use Amendment (Campus Oaks Town Center)

Land Use	ITE Category	Size	Average Daily Trips	Weekday AM Peak Hour	Weekday PM Peak Hour
Commercial – General Retail	820	167,300 SF	7,144	161	621
Office	710	20,700 SF	228	32	31
Fuel Station with Convenience Store	946	12 fuel positions	1,834	142	166
Assisted Living Facility	254	70 beds	186	10	15
<i>Gross Trips</i>			9,392	345	833
<i>Internal and Non-Auto Trips*</i>			(1,165)	(55)	(155)
<i>Pass-by Trips**</i>			(948)	(74)	(78)
Net New Primary Trips			7,279	216	600

* The F&P memo utilized MXD capture rates of 12.4% for ADT, 16.0% for AM, and 18.6% for PM.

** Fuel station pass-by trips from ITE are 62% AM and 56% PM. Assumed average of 59% for ADT.

As shown in Table 2, the Campus Oaks Town Center development is expected to generate 7,279 net new trips on the surrounding street system on an average weekday, 216 net new trips for the weekday AM peak hour, and 600 net new trips for the weekday PM peak hour.

It should be emphasized that the trip generation methodology is identical to that of the F&P June 13, 2016 memo, except in one regard. While the analysis is consistent as it relates to the use of ITE trip rates and the same MXD capture rates to account for internal vehicle trips and external trips made by non-auto travel modes, a new trip category was added in Table 2 to reflect the unique pass-by travel characteristics of the proposed fuel station facility. Unlike primary trips, which are new trips on the street system, pass-by trips reflect vehicles currently on an adjacent roadway that make an intermediate stop before proceeding onto their original destination. These trips essentially result in a reduction of through trips on the adjacent roadway and an increase in reciprocating turn movements into and out of a site driveway. Pass-by trips are typically realized only at external site driveways and not at adjacent public intersections upstream or downstream of a driveway.

The importance of accounting for the pass-by capture rates of the proposed fuel station is significant, because the capture rates are typically high. According to the *ITE Trip Generation Manual*, the average capture rates are 62% for the AM peak hour, 56% for the PM peak hour, with an assumed average of 59% for the average daily period.

Table 3 provides a comparison between the estimated trip generation for the previous and proposed land use amendments, along with calculated differences.

Table 3: Trip Generation Comparison for Campus Oaks Town Center (Proposed – Previous Land Uses)

Land Use Scenario	Average Daily Trips	Weekday AM Peak Hour	Weekday PM Peak Hour
Proposed Land Use Amendment			
Pass-by Trips	(948)	(74)	(78)
Net New Trips	7,279	216	600
Previous Land Use Amendment			
Net New Trips	6,939	216	586
Difference (Proposed – Previous)			
Pass-by Trips	(948)	(74)	(78)
Net New Trips	340	0	14

As shown in Table 3, relative to the previous land use amendment, the proposed land use amendment will increase trips on the street system by +340 vehicles over a weekday, will not increase weekday AM peak hour trips, and will increase weekday PM peak hour trips by only +14 vehicles.

It is also important to emphasize here that the previous land use amendment supported by the June 13, 2016 F&P memo concluded with a slightly lower trip generation than the trips vested by a prior F&P traffic study for the original Campus Oaks project.¹ These reductions were 100 trips for the average weekday, 10 fewer trips during the weekday AM peak hour, and 15 fewer trips during the weekday PM peak hour. Therefore, if compared to the vested trips of the original Campus Oaks land use approval, the proposed land use amendment would result in a decrease of net new primary trips during the weekday AM and PM peak hours.

Still, the residual pass-by trips shown in Table 3 for the proposed fuel station reflect a higher traffic level, but these trips will only be realized at external site driveways. The implications of this are discussed in the following section.

EFFECTS OF PROPOSED LAND USE AMENDMENT ON OPERATIONS

Since the proposed land use amendment would result in little to no increase in net new peak hour trips relative to the previous land use approval in 2016 and a slight reduction in net new peak hour trips relative to the original Campus Oaks project approval in 2015, none of the conclusions relating to the more current F&P June 13, 2016 memo or former F&P January 28, 2015 memo would change. This includes conclusions with regard to City-wide public intersection operations and mitigations, roadway segment operations outside Roseville City Limits, State Route 65 freeway analysis results, and Vehicle Miles of Travel (VMT).

¹ January 28, 2015 technical memorandum prepared by Fehr & Peers and submitted to the City of Roseville for the original Campus Oaks project.

The only potential exception to this finding could be the operational impacts to the Blue Oaks Boulevard/Roseville Parkway intersection, where the turn movement pattern may alter slightly as a result of pass-by trips being attracted to the proposed fuel station on the southeast corner. Per the conceptual development plan, the fuel station facility would have external driveway accesses to Blue Oaks Boulevard (right-in/right-out only) and Roseville Parkway (right-in/right-out only in the short term, with possible left-in over the long term). Although pass-by traffic traveling eastbound on Blue Oaks Boulevard would turn into the site driveway with no net impact to the upstream signal at Roseville Parkway, pass-by trips heading westbound on Blue Oaks may either turn left or perform a U-turn maneuver to reach the fuel station site. The potential effect of this inbound movement and reciprocating outbound left-turn, which will be realized on northbound approach of Roseville Parkway, was tested for the weekday AM and PM peak hours using the previous traffic forecast and operations analysis results for 2025 CIP condition. This is the most recent, adopted travel demand model use by the City of Roseville for its general Plan transportation analysis and Capital Improvement Program.

The results of the analysis are provided in Attachment "D" of this memorandum, along with the original operations analysis from the previous land use amendment. As shown, the Blue Oaks Boulevard/Roseville Parking intersection will continue functioning at LOS "C" during the weekday PM peak hour and LOS "A" during weekday AM peak hour, assuming previously approved long-term mitigation measures are in place.

This completes our analysis for the proposed land use amendment and conceptual site development plan for the Campus Oaks Town Center area. Please contact us if you have any questions or comments.



FINAL TECHNICAL MEMORANDUM

Date: July 31, 2018
To: Matthew Todd, City of Roseville
From: John Gard & Carly Panos, Fehr & Peers
Subject: ***Evaluation of Access and Circulation for Campus Oaks Town Center***

RS18-3677

This memorandum presents the analysis and conclusions of our access and circulation study for the proposed Campus Oaks Town Center project, located in the southeast quadrant of the Blue Oaks Boulevard/Woodcreek Oaks Boulevard intersection. The proposed project consists of the following mix of land uses:

- General Commercial – 146,800 sf ¹
- Restaurant / Fast Food – 26,500 sf
- Medical Office – 14,700 sf
- Gas Station w/ Convenience Store – 6,800 sf
- Assisted Living Facility – 51,000 sf

This memorandum presents trip generation estimates based on these anticipated uses, the distribution and assignment of those trips to project driveways, followed by recommended modifications to the site plan, where necessary, to accommodate project trips.

Because traffic volumes entering/exiting the project would be greater during a typical weekday PM peak hour and Saturday mid-day peak hour than during the weekday AM peak hour, this analysis focuses on weekday PM peak hour and Saturday mid-day peak hour conditions.

Background Information

Fehr & Peers prepared a technical memorandum (dated June 13, 2016) that analyzed a land use amendment to the Campus Oaks Master Plan. That memorandum compared the project's traffic impacts (based on changes in project trip generation) to the original Campus Oaks Master Plan project from 2015. The original 2015 study included a full evaluation of the project including its trip generation, intersection Level of Service (LOS) impacts under 2025 conditions, project access evaluation, and vehicle miles traveled (VMT).

¹ Commercial square footage (sf) is broken into more specific land uses on page 4 to estimate trip generation.

Kittelson & Associates prepared a technical memorandum (dated March 1, 2018) that analyzed the long-term impacts of the currently proposed project. Page 4 of that memorandum contains the following conclusions:

"Since the proposed land use amendment would result in little to no increase in net new peak hour trips relative to the previous land use approval in 2016 and a slight reduction in net new peak hour trips relative to the original Campus Oaks project approval in 2015, none of the conclusions relating to the more current F&P June 13, 2016 memo or former F&P January 28, 2015 memo would change. This includes conclusions with regard to City-wide public intersection operations and mitigations, roadway segment operations outside Roseville City Limits, State Route 65 freeway analysis results, and Vehicle Miles of Travel (VMT)."

Accordingly, the purpose of this study is analyze the adequacy of project access and on-site circulation. A detailed analysis of adjacent intersections is not warranted based on the above assessment.

Project Site Plan

The project site plan (*Campus Oaks Town Center Conceptual Site Plan*, Morton & Pitalo, February 2018) is shown on **Figure 1**. As shown, access to the project site would be provided along four public streets: Blue Oaks Boulevard, Woodcreek Oaks Boulevard, Roseville Parkway, and Painted Desert Drive.

Nine driveways are proposed to provide project access. Based on discussions with City of Roseville staff, the following turning movements were assumed to be permitted (for analysis purposes) at each driveway (see Figure 1 for driveway locations):

- Driveway 1 – Right In/Right Out
- Driveway 2 – Right In/Right Out
- Driveway 3 – Right In/Right Out
- Driveway 4 – Left In & Right In/Right Out
- Driveway 5 – Full Access
- Driveway 6 – Full Access
- Driveway 7 – Right In/Right Out
- Driveway 8 – Right In/Right Out
- Driveway 9 – Full Access

Figure 1 shows these permitted turn movements as well as driving spacing.

Project Travel Characteristics

Trip Generation

The trip generation estimates prepared in this memorandum adhere to the following advice contained on page 14 of the *Trip Generation Handbook* (Institute of Transportation Engineers, 2017):

"The trip generation estimates should reflect, to the extent possible, the specific uses within the known or assumed generalized classifications."

This approach yields a different (and larger) trip generation estimate for the project than is contained in either the 2016 Fehr & Peers Memo or 2018 Kittelson Associates Memo because those studies were comparative analyses associated with proposed land use changes. The original 2015 Fehr & Peers study for the Campus Oaks Master Plan classified the proposed Community Commercial zoning as general shopping center because specific land use breakdowns were not available at that time.

Trip generation estimates for the proposed uses were calculated using trip rates published in the *Trip Generation Manual* (Institute of Transportation Engineers, 2017). **Tables 1** and **2** present the project trip generation for weekday PM peak hour and Saturday Mid-Day peak hour conditions.

These tables also display the percentage of trips that are new versus 'pass-by'. A pass-by trip is made by a motorist who enters the site to shop or receive services, while en-route to a different primary destination. These trips are already present on the adjacent street. However, they do add trips to the project driveways. It is important that the traffic assignments consider new and pass-by trips separately because they have different origins/destinations and travel patterns.

After accounting for internal trips, the project would generate approximately combined 1,800 new and pass-by trips during the weekday PM peak hour. About 40 percent of these trips would be pass-by while 60 percent would be new.

During the Saturday mid-day peak hour, the project would generate approximately 2,090 new and pass-by trips, which is a 16 percent increase over the project's weekday PM peak hour trip generation.

TABLE 1
PROPOSED PROJECT TRIP GENERATION – WEEKDAY PM PEAK HOUR

Land Use	ITE Land Use Code	Quantity	Trip Rates ¹			Vehicle Trips		
			In	Out	Total	In	Out	Total
Grocery Store	850	40 ksf	4.71	4.53	9.24	188	181	369
Health/Fitness Club	492	41.5 ksf	1.97	1.48	3.45	82	61	143
Fast-Food Restaurant with Drive through Window	934	6.3 ksf	16.99	15.68	32.67	107	99	206
Coffee/Donut Shop with Drive through Window	937	2.0 ksf	21.69	21.69	43.38	43	43	86
Fast Casual Restaurant	930	5.2 ksf	7.77	6.36	14.13	40	33	73
High-Turnover (Sit Down) Restaurant	932	13.0 ksf	6.06	3.71	9.77	78	48	126
General Retail	820	53.9 ksf	1.83	1.98	3.81	99	107	206
Day Care	565	11.4 ksf	5.23	5.89	11.12	60	67	127
Medical Office	720	14.7 ksf	0.97	2.49	3.46	14	37	51
Assisted Living	254	51.0 ksf	0.14	0.34	.48	7	17	24
Super Convenience Market / Gas Station	960	6.8 ksf & 12 vfp ²	-	-	-	238	238	476
Gross Trips						956	931	1,887
Internal Trips ³						-48	-46	-94
Pass-By Trips ³						-356	-355	-711
New Vehicle Trips						552	530	1,082

Notes:

¹ Trip rates from the *Trip Generation Manual* (Institute of Transportation Engineers, 2017).

² Multi-variate regression applied using ksf and vfp as independent variables. ksf = thousand square feet. vfp = vehicle fueling positions.

² For analysis purposes, 5% internalization conservatively assumed.

³ The following pass-by percentages were applied based on data in the *Trip Generation Handbook* (Institute of Transportation Engineers, 2017):

- Grocery Store: 36%
- General Retail: 34%
- Fast-Casual and High-Turnover sit-down restaurant: 43%
- Fast-food restaurant with drive-through window: 50%
- Coffee/Donut Shop with Drive through Window: 50%
- Super Convenience market / Gas Station: 66%

TABLE 2
PROPOSED PROJECT TRIP GENERATION – SATURDAY MID-DAY PEAK HOUR

Land Use	ITE Land Use Code	Quantity	Trip Rates ¹			Vehicle Trips		
			In	Out	Total	In	Out	Total
Grocery Store	850	40 ksf	5.27	5.07	10.34	211	203	414
Health/Fitness Club	492	41.5 ksf	1.56	1.63	3.19	65	68	133
Fast-Food Restaurant with Drive through Window	934	6.3 ksf	27.98	26.88	54.86	176	169	345
Coffee/Donut Shop with Drive through Window	937	2.0 ksf	43.85	43.85	87.70	88	88	176
Fast Casual Restaurant	930	5.2 ksf	18.71	15.31	34.02	97	80	177
High-Turnover (Sit Down) Restaurant	932	13.0 ksf	5.71	5.48	11.19	74	71	145
General Retail	820	53.9 ksf	2.34	2.16	4.50	126	116	242
Day Care	565	11.4 ksf	1.07	0.63	1.70	12	7	19
Medical Office	720	14.7 ksf	1.77	1.33	3.10	26	20	46
Assisted Living	254	51.0 ksf	0.14	0.34	0.48	7	17	24
Super Convenience Market / Gas Station	960	6.8 ksf & 12 vfp ²	-	-	-	238	238	476 ³
Gross Trips						1,120	1,077	2,197
Internal Trips ⁴						-56	-54	-110
Pass-By Trips ⁵						-449	-448	-897
New Vehicle Trips						615	575	1,190

Notes:

¹ Trip rates from the *Trip Generation Manual* (Institute of Transportation Engineers, 2017).

² Multi-variate regression applied using ksf and vfp as independent variables. ksf = thousand square feet. vfp = vehicle fueling positions.

³ Weekday PM peak hour trip generation estimate was used for Saturday mid-day peak hour traffic volumes (due to lack of any such data in the *Trip Generation Manual*). This approach is supported by the measured traffic volumes entering/exiting Crocker Ranch Shopping Center (which includes a gas station), which were within 5% of each other during the weekday PM and Saturday mid-day peak hours.

⁴ For analysis purposes, 5% internalization conservatively assumed.

⁵ The following pass-by percentages were applied based on data in the *Trip Generation Handbook* (Institute of Transportation Engineers, 2017):

- Grocery Store: 36%
- General Retail: 34%
- Fast-Casual and High-Turnover sit-down restaurant: 43%
- Fast-food restaurant with drive-through window: 50%
- Coffee/Donut Shop with Drive through Window: 50%
- Super Convenience market / Gas Station: 66%

Trip Distribution/Assignment

City of Roseville staff directed that project access should be analyzed under 2035 conditions assuming that Roseville Parkway is connected between Foothills Boulevard and Washington Boulevard. The proposed project (including permitted driveway turning movements) was added to the travel demand model and select zone assignments were run to identify the expected distribution of new vehicle trips.

Figure 2 displays estimated trip distribution.

Given the project's size and accessibility from four public streets, the assignment of new project trips considered the following:

- Trip generation of each sub-area of the project (i.e., northerly, southerly, and easterly)
- Permitted driveway turning movements
- Ability to perform u-turns at adjacent public street intersections

Three separate trip assignments were performed. Pass-by trip assignments considered the relative volume of traffic on each public street, and ease of performing pass-by movements.

Figures 3 and 4 display the resulting weekday PM peak hour volumes and the Saturday mid-day peak hour volumes at each project driveway.

Review of Project Access

We reviewed the project site plan with respect to the following:

- Consistency of project driveway design (widths, throat depths, permitted turning movements, location, etc.) with applicable City standards
- Estimated maximum queue lengths at driveways
- Need for right-turn deceleration lanes/tapers
- Evaluation of project driveway interactions with adjacent Crocker Ranch Shopping Center
- Review of internal circulation

Project Driveway Design Relative to City Standards

The following standards contained in the *City of Roseville Design and Construction Standards* (2016) are applicable to the project site plan review:

- Driveways shall be at least 200 feet apart on collector streets, and 250 feet apart on arterial streets.
- No portion of a driveway shall be allowed within the straight portion of a deceleration lane, but driveways may be allowed within tapers.
- No portion of a driveway shall be allowed within a separate bus turnout, including tapers.
- Driveways on collector streets shall be at least 150 feet from the nearest intersection.
- Driveways on arterial streets shall be at least 185 feet from the nearest intersection (and also subject to placement standards relative to bus shelters according to details ST-48 and St-49).
- Right-turn deceleration lanes shall be provided at driveways when: the driveway is located on an arterial, the right-turn ingress volume is expected to exceed 50 vehicles per hour, there is ample room to fit a deceleration lane, and the travel speed of the roadway equals or exceeds 45 mph. There may be cases where some of the criteria are met, but City staff may still require a deceleration lane in the interest of safety.
- Where the beginning of a deceleration taper (see Detail ST024) will be within 100 feet of the end of an acceleration taper, the deceleration and acceleration lanes shall be merged to form a continuous auxiliary lane.
- A minimum 200-foot left-turn ingress lane (plus 120-foot taper) is required at driveways on an arterial that permit left-turn ingress. Left-turn lanes are not required on collector streets.
- On six-lane arterials, outbound left-turns from driveways shall be prohibited, and driveways within 400 feet of an intersection containing left-turn pockets shall be right turn-in/out only.

A detailed review of project driveway locations and permitted turning movements revealed consistency with the above standards for all driveways along Woodcreek Oaks Boulevard and Painted Desert Drive. The following driveways on Blue Oaks Boulevard and Roseville Parkway do not meet an applicable design standard:

- Driveway 3 on Blue Oaks Boulevard would be situated less than 250 feet from the end of the taper to the existing bus turnout. This condition, which is represented by Case 1 on Detail ST-48, requires that the bus turnout be extended as a deceleration lane to the driveway.
- The left-turn ingress lane on northbound Roseville Parkway at Driveway 5 would be 150 feet in length, which is less than the minimum of 200 feet identified in the City's design standards. However, as shown on Figures 2 and 3, this turn lane would accommodate fewer than 20 vehicles per hour (i.e., one every three minutes on average). And as shown in later tables, the maximum queue in this driveway would be three vehicles (75 feet). Accordingly, the proposed 150-foot storage design is considered adequate.

Driveway Throat Depth and Turn Lane Vehicle Storage Requirements

It is important that projects be designed with adequate on-site storage for vehicles desiring to exit. If not provided, internal parking drive aisles can be blocked, which could cause inbound traffic to spill back onto the adjacent public street. **Table 3** displays the available throat depth according to the project site plan, as well as the maximum expected vehicle queue at each project driveway for both weekday PM peak hour and Saturday mid-day peak hour conditions. The throat depth estimates consider the availability of gaps in the adjacent street traffic stream based on cumulative levels of traffic. Refer to Appendix A for technical calculations.

Table 3 indicates that aside from Driveways 2 and 5, the project proposes adequate throat depths for anticipated travel behavior and demand. To address insufficient throat depths, the following are recommended at these two driveways:

- Driveway 2 – Paint “Do Not Block Intersection” pavement markings at the first internal intersection along this driveway.²
- Driveway 5 – Relocate parking drive aisle opening such that 200 feet of throat depth is provided. Additionally, widen the driveway approach to Roseville Parkway to include dedicated 50-foot outbound left- and right-turn lanes. Lastly, stripe the median of Roseville Parkway in the vicinity of this driveway as a two-way left-turn lane to enable two-stage gap acceptance.³

Table 4 displays proposed storage length and maximum estimated vehicle queue for the three left-turn ingress lanes proposed to serve the project site. As shown, the proposed storage length for all left-in movements is adequate based on anticipated demand. Refer to Appendix A for technical calculations

² Alternative strategies were also considered including:

- Install raised median through first internal intersection. However, given the adjacent parking lot and building layouts (and potential for u-turns and other undesirable movements), this improvement was not recommended.
- Closure of the first drive aisle opening along this driveway was also rejected due to the likely of adverse circulation affects.

³ The provision of full access at this driveway was evaluated in light of prior analyses by Fehr & Peers showing that this segment of Roseville Parkway could ultimately carry over 25,000 vehicles per day. However, the following factors were critical in reaching a determination that full-access could be provided:

- Gaps in through traffic would be provided by the roundabout at Painted Desert Drive and traffic signal on Blue Oaks Boulevard.
- The full-access driveway would form a T-intersection (i.e., not have an opposing driveway).
- Treatments (i.e., dedicated left- and right-turn lanes and two-way left-turn lane on Roseville Parkway) have been recommended to improve ingress/egress at this driveway.

TABLE 3:
DRIVEWAY THROAT DEPTH REQUIREMENTS

Intersection	Movement	Proposed Throat Depth ¹	Maximum Vehicle Queue -Weekday PM Peak Hour	Maximum Vehicle Queue - Saturday Mid-Day Peak Hour
Driveway 1	Outbound Right	110' (4 vehicles)	75' (3 vehicles)	75' (3 vehicles)
Driveway 2	Outbound Right	110' (4 vehicles)	150' (6 vehicles)	150' (6 vehicles)
Driveway 3	Outbound Right	175' (7 vehicles)	100' (4 vehicles)	125' (5 vehicles)
Driveway 4	Outbound Right	125' (5 vehicles)	100' (4 vehicles)	100' (4 vehicles)
Driveway 5	Outbound Left/Right	60' (2 vehicles)	200' (8 vehicles)	150' (6 vehicles)
Driveway 6	Outbound Left/Right	60' (2 vehicles)	25' (1 vehicle)	25' (1 vehicle)
Driveway 7	Outbound Right	125' (5 vehicles)	125' (5 vehicles)	125' (5 vehicles)
Driveway 8	Outbound Right	125' (5 vehicles)	75' (3 vehicles)	75' (3 vehicles)
Driveway 9	Outbound Right	40' (1 vehicle)	25' (1 vehicle)	25' (1 vehicle)

Notes:

¹ 1 vehicle length is equivalent to 25 feet.

Highlighted cells represent queues that exceed the available storage.

Source: Fehr & Peers, 2018.

TABLE 4:
MAXIMUM VEHICLE QUEUE

Intersection	Movement	Proposed Storage Length ¹	Maximum Vehicle Queue -Weekday PM Peak Hour	Maximum Vehicle Queue - Saturday Mid-Day Peak Hour
Driveway 4	Left-In From Roseville Pkwy	300' (12 vehicles)	125' (5 vehicles)	125' (5 vehicles)
Driveway 5	Left-In From Roseville Pkwy	150' (6 vehicles)	50' (2 vehicles)	75' (3 vehicles)
Driveway 6	Left-In From Painted Desert	150' (6 vehicles)	75' (3 vehicles)	75' (3 vehicles)

Notes:

¹ 1 vehicle length is equivalent to 25 feet.

Source: Fehr & Peers, 2018.

Need for Right-Turn Deceleration Lanes/Tapers

Driveways 1 and 2 on Woodcreek Oaks Boulevard, and Driveways 3 and 8 on Blue Oaks Boulevard each meet all applicable conditions (as described in the City's Improvement Standards) warranting construction of a right-turn deceleration lane.

Since Roseville Parkway has a posted speed limit of 35 miles per hour (mph), it does not meet the minimum speed limit component of the City's standards relating to deceleration lanes. The following is recommended:

- Construct a right-turn deceleration lane at Driveway 4. This is recommended given that this driveway is situated 290 feet from Blue Oaks Boulevard and is projected to serve 128 right-turn ingress vehicles during the weekday PM peak hour. These conditions suggest that a right-turn deceleration lane would improve operations
- Construct right-turn deceleration tapers at Driveways 5 and 7.

Deceleration lanes/tapers are not required on collector streets, such as Painted Desert Drive.

Evaluation of Project Driveway Interactions with Adjacent Crocker Ranch Shopping Center

The Crocker Ranch Shopping Center (featuring a Safeway Store and other retail pads) is located in the southwest quadrant of the Blue Oaks Boulevard/Woodcreek Oaks Boulevard intersection. It consists of two right-turn only driveways on Blue Oaks Boulevard, a right-turn only driveway on Woodcreek Oaks Boulevard, and a full-access driveway on Woodcreek Oaks Boulevard that is located directly opposite from the proposed location of Driveway 2.

At the outset of this study, concerns were raised that Driveway 2 could adversely affect the existing full access Crocker Ranch Shopping Center driveway, potentially causing greater vehicle queues or the need to restrict certain turning movements. Meetings were held with City staff, in which it was concluded that the Crocker Ranch Shopping Center driveway should remain full access while Driveway 2 should be restricted to right-turns only.

The following three options are generally available to provide these turning movements:

1. Post signs exiting Driveway 2 indicating that outbound left-turns are prohibited, and on southbound Woodcreek Oaks Boulevard indicating that inbound left-turns are prohibited.
2. Construct a raised 'gull wing' median within Woodcreek Oaks Boulevard (similar to what exists on Fairway Drive at the Lowes Home Improvement Store).
3. Construct a triangular raised median at Driveway 2 along with a narrow median extension directly south and north of the triangular median to physically prohibit left-turns (similar to what exists on Rocky Ridge Drive at the Kaiser Medical Center)

Option 1 was removed from further consideration due to concerns that signage alone would not be sufficient to prohibit the left-turns in/out of Driveway 2. Option 2 was also rejected because it would increase the complexity of an already challenging (i.e., consistent flows of through and turning traffic on Woodcreek Oaks Boulevard) and heavily used (188 vehicles during the weekday PM peak hour) outbound left-turn movement.

Option 3 was selected as the preferred option because it would have the least effect on the Crocker Shopping Center, along with a greater probability that motorists would not try to turn left in/out of Driveway 2. In addition to the driveway raised median treatment, signage should be placed at the driveway and in the Woodcreek Oaks Boulevard median indicating that left-turns are prohibited.

Review of Internal Circulation

The prior sections included a variety of recommendations that would improve ingress/egress from adjacent streets as well as overall driveway operations. The following additional recommendations are offered to further improve on-site circulation:

- Install a raised crosswalk across the continuous drive aisle that extends from Driveway 1 to 5. As shown on Figure 4, this crosswalk would be part of the paseo that extends from the retail pads to south of Painted Desert Drive to access residential areas. The raised crosswalk would slow motorists who might otherwise be tempted to use this driveway as a short-cut.

TECHNICAL MEMORANDUM

Date: October 15, 2018
To: Matthew Todd and Marc Stout, City of Roseville
From: John Gard, Fehr & Peers
Subject: **Supplemental Analysis of Campus Oaks Town Center**

RS18-3718

Purpose

This technical memorandum provides supplemental information regarding the Campus Oaks Town Center, which would be located in the southeast quadrant of the Blue Oaks Boulevard/Woodcreek Oaks Boulevard intersection in Roseville. Specifically, it explains why two recent evaluations of that project differed in their technical approach, but were each adequate for their intended purpose. It then presents a supplemental traffic operations analysis supporting this conclusion.

Background

Kittelson & Associates prepared a technical memorandum (dated May 31, 2018) that analyzed the long-term impacts of the Campus Oaks Town Center. Page 4 of that memorandum contains the following conclusions:

"Since the proposed land use amendment would result in little to no increase in net new peak hour trips relative to the previous land use approval in 2016 and a slight reduction in net new peak hour trips relative to the original Campus Oaks project approval in 2015, none of the conclusions relating to the more current F&P June 13, 2016 memo or former F&P January 28, 2015 memo would change. This includes conclusions with regard to City-wide public intersection operations and mitigations, roadway segment operations outside Roseville City Limits, State Route 65 freeway analysis results, and Vehicle Miles of Travel (VMT)."

Fehr & Peers analyzed access and on-site circulation for the Campus Oaks Town Center, with the results documented in a Technical Memorandum dated July 31, 2018. Refer to Appendix A for both studies.

The Kittelson & Associates and Fehr & Peers Technical Memoranda differ in terms of their purpose and in how they estimated the Town Center's trips. The Kittelson work focused on analyzing how the proposed land use amendment would alter any of the previous conclusions regarding project impacts under 2025 conditions. For consistency purposes, that approach required continued use of a given set of trip generation rates.

A purposefully conservative approach was taken in the 2018 Fehr & Peers' access study by assuming a mix of high-intensity retail land uses and corresponding trip rates. It also conservatively assumed that only five percent of these trips would remain internal to the project. These assumptions ensured that the traffic volumes expected to enter/exit the project would not be underestimated. In other words, the Fehr & Peers study resulted in project access recommendations that will work no matter which types of retail uses are constructed and what level of internalization of trips is achieved.

Despite these two studies taking different technical approaches to trip generation, this technical memorandum asserts and then demonstrates that **cumulative traffic conditions at intersections in the vicinity of the project would be nearly identical regardless of which trip generation approach** is taken. This conclusion is based on the following:

1. The project is accessible from a total of nine driveways located on four public streets. This effectively distributes ingress/egress across much of the project's frontage (versus access being limited to one or two driveways).
2. The surrounding roadway network has substantial capacity that accommodate background as well as project trips including eight-lane (planned) Blue Oaks Boulevard, four-lane Woodcreek Oaks Boulevard, two- to four-lane Roseville Parkway, and two-lane Painted Desert Drive.

To further test the above assertion shown in bold, the following technical analysis was performed.

Technical Analysis

The following intersections in the vicinity of the project were analyzed under cumulative PM peak hour conditions:

1. Blue Oaks Boulevard/Woodcreek Oaks Boulevard (signalized)
2. Blue Oaks Boulevard/Roseville Parkway (signalized)
3. Blue Oaks Boulevard/New Meadow Drive (signalized)
4. Blue Oaks Boulevard/Foothills Boulevard (signalized)
5. Woodcreek Oaks Boulevard/Painted Desert Drive (signalized)
6. Roseville Parkway/Painted Desert Drive (roundabout)
7. Blue Oaks Boulevard/Roseville Parkway (signalized)

The analysis was conducted for weekday PM peak hour conditions because the project consists of primarily retail land uses, whose weekday trip generation is greatest during the PM peak hour. The City's 2025 CIP travel demand model was used for two reasons. First, it was used as part of the most recent environmental review process for the project. Second and most important, the 2025 CIP model

estimates greater volumes of traffic on Blue Oaks Boulevard and Roseville Parkway than the City's 2035 model (by virtue of the 2025 model excluding Placer Parkway).

These seven intersections were analyzed for the following two scenarios:

- Scenario 1 – consists of buildout of the Campus Oaks Master Plan including the proposed Campus Oaks Town Center. This scenario will reflect the Town Center's trip generation, as estimated in the Kittelson & Associates' May 31, 2018 Technical Memorandum.
- Scenario 2 – is identical to Scenario 1, but bases the Town Center's trip generation on the Fehr & Peers' July 31, 2018 Technical Memorandum.

All signalized study intersections were analyzed using the SimTraffic micro-simulation model. Intersection 6, which is a multi-lane roundabout, was analyzed using the Sidra software program. The two scenarios each assume the planned widening of Blue Oaks Boulevard to eight lanes from west of Woodcreek Oaks Boulevard to east of Foothills Boulevard. They also each assume identical intersection lane configurations and signal timings.

The traffic forecasts for Scenario 1 are very similar to the 2025 forecasts prepared for the Campus Oaks Master Plan Land Use Amendment in 2016. The resulting intersection levels of service (LOS) from this study match those from the 2016 study.

Traffic forecasts for Scenario 2 were developed by adding the net increase of 482 new vehicle trips¹ between the 2018 Kittelson & Associates and Fehr & Peers studies to the study intersections. These new trips were assigned to the study intersections in accordance with the trip distribution percentages shown in the 2018 Fehr & Peers study.

Table 1 displays the average delay and LOS at the seven study intersections under 2025 conditions with Scenarios 1 and 2. Refer to Appendix B for technical calculations. This table indicates Scenarios 1 and 2 yield identical LOS results. At five of the seven intersections, the average delay is unchanged or increases by one second. The delay increase at the other two intersections range was 3 and 7 seconds.

¹ More than half of this increase is attributable to the 2018 Fehr & Peers study assuming lower levels of internal trips and external non-auto trips so as to provide a conservative analysis of project access needs.

**TABLE 1:
INTERSECTION LEVEL OF SERVICE – 2025 CONDITIONS**

Intersection	Control	Peak Hour	Scenario 1 ¹		Scenario 2 ²	
			Avg. Delay ³	LOS	Avg. Delay ³	LOS
1. Blue Oaks Boulevard/ Woodcreek Oaks Boulevard	Traffic Signal	PM	59	E	59	E
2. Blue Oaks Boulevard/ Roseville Parkway	Traffic Signal	PM	41	D	42	D
3. Blue Oaks Boulevard/ New Meadow Drive	Traffic Signal	PM	27	C	28	C
4. Blue Oaks Boulevard/Foothills Boulevard	Traffic Signal	PM	79	E	79	E
5. Woodcreek Oaks Boulevard/ Painted Desert Drive	Traffic Signal	PM	21	C	24	C
6. Roseville Parkway/Painted Desert Drive	Roundabout	PM	11	B	12	B
7. Blue Oaks Boulevard/Roseville Parkway	Traffic Signal	PM	61	E	68	E

Notes:

¹ Scenario 1 consists of buildout of the Campus Oaks Master Plan including the Campus Oaks Town Center. This scenario reflects the Town Center's trip generation, as estimated in the Kittelson & Associates' May 31, 2018 Technical Memorandum.

² Scenario 2 is identical to Scenario 1, but bases the Town Center's trip generation on the Fehr & Peers' July 31, 2018 Technical Memorandum.

³ Average delay and LOS for signalized intersections and roundabouts is the weighted average for all movements.

Source: Fehr & Peers, 2018.

Conclusions

This supplemental analysis has demonstrated that while the technical approaches contained within the 2018 Kittelson & Associates and Fehr & Peers Technical Memoranda were different, they would result in nearly identical cumulative traffic conditions (including no changes in intersection LOS) on City of Roseville streets. The 2018 Fehr & Peers' access study was purposefully conservative so that its recommendations will work no matter which types of retail uses are constructed and what level of internalization of trips is achieved.

RESOLUTION NO. 18-493

AMENDING THE GENERAL PLAN TO CHANGE THE TEXT WITHIN
THE LAND USE ELEMENT

WHEREAS, a proposal has been submitted to amend the General Plan of the City of Roseville by changing the text within the Land Use Element; and

WHEREAS, the Planning Commission held a public hearing on the proposed General Plan amendment on October 25, 2018; and

WHEREAS, on December 5, 2018, the City Council held a public hearing at which time the proposed amendments were considered; and

WHEREAS, on December 5, 2018, the City Council considered a third addendum to the Hewlett-Packard Master Plan Environmental Impact Report (EIR)/Initial Study certified on June 6, 1996; and

WHEREAS, the City Council has independently considered the significant environmental effects of the Hewlett-Packard Campus Oaks Commercial Project ("Project") as shown in the initial study/third addendum; and

WHEREAS, the Council desires to approve said amendments to the Roseville General Plan as conducive to public interest, health, safety and welfare, and consistent with the land use practices of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the General Plan Amendments changing the text within the Land Use Element (attached as Exhibit B) are hereby adopted.

BE IT FURTHER RESOLVED, that the Development Services Director is hereby directed to retain said General Plan Amendments on permanent public display in the Development Services Department of the City of Roseville.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

City Clerk

RESOLUTION NO. 18-494

AMENDING THE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATIONS ON
CERTAIN PROPERTY IN THE CITY OF ROSEVILLE

WHEREAS, a proposal has been submitted to amend the General Plan of the City of Roseville by changing the land use designations on certain property located in the North Industrial Area on the Hewlett-Packard Campus Oaks Master Plan; and

WHEREAS, the Planning Commission held a public hearing on the proposed General Plan amendments on October 25, 2018; and

WHEREAS, on December 5, 2018, the City Council held a public hearing at which time the proposed amendments were considered; and

WHEREAS, on December 5, 2018, the City Council considered a third addendum to the Hewlett-Packard Master Plan Environmental Impact Report (EIR)/Initial Study certified on June 6, 1996; and

WHEREAS, the City Council has independently considered the significant environmental effects of the Hewlett-Packard Campus Oaks Commercial Project ("Project") as shown in the initial study/third addendum; and

WHEREAS, the Council desires to approve said amendments to the Roseville General Plan as conducive to public interest, health, safety and welfare, and consistent with the land use practices of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the General Plan Amendments changing the land use designations on certain property located in the North Industrial Area on the Hewlett-Packard Campus Oaks Master Plan (attached as Exhibit B) are hereby adopted.

BE IT FURTHER RESOLVED, that the Development Services Director is hereby directed to retain said General Plan Amendments on permanent public display in the Development Services Department of the City of Roseville.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

City Clerk

TABLE II-2
TOTAL LAND USE ALLOCATION

USE CATEGORY	GROSS ¹ ACRES	% OF TOTAL ACRES
Residential (RES)	12,854	45%
Commercial (COM)	2,276 2,286	8%
Business Professional (BP)	792 782	3%
Industrial (IND)	2,369	8%
Open Space (OS)	3,151	11%
Park & Recreation (PR)	2,136	8%
Public/Quasi Public (P/QP)	2,719	10%
Right of Way (ROW)	1,978	7%
TOTAL	28,274	100%

SOURCE: City of Roseville Planning Division
Updated: September 6, 2017

TABLE II-3
LAND USE ALLOCATION BY INCORPORATED SUBAREA (in acres)

SUBAREA	RES	COM ²	BP	IND ³	OS ⁴	PR ⁵	P/QP ⁶	ROW	TOTAL ACRES
INFILL	3,349	571	201	914	479	465	2,109	426	8,514
SERSP	559	83	99	0	74	111	20	78	1,024
NERSP	132	300	308	0	94	13	10	97	954
NWRSP	1,759	119	11	0	155	353	107	159	2,663
NCRSP	656	339	162	78	183	100	75	232	1,825
NIPA	307	68 78	6 0	1,287	173	53	9	129	2,031
DWSP	659	13	0	0	98	378	4	51	1,203
HRNSP	294	162	0	0	37	37	48	99	677
NRSP	998	81	0	0	184	117	68	121	1,569
SRSP	616	35	5	0	270	78	23	90	1,117
WRSP	1,758	55	0	88	705	251	147	190	3,194
RGSP	21	29	0	0	0	0	0	0	50
DTSP	27	110	0	2	0	37	0	0	176
SVSP	1,133	241	0	0	357	105	72	173	2,081
CSP	248	19	0	0	177	16	10	32	502
ARSP	338	51	0	0	165	22	17	101	694
TOTAL ACRES	12,854	2,276 2,286	792 786	2,369	3,151	2,136	2,719	1,978	28,274

SOURCE: City of Roseville Planning Division
Updated: September 6, 2017

¹ Gross acreage includes road and highway rights-of-way, easements, etc.

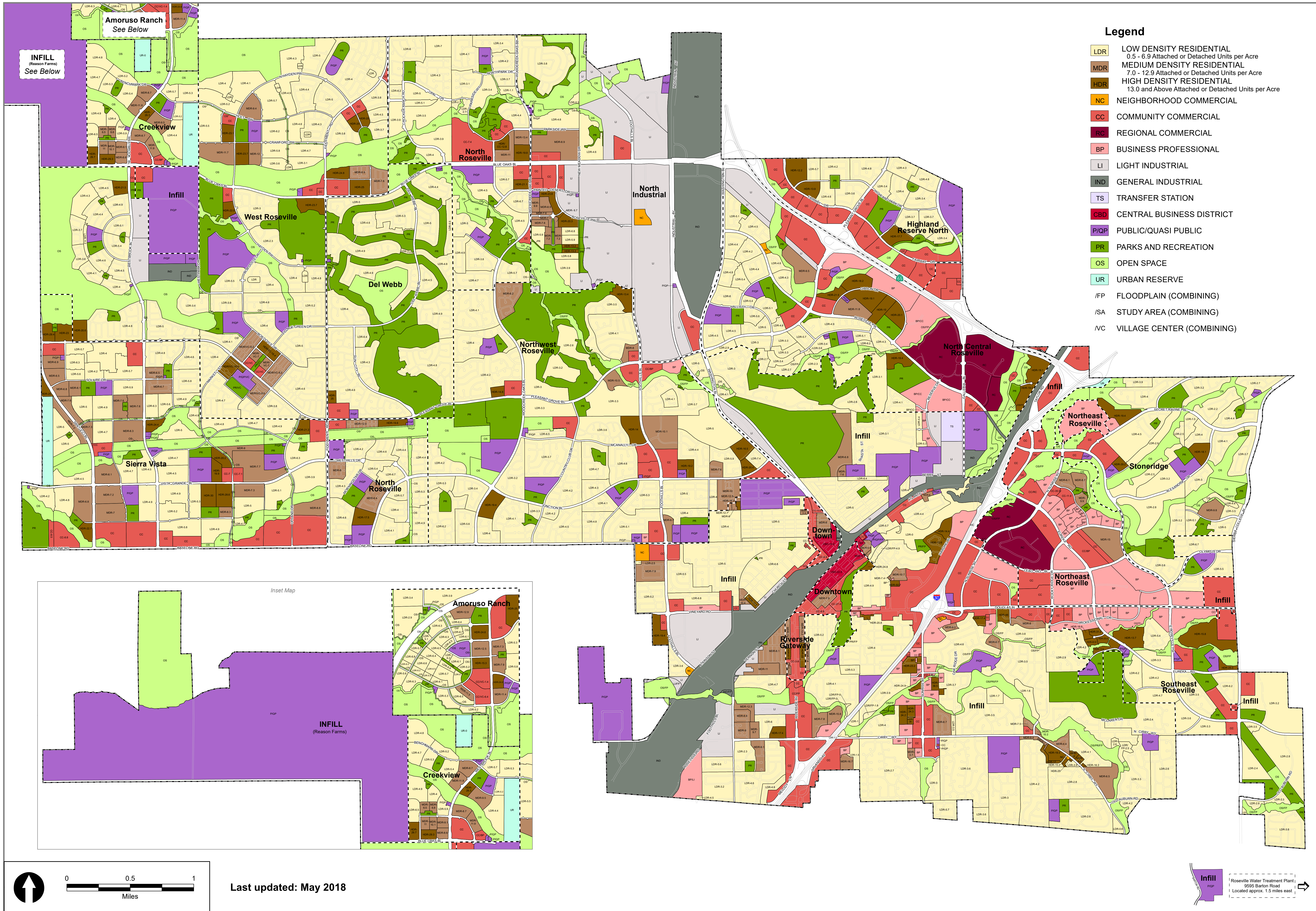
² Commercial includes neighborhood commercial, community commercial, regional commercial and central business district.

³ Industrial includes general industrial, light industrial, and transfer station.

⁴ Open Space includes open space, floodway open space, paseos, wildlife/vernal pool preserves, and 80 acres of Urban Reserve.

⁵ Parks and Recreation includes developed park and recreation areas and golf courses.

⁶ Public/Quasi Public includes: schools, churches, fire stations, electrical substations, corporation yards, well sites, tank and pump station sites, solid waste recycled drop off and park & ride lots.



ORDINANCE NO.

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
REZONING CERTAIN REAL PROPERTY LOCATED WITHIN THE
CITY OF ROSEVILLE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. That certain real property within the City of Roseville as shown and so designated in Exhibit "C," attached and incorporated herein by reference, is hereby rezoned as follows:

In accordance with the zoning standards designated in the Hewlett-Packard Campus Oaks Master Plan.

SECTION 2. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 3. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

CAMPUS OAKS TOWN CENTER

GENERAL PLAN AND ZONING AMENDMENT

AUGUST 13, 2018

SITE ADDRESS:

1485, 1491 AND 1495 BLUE OAKS BLVD.
9030 WOODCREEK OAKS BLVD.
ROSEVILLE, CA 95747

OWNER:

BBC ROSEVILLE OAKS, LLC.
CONTACT: STEPHEN DES JARDINS
130 DIAMOND CREEK PLACE
ROSEVILLE, CALIFORNIA 95678
PHONE: (916) 786-8158

ENGINEERS

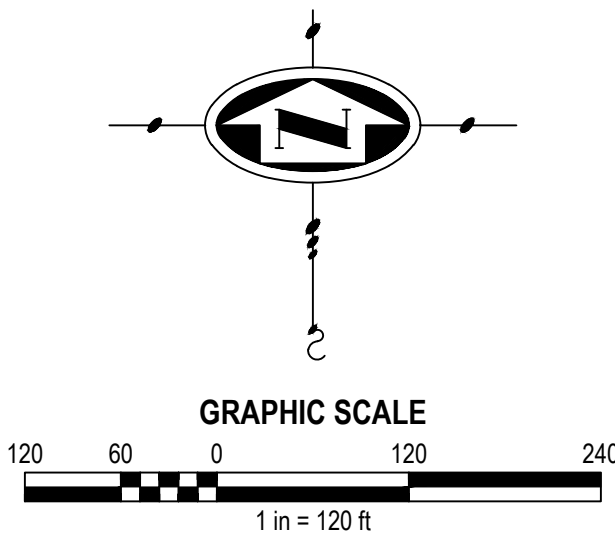
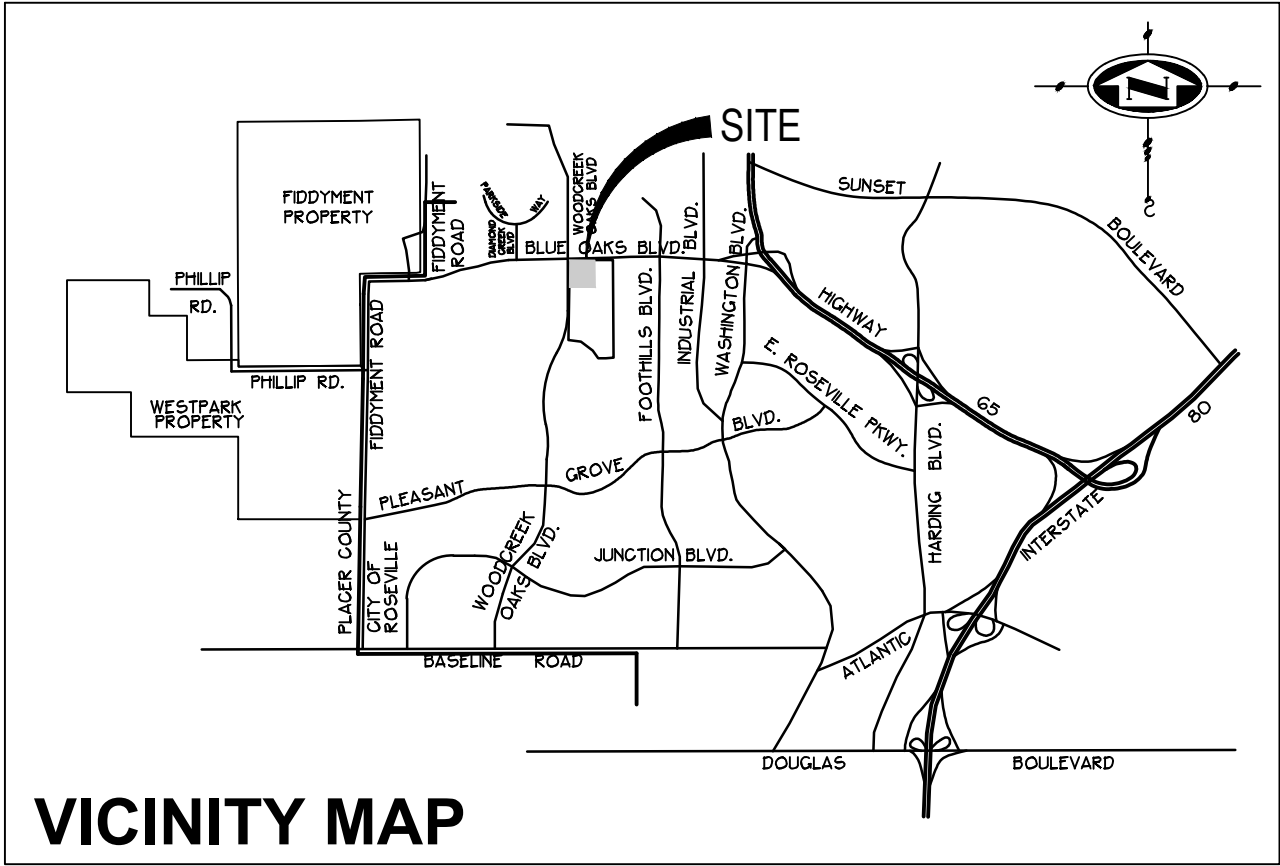
MORTON & PITALO, INC.
75 IRON POINT CIRCLE, STE 120
FOLSOM, CA 95630
PHONE: (916) 984-7621
CONTACTS: GREG BARDINI

APN

481-260-001, 481-260-003, 481-260-003, 481-260-004

AREA

29.75 AC.

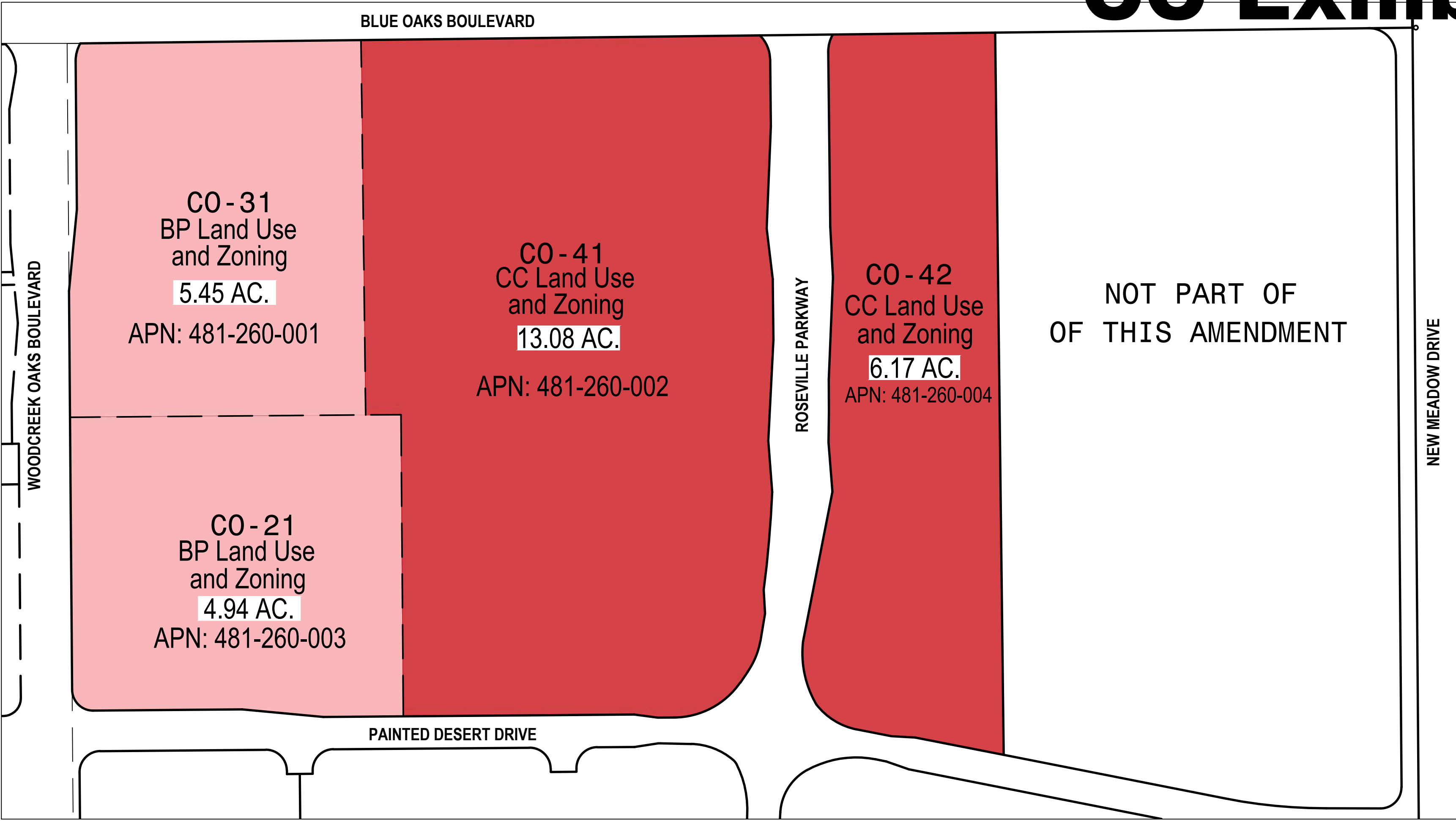


GPA AND REZONING SUMMARY TABLE				
Designation	Existing Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
BP	10.39	0	10.39	0
CC	19.25	29.64	19.25	29.64

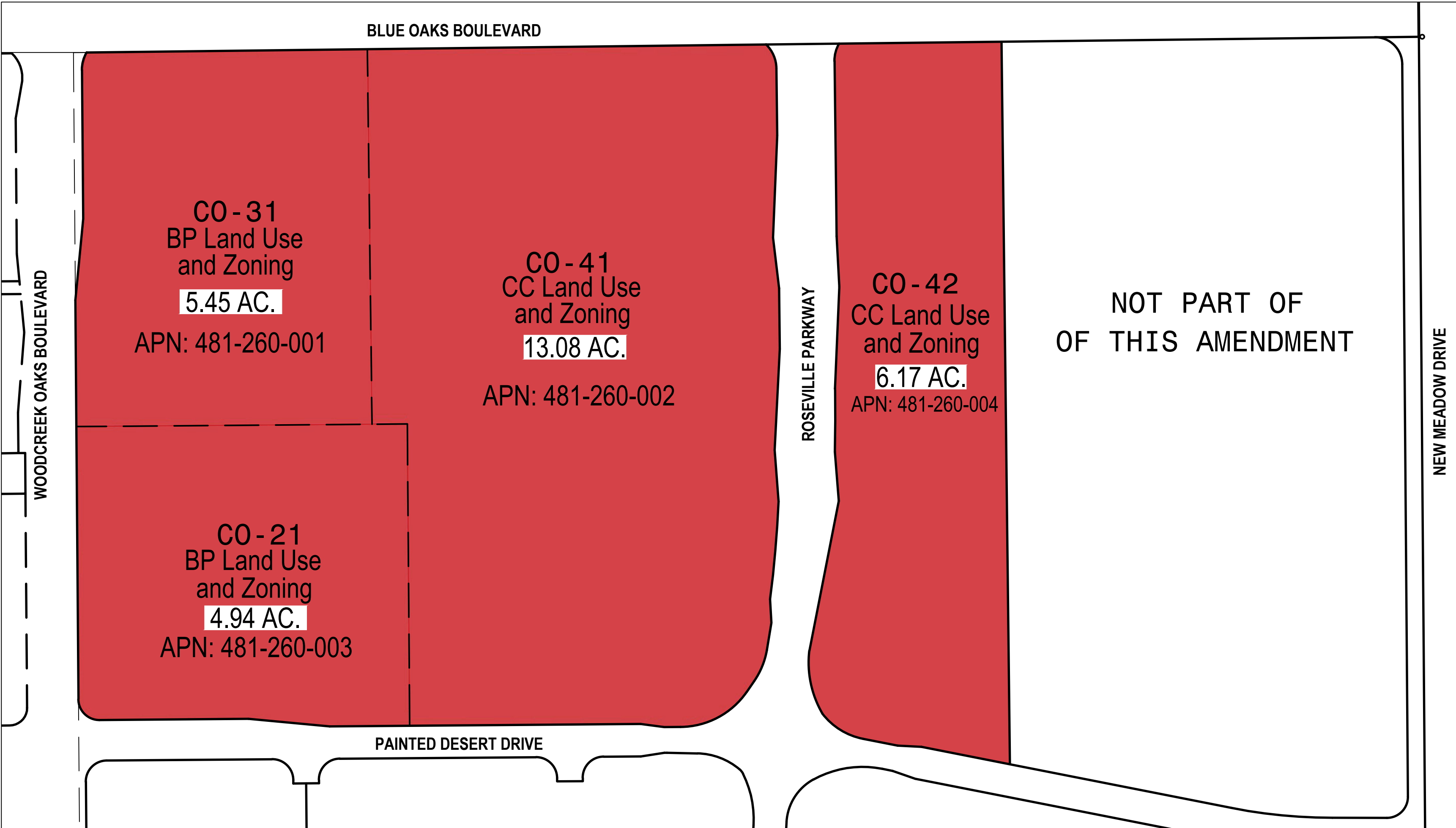
Legend

CC COMMUNITY COMMERCIAL
BP BUSINESS PROFESSIONAL

EXISTING GENERAL PLAN AND ZONING



PROPOSED GENERAL PLAN AND ZONING



ORDINANCE NO.

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
ADOPTING A SEVENTH AMENDMENT TO THE DEVELOPMENT AGREEMENT BY
AND BETWEEN THE CITY OF ROSEVILLE AND BBC ROSEVILLE OAKS, LLC
RELATIVE TO THE CAMPUS OAKS PROPERTY WITHIN THE HEWLETT-PACKARD
CAMPUS OAKS MASTER PLAN AND AUTHORIZING THE CITY MANAGER TO
EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. In accordance with Chapter 19.84 of Title 19 of the Roseville Municipal Code (the Zoning Ordinance) of the City of Roseville, the City Council has received the recommendation of the Planning Commission that the City of Roseville enter into a Seventh Amendment to Development Agreement by and between the City of Roseville and BBC Roseville Oaks, LLC, pertaining to the property located within the Hewlett-Packard Roseville Master Plan area.

SECTION 2. Prior to considering the proposed Seventh Amendment to Development Agreement, the City Council considered the Third Addendum to the Hewlett-Packard Master Plan Environmental Impact Report/Initial Study pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 *et seq.*

SECTION 3. The Council of the City of Roseville has reviewed the findings of the Planning Commission recommending approval of the Seventh Amendment to Development Agreement, and makes the following findings:

1. The Seventh Amendment to Development Agreement is consistent with the objectives, policies, programs and land use designations of the City of Roseville General Plan and the Hewlett-Packard Campus Oaks Master Plan Amendment for the Campus Oaks Property;
2. The Seventh Amendment to Development Agreement is consistent with the City of Roseville Zoning Ordinance;
3. The Seventh Amendment to Development Agreement is in conformance with the public health, safety and welfare;
4. The Seventh Amendment to Development Agreement will not adversely affect the orderly development of the property or the preservation of property values; and
5. The provisions of the Seventh Amendment to Development Agreement will provide sufficient benefit to the City to justify entering into said Amendment;

SECTION 4. The Seventh Amendment to Development Agreement, by and between the City of Roseville and BBC Roseville Oaks, LLC, a copy of which is on file in the City Clerk's

Department and incorporated herein by reference, is hereby approved and the City Manager is authorized to execute it on behalf of the City of Roseville.

SECTION 5. The City Clerk is directed to record the executed Development Agreement Amendment within ten (10) days of the execution of the agreement by the City Manager with the County Recorder's Office of the County of Placer.

SECTION 6. This ordinance shall be effective at the expiration of thirty (30) days from the date of its adoption.

SECTION 7. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

OFFICIAL BUSINESS
Document entitled to free recording
Government Code Section 6103

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City Clerk
City of Roseville
311 Vernon Street
Roseville, CA 95678

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

**SEVENTH AMENDMENT OF DEVELOPMENT AGREEMENT
BY AND BETWEEN THE CITY OF ROSEVILLE
AND BBC ROSEVILLE OAKS, LLC
RELATIVE TO THE
CAMPUS OAKS PROPERTY WITHIN THE
HEWLETT-PACKARD CAMPUS OAKS MASTER PLAN**

This Seventh Amendment of Development Agreement (the "Seventh Amendment") is entered into this ____ day of _____, 2018, by and between the **CITY OF ROSEVILLE**, a municipal corporation, hereinafter "City", and **BBC ROSEVILLE OAKS, LLC**, an Illinois limited liability company, hereinafter "Landowner", pursuant to the authority of Sections 65864 through 65869.5 of the Government Code of California.

Recitals

1. **Development Agreement.** On August 1, 1996, the City and Hewlett-Packard Company entered into that certain agreement entitled "Development Agreement By and Between The City of Roseville and Hewlett-Packard Company Relative to the Roseville Master Plan" (the "Original Development Agreement"). The Original Development Agreement was recorded in the Official Records of Placer County on August 16, 1996, as instrument No. 96-00047544 and re-recorded on March 25, 1998 as Instrument No. 98-0019739.

2. **First Amendment of Development Agreement.** On May 23, 2001, the City and Hewlett-Packard Company entered into that certain agreement entitled "First Amendment of Development Agreement By and Between The City of Roseville and Hewlett-Packard Relative to the Roseville Master Plan" ("First Amendment"). The First Amendment was recorded in the Official Records of Placer County on June 7, 2001, as Instrument No. 2001-0056191. The Original Development Agreement, as amended by the First Amendment, shall be referred to herein as the "Development Agreement." Except as otherwise defined herein, all capitalized terms used herein shall have meanings ascribed thereto in the Development Agreement unless otherwise provided

herein. All reference to "Section" herein, unless otherwise noted, shall mean and refer to the corresponding Section of the Development Agreement.

3. **Subdivision of Hewlett-Packard Property.** Hewlett-Packard subdivided the Master Plan Property into four Parcels. Subsequent to that time, Hewlett-Packard transferred and/or sold parcels to other landowners. Therefore, there are multiple landowners with legal interest in the existing Development Agreement.

4. **Campus Oaks Master Plan.** On August 5, 2015, the City approved the Hewlett-Packard Campus Oaks Master Plan Amendment that amended the Master Plan for Parcel 1 and Parcel 4.

5. **Second Amendment of Development Agreement for Parcels 1 and 4.** On August 19, 2015, the City approved entering into a Second Amendment to the Development Agreement for Parcel 1 and Parcel 4 with Hewlett-Packard and BBC Roseville Oaks LLC.

6. **Third Amendment of Development Agreement for Parcel 1.** On August 19, 2015, the City approved entering into a Third Amendment to the Development Agreement for Parcel 1 with Hewlett-Packard.

7. **Fourth Amendment of Development Agreement for Parcel 4.** On August 19, 2015, the City approved entering into a Fourth Amendment to the Development Agreement for Parcel 4 with BBC Roseville Oaks, LLC.

8. **Fifth Amendment of Development Agreement for Parcel 4.** On September 7, 2016, the City approved entering into a Fifth Amendment to the Development Agreement for Parcel 4 with BBC Roseville Oaks, LLC.

9. **Sixth Amendment of Development Agreement for Parcel 3.** On May 18, 2017, the City approved entering into a Sixth Amendment to the Development Agreement for Parcel 3 with Quality Investment Properties Roseville, LLC, Quality Investment Properties Roseville II, LLC, and Quality Investment Properties Roseville Land Company, LLC.

10. **Campus Oaks Property Subject to Seventh Amendment.** The subject of this Seventh Amendment is the development of the Campus Oaks Property, as defined in the Fifth Amendment and more particularly described in Exhibit A attached and incorporated hereto and diagrammed in Exhibit B also attached and incorporated hereto. Landowner represents that it owns the Campus Oaks Property in fee and that all other persons holding legal or equitable interests in the Campus Oaks Property shall be bound by this Seventh Amendment.

11. **Purpose of Amendment.** The purpose of this Seventh Amendment is to modify some of the land use acreages within the Campus Oaks Property so as to remove 10.5 acres of Business Professional uses and increase Commercial/Retail uses by 10.5 acres resulting in a new total of 29.8 acres of Commercial/Retail uses.

12. **Amendments to Master Plan for Campus Oaks Property.** In connection with Landowner's reconfigured development of the Campus Oaks Property over time, Landowner has

prepared and processed with the City, and the City has approved as provided below, certain amendments to the Hewlett-Packard Campus Oaks Master Plan for the Campus Oaks Property (the "Second Amended HPCO Master Plan"). The purpose of this Seventh Amendment is to amend the Development Agreement and the Entitlements vested thereby, including incorporating the Second Amended HPCO Master Plan as part of the Revised Entitlements described herein, as applied to development of the Campus Oaks Property to facilitate the planned development of the Campus Oaks Property.

13. **Authorization.** To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Section 65864, et seq., of the Government Code (the "Development Agreement Statute"), which authorizes the City of Roseville and an applicant for a development project to enter into a development agreement establishing certain development rights in and obligations with respect to the property which is the subject of the development project application. In addition to this statutory authorization, Section 1.4 of the Development Agreement allows amendments to the Development Agreement that affect less than the entire Master Plan Area to be approved by the owner(s) in fee of the portions of the Master Plan Area that is subject to or affected by such amendment. In accordance with Section 1.4 of the Development Agreement, Landowner proposes hereby to amend the terms and conditions for development only as to the Campus Oaks Property, which amendments are limited to the Campus Oaks Property, do not impose any new burdens or obligations on any other property in the Master Plan Area, and do not affect or impair the development rights of any other properties within the Master Plan Area.

14. **Hearing.** On _____, 2018, the City Planning Commission, designated by Roseville Ordinance No. 3014 as the planning agency for purposes of development agreement review pursuant to Government Code Section 65867, following a duly noticed and conducted public hearing, considered this Seventh Amendment and recommended that the City Council approve this Seventh Amendment for the Campus Oaks Property.

15. **Environmental Review.** On August 5, 2015, in connection with its approval of the Second and Fourth Amendments to the Development Agreement, the City Council adopted the Addendum to the Plan FEIR (the "First Addendum") for development of the residential, business professional, commercial, light industrial (tech/business park), park, open space and public/quasi-public uses within the Campus Oaks Property consistent with the Entitlements vested by the Development Agreement. An Initial Study prepared in support of the First Addendum identified mitigation measures to reduce environmental impacts which have been incorporated into the Amended Master Plan for the Campus Oaks Property and in the terms and conditions of the Development Agreement, which shall continue to apply, as applicable, to the development of the Campus Oaks Property.

On August 17, 2016, in connection with its approval of the First Amended HPCO Master Plan and the Fifth Amendment, the City Council adopted the Second Addendum to the Plan FEIR (the "Second Addendum") for development of the Campus Oaks Property consistent with the reconfigured land uses approved for the Campus Oaks Property. An Initial Study prepared in

support of the Second Addendum identified no new environmental impacts and accordingly no additional mitigation measures are required.

On _____, 2018, in connection with its approval of the Second Amended HPCO Master Plan and the Seventh Amendment, the City Council adopted the Third Addendum to the Plan FEIR (the "Third Addendum") for development of the Campus Oaks Property consistent with the reconfigured land uses approved for the Campus Oaks Property. An Initial Study prepared in support of the Third Addendum identified no new environmental impacts and accordingly no additional mitigation measures are required.

16. **No New Impacts Associated with Approval of Amendment.** The City Council has determined that the adoption of this Seventh Amendment involves no new impacts not considered in the First Addendum, Second Addendum, or Third Addendum; therefore, no further environmental documents relating to the adoption of this Seventh Amendment are required.

17. **Development Agreement Ordinance.** City and Landowner have taken all actions mandated by and fulfilled all requirements set forth in the Development Agreement Ordinance of the City of Roseville, Chapter 19.84 of the Roseville Municipal Code. This Seventh Amendment, to the extent it amends and affects the terms of the Development Agreement for the Campus Oaks Property, is consistent with and authorized by the amendment provisions of Section 1.4 of the Development Agreement.

18. **Consistency with Amended General Plan, Amended Master Plan, First Amended HPCO Master Plan, and Second Amended HPCO Master Plan.** Having duly examined and considered this Seventh Amendment and the Revised Entitlements to be vested hereby, and having held properly noticed public hearings hereon, City finds and declares that this Seventh Amendment is consistent with the Amended General Plan of the City of Roseville, the Amended Master Plan, the First Amended HPCO Master Plan, and the Second Amended HPCO Master Plan.

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. **Amendment of Development Agreement.** The following section of the Development Agreement for the Campus Oaks Property is hereby amended as follows:

a. **Revised Section 2.2 (Vested Entitlements).** The land use acreage allocation set forth in Section 2.2 of the Development Agreement is hereby revised to read as follows:

"2.2 Vested Entitlements. Subject to the provisions and conditions of this Agreement, City agrees that City is granting, and grants herewith, a fully vested entitlement and right to develop the Campus Oaks Property in accordance with the terms and conditions of this Agreement and the Entitlements. City acknowledges that the Entitlements include the following land uses (with approximate acreages) for the Campus Oaks Property:

Low/Med Density Residential	77.1 acres/491 units
High Density Residential	21.9 acres/457 units
Commercial/Retail	29.8 acres/240,000 sq.ft.
Light Industrial (Tech Park/Business Park)	32.8 acres/300,000 sq.ft.
Parks	10.7 acres
Paseos	3.2 acres
Open Space	1.6 acres
Fire Station and Well Site (P/QP)	2.5 acres

Roads

10.7 acres

TOTAL

190.3 acres

all as set forth in **Exhibit B**. Such uses shall be developed in accordance with the Entitlements, as such Entitlements provide on the effective date of the Development Agreement, or as they may provide from time-to-time by amendment of the Master Plan. Landowner's vested right to proceed with the development of the Campus Oaks Property shall be subject to subsequent approvals as defined and as provided for in the Master Plan, provided that any conditions, terms, restrictions, and requirements for such subsequent approvals shall not prevent development of the Campus Oaks Property for the uses and to the density or intensity of development or rate of timing of development set forth in this Agreement so long as any limitations set forth in the Master Plan applicable to the Campus Oaks Property have not been reached and further provided Landowner is not in default under this Agreement."

2. **Exhibits.** The following Revised Exhibits are attached hereto and incorporated herein by reference and hereby replace and supersede the respective Exhibits previously attached to the Development Agreement with respect to the Campus Oaks Property. Accordingly, all references to the applicable Exhibits in the Development Agreement with respect to the Campus Oaks Property, as amended hereby, shall mean and refer to the corresponding Revised Exhibits below:

- Exhibit A -- Legal Description of Campus Oaks Property
- Exhibit B -- Land Use Map of Campus Oaks Property

3. **Consistency with General Plan.** The City hereby finds and determines that execution of this Seventh Amendment is in the best interest of the public health, safety and general welfare and is consistent with the General Plan.

4. **Amendment Limited to Campus Oaks Property.** This Seventh Amendment is limited to and applies only to development of the Campus Oaks Property and does not affect or apply in any manner with respect to the development of any other property within the Master Plan Area, including without limitation, any other portion of the Campus Oaks Property.

5. **Amendment; Balance of Development Agreement In Full Force.** This Seventh Amendment amends, but does not replace or supersede, the Development Agreement. In the event of any conflict, the language of this Seventh Amendment shall be controlling in all events or circumstances. Except as modified hereby, all other terms and provisions of the Development Agreement shall remain in full force and effect.

6. **Form of Amendment; Execution in Counterparts.** This Seventh Amendment is executed in duplicated originals, each of which is deemed to be an original, and may be executed in counterparts.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement by its City Manager and attested to by its City Clerk under the authority of Ordinance No. _____ adopted by the Council of the City of Roseville on the ____ day of _____, 2018.

CITY:

CITY OF ROSEVILLE,
a municipal corporation

By: _____
Dominick Casey, City Manager

LANDOWNER:

BBC ROSEVILLE OAKS, LLC,
an Illinois limited liability company

By: 
Name: Stephen C. Des Jardins
Title: Member

ATTEST:

Sonia Orozco, City Clerk

APPROVED AS TO FORM:

Robert R. Schmitt, City Attorney

APPROVED AS TO SUBSTANCE:



Mike Isom, ~~Acting~~ Development Services
Director

ACKNOWLEDGMENT

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

State of California
County of Placer

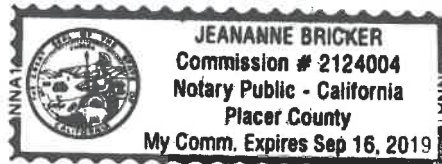
On November 15, 2018, before me, Jeananne Bricker, Notary Public
(Here insert Name and Title of Officer)
personally appeared Stephen L. Des Jardins,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jeananne Bricker
NOTARY PUBLIC SIGNATURE



NOTARY PUBLIC SEAL

RESOLUTION NO. 18-495

ADOPTING THE TWO (2) FINDINGS OF FACT AND APPROVING THE MODIFICATION
OF A MAJOR PROJECT PERMIT STAGE 1 IN ORDER TO MODIFY THE
HEWLETT-PACKARD CAMPUS OAKS MASTER PLAN

WHEREAS, a proposal for Modification of a Major Project Permit Stage 1 in order to modify the Hewlett-Packard Campus Oaks Master Plan was submitted to the Planning Commission of the City; and

WHEREAS, the Planning Commission held a public hearing on the proposed modification of a Major Project Permit Stage 1 on October 25, 2018; and

WHEREAS, on December 5, 2018, the City Council held a public hearing at which time the proposed modification of a Major Project Permit Stage 1 was considered, including the two (2) findings of fact:

1. The Preliminary Development Plan is consistent with the General Plan, applicable Specific Plan, and adopted City design guidelines; and
2. The design and installation of the Preliminary Development Plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.

WHEREAS, the modification of a Major Project Permit Stage 1 as proposed is consistent with the adopted City of Roseville General Plan; and

WHEREAS, staff recommends that the City Council adopt the two (2) Findings of Fact for the Modification of a Major Project Permit Stage 1 and approve the modification; and

WHEREAS, it is the desire of this City Council to approve said modification of a Major Project Permit Stage 1 in order to amend the text and figures contained within the Hewlett-Packard Campus Oaks Master Plan as conducive to the public interest, health, safety or welfare of the City, and consistent with the land use practices of the City; and

WHEREAS, the Hewlett-Packard Campus Oaks Master Plan is incorporated by this reference as though fully set forth herein.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the modification of a Major Project Permit Stage 1 and text and figure changes in the Master Plan are hereby adopted as set forth in Exhibit "E," on file at the City Clerk Department.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

ATTEST:

MAYOR

City Clerk



MASTER PLAN

An Amendment to the Hewlett-Packard Roseville Campus Master Plan

CITY OF ROSEVILLE
Originally Adopted August 5, 2015
Last Amended August 17~~4~~, 2018~~6~~





MASTER PLAN

An Amendment to the Hewlett-Packard Roseville Campus Master Plan

CITY OF ROSEVILLE

Adopted August 5, 2015

Resolution No. 15-371

Amended August 17, 2016

Resolution No. 16-367

Amended August 14, 2018

Resolution No. 18-XXX

Prepared by:

Environmental Science Associates



In Association with:

Morton & Pitalo

Municipal Consulting Group

Dahlin Group

Furhman Leamy Land Group

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Preface

The *Hewlett-Packard Roseville Campus Master Plan* established development regulations for approximately 500 acres at the southwest corner of Blue Oaks and Foothills Boulevards within the City of Roseville's North Industrial Planning Area. Originally adopted in June 1996, the Master Plan envisioned a manufacturing and office campus to accommodate Hewlett-Packard's existing and planned operations. Hewlett-Packard has subsequently adjusted its facilities needs for the Roseville campus, divesting its ownership in all but a portion of the Master Plan Area. While substantial development has occurred on the eastern portion of the Master Plan Area, including Hewlett-Packard's facilities, the western portion has remained undeveloped.

This amendment to the Master Plan incorporates the **Hewlett-Packard | Campus Oaks (HPCO) Master Plan**, providing for a mixed use community on a 375.7-acre portion of the original Master Plan Area. The HPCO Project Area is organized into two physically and functionally integrated sub-areas: the **Hewlett-Packard Campus** accommodating existing and planned light industrial, recreation and related uses; and **Campus Oaks** planned for a new mix of tech/business park (LI), office, commercial, residential, park and recreation, open space and public uses.

The HPCO Master Plan supersedes all prior Master Plan requirements for the HPCO Project Area. All development projects, infrastructure improvements and other activities within the Project Area are required to be consistent with this Master Plan and related documents. The HPCO Master Plan is intended to provide a framework for development while maintaining flexibility.

Project Objectives

The following objectives build upon and broaden those established by the original 1996 Master Plan:

- Accommodate the intended dynamic growth of the Hewlett-Packard Campus
- Enable Hewlett-Packard to continue locating its buildings and operations on a single consolidated campus providing for operational and logistical efficiency
- Satisfy the needs of Hewlett-Packard to maintain facility siting and sizing flexibility and the ability to respond quickly to changing business conditions in the dynamic markets in which it competes

PREFACE

- Support the aspirations of Hewlett-Packard to build and operate its facilities within a mixed-use master-planned community that provides opportunities for convenient and sustainable relationships between employees and nearby housing opportunities, commercial services, and open-space and recreational amenities
- Continue to provide sufficient land designated for employment uses to meet the City's goals for employment generation, a positive jobs/housing balance, and economic sustainability
- Construct infrastructure improvements that support development of the HPCO Project Area, and compliment and complete the larger circulation network and utility systems in the project vicinity
- Develop the HPCO Project Area in a manner consistent with the intent of the Sacramento Region Blueprint and Sustainable Communities Strategy, Roseville's Blueprint Implementation Strategies, and other smart growth principles

HPCO Master Plan Organization

PLANNING FRAMEWORK

Setting, planning principles, and land use, mobility, utility and public services components.

HEWLETT-PACKARD CAMPUS DEVELOPMENT PLAN

Hewlett-Packard Campus land use, zoning, development guidelines, and development review.

CAMPUS OAKS DEVELOPMENT PLAN

Campus Oaks land use, zoning, design guidelines, affordable housing and density transfers.

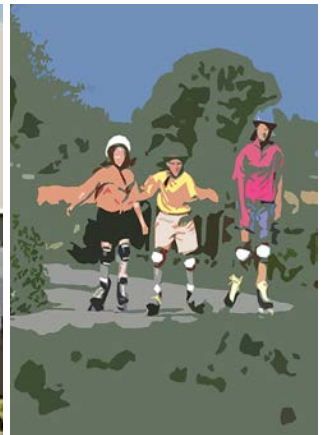
ADMINISTRATION

Related documents, subsequent entitlements, and interpretations, modifications and amendments.



Planning Framework

CITY OF ROSEVILLE



A BLUEPRINT COMMUNITY

01 The HPCO Project Area

The HPCO Project Area has been designated for development since 1978. Surrounded by established employment, commercial and residential uses, the eastern portion of the Project Area is partially developed by Hewlett-Packard, one of Roseville's largest employers. Adjacent roadway and utility improvements serving the site have long been accounted for in the City's infrastructure planning and where applicable within associated funding programs, and natural resource impacts have been addressed, including Section 404 wetland permitting. On all accounts, the HPCO Project Area is "shovel ready" for an updated development approach.

1.1 Strategic Location

The HPCO Project Area encompasses the southern and western portions of *Hewlett-Packard Roseville Campus Master Plan Area* located within the City of Roseville's North Industrial Planning Area (Figure 1-1). The 375.7 acre HPCO Project Area is bounded by Blue Oaks Boulevard to the north, Foothills Boulevard to the east, and Woodcreek Oaks Boulevard to the west. The Project Area is situated to take advantage of its desirable central location, high visibility, ease of regional access, and favorable market position to attract renewed growth opportunities to the City.

The HPCO Project Area is organized into two mutually supportive and intimately connected planning sub-areas; the Hewlett-Packard Campus and Campus Oaks (Figure 1-2):

- **Hewlett-Packard Campus.** Covering the eastern 141.2 acres of the Project Area, this sub-area currently includes Hewlett-Packard's facilities. The Hewlett-Packard Campus is planned for continued light industrial, recreation and related development.
- **Campus Oaks.** Covering the western 234.5 acres of the Project Area, this sub-area is currently undeveloped, with the southern portion established as a City open space preserve. Campus Oaks is planned for a mix of tech/business park (LI), office, commercial, residential, park and recreation, open space and public uses.

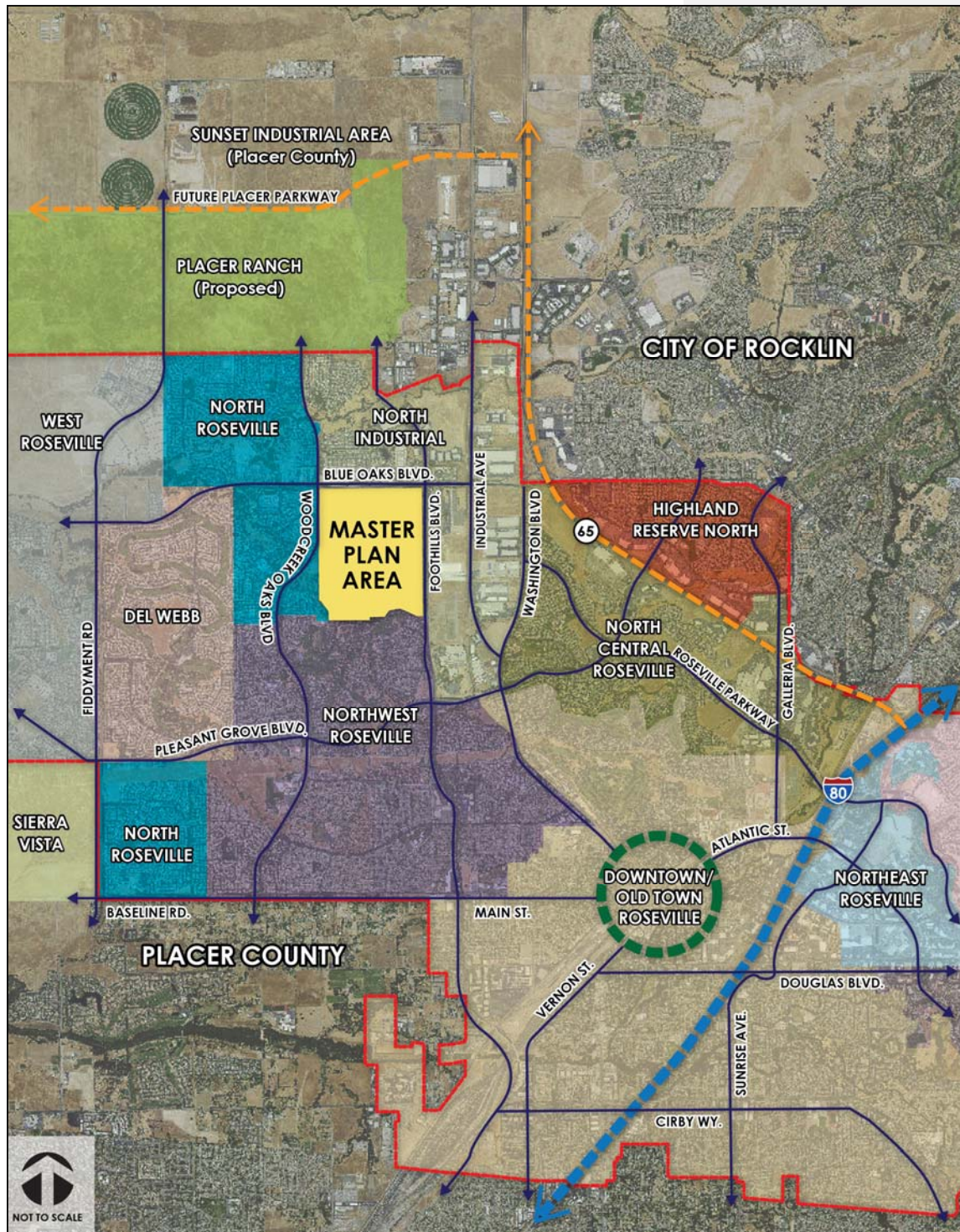


FIGURE 1-1: Original Master Plan Area



FIGURE 1-2: HPCO Project Area and Planning Sub-Areas

Commented [KO1]: FIGURE AMENDED

1.2 Shovel Ready Site

As one of the largest infill sites in the South Placer Region, the HPCO Project Area has a number of unique advantages that are conducive to development:



Hewlett Packard

- **Prior planning and development.** The HPCO Project Area has been designated for development for over 35 years, with a portion of the Hewlett-Packard Campus partially developed with light industrial and office uses along with parking lots, internal roadways, and recreation facilities. Prior planning efforts and analysis have long contemplated development of the site.
- **Limited resource constraints.** The undeveloped portions of the HPCO Project Area consist primarily of annual grasslands with gently rolling topography that has been highly disturbed over time through bi-annual disk plowing. There are limited environmental constraints outside of the City owned open space preserve located along the South Branch of Pleasant Grove Creek within the southern portion of Campus Oaks. This preserve was created as part of a previously approved Section 404 (Clean Water Act) nationwide permit agreement to grade and fill waters of the U.S within the larger Plan Area.
- **Existing utility connections.** Water, wastewater, recycled water, drainage, electric, natural gas, and telecommunications infrastructure exist within and adjacent to the HPCO Project Area. Included is an electric substation on the Hewlett-Packard Campus, a 16-inch Pacific Gas and Electric (PG&E) high-pressure gas line that runs north-south through the Project Area, as well as overhead power lines along adjacent arterials. Adequate capacity for development has been accounted for in the City's infrastructure planning and, where applicable, within current funding programs.
- **Regional roadway connections.** Existing roadways provide direct local and regional access to the HPCO Project Area. Blue Oaks Boulevard, located along the northern edge of the Project Area, is the primary east-west transportation corridor in the northern portion of Roseville and is projected to be one of the City's

most traveled roads in the future. Blue Oaks connects the western sections of Roseville to Highway 65 just east of the Project Area, which then intersects with Interstate 80 approximately 3 miles further to the east. Foothills and Woodcreek Oaks Boulevards, along the eastern and western edges of the Project Area, are key north-south connections planned to eventually extend north into the Sunset Industrial/potential future Placer Ranch development area(s). Foothills Boulevard is planned to connect to future Placer Parkway.

- **Compatible surrounding development.** The HPCO Project Area is surrounded by a broad range of compatible uses. Adjacent development includes existing light industrial, as well as vacant parcels zoned for light industrial use, to the east within the North Industrial Planning Area; commercial and residential uses to the north also within the North Industrial Planning Area; residential uses, a retail center and the Pleasant Grove Creek open space to the west within the North Roseville Specific Plan (1997); residential uses and the Woodcreek Oaks Golf Course to the south within the Northwest Roseville Specific Plan (1989); and the City's pump station and recycled water tank to the southwest.

Existing conditions and surrounding uses are illustrated on Figure 1-3.



Campus Oaks



Open Space Preserve

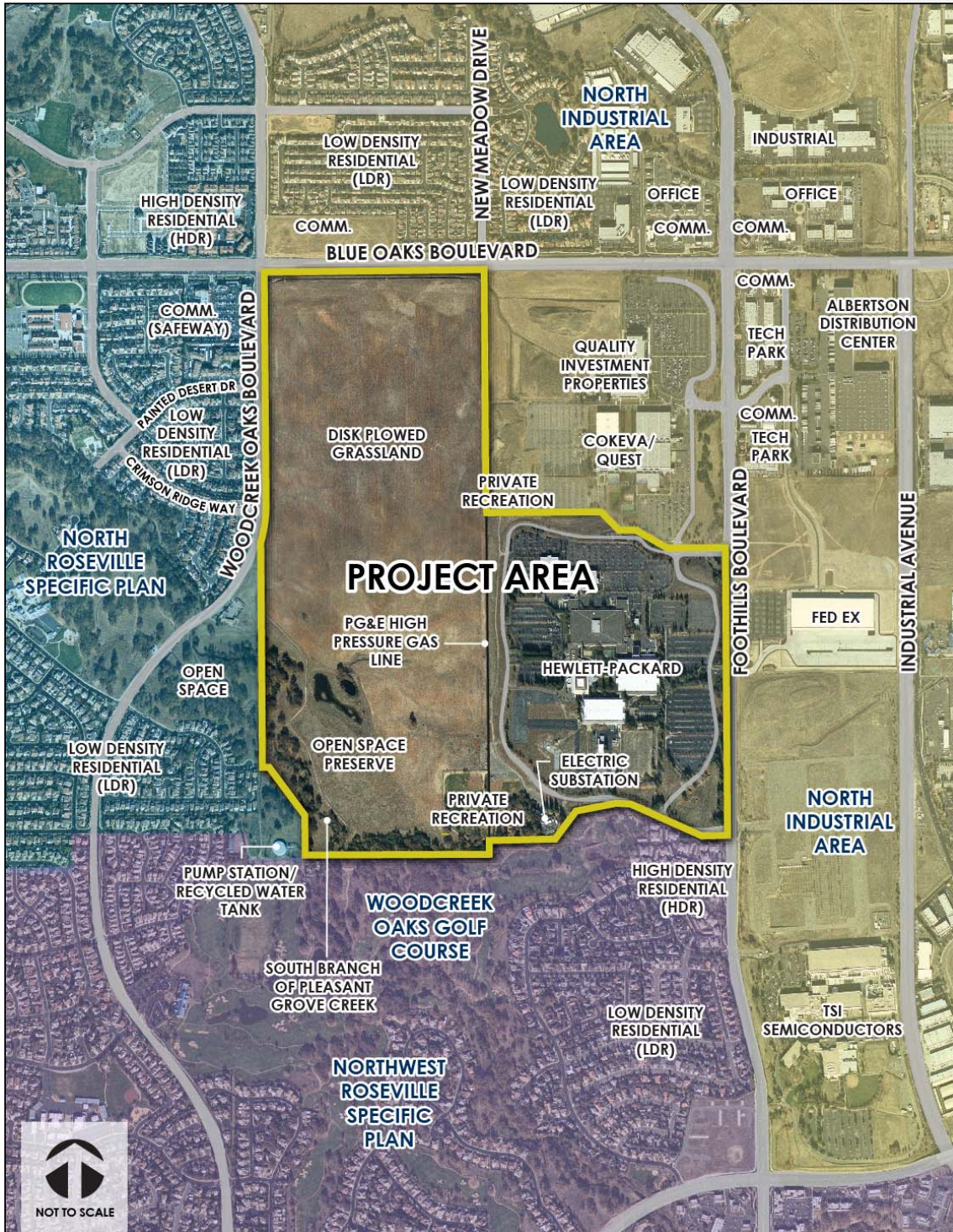


FIGURE 1-3: Existing Conditions and Surrounding Uses

1.3 History of Thoughtful Planning

The original 500 acre Master Plan Area was initially designated with light industrial land use in 1978. Hewlett-Packard purchased the Master Plan Area in early 1979 and was granted an initial Use Permit approval (UP 79-04) to develop 1.4 million square feet for computer manufacturing and distribution facilities on the southeast corner of the site adjacent to Foothills Boulevard. Construction began in 1981, with Use Permits for reconfiguration and an additional 1 million square feet of development subsequently approved in 1987 (UP 87-39 and SUP 87-40). Combined, a total of 2.4 million square feet of development was approved.

In 1996, the City adopted the *Hewlett-Packard Roseville Campus Master Plan*, including an Environmental Impact Report and Development Agreement, to guide buildout of the Master Plan Area. The Master Plan contained land use and zoning regulations, infrastructure plans, development guidelines, traffic and utility thresholds, and a streamlined development approval process. The objectives of the Master Plan were to accommodate Hewlett-Packard's intended growth and expansion; locate this growth contiguous to the business activities already established on the site; and provide flexibility to respond quickly to changing business conditions in the dynamic markets in which the company competes.



Hewlett-Packard Roseville Campus Initial Construction, 1981

The 1996 Master Plan provided for 4,239,000 square feet of light industrial and commercial land uses, as well as establishment of a wetland preserve on the southwest portion of the Plan Area. The Master Plan assumed a 25 year buildout. At the time of Master Plan approval, the Plan Area contained 1.3 million square feet of development in ten manufacturing, distribution, support, maintenance and office buildings on approximately 195 acres. An estimated 4,100 full and part-time workers were employed on the site.

In 2001, the Master Plan was amended to replace all commercial uses within the Plan Area with a light industrial land use, and remove the Woodcreek Oaks right-of-way reducing overall Master Plan Area acreage to 497.7 acres. The City subsequently exercised an option to purchase the southwest corner of the Plan Area to support a 1.5 million gallon recycled water tank and pumping station. This site was also removed from the Master Plan Area, further reducing its size to 492.17 acres.

In 2008, the 45.9 acre wetland preserve was dedicated to the City. Upon acceptance, the City formed a Community Facilities District (CFD) to fund preserve area monitoring, reporting and maintenance. The agreement for the City to accept the preserve included a requirement that Hewlett-Packard back-up the CFD funding mechanism.

In the intervening years, Hewlett-Packard has continued to adjust its facilities needs for the Roseville campus and has divested its ownership of ~~a majority of~~ the Master Plan Area. Despite efforts to promote a single use light industrial campus, a significant portion of the Plan Area has remained undeveloped. Undeveloped industrial properties and vacant built space also exist within the remainder of the North Industrial Planning Area, as well as within the expansive 8,800 acre Sunset Industrial Area to the north within unincorporated Placer County.

The HPCO Master Plan encompasses 375.7 acres of the original 500 acre Master Plan Area. This amendment followed the Hewlett-Packard Foundation's sale of the western 189 acres of the Master Plan Area. In response to updated market opportunities and development preferences, the HPCO Master Plan provides for a revised mix of employment, commercial, residential, park and recreation, open space and public uses. The HPCO Master Plan capitalizes on the unique opportunity to create a mixed use infill community that locates jobs, housing choices, and services in close proximity to one another. The intent is to stimulate mutually supportive land use, economic, and social interactions, thereby reenergizing the Master Plan Area.

The history of the Master Plan's entitlements and corresponding development intensities is summarized in Table 1-1.

TABLE 1-1 Master Plan Entitlement History

Adoption/ Amendment	Land Use	Existing Development	Future Development	Total Capacity
1996 Master Plan adopted providing for light industrial and commercial uses, and an open space preserve	425.80 ac Light Industrial 28.50 ac Commercial 45.90 ac Open Space	1,300,000 sf Light Industrial	2,691,000 sf Light Industrial 248,000 sf Commercial	3,991,000 sf Light Industrial 248,000 sf Commercial
TOTAL	500.2 ac	1,300,000 sf	2,939,000 sf	4,239,000 sf
2001 Master Plan amended to convert 28.5 acres of commercial to light industrial	451.80 ac Light Industrial 45.90 ac Open Space	1,580,000 sf Light Industrial	2,637,000 sf Light Industrial	4,217,000 sf Light Industrial
TOTAL	497.7 ac¹	1,580,000 sf	2,637,000 sf	4,217,000 sf
2015 Master Plan amended to incorporate the HPCO Master Plan providing for a revised mix of light industrial, commercial, office, tech/business park, residential, park and recreation, open space and public uses	HPCO PROJECT AREA: 129.24 ac Light Industrial 32.85 ac Tech/Business Park (LI) 10.54 ac Office 19.29 ac Commercial 99.33 ac Residential 21.69 ac Parks 46.35 Open Space 16.44 ac Public & Roads	1,231,820 sf Light Industrial	1,468,180 sf Light Industrial 300,000 sf Tech/Business Park 60,000 sf Office 170,000 sf Commercial 948 du Residential	2,700,000 sf Light Industrial 300,000 sf Tech/Business Park 60,000 sf Office 170,000 sf Commercial 948 du Residential
2016 Master Plan amended to reconfigure residential and office land uses. Overall dwelling unit and square footage allocations maintained.	REMAINDER OF MASTER PLAN AREA: 114.74 ac Light Industrial 1.70 ac Public & Roads			
TOTAL	492.17 ac²	1,231,820 sf³	948 du 1,998,180 sf	948 du 3,230,000 sf
2018 Master Plan amended to reconfigure Town Center and convert 10.5 acres from office to commercial	19.29 ac Commercial 29.64 ac Commercial 10.54 ac Office		170,000 sf Commercial 240,000 0 Commercial 60,000 sf Office	170,000 sf Commercial 240,000 Commercial 60,000 sf Office
TOTAL	491.98 ac	1,231,820 sf	2,008,180 sf	3,240,000 sf

Source: Hewlett-Packard Roseville Campus Master Plan 1996 and 2001, Hewlett-Packard 2015 and Morton & Pitalo 2015.

1. The reduction in total Master Plan Area acreage between 1996 and 2001 reflects removal of the Woodcreek Oaks Boulevard right-of-way from the Master Plan boundaries, as well as updated survey information.
2. The reduction in total Master Plan Area acreage between 2001 and 2015 reflects City purchase of a recycled water tank and pumping station site and removal of that area from the Master Plan, as well as updated survey information.

01 THE HPCO PROJECT AREA

-
-
3. The reduction in existing development between 2001 and 2015 reflects demolition of Building R2, as well as updated building information provided by Hewlett-Packard.

02 A Blueprint Community

*The HPCO Master Plan provides for an integrated mix of jobs, housing, services, and amenities. The Project Area presents a one of a kind opportunity to create a landmark infill project that furthers the City's commitment to the **Sacramento Regional Blueprint** and other "smart growth" principles. The HPCO Master Plan builds upon the City's planning documents including the General Plan, Blueprint Implementation Strategies, Communitywide Sustainability Action Plan, Pedestrian Master Plan and Bicycle Master Plan to deliver an environmentally sound project that enhances livability and quality of life, and contributes economic benefits to the community.*

2.1 Sacramento Region Blueprint

Since initial construction began on the Hewlett-Packard Campus in 1981, Roseville and the surrounding region have grown substantially. With continued growth, there has been increasing emphasis on the need to develop in smart and responsible ways. Where employers prefer to locate and employees desire to live and work is different today than it was in years past when job centers were planned separate from residential and other uses. As illustrated in the booming Silicon Valley, "campuses" are prospering that provide for an integrated mix of uses and apply smart growth principles. Smart Growth seeks to align housing, employment, services, mobility and other factors to create livable, environmentally sensitive and economically vibrant communities.

Within the Sacramento Region, the key tenets of smart growth are embodied within the Sacramento Area Council of Governments Regional Blueprint Project. Establishing a framework for future growth, the Blueprint focuses on reducing congestion and associated air quality and greenhouse gas emissions, providing for a greater range of housing choices, encouraging reinvestment in already developed areas, and better integrating the proximity of jobs to housing. As a mixed use infill project, the HPCO Master Plan presents a unique opportunity to meaningfully implement the Blueprint's growth principles.



Sacramento Region Blueprint

Roseville has been a leader in implementing the Sacramento Region Blueprint Project. The City collaborated with the Sacramento Area Council of Governments (SACOG) and its member agencies in the six-county Sacramento region to agree on a policy framework to accommodate growth over the next 50 years. Adopted in 2004, the Blueprint advances seven growth principles:

- 1 **TRANSPORTATION CHOICES.** Designing development to encourage people to walk, ride bicycles, use public transit and carpool.
- 2 **MIXED USE DEVELOPMENTS.** Establishing places where mixed use development can occur to provide a variety of jobs, residences, goods and services in close proximity.
- 3 **COMPACT DEVELOPMENT.** Creating more compactly built environments that use the land in an efficient manner.
- 4 **HOUSING CHOICES.** Providing a variety of places where people can live in response to multiple socio-economic needs.
- 5 **USE OF EXISTING ASSETS.** Developing vacant or underutilized infill lands that make better use of existing infrastructure and resources.
- 6 **QUALITY DESIGN.** Furthering urban design that creates attractive and connected communities with a strong sense of place.
- 7 **NATURAL RESOURCES CONSERVATION.** Incorporating public use open space, habitat and agricultural preservation, and environmentally friendly developments practices.

Roseville was the first city in the region to adopt a Blueprint Implementation Strategy, outlining a menu of strategies to achieve Blueprint's growth principles.

2.2 Community Form

The HPCO Project Area's physical form is organized into four distinct "districts" each distinguished by its mix of uses and intended built character (see Figure 2-1). While each district has a unique purpose, the districts are interrelated and functionally overlap, creating a mutually supportive mix of uses. These interrelationships are enhanced by the compact development pattern and interconnected street and trail systems that place jobs, housing and services in close proximity to each other.

EMPLOYMENT CENTER

The Employment Center includes existing and planned light industrial uses within the Hewlett-Packard Campus, as well the Tech/Business Park (LI) uses within Campus Oaks. When combined with other employment uses within the larger Master Plan Area, these uses comprise a major integrated job center in the City providing for 3 million square feet of existing and planned employment uses. The Employment Center addresses the City's desire to retain employment opportunities within the Project Area to support the jobs/housing balance in the City, as well as to continue to position the North Industrial Planning Area as a major employment/industrial center for the South Placer region.

The proximity of a diverse range of housing and available services for employees is one of the first factors considered when businesses contemplate locating in a community. By providing for a closely integrated mix of jobs, housing, services and amenities, the HPCO Master Plan enhances the appeal of the Project Area and nearby industrial uses for employment attraction and retention, further strengthening Roseville's position as the region's community of choice for business investment.

RESIDENTIAL NEIGHBORHOODS

The Residential Neighborhoods provide for comfortable, well connected and walkable living environments attractive to residents and accommodating the nearby workforce. Included are lower density, medium density and higher density attached and detached housing types within Campus Oaks that support a diversity of living options and lifestyles.

The form and diversity of the neighborhoods furthers the direction of the City's General Plan and Blueprint Implementation Strategies to deliver a variety of housing choices in proximity to jobs and services, address the need for additional housing to support employees and job generation, supply new opportunities for the City to meet its Regional Housing Needs Allocation, and advance the City's goal for a jobs/housing balance.

"Without the addition of residential opportunities, or the reduction of employment generating land uses within Roseville and/or the adjacent jurisdictions, sufficient employees will not exist to fill potential job generation within reasonable commute distances."

CITY OF ROSEVILLE GENERAL
PLAN 2025



FIGURE 2-1: Community Form Districts

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CAMPUS OAKS TOWN CENTER

The Campus Oaks Town Center is envisioned as a destination where residents, employees and passers-by can shop, eat, recreate, obtain services and meet their everyday needs. Integrating an interactive mix of retail and office-related uses, emphasis is placed on creating a pedestrian friendly environment with easy access between uses and connectivity to the adjacent Residential Neighborhoods and Employment Center.

The Campus Oaks Town Center has been strategically located at the northern entry into the HPCO Project Area to create a sense of arrival and enhance its visibility, access, and standing as an integral and defining component of the community.

PARKS & OPEN SPACE

Incorporated within the HPCO Project Area is a green network of parks, paseos, open spaces, trails, and active tree-lined streetscapes that enhance community interaction, character and sense of place. Parks and open space in the Project Area provide for passive/informal/self-directed and active/formal/programmable recreational opportunities, serve as gathering places for residents and employees, help to establish a communal sense of identity and ownership, and provide for natural resource protection.



2.3 Planning Principles

REENERGIZE EMPLOYMENT GROWTH

Instill renewed “open for business” energy encouraging new employment growth and investment:

- Open up the Hewlett-Packard Campus by enhancing public access, connectivity and visibility into and through the Master Plan Area
- Accommodate the desire of Hewlett-Packard to build and operate their facilities within a mixed use community by integrating an array of housing choices, convenient services, and accessible community amenities that collectively support the success of adjacent employment uses
- Accommodate the growth and expansion of Hewlett-Packard in a manner that allows for operational synergies and efficiencies
- Provide for substantial employment development in a consolidated campus setting
- Establish a flexible regulatory structure for businesses to quickly respond to changing conditions, including a streamlined development review process for the Hewlett-Packard Campus

BUILD UPON EXISTING ASSETS

Capitalize on the HPCO Project Area’s central location to efficiently support new development:

- Target new development on property that is surrounded by existing industrial, residential and commercial uses
- Tie into existing roadway and utility systems, lowering the capital investment and infrastructure burdens required to support development
- Replace long-standing undeveloped properties with market ready, economically productive uses that strengthen land values and the tax base

PROVIDE DIVERSE HOUSING CHOICES

Create distinct neighborhoods within Campus Oaks that offer socio-economic vitality and support the workforce:

- Include a wide range of housing densities, lot sizes and product types appealing to different economic and life-style segments
- Address the desire for housing nearby and conveniently connected to jobs
- Integrate densities, innovative product types and public amenities that support “urban” living options attractive to a growing market segment
- Contribute to the City’s Regional Housing Needs Allocation and affordability goal



ESTABLISH A TOWN CENTER

Provide for a vibrant Town Center within Campus Oaks as a destination for residents, employees and visitors:

- Create a commercial setting along the northern community entry (~~HP~~ WayRoseville Parkway) enhancing sense of arrival and identity
- Overlap interfaces and access between retail and office-related uses
- Provide for convenience retail, grocery, restaurant and service uses to meet residents’ and employees’ daily needs
- Position the Town Center along Blue Oaks Boulevard expanding its ability to attract activity, users and sales tax revenue



OFFER MEANINGFUL PUBLIC SPACES

Include an enhanced network of public spaces to inspire community activity, interaction, and identity:

- Provide interconnected parks, paseos and open space areas to support recreational activities and social gathering
- Encourage resident and employee interactions through a variety of facilities that support performance arts, farmers markets, arts and craft shows and other activities
- Enhance access to and through the open space preserve to promote passive recreation, and environmental stewardship and education



MAXIMIZE MOBILITY OPTIONS

Maximize connectivity, walkability and convenience to support a variety of mobility choices:

- Establish a mixed use, compact development pattern that creates proximity and interactions between uses, reducing trip lengths and the need for travel outside of the HPCO Project Area for daily needs
- Incorporate a safe and interconnected network of paths, sidewalks and bike lanes for use by both residents and employees
- Provide a modified grid street pattern that includes a long sought after public roadway connection (~~HP Way~~Roseville Parkway) through the Master Plan Area from Foothills Boulevard to Blue Oaks Boulevard
- Designate the central portion of Roseville Parkway ~~HP Way~~ as a local oriented, pedestrian friendly “complete street” that presents a highly walkable and bikeable environment

FACILITATE RESPONSIBLE LIVING

Facilitate healthy lifestyles, resource conservation and efficiency, and a reduced carbon footprint in new development:

- Integrate a mix of land uses, mobility systems and public spaces that encourage walking, biking, and community activity
- Incorporate solar powered homes, encourage LEED or similar green building standards, and include electric vehicle charging stations
- Provide recycled water for irrigation, incorporate native and adaptive drought tolerant plants, and integrate efficient irrigation systems
- Use Low Impact Development techniques such as natural bio-swales and water quality basins to increase stormwater filtration and reduce run-off
- Incorporate relevant and cost effective measures from the City’s Communitywide Sustainability Action Plan to lower emissions, increase energy and water efficiency, and reduce the waste stream



ENSURE QUALITY DESIGN

Ensure attractive and creative urban design that enhances community identity, livability and marketability:

- Retain and take advantage of the natural rolling topography on Campus Oaks
- Create pleasant streetscapes with landscaping, tree canopies, separated sidewalks, bulb-outs, enhanced crossings, street furnishings and other pedestrian amenities
- Encourage innovative and creative building, landscape and site designs that are attractive, create visual interest and variety, enhance walkability, and are in scale with and functionally related to adjacent development
- Establish gateways to provide a sense of identity and arrival into the Plan Area



ENABLE EFFICIENT IMPLEMENTATION

Enable implementation in an efficient and flexible manner that maximizes the HPCO Project Area's full potential:

- Apply financial resources and funding mechanisms to maintain an economically self-sufficient plan that provides a positive contribution to the City's General Fund, incorporates community facilities services funding, and fully funds Project Area infrastructure
- Construct infrastructure improvements that compliment and help to complete the City's larger circulation network and utility systems
- Provide for expedited approval of light industrial projects determined consistent with this Master Plan
- Maintain flexibility to adapt to evolving land use, market and other opportunities over time

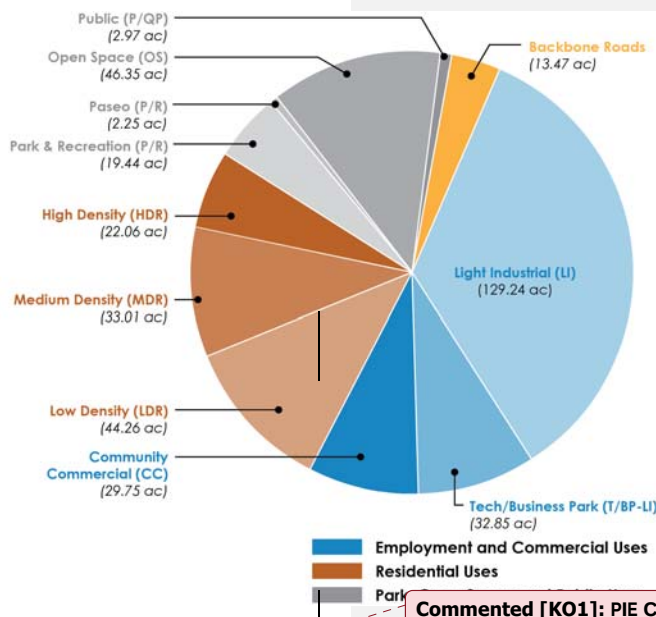


03 Project Components

The HPCO Master Plan provides for the coordinated development of the Hewlett-Packard Campus and Campus Oaks as an integrated community. The intent is to ensure that development, public improvements and other activities successfully realize the project's Planning Principles. The following summarizes Project Area land use, mobility, utilities and public services components that form the overall framework for development. Land use designations, zoning districts, design guidelines and other provisions specific to the Hewlett-Packard Campus and Campus Oaks are included in Section 04, Hewlett-Packard Campus Development Plan, and Section 05, Campus Oaks Development Plan, respectively.

3.1 Land Use

The HPCO Master Plan provides for a broad mix of employment, commercial, residential and public uses. Approximately 51 percent of Project Area acreage is designated for employment and commercial land uses, 26 percent for residential land uses, and 23 percent for parks, open space and public land uses. At buildout, the Project Area will support approximately 1.731.75 million square feet of non-residential development generating approximately 2,500 to 4,100 jobs¹ depending upon the ultimate composition and operations of employment uses. The Project Area also supports 948 dwelling units providing for approximately 2,474 residents.²



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¹ Based upon 433-750 s.f. per employee for LI & T/BP, ~~302-333 s.f. per employee for BP~~, and 400-450 s.f. per employee for CC (Economic Planning Systems and Institute of Transportation Engineers 2015).

² Based upon 2.61 persons per household (City of Roseville 2015).



HPCO Master Plan land uses are illustrated on Figure 3-1 and summarized in Table 3-1. Parcel Specific land use and zoning allocations are included on Table 3-2.

3.1.1 SPECIFIC LAND USES

Employment and Commercial. The HPCO Master Plan integrates Light Industrial (LI), Tech/Business Park (T/BP -LI), ~~Business Professional (BP)~~ and Community Commercial (CC) land uses. A range of employment, business, office, retail, restaurant, service, entertainment, and related uses are permitted. In addition, the Master Plan supports an integrated mix of retail and ~~office-related~~ uses within the Campus Oaks Town Center.

Residential. The HPCO Master Plan incorporates Low Density Residential (LDR), Medium Density Residential (MDR) and High Density Residential (HDR) land uses within Campus Oaks. This mix of densities provides for a wide array of housing types ranging from both standard and small lot single family residential, cluster housing, attached and detached townhomes, row housing and apartments.

Park, Open Space and Public. The HPCO Master Plan includes Park & Recreation (P/R), Open Space (OS) and Public (P/QP) land uses. A variety of uses are provided including parks, recreational facilities, paseos, trails, open space, a fire station, a groundwater well and an electric substation.

3.1.2 ZONING

Land uses are implemented through the zoning district applied to each parcel. This includes the application of the Development Standard (DS) and Special Area (SA) overlay districts to customize allowed uses and development standards to address the Project Area's unique opportunities and objectives. Section 04, Hewlett-Packard Campus Development Plan, and Section 05, Campus Oaks Development Plan, define parcel specific land use and zoning regulations.

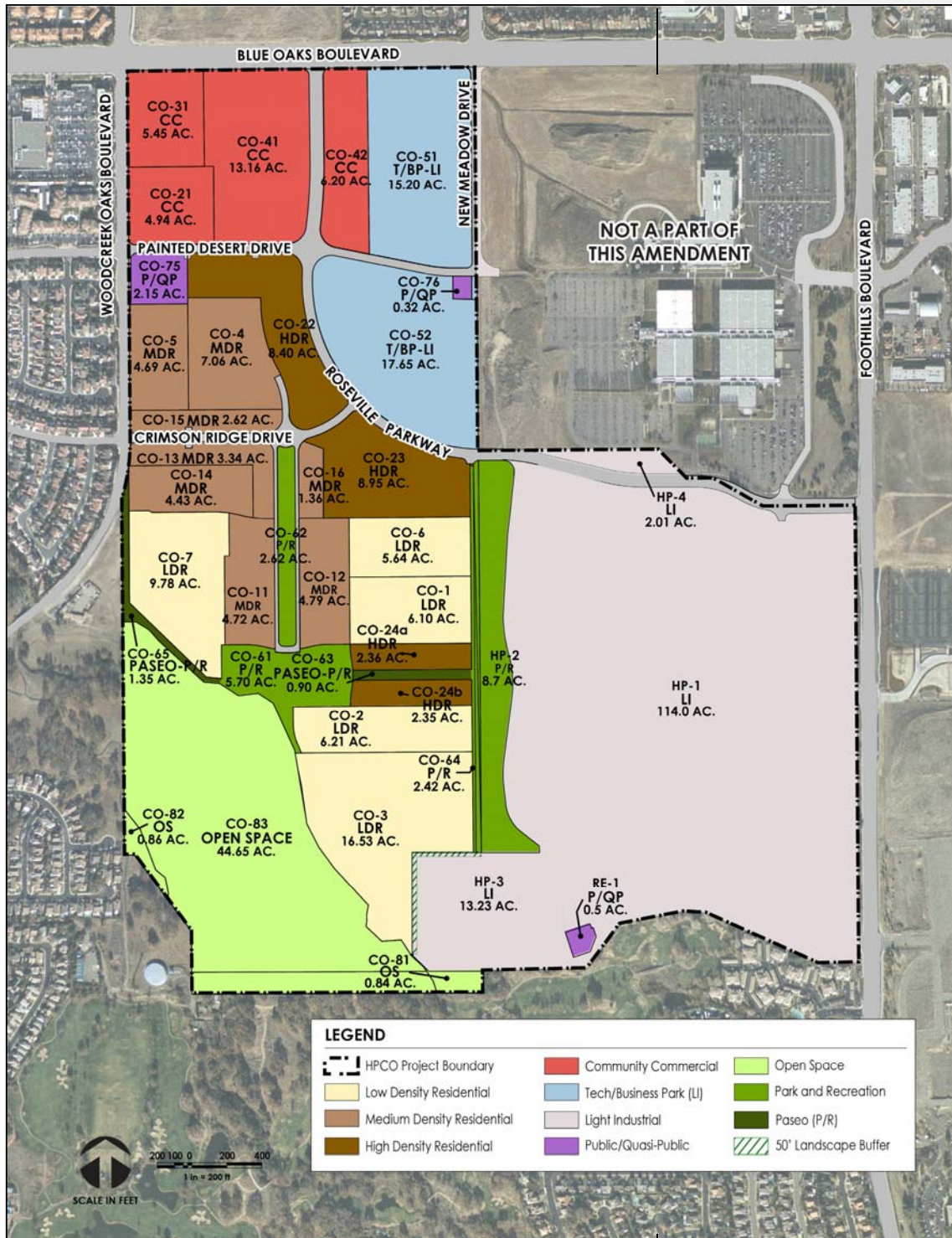


FIGURE 3-1: HPCO Project Area Land Use Diagram

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03 PROJECT COMPONENTS

TABLE 3-1: HPCO Project Area Land Use Summary

Land Use	Gross Acres	Building Square Feet (sf)					Dwelling Units (du)		
		Existing	Future	Total Capacity	FAR Range	Avg. FAR	Units	du/ac Range	Avg. du/ac
EMPLOYMENT AND COMMERCIAL USES									
Light Industrial (LI)	129.24 ac	593,820 sf	606,180 sf	1,200,000 sf	20-50%	21%			
Tech/Business Park (T/BP-LI)	32.85 ac		300,000 sf	300,000 sf	20-40%	21%			
Business Professional (BP)	10.54 ac		60,000 sf	60,000 sf	10-40%	13%			
Community Commercial (CC)	19.29 29.6	593,820 sf	170,000 240	170,000 240	19-20	20 19			
Sub-Total	4 ac		000 sf	000 sf	40%	%			
	191.92		1,146,180	1		21%			
	191.73 ac		1,136,180 sf	730,000 1,74					
				0,000 sf					
RESIDENTIAL USES									
Low Density (LDR)	44.26 ac						230 du	0.5-6.9	5.2
Medium Density (MDR)	33.01 ac						261 du	7.0-12.9	7.9
High Density (HDR)	22.06 ac						457 du	13.0+	20.7
Sub-Total	99.33 ac						948 du		9.5
PARK, OPEN SPACE AND PUBLIC USES									
Park & Recreation (P/R)	19.44 ac								
Paseo (P/R)	2.25 ac								
Open Space (OS)	46.35 ac								
Public (P/QP)	2.97 ac								
Sub-Total	71.01 ac								
Backbone Roads	13.47 ac								
TOTAL	375.73 375.54 ac	593,820 sf	1,136,180 1,146,180 sf	1,730,000 1,740,000 sf		21%	948 du		9.5

NOTE: Existing development consists of Buildings R3 (126,220 sf), R4 (131,190 sf), R5 (158,760 sf), and R6 (177,650 sf). See Section 04, Hewlett-Packard Development Plan, for additional detail.

TABLE 3-2: HPCO Land Use and Zoning by Parcel

Parcel	Zoning	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
			Allocated Units	Density (du/ac)	Allocated	Formatted Table
EMPLOYMENT AND COMMERCIAL USES						
Light Industrial (LI)						
HP-1	LI/SA	114.00 ac			1,157,820 sf	23%
HP-3	LI/SA	13.23 ac			42,180 sf	7%
HP-4	LI/SA	2.01 ac			-	-
Sub-Total		129.24 ac				Formatted: Font: Bold
Tech/Business Park – Light Industrial (T/BP LI)						
CO-51	MP/SA	15.20 ac			150,000 sf	23%
CO-52	MP/SA	17.65 ac			150,000 sf	20%
Sub-Total		32.85 ac			300,000 sf	21%
Community Commercial (CC)						
Business Professional (BP)						
CO-21	BPCC	5.004.94 ac			28,00022,290 sf	13%
CO-31	BPCC	5.545.45 ac			32,00050,172 sf	13%
Sub-Total		10.54 ac			60,000 sf	13%
Community Commercial (CC)						
CO-41	CC	13.1613.08 ac			120,000100,100 sf	2418%
CO-42	CC	6.136.17 ac			50,00066,179 sf	1925%
Sub-Total		19.2929.64 ac			170,000240,000 sf	2019%
Sub-Total Employment & Comm.		191.92 191.73 ac			1,7300,0001,740,000 sf	21%
RESIDENTIAL USES						
Low Density Residential (LDR)						
CO-1	RS/DS	6.10 ac	36 du	5.9 du/ac		
CO-2	RS/DS	6.21 ac	36 du	5.8 du/ac		
CO-3	R1/DS	16.53 ac	64 du	3.9 du/ac		
CO-6	RS/DS	5.64 ac	36 du	6.4 du/ac		
CO-7	RS/DS	9.78 ac	58 du	5.9 du/ac		
Sub-Total		44.26 ac	230 du	5.2 du/ac		
Medium Density Residential (MDR)						
CO-4	RS/DS	7.06 ac	60 du	8.5 du/ac		
CO-5	RS/DS	4.69 ac	46 du	9.8 du/ac		
CO-11	RS/DS	4.72 ac	34 du	7.2 du/ac		
CO-12	RS/DS	4.79 ac	34 du	7.1 du/ac		
CO-13	RS/DS	3.34 ac	24 du	7.2 du/ac		
CO-14	RS/DS	4.43 ac	34 du	7.7 du/ac		
CO-15	RS/DS	2.62 ac	19 du	7.3 du/ac		
CO-16	RS/DS	1.36 ac	10 du	7.4 du/ac		
Sub-Total		33.01 ac	261 du	7.0 du/ac		

03 PROJECT COMPONENTS

TABLE 3-2: HPCO Land Use and Zoning by Parcel (continued)

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Parcel	Zoning	Gross Acres	Dwelling Units (du)		pt	
			Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
RESIDENTIAL USES (cont.)						
High Density Residential (HDR)						
CO-22	R3/DS	8.40 ac	210 du	25.0 du/ac		
CO-23	R3/DS	8.95 ac	185 du	20.7 du/ac		
CO-24a	R3/DS	2.36 ac	31 du	13.1 du/ac		
CO-24b	R3/DS	2.35 ac	31 du	13.2 du/ac		
Sub-Total		22.06 ac	457 du	20.7 du/ac		
Sub-Total Residential		99.33 ac	948 du	9.5 du/ac		
PARKS, OPEN SPACE & PUBLIC USES						
Parks (P/R)						
HP-2 ¹	PR	8.7 ac				
CO-61	PR	5.70 ac				
CO-62	PR	2.62 ac				
CO-64	PR	2.42 ac				
Sub-Total		19.44 ac				
Paseos (P/R)						
CO-63	PR (Paseo)	0.90 ac				
CO-65	PR (Paseo)	1.35 ac				
Sub-Total		2.25 ac				
Open Space (OS)						
CO-81	OS	0.84 ac				
CO-82	OS	0.86 ac				
CO-83	OS	44.65 ac				
Sub-Total		46.35 ac				
Public (P/QP)						
RE-1	P/QP	0.50 ac				
CO-75	P/QP	2.15 ac				
CO-76	P/QP	0.32 ac				
Sub-Total		2.97 ac				
Sub-Total Parks, OS & Public		71.01 ac				
Backbone Roads		13.47 ac				
TOTAL		375.73374.54 ac	948 du	9.5 du/ac	4,730,0001,740,000	21%

1. Parcel HP-2 park acreage credited towards Campus Oaks. See Table 3-5.

3.2 Mobility

The HPCO Project Area mobility system is designed to maximize connectivity, walkability and convenience. Included is a modified grid street pattern that compliments and helps to complete the City's larger roadway network; a safe and interconnected system of paths, sidewalks and bike lanes; and multiple transit stops. Emphasis is placed upon enhancing access between jobs, homes, services and amenities, allowing residents and employees to walk and bike between uses.

The interconnected mobility system, combined with the Project Area's mixed use development pattern, internalizes trips; reducing trip lengths and the demand for travel outside of the Area for daily needs. As a result, the HPCO Master Plan land uses result in a reduction in external vehicle trips and vehicle miles traveled when compared to the prior land uses.

3.2.1 ROADWAYS

The HPCO Master Plan establishes a network of roadways that are safe, functional, aesthetically pleasing, and contribute positively to overall community character. Roadways integrate the concept of "Complete Streets", promoting designs that comfortably provide for pedestrians, bicyclists, transit, and vehicles.

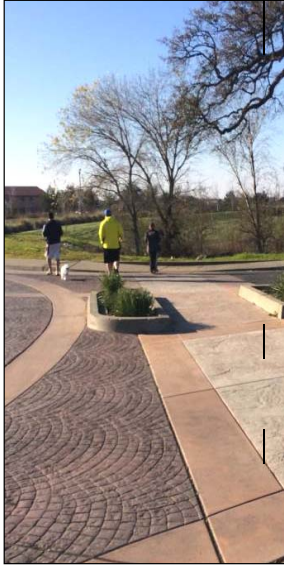
Regional Access

Three existing arterial roadways provide access to the Project Area: Blue Oaks Boulevard to the north, Foothills Boulevard to the east, and Woodcreek Oaks Boulevard to the west. Blue Oaks Boulevard is a 6 to 8-lane arterial and the primary east-west transportation corridor in the northern portion of the City, linking to Highway 65 just east of the Project Area. Foothills and Woodcreek Oaks Boulevards are key north-south arterial routes planned to eventually extend north into the Sunset Industrial/Placer Ranch Development Area, with Foothills Boulevard connecting to future Placer Parkway.

Direct access to the Project Area consists of several signalized intersections: Two existing along Blue Oaks Boulevard; one existing on Foothills Boulevard; and two planned along Woodcreek Oaks Boulevard. Foothills Boulevard is improved as a 4-lane arterial. Frontage improvements will be installed along Blue Oaks Boulevard. Woodcreek Oaks Boulevard will be widened to 4-lanes adjacent to the Project Area.

Internal Backbone Roadway System

Internal Project Area backbone roadways consist of a network of public collector streets. Key to the internal and larger citywide roadway system is



the long sought after extension of ~~HP Way~~Roseville Parkway as a public road through the Project Area. Roseville Parkway ~~HP Way~~ links to the future extension of Roseville Parkway at Foothills Boulevard, curving northwest through the Project Area to Blue Oaks Boulevard. Other roadway connections include the extensions of New Meadow Drive from the north, and Painted Desert and Crimson Ridge Drives from the west. Residential streets will provide in-tract subdivision access, and private drives will continue to provide internal access within the Hewlett-Packard Campus.

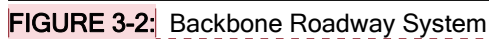
As the gateway to and a defining element through the Project Area, the central portion of the Roseville Parkway ~~HP Way~~ corridor is intended to be improved and maintained as a pedestrian and bicycle friendly 2-lane facility. To enhance the convenience, safety and comfort for pedestrians and cyclists, the Roseville Parkway ~~HP Way~~ corridor is planned to include sidewalks separated from the street by tree lined landscaped parkways; bike lanes buffered from vehicle travel; pedestrian bulb outs and enhanced intersection crossings; and, roundabouts and other traffic calming measures.



Neighborhood Electric Vehicles

A majority of the streets in the Project Area may accommodate neighborhood electric vehicles. A neighborhood electric vehicle (NEV) is an electric-powered four wheel low speed vehicle that allows residents to make local trips. Per the California Vehicle Code, NEV's may be driven on any public roadway with a posted speed of 35 miles per hour or less, and may cross roadways with a speed limit in excess of 35 miles per hour subject to certain restrictions. NEVs may also be used on all private drives.

The backbone roadway system is reflected on Figure 3-2, with lane capacity, right-of-way, and landscape requirements summarized in Table 3-3. Typical roadway design sections are illustrated in Figures 3-3 through 3-12, with corresponding landscaping standards and related design details included in Section 04, Hewlett-Packard Campus Development Plan, and Section 05, Campus Oaks Development Plan.



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03 PROJECT COMPONENTS

TABLE 3-3: Roadway Summary

Roadway Type/Name	Roadway		Landscape Corridor		Landscape Median	On-Street Parking	Figure Number
	Reserved Lane Capacity	Right-of-Way	Adjacent to LDR & MDR	Adjacent to Other Uses			
ARTERIAL ROADWAYS ¹							
Blue Oaks Boulevard	8 lanes	130 ft	NA	50 – 70 ft ²	22 ft	None	3-3
Woodcreek Oaks Boulevard	4 lanes	76 ft	35 ft ³	35 ft	14 ft	None	3-4
COLLECTOR ROADWAYS ¹							
HP WayRoseville Parkway – Entry	4 lanes	81 ft	NA	25 ft	13 ft	None	3-5
Roseville ParkwayHP Way – Central ⁴	2 lanes	59 ft	25 ft	30 ft	13 ft	None	3-6
Painted Desert Drive, New Meadow Drive & Crimson Ridge Drive	2 lanes	48 ft	NA ⁵	25 ft ⁵	NA	Both Sides	3-7
LOCAL ROADWAYS							
Park Couplet	2 lanes	60 ft ⁶	NA ⁵	NA ⁵	100 ft ⁷	Res. Side	3-8 & 3-11
Primary Residential Street ⁸	2 lanes	60 ft	NA ⁵	NA ⁵	NA	Both Sides	3-9 & 3-11
Minor Residential Street ⁹	2 lanes	54 ft	NA ⁵	NA ⁵	NA	Both Sides	3-10 & 3-11
Alley	2 lanes	22 ft	NA	NA	NA	NA	3-12
ROUNDBABOUTS, PRIVATE DRIVES AND OTHER FACILITIES							
To be designed and constructed per City standards and Campus Oaks Design Guidelines							

1. Auxiliary lanes, turn lanes, bus turn-outs, and standard tapers are permitted reductions to the landscape corridors (PUE/LSE). Minimum landscape corridor width of 15' shall be maintained behind bus shelters.
2. Landscape Corridor along Blue Oaks Boulevard to be 70 feet wide where open drainage channel exists/planned.
3. Landscape corridors adjacent to LDR and MDR along Woodcreek Oaks Boulevard will be incorporated within the right-of-way.
4. The central portion of HP Way/Roseville Parkway is planned to incorporate design elements to enhance pedestrian and bicyclist convenience, safety and comfort. Such elements shall include sidewalks separated from the street by tree lined landscaped parkways; bike lanes buffered from vehicle travel; enhanced intersection crossings; and, roundabouts and other traffic calming measures.
5. Residential units will front on roadways. Street frontage setbacks from back of walk to be established as part subdivision map and/or design review approval as applicable.
6. 30 feet on both sides of Couplet.
7. 100 foot wide neighborhood park.
8. Primary Residential Streets will have separated sidewalks with landscaped parkways. Primary Residential Streets are used to accommodate higher traffic volumes and are placed adjacent to schools and parks, consistent with the City's roadway improvement standards.
9. Minor Residential Streets will have separated sidewalks with landscaped parkways. Minor Residential Streets are used to carry lower traffic volumes than Primary Residential Streets, consistent with the City's roadway improvement standards.

Note: Standard signalized intersections will have dedicated turns and through lanes resulting in wider cross sections in those areas.

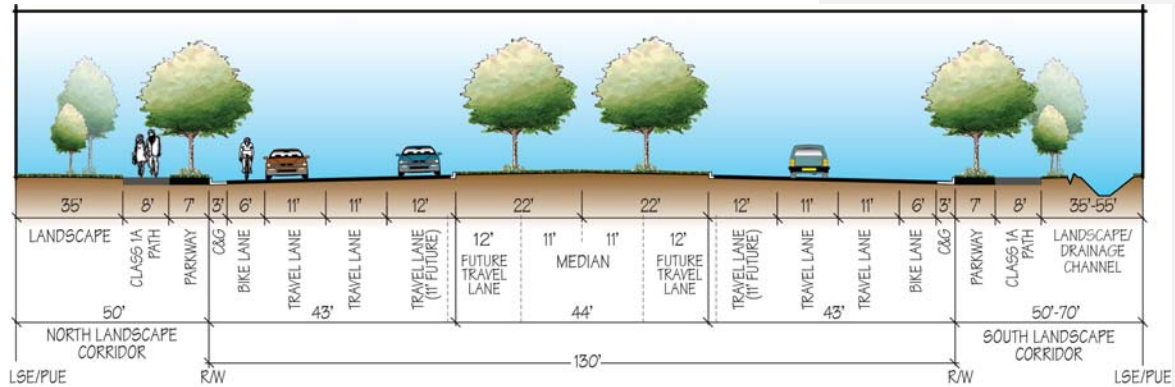


FIGURE 3-3: Blue Oaks Boulevard (Arterial)

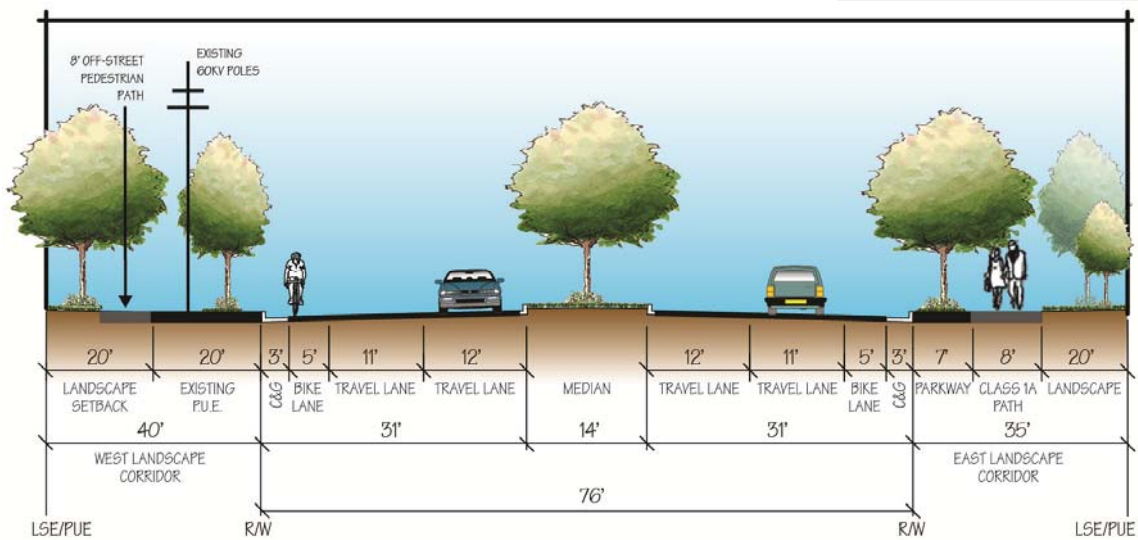


FIGURE 3-4: Woodcreek Oaks Boulevard (Arterial)

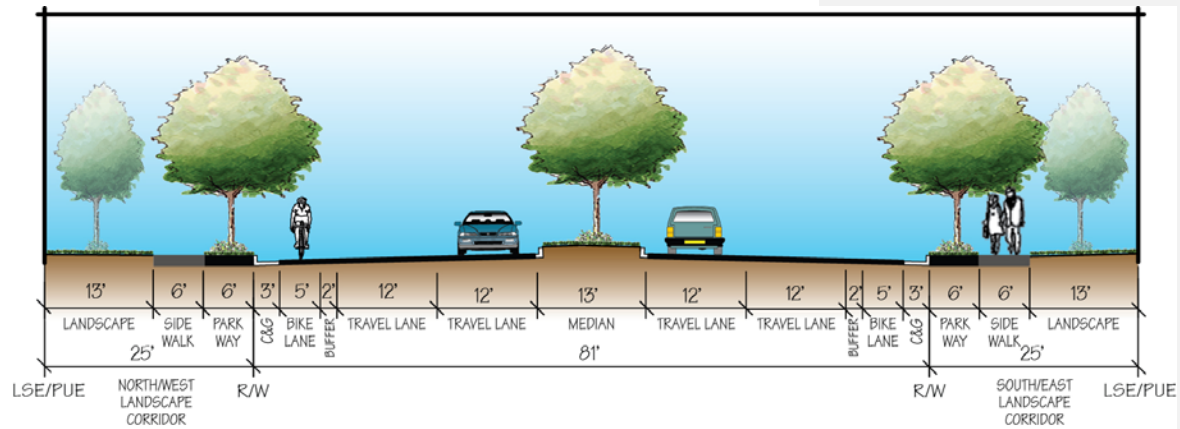


FIGURE 3-5: HP Way Roseville Parkway - Entry (Modified Collector)

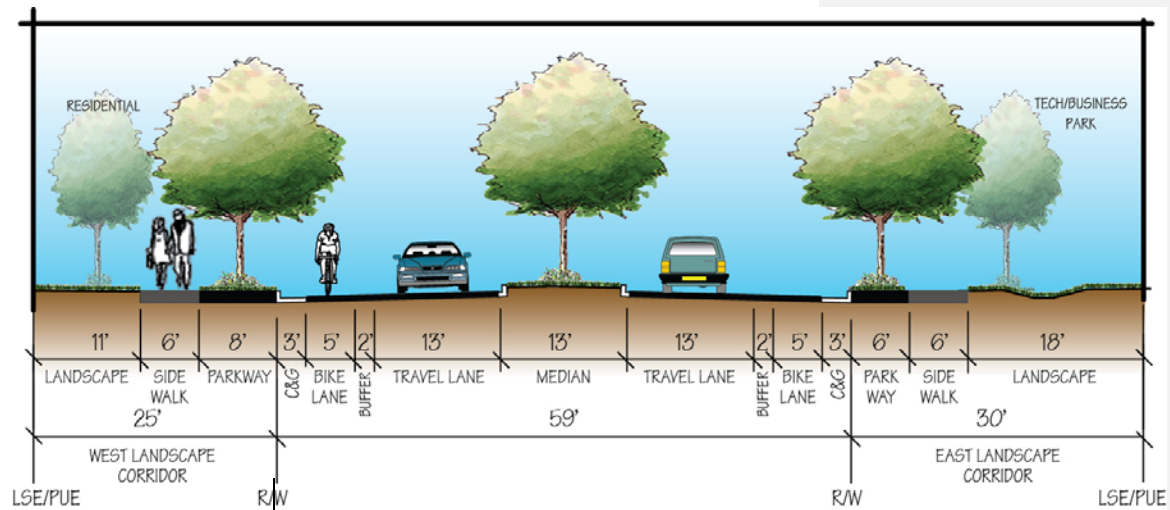
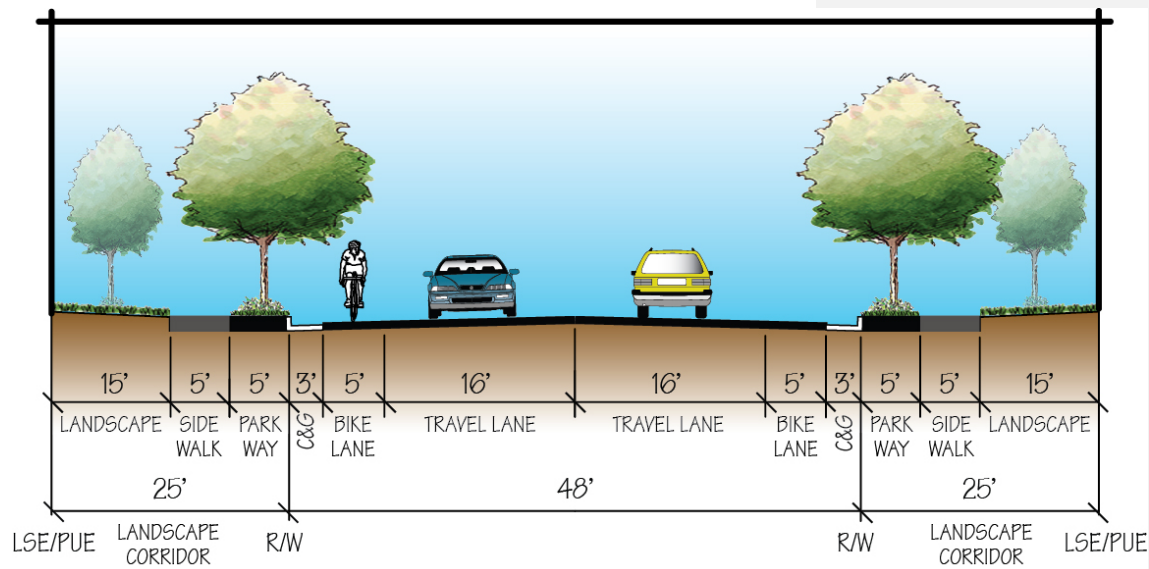
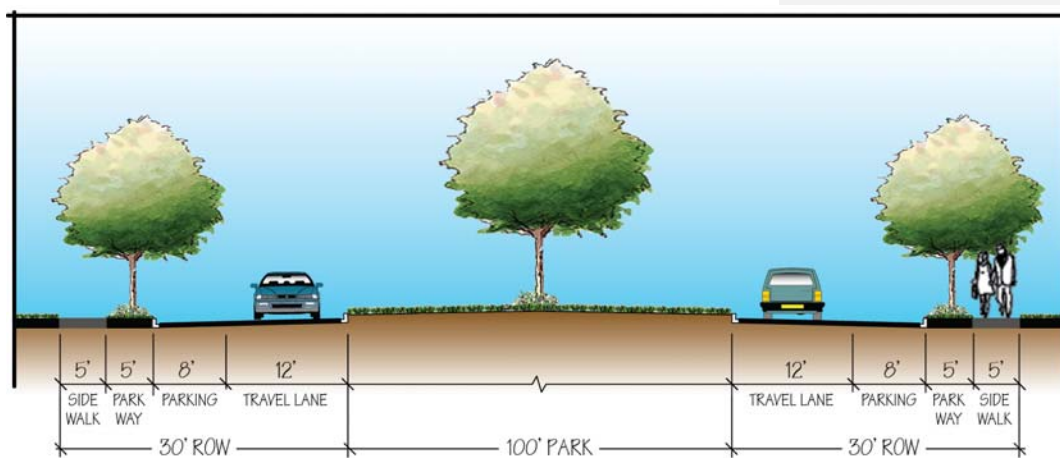


FIGURE 3-6: HP Way Roseville Parkway - Central (Modified Collector)



Note: Residential units will front on Collectors. Street frontage setbacks from back of walk to be established as part subdivision map and/or design review approval as applicable.

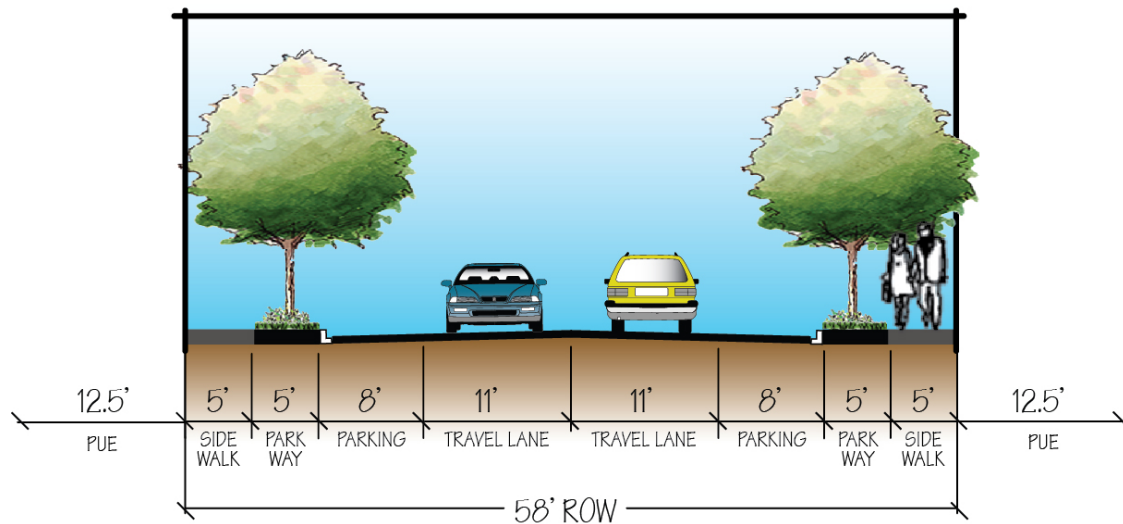
FIGURE 3-7: Painted Desert Drive, New Meadow Drive & Crimson Ridge Drive (Collectors)



Note: Residential units will front on Park Couplet. Street frontage setbacks from back of walk to be established as part subdivision map and/or design review approval as applicable.

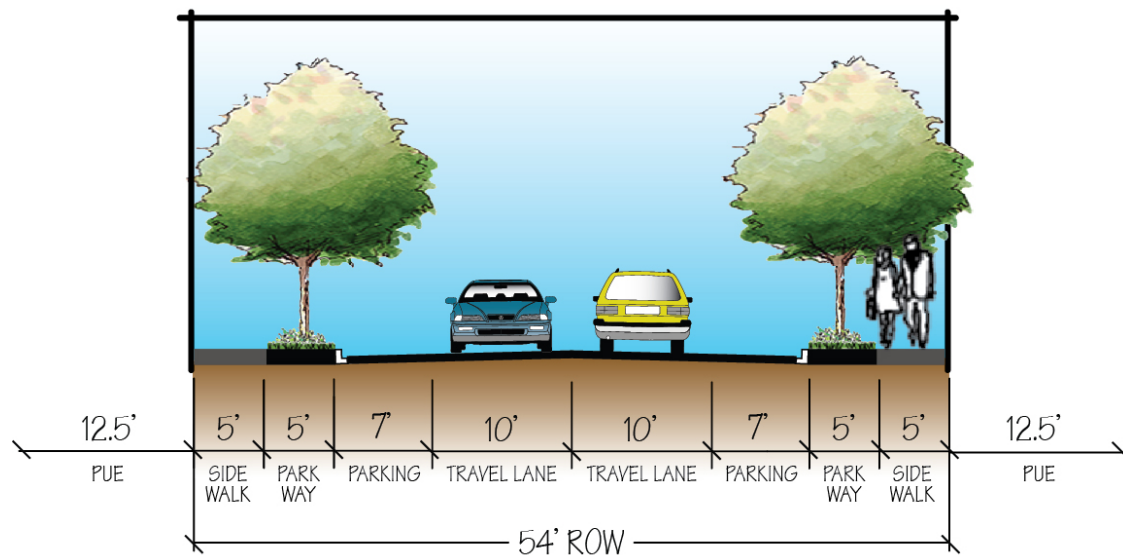
FIGURE 3-8: Park Couplet (Local Street)

03 PROJECT COMPONENTS



Note: Residential units will front on primary residential streets. Street frontage setbacks from back of walk to be established as part subdivision map and/or design review approval as applicable.

FIGURE 3-9: Primary Residential Street (Local Street)



Note: Residential units will front on minor residential streets. Street frontage setbacks from back of walk to be established as part subdivision map and/or design review approval as applicable.

FIGURE 3-10: Minor Residential Street (Local Street)

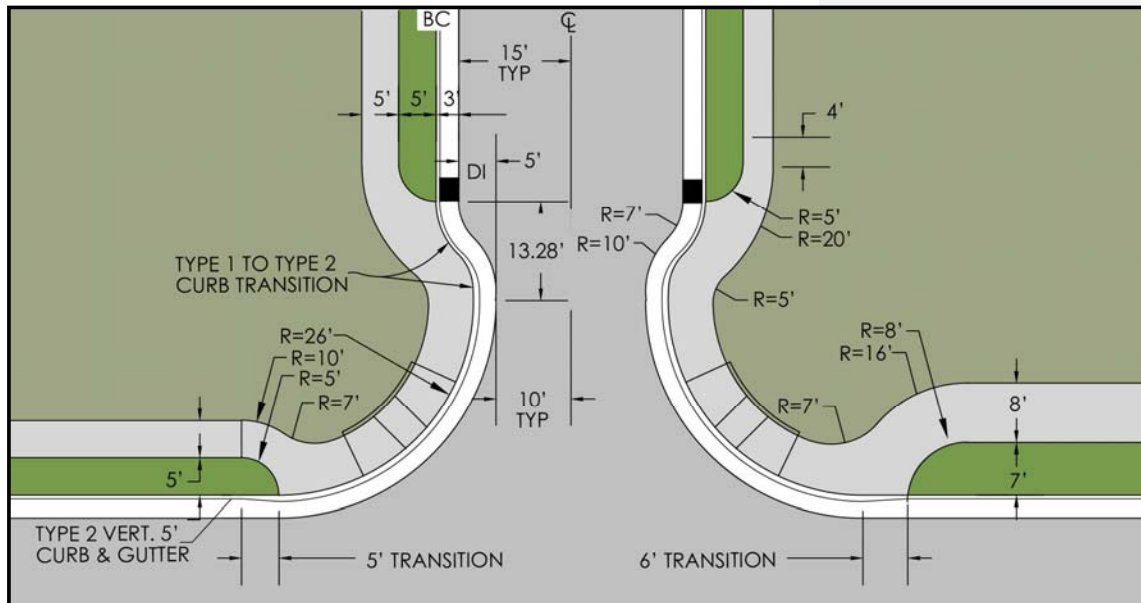


FIGURE 3-11: Bulb-Out (Local Street)

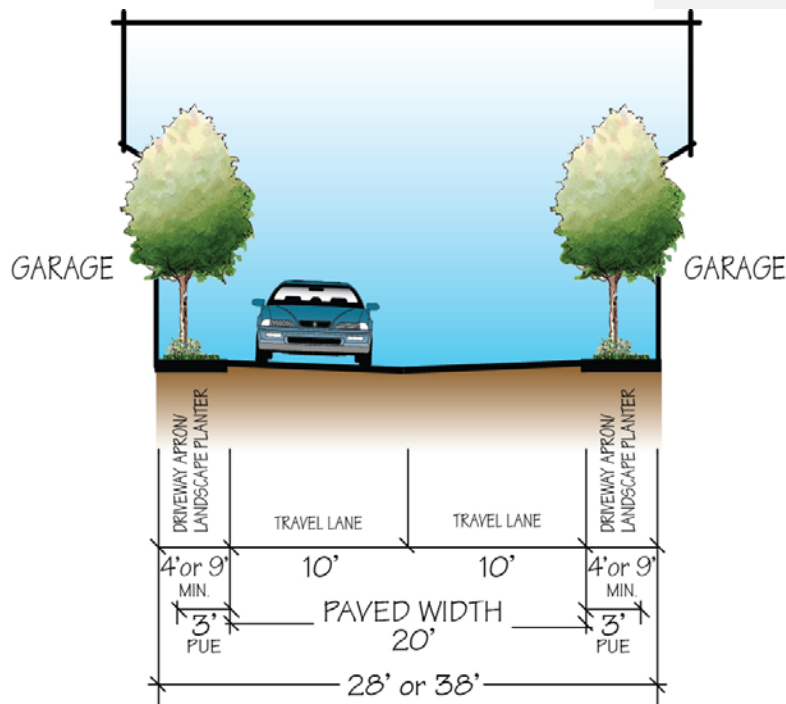


FIGURE 3-12: Alley (Local Street)



3.2.2 PEDESTRIAN and BICYCLE NETWORK

The HPCO Master Plan provides for a safe and interconnected network of paths, sidewalks and bike lanes to allow residents and employees to easily walk and bike to meet their daily needs. The pedestrian and bicycle network is designed to enhance connectivity between jobs, homes and services. This enhanced connectivity supports alternative modes of travel; reduces vehicle trips and associated air quality and greenhouse gas emissions; promotes community activity, health and well-being; and contributes to the character and desirability of the Project Area as a place to live, work, recreate and invest.

The pedestrian and bicycle network provides for multiple looped routes, as well as connections to the larger citywide system. Key components of the network include:

- **Class I Paths** consist of shared bicycle and pedestrian paths completely separated from motor vehicle traffic. Class 1 path connections are provided within parks, paseos and open space areas. Connections are included to the existing City bike trail along the South Branch of Pleasant Grove Creek. It is intended that paths within paseos will be visible and accessible from adjacent development, with a minimum of 50 percent of the paseo edge open via a single-loaded streets, open cul-de-sac heads/street terminations, or other features. No paths may be located within Parcel CO-83, the City owned open space preserve, beyond those allowed by the Hewlett-Packard Preserve O&M Plan, deed restrictions, the City's Open Space Preserve Overarching Management Plan, and as shown on Figure 3-13. Class I facilities are 10-foot wide and paved with lane striping and 2-foot decomposed granite/gravel shoulders on each side.
- **Class IA Paths** are 8-foot wide multi-use concrete pedestrian paths within the landscape corridors along arterial roadways. Class IA path connections are provided along the edges of the Project Area adjacent to Blue Oaks, Foothills and Woodcreek Oaks Boulevards.
- **Class II Bikeways** are striped and signed one-way lanes included on all arterial and collector roadways within and adjacent to the Project Area. To increase cyclist comfort and safety, the Class II bike lanes along HP-WayRoseville Parkway include enhanced pavement delineations and 2-foot wide demarcated buffers from the adjacent travel lanes.
- **Sidewalks** are included on all improved public streets in the Project Area. Ranging from 5 to 6-feet in width, sidewalks are typically

separated from the street by a landscaped parkway to create a more comfortable corridor for pedestrian mobility.

- **Walking Paths** consist of decomposed granite recreational walking and jogging trails. Walking paths may be included within some park areas.

In addition to the above, a Pedestrian/Bicycle Connection is planned through Parcels CO-4 and CO-22 linking residential neighborhoods to the Campus Oaks Town Center. The specific design of this connection will be determined as part of the City's review of development plans for these parcels (MPP Stage 2). Further direction is provided in the Campus Oaks Design Guidelines.

The backbone pedestrian and bicycle network including all Class I bikeway segments shown on Figure 3-13 will be constructed concurrent with other backbone infrastructure and adjacent development. Connections to the network will be required to be made from individual development projects. Barriers (bollards, rail fence, vertical curbs, post and cable, posts, etc.) will be used along Class I paths to separate the pathways from the open space preserve (Parcel CO-83). Such barriers shall comply with the 404 permit regarding use of the preserve area, and with City design, maintenance and public safety requirements. On the Hewlett-Packard Campus, an internal pedestrian and bicycle network exists. Connections will be made from this internal system to each individual building on the Campus and to the adjacent backbone network where feasible.

To enhance internal connectivity and the convenient use of alternative transportation modes, the project proponents may explore opportunities to establish a bike share program. Bike Share programs allow users to borrow "pool" bicycles for local trips. This may include use by residents to travel to local jobs, or use by employees during the lunch hour to easily access restaurants and services. The bikes are checked out and returned to designated docking stations. Bike share programs can be funded through available grants, memberships, public-private partnerships and other mechanisms.

The bicycle and pedestrian network is illustrated on Figure 3-13.





FIGURE 3-13: Pedestrian and Bicycle Network

Commented [K04]: FIGURE AMENDED

3.2.3 TRANSIT

Bus service to the Project Area will be provided by Roseville Transit with connections to Sacramento Regional Transit and Placer County Transit as demand for service occurs and as funding allows. These services will utilize the roadway system to provide local and regional transit connections for community residents and employees.

Roseville Transit provides fixed route and Dial-A-Ride services within the City, as well as fixed route commuter services between Roseville and downtown Sacramento. The fixed route local and commuter systems operate on regularly scheduled routes, with the Dial-A-Ride system providing shared ride transit service to ADA paratransit customers and the general public within the City limits.

The Project Area supports the development of bus turnouts and transit shelters along arterial and collector roadways including Blue Oaks Boulevard, Foothills Boulevard, Woodcreek Oaks Boulevard and ~~HP~~ WayRoseville Parkway. Bus shelters are located near and will be conveniently connected to adjacent employment, commercial and higher density residential uses to facilitate transit use. Transit services will be extended to the Project Area as the demand for such services occur and funds are available as determined by the City.

Existing and planned bus turnouts and transit shelters are illustrated on Figure 3-14.

3.2.4 PARK and RIDE

Park and ride lots provide parking for commuters to leave their vehicles to meet carpools, vanpools or access transit services. In the Project Area, a park and ride lot is planned within the Campus Oaks Town Center on commercial Parcel CO-41 located along Blue Oaks Boulevard. The park and ride facility will include twenty (20) park and ride spaces of which two spaces will provide electric car charging stations.

The park and ride lot is intended to be made available to commuters during normal commute hours on a daily basis. Park and ride spaces will be provided in addition to the minimum required parking spaces for the project development and maintained by the project developer. Additional information regarding the obligations for the construction of the park and ride lot, including related facilities such as accessible parking and pedestrian paths and signs, is included in the Campus Oaks Development Agreement.





FIGURE 3-14: Transit Facilities and Park & Ride Lot

Commented [K05]: FIGURE AMENDED

3.2.5 TRANSPORTATION SYSTEM MANAGEMENT

Transportation System Management (TSM) measures are designed to reduce the number and length of peak hour home-to-work commute trips through actions such as ridesharing, flexible work hours, and support of public transportation. Any project site, common work location, or employer with ten or more employees is required to comply with the City's TSM Ordinance. In addition, any project site, common work location, or employer with fifty or more employees is required as a condition of project approval to prepare a TSM Plan and subsequently enter into a TSM Agreement with the City. The Plan and Agreement shall comply with the City of Roseville TSM Ordinance and shall incorporate TSM measures to the degree required by the Ordinance.

3.3 Utilities

The HPCO Master Plan identifies the backbone utility infrastructure necessary to accommodate full build-out of the Project Area. Water, recycled water, wastewater, drainage, electric, natural gas, and telecommunications infrastructure exist within and/or adjacent to the Project Area. Since initial adoption of the Master Plan in 1996, substantial development and associated infrastructure improvements have been constructed in the vicinity of the Project Area. The HPCO Master Plan accounts for these changed conditions to define an updated and efficient backbone utility infrastructure program. Project Area utility providers are summarized in Table 3-4.

TABLE 3-4: Utility Providers

Utility	Provider
Potable Water	City of Roseville
Recycled Water	City of Roseville
Wastewater	City of Roseville
Drainage and Flood Control	City of Roseville
Electric Service	City of Roseville
Natural Gas	Pacific Gas and Electric
Communications	AT&T, Comcast, Consolidated Communications, and Wave Broadband
Solid Waste Disposal	City of Roseville

Adequate capacity for development of the Project Area has been/will be accounted for in the City's infrastructure planning and, where applicable, funding programs. In general, the HPCO Master Plan land uses result in an overall reduction in utility demands when compared to the prior land uses.

Infrastructure will be constructed consistent with this Master Plan, the Project Area Utility Master Plans, then current City improvement standards, and the project Development Agreements.

3.3.1 POTABLE WATER

Water Supply and Conservation

The City of Roseville provides water service (supply, treatment, storage and conveyance) to the Project Area. The City currently uses multiple sources of water to serve customers including surface water, groundwater and recycled water. Potable water demand is typically met by surface water supplies. Surface water is obtained from Folsom Lake and the American River via contracts with the United States Bureau of Reclamation, Placer County Water Agency, and the San Juan Water District. Roseville has access to groundwater for use during an emergency, as a back-up supply during dry years, and to provide operational flexibility through implementing a conjunctive use program.

In accordance with Senate Bill 610, a Water Supply Assessment (WSA) was performed in conjunction with the HPCO Master Plan. The WSA includes an evaluation of the sufficiency of citywide water supplies over a 20-year horizon addressing the availability of adequate water supplies to meet existing and anticipated future demands, including the demand associated with the Project Area during normal, single-dry and multiple-dry years.

The Project Area's build out potable water demand is estimated at ~~1,004.60~~ 1,003.50 acre-feet per year (AFY). This demand includes 414.63 AFY for the Hewlett-Packard Campus and ~~589.97~~ 588.98 AFY for Campus Oaks. The estimated water demand for Campus Oaks is reduced to 433.05 AFY when applying savings in potable water use resulting from implementing water conservation best management practices and the use of recycled water for irrigation. Water conservation measures to be incorporated include turf reductions and water efficient landscaping; smart irrigation controllers; and, re-circulating hot water systems for residential units. These measures were selected because they can be cost-effectively implemented and have the highest potential for achieving water saving through conservation.

Water demands for the Project Area were included in the City's 2010 Urban Water Management Plan (UWMP) and the City's long-term water projections. In addition, the 2015 HPCO Master Plan (specifically the Campus Oaks land uses) results in an overall reduction in water demand of ~~236.05~~ 234.95 AFY (surplus) when compared to the prior land uses. Accordingly, no additional water supplies are needed to accommodate

buildout of the Project Area, nor are any improvements to the City's water treatment plant.

Backbone Potable Water Distribution System

Water is delivered to the Project Area via the City's existing distribution system. This consists of existing and planned connection points to 12-inch and 24-inch mains within Blue Oaks Boulevard, Woodcreek Oaks Boulevard, and Foothills Boulevard. Water distribution within the Project Area includes a looped system of 12 to 16-inch backbone pipes that generally parallel collector and arterial roadways. In-tract improvements are required at a project level.

A groundwater well is planned within the Project Area (Parcel CO-76) adding to the City's network of wells that provide back-up water supply and aquifer storage and recovery (ASR). The backbone water distribution system and well location are illustrated on Figure 3-15.

3.3.2 RECYCLED WATER

Recycled Water Use

The City of Roseville provides the Project Area with recycled water from the Pleasant Grove Wastewater Treatment Plant (PGWWTP) and the Dry Creek Wastewater Treatment Plant (DCWWTP). Both plants produce Title 22 quality effluent that is available for recycled water applications. The City currently provides recycled water to several locations on the west side of Roseville.

Campus Oaks will utilize recycled water for irrigating parks, non-residential and high density attached residential landscaping, as well as publicly landscaped areas (including roadway landscape corridors and medians). On the Hewlett-Packard Campus, recycled water may be extended to serve existing campus irrigation or other uses. Upon issuance of a building permit for any designated parcel on the Hewlett-Packard Campus, on site-improvements that are reasonably necessary to convert landscape irrigation facilities to make use of recycle water for that parcel may be installed.

The Project Area's annual recycled water demand is 109.33 AFY. The use of recycled water will further offset potable water demand.

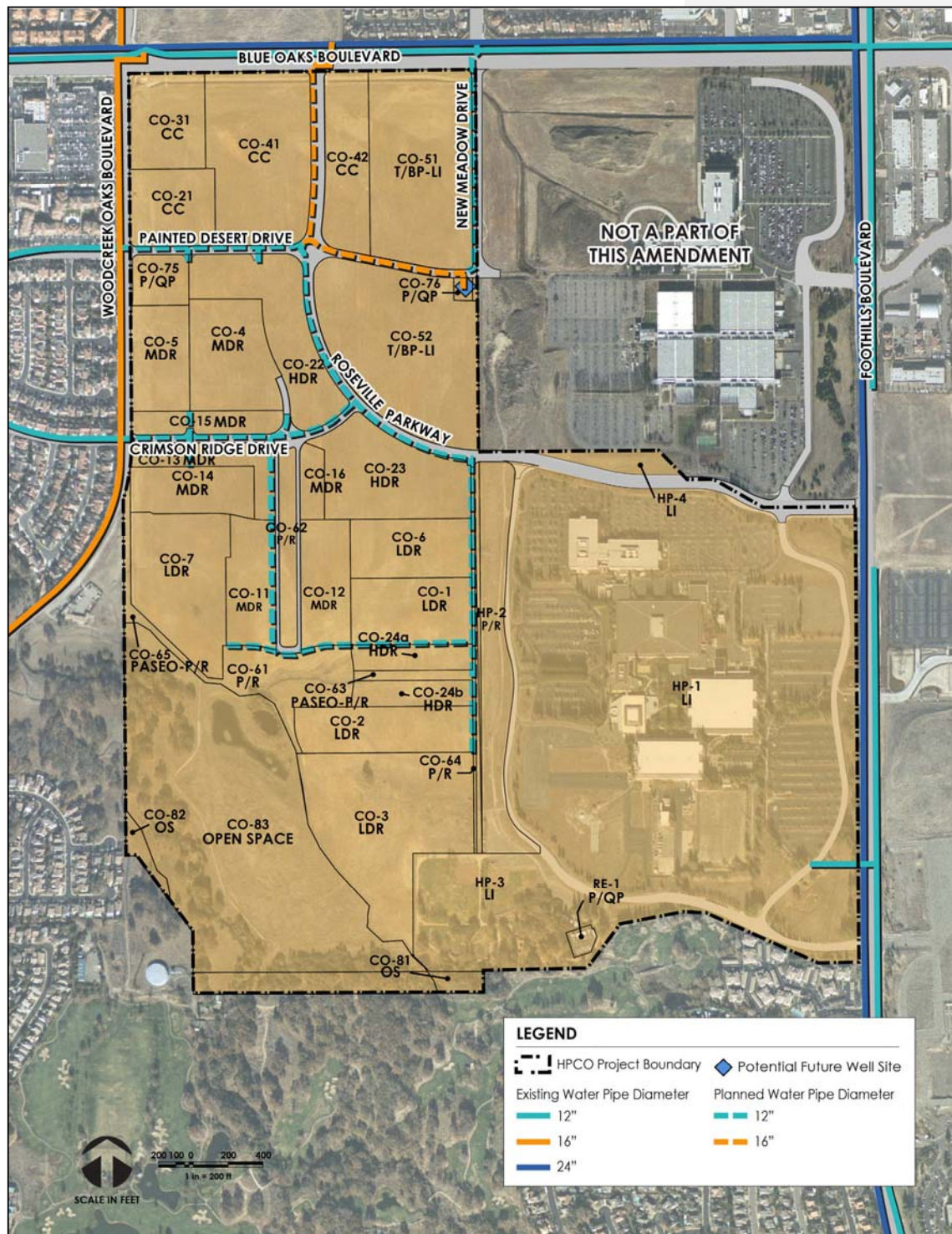


FIGURE 3-15: Backbone Potable Water Distribution System and Well Location. Commented [K06]: FIGURE AMENDED

Backbone Recycled Water Distribution System

A recycled water storage tank and pump station is located near the southwest corner of the Project Area. The Project Area connects to existing 16-inch and 30-inch recycled water mains located in Woodcreek Oaks Boulevard, Blue Oaks Boulevard, and Foothills Boulevard. A system of 6 to 8-inch on-site backbone recycled water lines will be constructed within street rights-of-way and easements to serve the Project Area. Included will be stubs to the landscape median in Blue Oaks Boulevard. In-tract recycled water improvements will be required at a project level.

The backbone recycled water distribution system is illustrated on Figure 3-16.

3.3.3 WASTEWATER

Wastewater Treatment

Sanitary sewer service is provided to the Project Area by the City of Roseville. Wastewater flows from the Project Area will be directed to the PGWWTP. The Project Area is estimated to generate approximately 0.3 million gallons per day (mgd) average dry weather wastewater flow. The HPCO Master Plan (specifically the Campus Oaks land uses) results in an overall reduction in wastewater demand of 0.03 mgd when compared to the prior land uses and generation rates from the 1996 Master Plan. Capacity at the PGWWTP is adequate to accommodate projected flows.

Backbone Wastewater Collection System

Wastewater flows are conveyed to the PGWWTP by a network of existing sewer pipes ranging in size from 30-inch to 78-inches within street rights-of-way or easements. Points of connection exist or are planned to sewer pipes within Blue Oaks Boulevard, Woodcreek Oaks Boulevard, and Foothills Boulevard.

Portions of the Hewlett-Packard Campus may continue to discharge to an existing 10-inch sewer line in Foothills Boulevard that flows to the north, as per the Hewlett-Packard development agreement, or to an alternate 10-inch sewer line that flow west through Campus Oaks to the existing 42-inch wastewater transmission line in Woodcreek Oaks Boulevard. Backbone sewer collection pipes within the Project Area will range in size from 10 to 12-inches. In-tract improvements are required at a project level.

The backbone wastewater collection system is illustrated on Figure 3-17.

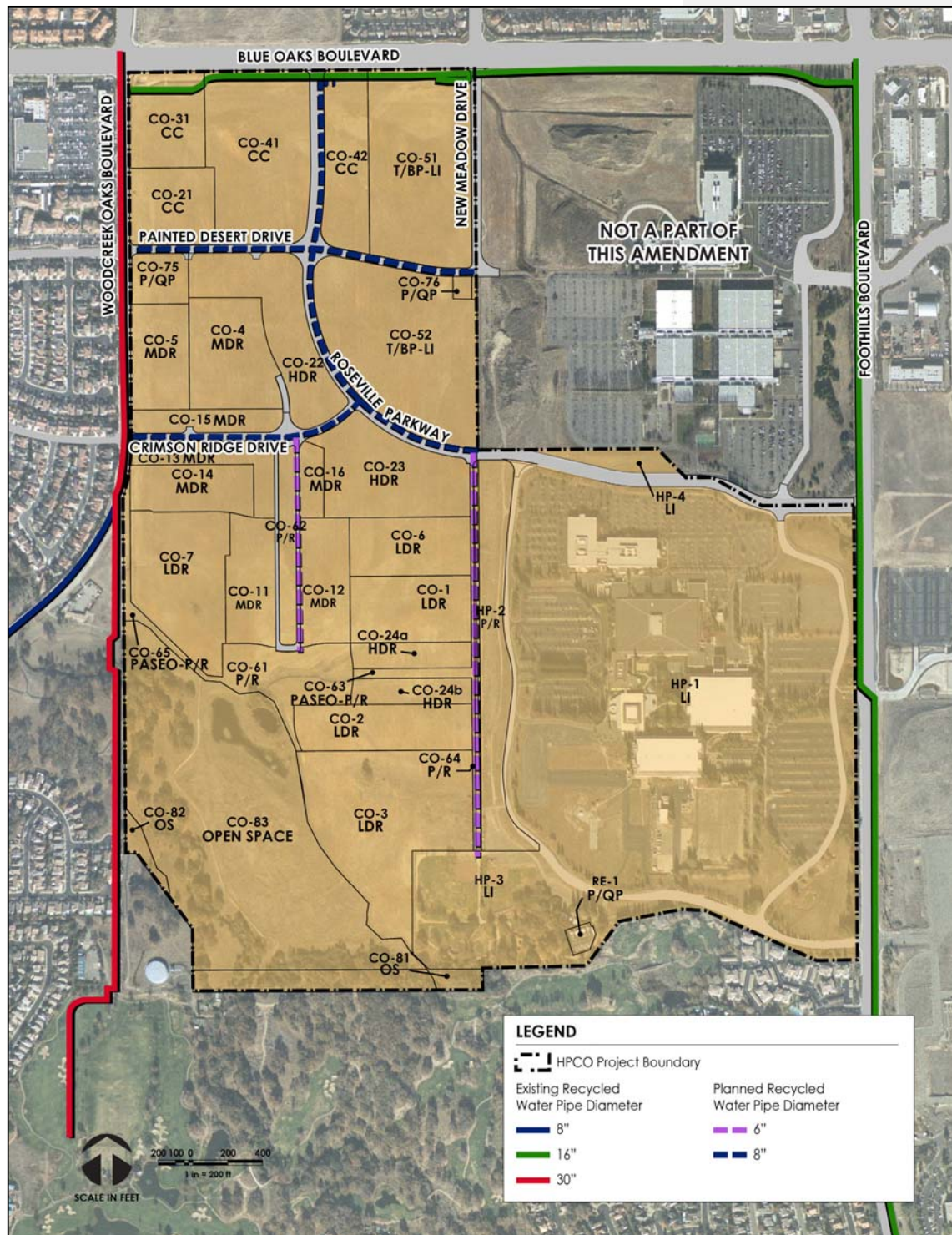


FIGURE 3-16: Backbone Recycled Water Distribution System

Commented [K07]: FIGURE AMENDED

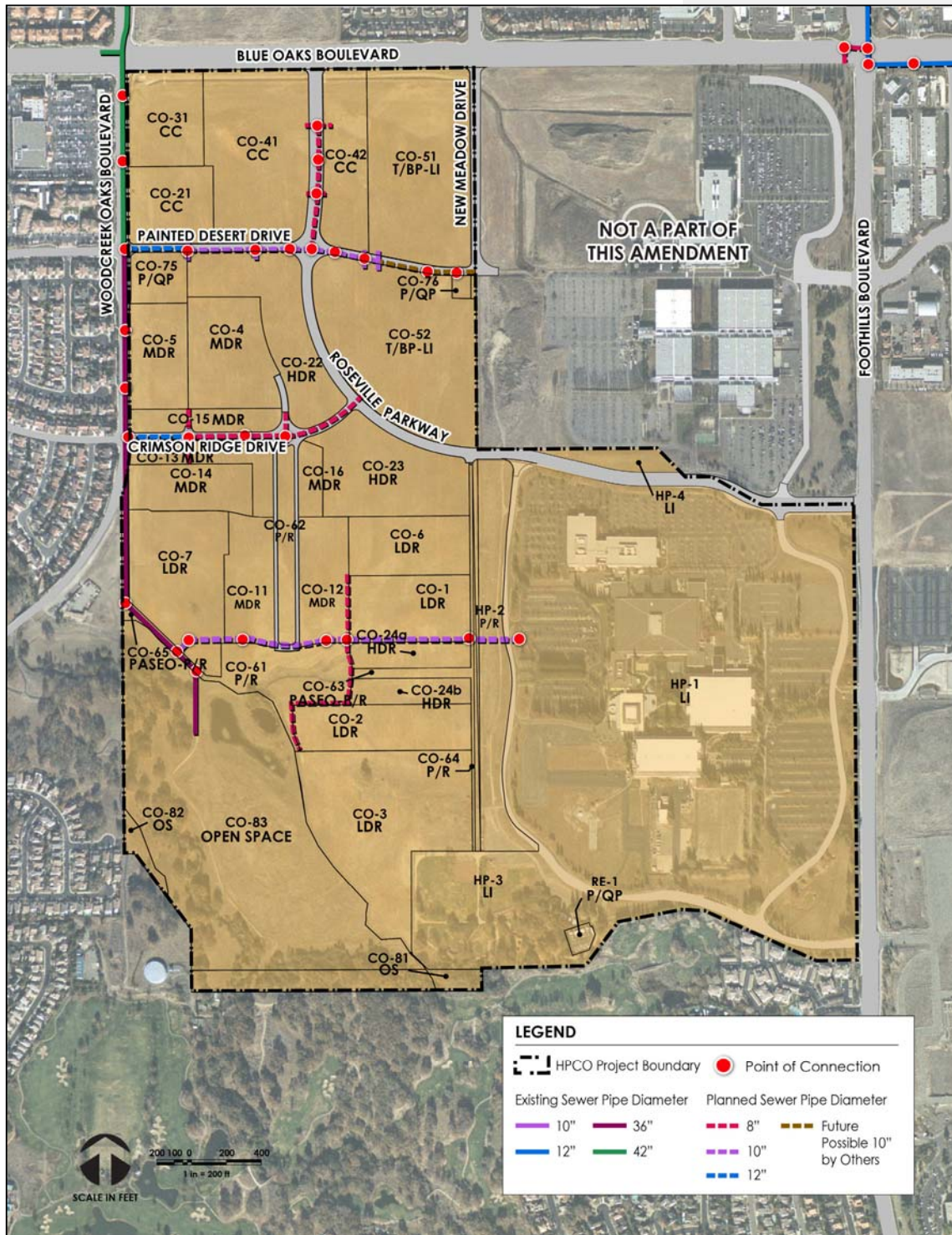


FIGURE 3-17: Backbone Wastewater Collection System

Commented [K08]: FIGURE AMENDED

3.3.4 DRAINAGE and FLOOD CONTROL

Site Hydrology

The Project Area is within the Pleasant Grove Creek watershed located within the larger Natomas Cross Canal watershed of northwestern Placer County and southeastern Sutter County. The Pleasant Grove Creek watershed drains to the Pleasant Grove Canal, then to the Natomas Cross Canal, and ultimately to the Sacramento River.

Project Area topography is gently rolling, generally sloping from east to west and is broken into a northern drainage shed and a larger southern drainage shed. The South Branch of Pleasant Grove Creek traverses the southwest portion of the Project Area within the Open Space Preserve (Parcel CO-83) and drains the southern shed. A perennial stream, Pleasant Grove Creek flows east to west conveying storm water flows during the wet season and irrigation runoff during the dry season. Within the Project Area, the limits of the 100-year floodplain for the South Branch of Pleasant Grove Creek are fully contained within the Open Space Preserve.

An unnamed tributary to the South Branch of Pleasant Grove Creek crosses the southeastern portion of the Hewlett-Packard Campus (Parcel HP-1). A small segment of this tributary is piped under the main Hewlett-Packard loop road. The tributary then continues west crossing the southern boundary of the Hewlett-Packard Campus, returns onto the Campus within the existing employee recreation area, and ultimately connects to the South Branch of Pleasant Grove Creek within the Open Space Preserve.

Backbone Drainage Improvements

On-site backbone drainage improvements consist of a full complement of storm water quality BMP's and a combination of conventional subsurface and surface drainage systems including an existing drainage channel adjacent to a portion of Blue Oaks Boulevard. This drainage channel will be upgraded to include a concrete pan and access ramps for future maintenance equipment. Culverts will be utilized to cross over the existing channel at street and driveway locations and will be designed to accommodate the passage of maintenance utility vehicles (bobcat front loaders). Backbone subsurface drainage includes a series of 12 to 48-inch pipes connecting to existing and planned pipes within Woodcreek Oaks Boulevard, and Foothills Boulevard. Project Area conveyance systems discharge drainage through outfalls that eventually drain to the South Branch of Pleasant Grove Creek. Drainage facilities are to be designed and constructed in conformance with City of Roseville Improvement Standards and the Placer County Flood Control and Water Conservation District's Stormwater Management Manual.

Based upon the Project Area's location within the watershed, and given that projected runoff from the Project Area will not exceed the flow rates shown on the North Roseville Specific Plan Area (Phase 1) Drainage Shed Map, no additional peak flow on-site stormwater detention is required. The Project Area will contribute toward construction of the Reason Farms Retention Basin project through payment of the Pleasant Grove Watershed Mitigation Fee. This regional stormwater retention facility provides volumetric mitigation for waters entering the Sacramento River Basin. Additional detailed drainage analysis will be required at time of improvement plan review to ensure that all City requirements are being met.

Water Quality

Best management storm water management practices consisting of site development Storm Water Pollution Prevention Plans (SWPPP) and post development source control, low impact development (LID) practices, treatment, full capture trash for priority land uses, and detention will be utilized throughout the Project Area for stormwater quality treatment and hydromodification management. The intent of both site development and post construction storm water management is to minimize the adverse impacts from storm water per applicable State and Federal NPDES Permitting mandates.

Post construction source control and LID features are woven into the fabric of a community to mimic the hydrologic function of the undeveloped site by capturing, slowing, treating, and infiltrating storm water as close to the source as possible through use of decentralized small scale features. Techniques such as tree plantings, infiltration galleries, disconnected roof drains, separated sidewalks, bio-retention facilities, rain gardens, bioswales, soil amendments, impervious surface reduction and other strategies can provide a LID "treatment train" which attempts to reproduce the predevelopment hydrologic system improving the quality and reducing the quantity of urban runoff. Additional controls such as bio-retention basins or end of the pipe treatment BMP's when required will further treat storm water before it enters the natural drainage system.

The City of Roseville has a Municipal Separate Storm Sewer System (MS4) Permit from the Regional Water Quality Control Board, which requires hydromodification mitigation to be addressed for all new discharges to waters of the State. Hydromodification control measures are intended to mitigate the artificial acceleration of erosion and sedimentation resulting from increased runoff flows and durations associated with urbanization. Hydromodification measures will be required to attenuate, infiltrate, and disperse increased runoff should LID measures not achieve infiltration and/or reuse runoff goals.

03 PROJECT COMPONENTS

Water quality design standards shall comply with the adopted State MS4 permit requirements; the then approved City Stormwater Quality Design Manual; and, the Hewlett-Packard Preserve O&M Plan, recorded deed restrictions, and City of Roseville Open Space Preserve Overarching Management Plan. Sizing of volume based treatment control measures (water quality basins) shall follow the Roseville Volume Based Design Method.

Backbone drainage improvements are illustrated on Figure 3-18.



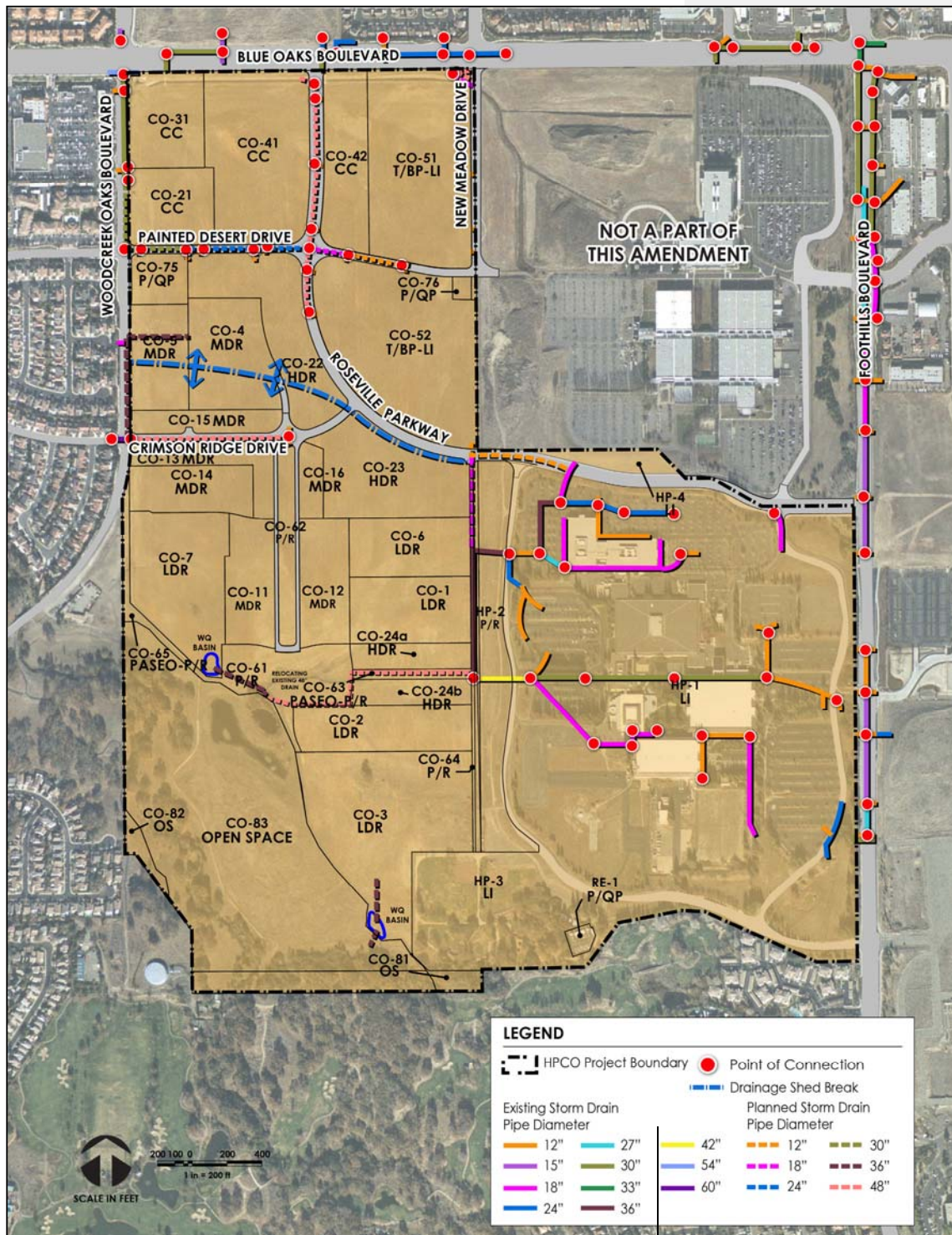


FIGURE 3-18: Backbone Drainage Improvements

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3.3.5 DRY UTILITIES

Electric Service

Roseville Electric supplies electricity to the Project Area, with peak electric demand estimated to be 19.1 Megawatts (MW). Additional electricity resources needed to serve the Project Area, including state and federal mandated renewable electricity resources, will be purchased from outside sources or generated by City-owned facilities at the Roseville Energy Park. As required by state regulations, Roseville Electric will use cost-efficient energy efficiency, load management and renewable resources programs to meet electricity demand before acquiring new electricity sources. It is a goal within Campus Oaks that a minimum of 50 percent of all homes be solar powered, that electric vehicle charging stations be included at all homes, and that LEED or similar green building standards be encouraged.

Electrical service is provided to the Project Area from the electric substation on the southern portion of the Hewlett-Packard Campus (Parcel RE-1) and from the Blue Oaks Substation located to the north adjacent to Woodcreek Oaks Boulevard. Underground electrical distribution will be extended to individual parcels in conjunction with roadway improvements. Included will be the undergrounding of existing overhead electrical lines along the south side of Blue Oaks Boulevard. In addition, street lighting will be provided along all public streets as part of the roadway frontage improvements. All electric and street light facilities will be constructed to the City's standards and specifications at the time of construction.

Natural Gas

A Pacific Gas and Electric Company (PG&E) 16-inch high-pressure natural gas transmission pipeline bisects the middle of the Project Area from north to south. Natural gas will be provided by PG&E on request and in accordance with the rules and tariffs of the California Public Utilities Commission. Service will be provided via the extension of existing gas lines within and adjacent to the Project Area. Delivery of gas service to individual projects will be reviewed by PG&E at the time of proposal.

Voice/Data Communication

The Project Area is within the service areas of AT&T, Comcast, Consolidated Communications (formerly Surewest), and Wave Broadband. Together, these providers offer both voice and data communication services. Distribution lines to individual parcels will be extended from existing infrastructure within and adjacent to the Project Area. The providers will review delivery of services to individual projects at the time of proposal. All telecommunication lines and associated facilities will be installed underground.

3.3.6 SOLID WASTE DISPOSAL

Solid waste collection for the Hewlett-Packard Campus is provided through a private solid waste hauling service. Should this service be terminated, the City of Roseville will make municipal solid waste hauling service available to all or a portion of the Campus. The City will provide solid waste services to Campus Oaks.

Solid waste is collected and delivered to the Western Placer Waste Management Authority facility located north of the City at the intersections of Athens Avenue and Fiddymont Roads. The Authority owns a Material Recovery Facility (MRF) that receives, separates or processes, and then markets recyclable materials removed from the waste stream. Residual waste is transferred to the Authority's Western Regional Sanitary Landfill for disposal.

At full buildout, the Project Area is anticipated to generate approximately 7,020.49 tons of solid waste annually. Campus Oaks will contribute 4,020.00 tons of solid waste per year, and the Hewlett-Packard Campus 3,000.49 tons per year. The Project Area's solid waste contribution will not reduce the life of the landfill or operational capacity of the MRF at buildout.

Development within the Project Area will work with the City to maximize recycling and other programs to reduce or divert the solid waste stream to the landfill in compliance with AB 939.



3.4 Parks, Schools and Libraries

3.4.1 PARKS & OPEN SPACE

The HPCO Master Plan incorporates an interconnected network of accessible public parks, paseos, and open space areas to support recreational activities, encourage community interaction, expand trail connections, preserve sensitive resources and enhance sense of place. Park and open space facilities are provided within both the Hewlett-Packard Campus and Campus Oaks to meet the active/formal/programmable and passive/informal/self-directed recreational needs of residents and employees.

City Parks & Recreation Requirements

Roseville's General Plan requires new development to provide nine acres of public parkland for every 1,000 residents. This requirement is satisfied through three land dedication components: three acres each of neighborhood park, citywide park and open space. The City maintains flexibility in applying the above standards to best meet the parks and recreation needs of the community.

The 948 dwelling units within Campus Oaks will generate an estimated population of 2,474 residents based on an average of 2.61 persons per household. In accordance with the General Plan, 22.3 acres of credited parkland is required based upon 7.43 acres each of neighborhood park, citywide park and open space. The HPCO Master Plan provides for a total of 66.74 net acres of parks and open space (including the City open space preserve), of which 41.35 acres of credit are granted. As summarized in Table 3-5, neighborhood and citywide parks are granted full credit, and open space partial credit, based upon their differing recreational contributions to the community consistent with General Plan policy.

Table 3-6 summarizes how the HPCO Master Plan satisfies the City's parkland dedication requirements.

TABLE 3-5: Park and Open Space Credit

Parcel	Total Net Acreage ¹	Credit Ratio	Credited Acreage
NEIGHBORHOOD PARKS			
CO-61 ²	5.04 ac	1:1	5.04 ac
CO-62 ²	2.62 ac	1:1	2.62 ac
CO-64 ² & HP-2 ⁴ (portion of)	2.16 ac ³	1:1	2.16 ac ²
Sub-Total	9.82 ac		9.82 ac
CITYWIDE PARK			
CO-64 ² & HP-2 ⁴ (portion of)	8.38 ac ⁵	1:1	8.38 ac ⁴
Sub-Total	8.38 ac		8.38 ac
PASEO			
CO-63 ² (Paseo)	0.84 ac	0:1	0 ac.
CO-65 ² (Paseo)	1.35 ac	0:1	0 ac
Sub-Total	2.19 ac		0ac
OPEN SPACE			
CO-81 ² (Open Space)	0.84ac	0.5:1	0.42 ac
CO-82 ² (Open Space)	0.86 ac	0.5:1	0.43 ac
CO-83 ² (Open Space)	44.65 ac	0.5:1	22.33 ac
Sub-Total	46.35 ac		23.15 ac
TOTAL	66.74 ac		41.35 ac

1. Acreage excludes adjacent roadways inside curb.
2. See Table 5-2 for parcel specific land use information.
3. Includes planned open turf play, tot lot, plaza seating/game tables, small seating area, and landscaping/walkways/plazas.
4. Parcel HP-2 park acreage credited towards Campus Oaks. See Table 4-1 for parcel specific land use information.
5. Includes planned futsal/tennis courts (lighted), pickleball/badminton courts (lighted), dog park, ninja warrior course, basketball court (lighted), skate park, amphitheater, restrooms, parking stalls, group picnic grove, Class I path and landscaping/walkways/plazas.

TABLE 3-6: Park Credit Summary

Park Type	Credited Acreage Required	Total Acreage Provided	Credited Acreage Provided	Credit Balance
Neighborhood	7.43 ac	9.82 ac	9.82 ac	+ 2.39 ac
Citywide	7.43 ac	8.38 ac	8.38 ac	+ 0.95 ac
Open Space	7.43 ac	46.35 ac	23.15 ac	+ 15.72 ac

Parks and Open Space System

Key components of the HPCO Master Plan parks and open space system are illustrated on Figure 3-19. Parks and open space lands include:



Neighborhood Parks. The Master Plan integrates two neighborhood parks, Campus Oaks Park (Parcel CO-61) and the Park Couplet (Parcel CO-62). In addition, a portion of the Hewlett-Packard Greenway (Parcels CO-64 and HP-2) is dedicated to neighborhood serving facilities. Totalling 9.82 net acres, the neighborhood parks support the local recreational needs of residents through incorporation of a variety of ball fields, sports courts, informal turf areas, play structures, picnic areas, pavilions and other gathering spaces.



Citywide Park. The HPCO Master Plan incorporates a citywide park, the remainder of the Hewlett-Packard Greenway. Located between the residential uses in Campus Oaks and the employment uses on the Hewlett-Packard Campus, the Greenway provides a unique opportunity to integrate resident and employee interactions and activity. Facilities provided could include a skate park, trail connections, a dog park, and facilities that support performance arts, farmers markets, arts and craft shows and other activities.



Paseos. The HPCO Master Plan includes 2.19 net acres of Paseos (Parcels CO-63 and CO-65). The Paseos are linear open space features that provide physical and visual linkages between uses incorporating landscaping, seating areas, trail connections and other open space elements that enhance the Area's recreation and mobility systems.

Open Space. The HPCO Master Plan incorporates 46.35 net acres of open space including the City owned preserve (Parcel CO-83) as well as new additions adjacent to the preserve (Parcels CO-81 and CO-82). The open space lands encompass a portion of the South Branch of Pleasant Grove Creek, natural and created wetlands, oak woodlands, and annual grasslands. The Master Plan proposes to implement existing open space preserve planned and approved trails as well as develop new trails proposed immediately adjacent to and outside the preserve boundaries (as shown in Figure 3-13). The trails outside the preserve boundaries may include seating and viewing areas that will increase public visibility and appreciation of the Project Area's preserved natural resources.



FIGURE 3-19: Parks and Open Space System

Commented [KO10]: FIGURE AMENDED

Concept plans for each park and open space site are illustrated in Figures 3-20 through 3-24. Park concept plans are subject to change based on funding or other factors. Final park designs shall be approved by the City.

In addition to public parks and open space, the Project Area contains private recreation facilities accessible to employees on the Hewlett-Packard Campus. Included are baseball fields, a pavilion and related amenities. While these private recreation facilities supplement parks and recreation opportunities within the Project Area, they are currently not granted credit towards meeting the City's park and open space requirements.

Active recreational areas will be designed to reduce potable water demand by providing recycled water for irrigation, limiting turf, incorporating water conserving plants, and using water efficient irrigation systems.

The funding for public park and open space facilities is assigned to residential uses (Campus Oaks). Parks, paseos and trails will be constructed through a combination of developer turn-key and City park fee programs. The open space preserve (Parcel CO-83) is already owned by the City with associated monitoring, reporting and maintenance costs currently funded by Community Facilities District Annexation 4 (CFD4). All other public parks, paseos and open space areas will be dedicated to and maintained by the City. Maintenance will be funded through the Campus Oaks Community Facilities District – Public Services (Services CFD) to the extent permitted as specified in the project Development Agreements.



LEGEND

- A. Focal Point in Plaza
- B. Plaza Area
- C. Shade Shelters and BBQ
- D. Adventure Play Features
- E. Overlook
- F. Youth Soccer/Practice Field
- G. Plaza with Seating/Tables
- H. ½ Court Basketball
- I. Shrub and Groundcover Area
- J. Picnic Area & Game Tables
- K. Sticks and Stones Creek Play
- L. Existing Swale (to Remain)
- M. Accent Planting and Seating
- N. Park Couplet
- O. Class I Bike Path
- P. Water Quality Feature
- Q. Bermed Turf
- R. Retaining Wall
- S. Walking Path with Benches
- T. Enhanced Vehicular Paving (In Street)
- U. Mounded Grassy Play

Campus Oaks Park is envisioned as a family oriented active neighborhood park. The park's geometrics are responsive to the sites rolling topography, with formal landscape/hardscape designs complimenting the Park Couplet to the north and Paseo to the east, and more naturalistic undulating forms as the park unfolds to the south and west towards the Open Space Preserve. A tree lined plaza with a focal point act as the southern terminus of the Park Couplet. A sticks and stones creek play area and adventure park features compliment the opportunities for creative play. The westerly edge of the park incorporates a youth soccer field and/or open turf practice area. Shade shelters and seating areas are integrated into the northern plaza. A smaller shade sail picnic area and game tables are placed at the east end overlooking the entire park. Trial connections are provided to the west and south.

NOTE: Park concept plans are subject to change based on funding or other factors. Final park designs shall be approved by the City.

FIGURE 3-20: Campus Oaks Park Concept Plan (Parcel CO-61)

03 PROJECT COMPONENTS

The 100-foot wide Park Couplet is envisioned for primarily passive neighborhood recreational uses with the potential for limited small scale activity areas. Pedestrian circulation is enhanced by a series of gathering spaces with formal connections using a central promenade within the northerly space and a dual walkway system located toward the east and west edges within the southern space. A life-size chess board along with an open turf play area provides the community with active spaces. A plaza with a specimen tree and accent plantings is located in the southern area. Enhanced pavements, decorative fenced planters, seating areas and focal points are integrated to give this space a rich texture.

NOTE: Park concept plans are subject to change based on funding or other factors. Final park designs shall be approved by the City.

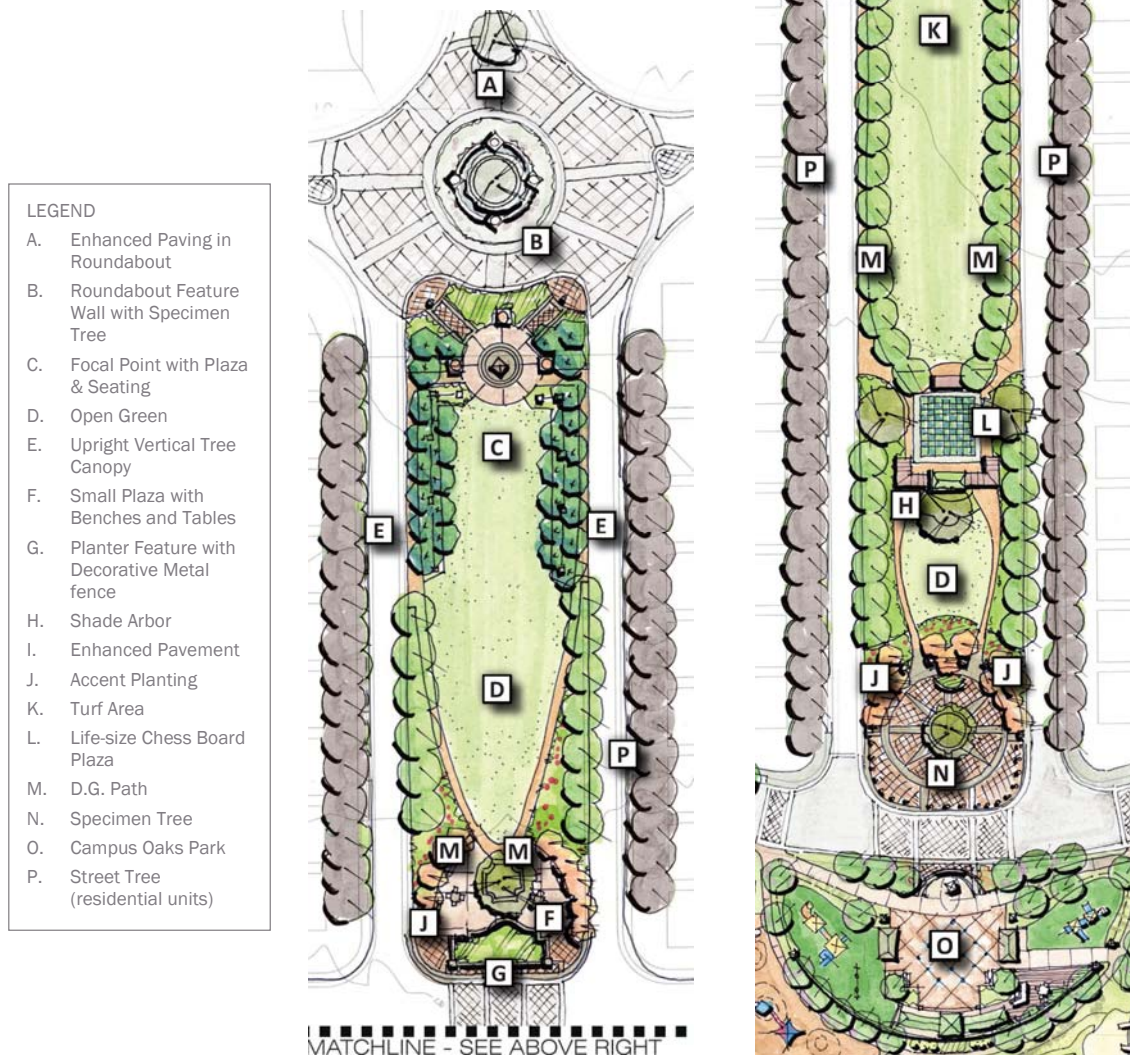


FIGURE 3-21: Park Couplet Concept Plan (Parcel CO-62)

The Hewlett-Packard Greenway is envisioned as a primarily active park providing for a variety of neighborhood and citywide recreational opportunities. Included are a BMX or skate park, Ninja warrior facility, open turf areas, as well as bocce, pickleball/badminton, futsal/tennis and full basketball courts. A Class I multi-use path runs the entire length of the Greenway. The intersection of the path at the east-west paseo includes a plaza area with a fruitless olive grove, picnicking, and tot lot aligned with the main entry of Hewlett-Packard. This space can accommodate performance arts, farmers markets, arts and craft shows, and other events. The Park geometrics allow for the integration of the sites rolling terrain, with flat areas and vertical evergreen trees creating visual linkages between Hewlett-Packard and Campus Oaks. A small amphitheater and dog park are included. Focal points are created at the eastern roundabout and the termination of each adjacent east west vehicular access. Parking is provided along the western edge of the site.

NOTE: Park concept plans are subject to change based on funding or other factors. Final park designs shall be approved by the City.

LEGEND

- A. Entry Structure and Sign Wall
- B. Mounded Turf with Specimen Trees
- C. Open Turf (flat)
- D. Amphitheater
- E. Lighted Pickleball/Badminton Courts
- F. Lighted Futsal/Tennis Court
- G. Ninja Warrior Course
- H. Tot Lot
- I. Plaza with Game Tables
- J. Restroom
- K. Bocce Courts
- L. Grove and Group Picnic Area
- M. Lighted Full Basketball Court
- N. Picnic Structure and BBQs
- O. Drought Tolerant Plantings
- P. Skate or BMX Park
- Q. Parking
- R. Dog Park Separated by Size
- S. Enhanced Paving at HP Entry
- T. Class I Bike Path



FIGURE 3-22: Hewlett-Packard Greenway Concept Plan (Parcels CO-64 & HP-2)

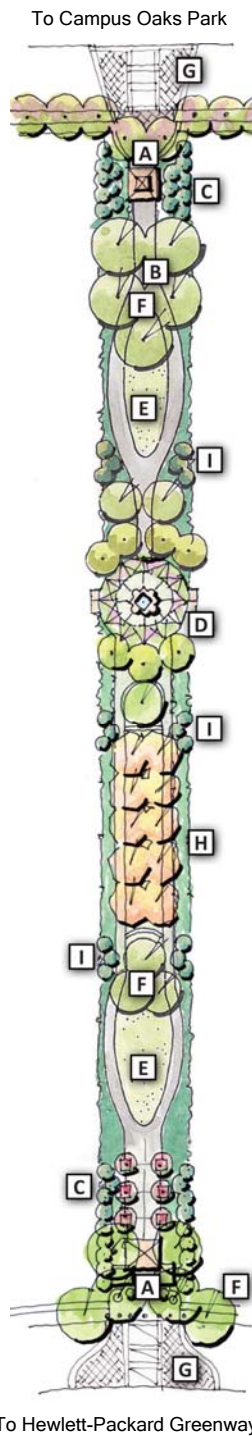


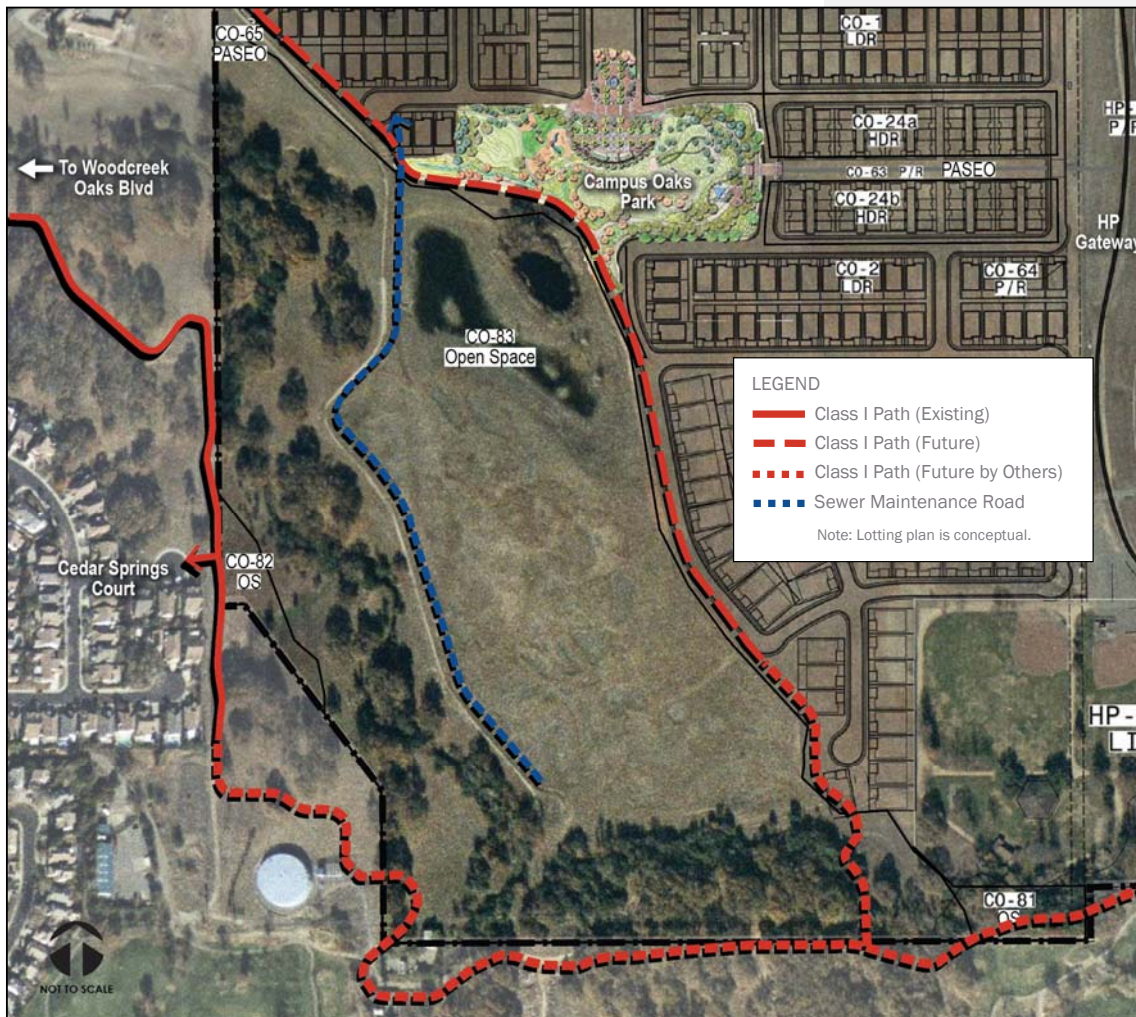
FIGURE 3-23: Paseo Concept Plan (Parcel CO-63)

Two Paseos are included within Campus Oaks, one providing a connection adjacent to the Open Space Preserve and up to Crimson Ridge Drive, and the other creating a link between Campus Oaks Park and the Hewlett-Packard Greenway. Both Paseos include Class I multi-use paths and select passive use elements. The Paseo adjacent to the Open Space Preserve will have an informal character, integrating natural grades and incorporating native plant materials transitioning to the open space. The Paseo linking Campus Oaks Park and the Hewlett-Packard Greenway will incorporate more formal landscaping incorporating elements such as arbors and seating areas. Tree alleys will be used to enhance visual linkages between the parks, as well as to frame the physical and visual connection between Hewlett-Packard and Campus Oaks. It is intended that the paseos will be visible and accessible from adjacent development, with a minimum of 50 percent of the edge of each paseo open via single-loaded streets, open cul-de-sac heads/street terminations, or other features.

NOTE: Park concept plans are subject to change based on funding or other factors. Final park designs shall be approved by the City.

LEGEND

- A. Arbor Structure Seating
- B. Small Seating Area
- C. Evergreen Tree Alley
- D. Seating Area
- E. Open Green Space
- F. Specimen Tree
- G. Enhanced Paving (In Street)
- H. Deciduous Tree Alley
- I. Vertical Evergreen Accent Trees



The Open Space Preserve is envisioned as a passive amenity complementing the active parks within the Project Area. Nestled along the South Branch of Pleasant Grove Creek, the Preserve incorporates Oak Woodlands as well as natural and created wetland habitats. Opportunities exist to enhance community appreciation of the natural terrain, plants and animals. The City's existing Pleasant Grove Creek Trail (Northern Section) currently is improved off of Cedar Springs Court and feeds northwesterly to Woodcreek Oaks Boulevard. The intent is to provide access from the southern end of this existing trail and the City's planned off-site trail to the south adjacent to Woodcreek Oaks Golf Course to Campus Oaks Park at its southern boundary, and then continue eastward into the Hewlett-Packard Greenway. A new trail connection to Woodcreek Oaks Boulevard is also planned from the western end of Campus Oaks Park northwest through the planned paseo (Parcel CO-65). All activities are required to be in compliance with the Hewlett-Packard Preserve O&M Plan, deed restrictions, and the City's Open Space Preserve Overarching Management Plan. Parcel CO-82 may accommodate reburial of Native American cultural artifacts that have been repatriated to the United Auburn Indian Community.

NOTE: Park concept plans are subject to change based on funding or other factors. Final park designs shall be approved by the City.

FIGURE 3-24: Open Space Preserve Concept Plan (Parcels CO-81, CO-82 & CO-83)



3.4.2 LIBRARIES

The City of Roseville operates a public library system consisting of three individual facilities, providing print and online services to all City residents. The closest library to the Project Area is the Martha Riley Community Library at Mahany Park, a joint use facility that includes a community TV studio and Utility Exploration Center. The Project Area will offset its contribution to library services through payment of the City's Public Facilities Fee.

3.4.3 SCHOOLS

The Project Area is within the boundaries of the Roseville City School District (grades K-8) and Roseville Joint Union High School District (grades 9-12). The number of students generated within the Project Area does not create sufficient demand for new school facilities (see Table 3-7). Students will be served at existing schools including Oakmont High School, Robert C. Cooley Middle School, and Blue Oaks Elementary School. The High School District will study potential enrollment boundary changes upon future construction of the new high school within West Roseville. Campus Oaks will enter into mutual benefit impact fee agreements to fully mitigate school impacts in accordance with its Development Agreement and Funding Agreements with the school districts.

TABLE 3-7: Student Generation

	Single Family ¹	Multi-Family Detached ²	Multi-Family Attached ³	Students Generated	School Capacity	Schools Required
ROSEVILLE CITY SCHOOL DISTRICT						
Grades K-5	0.3329	0.2200	0.1118	186	600	0.31
Grades 6-8	0.1164	0.0776	0.0352	63	1,000	0.06
ROSEVILLE JOINT UNION SCHOOL DISTRICT						
Grades 9-12	0.161	0.036	0.036	63	1,800	0.05

1. Single Family = units at less than 8 dwelling units per net acre. 230 Single Family units.
2. Multi-Family detached = detached units at or above 8 dwelling units per net acre. 261 Multi-Family detached units.
3. Multi-Family attached = attached units at or above 8 dwelling units per net acre. 457 Multi-Family attached units.

3.5 Public Safety

3.5.1 FIRE & EMERGENCY SERVICES

The Roseville Fire Department (RFD) provides fire protection, suppression, emergency medical services, fire life and safety, along with hazardous materials management to the Project Area. At the time of HPCO Master Plan approval, the Project Area was within the service district of Station #2, located at 1398 Junction Boulevard. Fire Station 5, at 1565 Pleasant Grove Boulevard, was the closest fire station to the project site. However, the locations of these two existing fire stations would not meet the national standard of response time for emergency responders upon total build out, which is why a new fire station is proposed.

A 2.15 acre fire station site (Station No. 8) is designated within Campus Oaks at the southeast corner of Woodcreek Oaks Boulevard and Painted Desert Drive (Parcel CO-75). This site has been located in accordance with the RFD's risk assessment model to meet the City's response times, and has been configured to allow for efficient access, accommodate the City's planned facilities needs and allow flexibility for future growth. A concept plan of the fire station site is included as Figure 3-25. Once constructed, the Campus Oaks station will provide first response to the Project Area. Stations located in adjacent portions of the City will provide interim and secondary response.

Development within the Project Area will comply with applicable City fire protection standards and regulations.



3.5.2 POLICE PROTECTION

The Roseville Police Department provides primary law enforcement, crime prevention, traffic enforcement and animal control services to the Project Area. The Police Department provides all operations and patrols out of its central station located at 1051 Junction Boulevard. In addition, private security services are provided within the Hewlett-Packard Campus. Development will comply with applicable City safety and security standards.

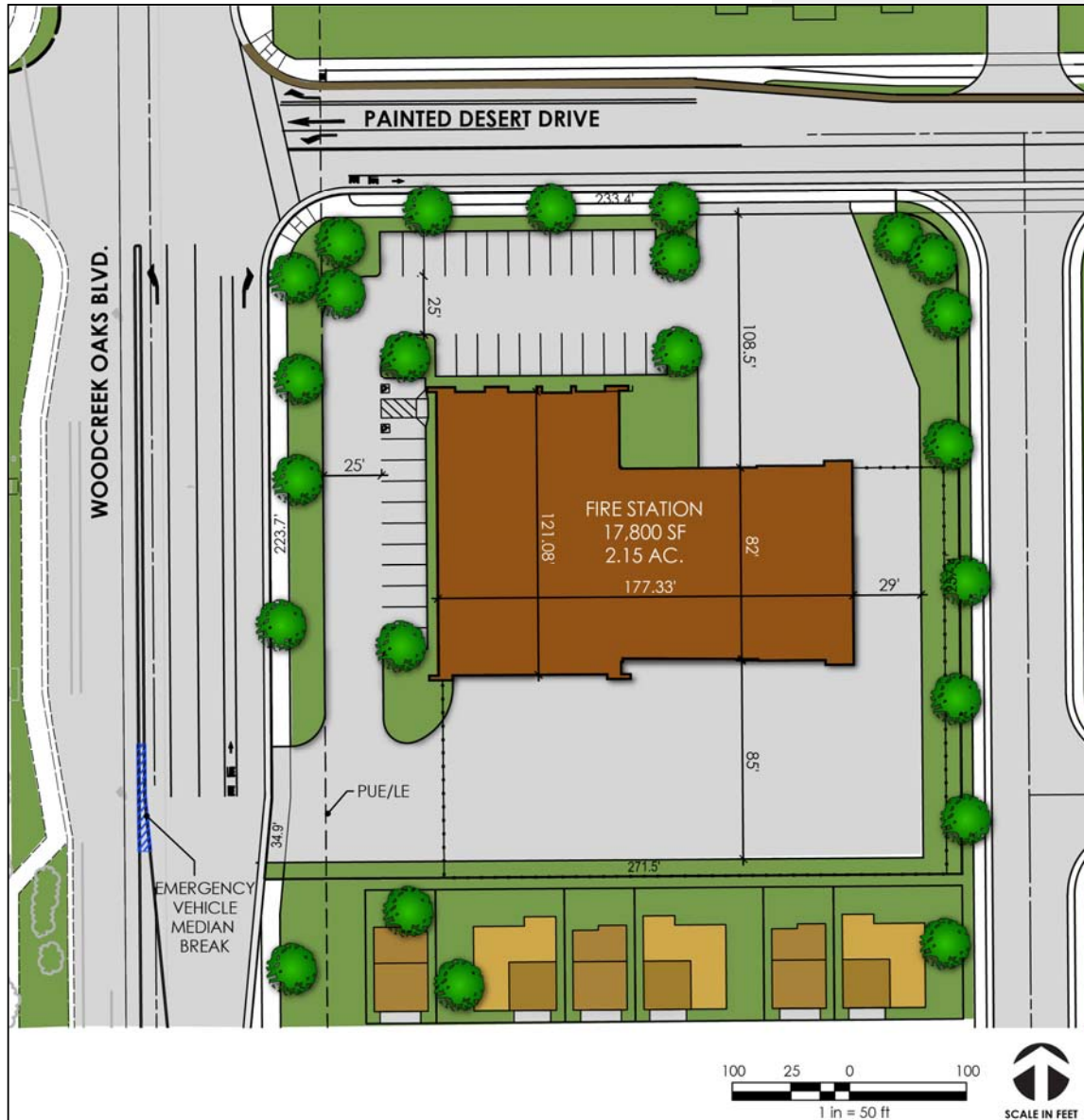


FIGURE 3-25: Fire Station Concept Plan (Parcel CO-75)

Hewlett-Packard Campus Development Plan

CITY OF ROSEVILLE



A BLUEPRINT COMMUNITY

04 Hewlett-Packard Campus Development Plan

The following establishes land use, zoning, infrastructure, intensity threshold, development guidelines and development review provisions for the Hewlett-Packard Campus. Covering the eastern 141.2 acres of the Project Area, the Hewlett-Packard Campus is planned for continued light industrial, private recreation and related development. A portion of the Campus is also designated for development as a City park. All development projects within the Hewlett-Packard Campus will be reviewed by the City to ensure compliance with applicable Master Plan, General Plan, Zoning Ordinance and Development Agreement requirements.

4.1 Land Use and Zoning

The Hewlett-Packard Campus is partially developed with existing light industrial and office uses, along with parking lots, internal roadways, private recreation facilities, and a Roseville Electric substation. Capacity exists for additional development on vacant properties within the Campus, as well as potential intensification of existing buildings/uses. At buildout, total development on the Hewlett-Packard Campus is estimated to support approximately 1,200,000 square feet of Light Industrial use, as well as 8.7 acres of City park.

Land uses for the Hewlett-Packard Campus are summarized in Table 4-1 and reflected on Figure 4-1. The overall square footage allocation reflected on Table 4-1 is vested with the Hewlett-Packard property, as further regulated by the intensity threshold allocations described in Section 4.3 and the Hewlett-Packard Development Agreement.

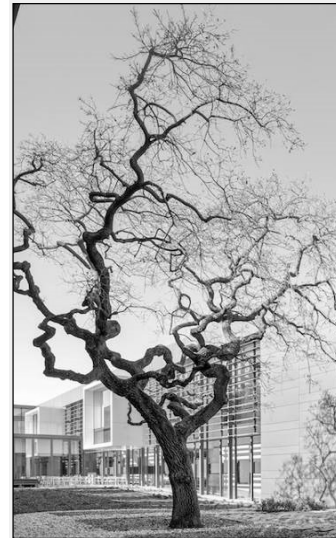


TABLE 4-1: Hewlett-Packard Campus Land Use and Square Footage Allocations

Parcel	Land Use	Gross Acres	Building Square Feet (sf)				
			Existing	Future	Total Allocation	FAR Range	Avg. FAR
HP-1	Light Industrial (LI)	114.00 ac	593,820 ¹ sf	564,000 sf	1,157,820 sf	20-50%	23%
HP-2	Park & Recreation (P/R)	8.70 ac ²					
HP-3	Light Industrial (LI)	13.23 ac		42,180 sf	42,180 sf	20-50%	7%
HP-4	Light Industrial (LI)	2.01 ac					
RE-1	Public (P/QP)	0.50 ac					
	Backbone Roads	2.76 ac					
TOTAL		141.20 ac	593,820 sf	606,180 sf	1,200,000 sf		21%

- Existing development consists of Buildings R3 (126,220 sf), R4 (131,190 sf), R5 (158,760 sf) and R6 (177,650 sf).
- Parcel HP-2 park acreage credited towards Campus Oaks. See Table 3-5.

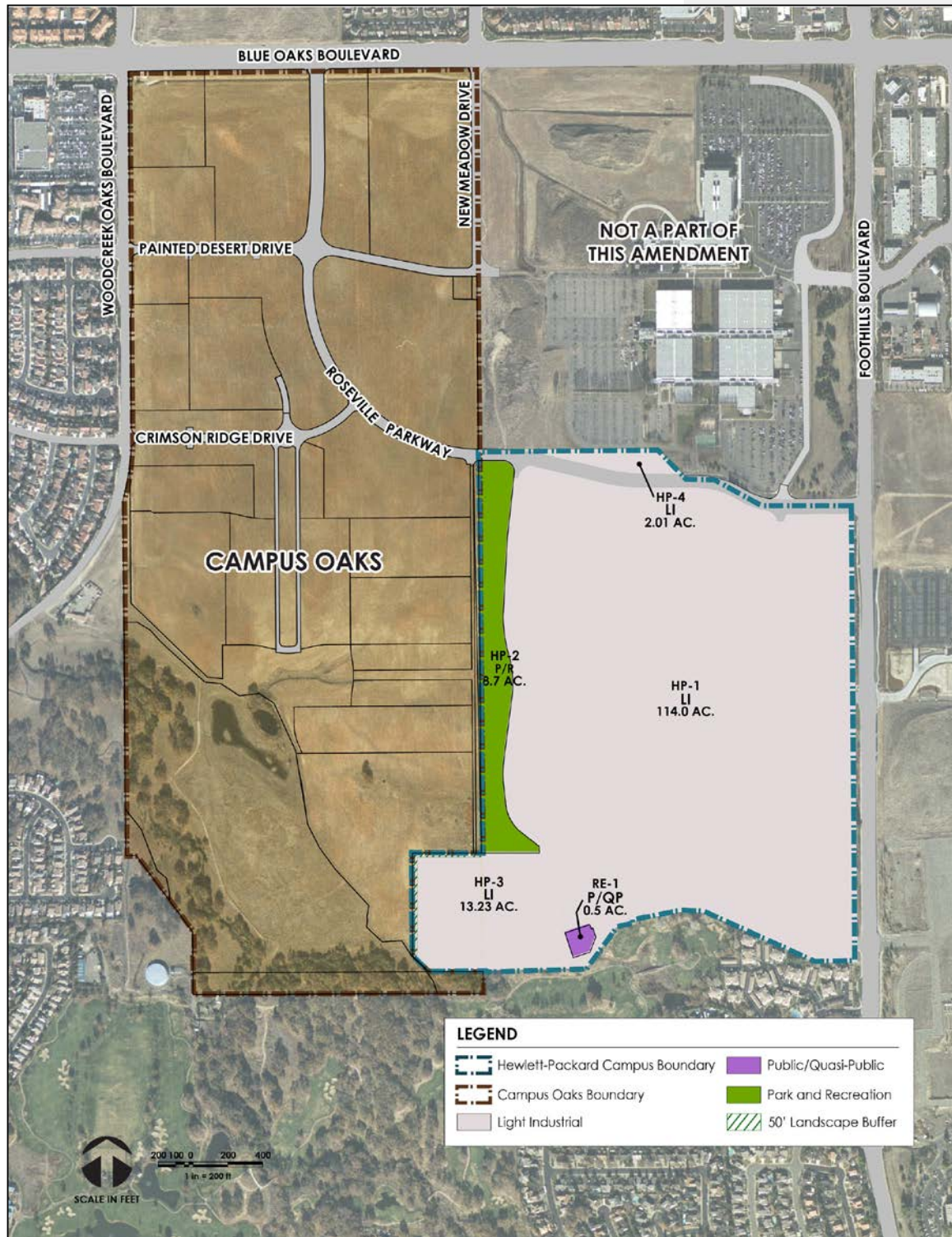


FIGURE 4-1: Hewlett-Packard Campus Land Use Diagram

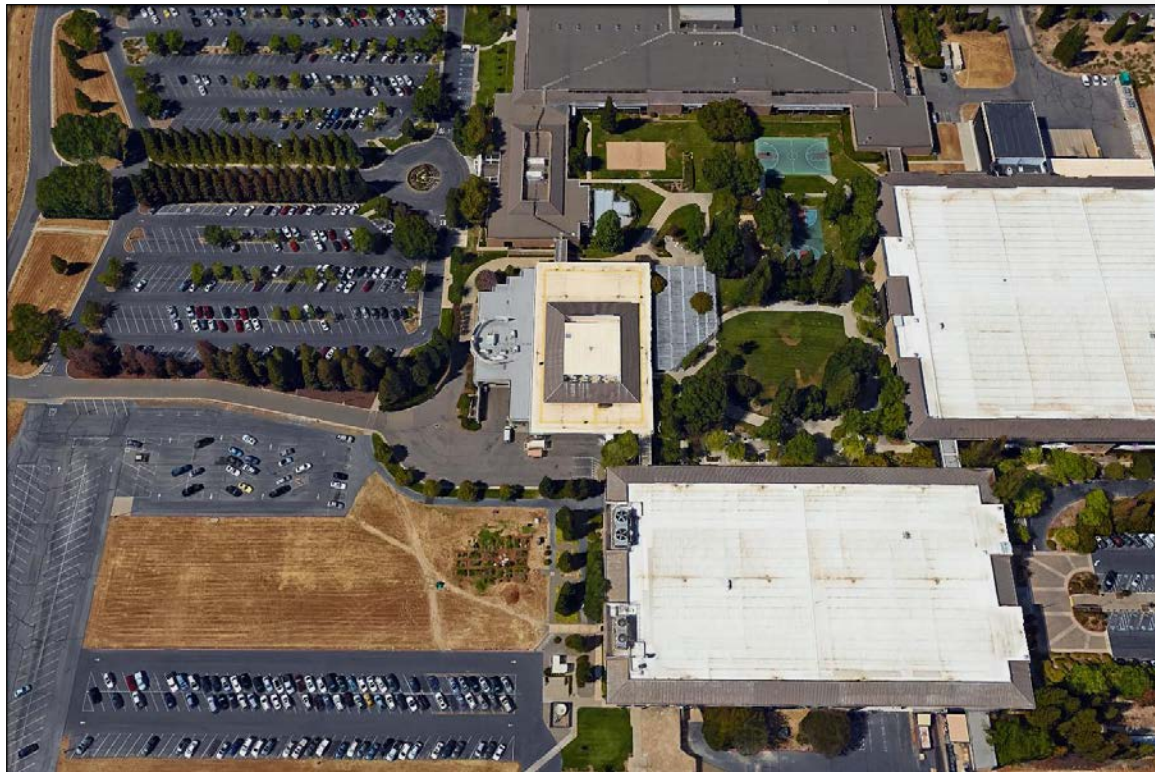
Commented [KO1]: FIGURE AMENDED

4.1.1 SPECIFIC DESIGNATIONS & DISTRICTS

With the exception of the Roseville Electric Substation, all properties within the Hewlett-Packard Campus are designated with either the Light Industrial/Special Area Overlay (M-1/SA) or Parks & Recreation (PR) zoning district. Permitted uses within the PR District are consistent with the City's Zoning Ordinance general district regulations.

Permitted uses within the M1/SA District are modified from the Zoning Ordinance by the provisions of the Special Area Overlay District. This overlay allows for modification of the underlying general district regulations (including both permitted use types and development standards) to meet the unique needs of the site. This Master Plan contains all modifications to the general district regulations and is incorporated into the ordinance establishing the M1/SA District for the Hewlett-Packard Campus.

Use types listed in the Master Plan M1/SA and PR districts are defined in Section 19.08 of the Roseville Zoning Ordinance.



Hewlett Packard Campus

LIGHT INDUSTRIAL

Land Use Designation

Light Industrial (LI)

Zoning District

Light Industrial-Special Area Overlay (M1/SA)

Purpose

The M1/SA district is applied to the majority of the Hewlett-Packard Campus. This district identifies areas appropriate for industrial and related uses such as manufacturing, processing, assembly, high technology, research and development, office, and storage uses. These uses are intended to be compatible operating in relatively close proximity to adjacent commercial and residential uses.

Permitted Uses

Table 4-2 identifies the permitted M1/SA use types and required approvals. Use types identified as principally permitted are subject only to the streamlined review and approval requirements contained in Section 4.5 of this Master Plan. Use types identified as administratively or conditionally permitted also require approval of an Administrative or Conditional Use Permit as specified in Article V of the Zoning Ordinance. Use types not listed as principally, administratively or conditionally permitted are prohibited.

The M1/SA district modifies permitted use types to limit those that have the potential to conflict with internal or adjacent uses, and/or are considered inconsistent with the desired campus character of the project. In general, all permitted industrial and transportation and communication use types have been retained. The use types permitted within the M1/SA District do not include outdoor manufacturing, but may include limited outdoor storage and the emission of a limited amount of noise, vibration, odor, dust, smoke, light, or other pollutants. Truck and other vehicle storage related to the primary industrial activity is permitted in designated storage areas. Uses prohibited include some civic, all residential and several commercial use types.

Development Standards and Design Guidelines

As specified in Section 4.4 of this Master Plan. If a development standard is not specifically addressed in Section 4.4, it shall be governed by the applicable standards in Chapter 19.14 of the Roseville Zoning Ordinance or as established through Site Review approval pursuant to the Development Approval Process, Section 4.5.

TABLE 4-2: Light Industrial/Special Area Overlay (M1/SA) Permitted Uses

Use Type	M1/SA	Use Type	M1/SA
Agricultural and Open Space Use Types		Industrial Use Types	
Agricultural	P	Day Care Center (employees only)	A
Resource Protection & Restoration	P	Equipment & Material Storage Yards	CUP
Resource Related Recreation	P	General Industrial	CUP
Civic Use Types		Hazardous Materials Handling	CUP
Community Assembly	CUP	Light Manufacturing	P
Community Services	P	Recycling, Scrap, Dismantling	P
Essential Services	P	Research Services	P
Public Parking Services	P	Specialized Industrial	CUP
Commercial Use Types		Wholesale and Distribution	
Automotive & Equipment		Light	P
Automotive Rentals	P	Heavy	A
Commercial Parking	P	Transportation & Communication Use Types	
Broadcasting & Recording Studios	P	Antennas & Communication Facilities I	P
Business Support Services	P	Heliport	CUP
Commercial Recreation		Intermodal Facilities	P
Indoor Sports & Recreation	P		
Outdoor Entertainment	P	M1/SA Light Industrial/Special Area Overlay	
Outdoor Sports & Recreation	P	P Principally Permitted	
Offices, Professional	P	A Administratively Permitted	
Personal Services	A	CUP Conditionally Permitted	
Specialized Education & Training			
Vocational Schools	P		
Specialty Schools	P		
Storage, Personal Storage Facility	A		

PARK & RECREATION

Land Use Designation

Park & Recreation (P/R)

Zoning District

Park & Recreation (PR)

Purpose

The Park and Recreation (P/R) district is applied to Parcel HP-2 which, in combination with adjacent Parcel CO-64, is planned as the Hewlett-Packard Greenway park. While within the Hewlett-Packard Campus, the development of Parcel HP-2 will be led by Campus Oaks in coordination with the City and Hewlett-Packard. Located between the employment uses on the Hewlett-Packard Campus and residential uses in Campus Oaks, the Hewlett-Packard Greenway provides a unique opportunity to integrate resident and employee interactions and activity. Facilities that may be provided include a skate park, dog park, trail connections, and facilities that support performance arts, farmers markets, arts and craft shows and other activities. Parcel HP-2 will be dedicated to and maintained by the City. Maintenance will be funded through a Community Facilities District – Public Services (Services CFD) to the extent permitted. Park credit will be applied to Campus Oaks (see Table 3-5).

Permitted Uses

As specified in Chapter 19.16 of the Roseville Zoning Ordinance.

Development Standards and Design Guidelines

As specified in Chapter 19.16 of the Roseville Zoning Ordinance and Section 3.4.1. of this Master Plan.



4.2 Infrastructure Components

Backbone mobility and utility systems are described in Sections 3.2 and 3.3 of this Master Plan. Included are provisions for roadways, the pedestrian and bicycle network, transit, potable water, recycled water, wastewater, drainage and flood control, electric, natural gas, voice/data communication and solid waste disposal. All proposed development projects within the Hewlett-Packard Campus will be reviewed to ensure compliance with the infrastructure and sequencing provisions described in this Master Plan, then current City improvement standards, and the project Development Agreement(s).

As development of the Hewlett-Packard Campus has occurred, much of the infrastructure required to support Campus development has already been constructed. Each component of the infrastructure system is designed/constructed to accommodate development anticipated at buildout of the Project Area. For the Hewlett-Packard Campus, anticipated development is based on the square footage allocation defined in Sections 4.1 and 4.3.

Parcel specific improvements will continue to be constructed over time to coincide with the construction of the individual buildings within the Hewlett-Packard Campus. When an individual development project is submitted for City review, each infrastructure component will be evaluated for adequacy to serve the proposed project and for compatibility with the overall system, as outlined in the Hewlett-Packard Development Agreement.

Since the infrastructure components may be constructed incrementally, individual permits may be conditioned to require improvements needed to build an additional connection to directly serve an individual building.

4.3 Intensity Thresholds

The following identifies buildout traffic and utility demand thresholds and monitoring provisions for new development within the Hewlett-Packard Campus. These thresholds apply to Hewlett-Packard's parcels with designated Light Industrial land use, and exclude park parcel HP-2. The thresholds affect infrastructure and environmental analysis needs, as well as the ultimate limits of development. All proposed development projects within the Hewlett-Packard Campus will be reviewed to ensure compliance with the identified thresholds.

4.3.1 BUILDOUT INTENSITY THRESHOLDS

Buildout square footage estimates have been generated for new development within the Hewlett-Packard Campus (See Table 4-1). The projected square footage or acreage, as appropriate, has been multiplied by generation/demand factors for each of the key service/infrastructure components to identify buildout needs. For the purposes of this Master Plan, these key components include traffic, water, wastewater and electricity. The generation/demand factors utilized are a combination of standard demand rates and actual rates based on existing site development at the time of initial Master Plan approval (1996), as well as the thresholds identified in the project Development Agreement(s).

While the square footage estimates provide a general base for monitoring purposes, it is the traffic and utility demand factors that dictate the buildout development thresholds and infrastructure/service requirements for the project. Inconsistency with the thresholds could modify infrastructure and resource needs, as well as trigger the requirement for additional environmental analysis.

Table 4-3 provides the projected generation/demand factors and buildout intensity thresholds for development within the Hewlett-Packard Campus. These intensities are vested and run with the property. Any unused square footage and intensity assigned to the Hewlett-Packard Campus shall revert to the City upon termination of the project Development Agreement. The City, at its discretion, may allocate any unused intensity elsewhere within the larger Master Plan Area.

TABLE 4-3: Estimated Buildout Intensity Threshold Allocations

	Light Ind. Gross Acres	Light Ind. Gross Square Feet	Traffic		Water		Wastewater		Electric	
			Trip Rate (Total PM Peak Hour trips per 1,000 sf)	PM Peak Hour Trips	Demand Factor (gallons/day/acre)	Max Daily Demand	Demand Factor (gallons/day/acre)	Peak Daily Flow	Demand Factor (MW/acre)	Peak Annual Demand
Hewlett-Packard	129.24 ac	1,200,000 sf	1.14 ¹	1,368 trips	2,598 ²	0.67 mgd	1,700 ³	0.63 mgd	0.079 ⁴	8.08 MW

1. Standard Light Industrial trip rates have been adjusted upwards based on actual traffic counts of existing Hewlett-Packard development (10/95).
2. Standard Light Industrial water demand factors and a max day factor of 2.0.
3. Standard Light Industrial wastewater generation factors with a factor of safety of 2.0 and Peaking Factor of 2.85.
4. Standard Light Industrial electricity demand factor has been adjusted upwards to reflect existing and anticipated demand.

4.3.2 THRESHOLD MONITORING

As individual development projects are submitted, project square footage or acreage will be multiplied by the average generation/demand factors and monitored to ensure that it falls within the cumulative thresholds for new development within the Hewlett-Packard Campus as identified on Table 4-3.

It is recognized that the generation/demand factors are averages. Development projects may be above or below the average factor depending on the composition and operations of the uses proposed. It is also recognized that, over time, the mix of uses may vary and shift. The average factors take into account a general mix of uses and, in most cases, should provide an adequate overall long-term measure of project generation/demand rates and impacts.

Should a development project be proposed that has an unusually high generation/demand rate, additional analysis may be required. This analysis will include consideration of cumulative demand within the Hewlett-Packard Campus. If monitoring indicates that actual cumulative factors are above or below the estimated averages included on Table 4-3, these average factors may be adjusted subject to City approval.

Development projects that place a higher than anticipated demand on service capacity could result in attaining a particular service threshold prior to reaching the total anticipated buildout square footage. This could impact improvement needs or limit the projected square footage of development. Conversely, uses that place a lower demand than anticipated on service capacity could result in excess capacity or the ability to develop square footage over and above estimated buildout levels.

While it is not possible to predict the specific operational characteristics of each circumstance, the following general parameters can be used as a guide to help identify when additional analysis may be required. Actual determinations and specific analysis requirements will be made by the City on a case by case basis as development projects are submitted.

Traffic

Additional short term site specific traffic analysis may be required for all new development of the project site. Long term analysis may be required when a development project's total PM peak hour traffic generation exceeds the total allocated threshold (Table 4-3) trip generation based on the average PM trip rate for the combined site by 50 trips or more. When determining whether a short or long term traffic study is required, the City shall consider the following criteria:

- Roadway volumes on streets adjacent to the Project Area;
- Impacts to local or other signalized intersections;
- Existing and projected levels of service at site access points;
- Existing and projected queue lengths at driveways, right turn lanes and left turn pockets; and
- Impacts to safe and efficient traffic operations.

When a traffic study is required, the analysis shall include, but not be limited to, the following:

- Ingress and egress queue lengths at existing and proposed security gates (if applicable);
- Level of service determinations at select intersections;
- Levels of service at existing and proposed access points;
- Roadway volumes on streets adjacent to the site and other local roadways that may be affected;
- Estimated trip generation rates;
- A comparison to the traffic analysis in the Master Plan EIR, subsequent Master Plan Addendum, and City's Capital Improvement Program; and,
- Impacts on required improvements including the timing of planned improvements.

The traffic study shall identify mitigation measures that can be implemented by the landowner to achieve General Plan levels of service and efficient circulation on roadways in the vicinity of the Project Area.

Water/Wastewater

Additional analysis and/or information regarding the water and wastewater service requirements of a proposed project may be required when any of the following occur:

- A proposed development project's maximum daily water or wastewater demand exceeds the demand factor;
- A significant industrial user/discharger applies for connection to either the water or wastewater system; or,

- An industrial user proposes to locate within the Hewlett-Packard Campus with water demands of 2,598 gallons per acre per day or more (average) and/or wastewater generation rates of 2,000 gallons per acre per day or more (average).

Additional water and wastewater analysis will include the following information:

Water

- Average day demand, maximum day demand, and peak hour demand;
- Hydraulic analysis of the proposed demands and their impacts to the City water distribution system; and,
- Required improvements necessary to accommodate new demands and proposed timelines for implementation.

Wastewater

- Average day demand, maximum day demand, and peak hour demand;
- Impacts of additional wastewater on collection and treatment facilities;
- Compliance with the Regional Wastewater Master Plan;
- Required improvements necessary to accommodate additional demands and timelines for implementation; and,
- Anticipated level of chemical or biological demand, and impacts to the biological processes at the wastewater treatment plant.

Electric

Additional analysis and/or information regarding the electric service requirements of a proposed project may be required when any of the following occurs:

- A proposed development project's total annual electric demand exceeds the peak demand of the prior year by 5% or more; or,
- Unique or unusual reliability requirements are identified in the project proposal.

Additional analysis and/or information required to be submitted may include:

- Peak demand and total energy consumption;
- Timely notice and details of any special equipment or infrastructure needs;
- Reliability requirements; and,
- Cost of outage information.

4.4 Development Guidelines

The following development guidelines will be applied to new development within the Hewlett-Packard Campus. A discussion of existing design guidelines is followed by a discussion of additional guidelines, standards, or conditions specific to the Hewlett-Packard Campus. All proposed development projects within the Campus will be reviewed to ensure compliance with the objectives of the applicable design guidelines and development standards.

4.4.1 RELATIONSHIP TO EXISTING GUIDELINES

Two existing documents contain design guidance applicable to development within the Hewlett-Packard Campus. They are:

- North Roseville Area Design Guidelines – Adopted June 22, 1992
- Community Design Guidelines – Amended March 18, 2008

These documents establish design goals and provide an indication of the type of treatment that is desired. The documents address site and building design issues such as:

- Street landscape requirements
- Entry and focal points
- Buffering of adjacent residential uses
- Required setbacks
- Site grading
- Fencing and screening
- Treatment of storage, loading, and refuse collection areas
- On-site circulation, parking, and access
- On-site landscaping and irrigation
- Architectural guidelines
- Signage guidelines
- Lighting guidelines

4.4.2 ADDITIONAL STANDARDS & GUIDELINES

Roadways

Cross sections and required landscaped setbacks along public roadways are specified in Section 3.2 of this Master Plan. All private roads shall be designed and constructed to City standards.

Bikeways and Pathways

Bikeways are an integral component of the existing Campus and will be extended to each new building as they develop. Bikeways will avoid truck traffic routes and other high traffic areas where feasible. Bikeways will be planned as a primary element of site circulation to provide direct access to



the primary entry of each building and employee recreation area. Security gates may be used to control access to the light industrial areas. The design of the bikeway and pedestrian security gates is an internal design consideration to be addressed by the Campus users. Where bikeways are located away from streets, but in the public right of way, they will meet the standards of a Class I bikeway as defined in the City Bikeway Master Plan.

Landscaping

The landscaping of Foothills Boulevard is addressed in the North Roseville Area Design Guidelines. Landscaping along ~~HP Way~~Roseville Parkway will be coordinated with landscaping in Campus Oaks to promote consistent treatment along these roadways.



In addition to landscaping along roads, it is intended that the Hewlett-Packard Campus be distinguished by an internal landscaping theme. The theme includes broad canopy trees in parking areas and in the open spaces between buildings to provide shade and a distinctive character to the Campus. In addition, the distinctive double rows of tall upright trees in the existing Campus may be extended to establish a strong linear form traversing the Campus to serve as a visual landmark and orientation feature.

Developed Edge Adjacent to Residential

The majority of the existing and planned light industrial uses within the Hewlett-Packard Campus are separated from planned residential uses within Campus Oaks by the Hewlett-Packard Greenway Park (Parcels CO-64 and HP-2). A small portion of the Campus (Parcel HP-3) is immediately adjacent to planned residential uses. While this portion of the Campus is currently developed with private recreational uses, the potential exists that it could be redeveloped with light industrial uses in the future.

To ensure adequate buffering should light industrial development be approved, the land use diagram (Figure 4-1) reflects a 50 foot landscape buffer on Parcel HP-3, adjacent to residential uses within Campus Oaks. This buffer may include a solid masonry wall, dense evergreen landscaping, berming and other screening/buffering elements consistent with Sections 2.3 and 4.6.5.1 of the North Roseville Area Design Guidelines. The precise treatment of the buffer and location/orientation of development would be defined as part of the design review process for the potential future light industrial use.

Developed Edge Adjacent to Open Space

The open space areas contiguous to formal landscaped or paved areas present a special condition. The transition between formal areas and open space should be visually pleasing. The formal landscaping, utilizing native materials, should provide a gentle transition by using low ground covers rather than tall, dense shrubs. A tree line is permissible, but should have an open canopy and spacing between trees that permits a view toward the open space. Dense conifers and similar massing of trees should be avoided except to frame or block a particular view. A post and cable fence will demarcate the edge of the open space area and discourage vehicle entry to the open space.

Surface run-off drainage from the landscaped areas can be detrimental to the natural conditions in the open space. Surface water will be controlled through the design of the planting, irrigation and drainage systems in the landscape areas adjacent to open space. Native, drought tolerant plants are required to limit the amount of irrigation required and to provide a transition between the natural open space areas and the more formal landscaping near buildings. Any outfalls that direct stormwater to the preserve shall comply with the Hewlett-Packard Preserve O&M Plan, deed restrictions, and the City of Roseville Open Space Preserve Overarching Management Plan as required by the Clean Water Act Section 404 permit, and the then applicable MS4 permit.

Conceptual Grading

Earthwork operations within the Hewlett-Packard Campus are expected to follow existing terrain. Generally, no more than an average two or three feet of cut or fill will occur within the Campus boundaries. Gentle slopes of one to two percent will be created to allow for adequate drainage improvements and still allow for minor grading at level building pad sites.

Private road grades within the existing Campus are constructed with less than a three percent centerline gradient. All proposed drives are planned to continue this standard. Minor changes in the standard may occur to accommodate local drainage conditions.



4.5 Streamlined Development Review Process

Measures have been incorporated into the HPCO Master Plan to allow for a streamlined City administrative review and approval process for development projects within the Light Industrial-Special Area (M1/SA) zone district. Separate permits may be required by other agencies such as the US Army Corps of Engineers, California Dept. of Fish and Wildlife, and the Air Pollution Control District (See Section 6 of this Master Plan for additional details).

4.5.1 ADMINISTRATIVE DESIGN REVIEW PERMIT

The Administrative Design Review Permit process will be used to review and approve development of permitted uses within the M1/SA District. Evaluation and approval of the administrative Design Review Permit will be performed in accordance with the procedures outlined in Article V of the City Zoning Ordinance and as described here.

The decision to issue an administrative Design Review Permit will be based on a determination of a development proposal's consistency with this Master Plan. This determination shall be made by the approving authority (Development Services Director), and will be based on the following factors:

- Land Use and Zoning
- Master Plan Components
- Intensity Thresholds and Infrastructure Sequencing
- Design Guidelines and Development Standards
- EIR/Addendum Mitigation Measures
- Development Agreement Provisions

4.5.2 DIRECTOR REFERRAL

If the Development Services Director determines that the proposal is inconsistent with or gives rise to issues that were not addressed by this Master Plan, the proposed project may be referred to the Planning Commission as the appropriate approving authority.

Campus Oaks Development Plan

CITY OF ROSEVILLE



A BLUEPRINT COMMUNITY

05 Development Plan

The following establishes land use, zoning, design guidelines, affordable housing and density transfer provisions for Campus Oaks. Covering the western 234.53 acres of the Project Area, Campus Oaks is currently undeveloped and planned for a mix of tech/business park (LI), ~~office~~, commercial, residential, park and recreation, open space and public uses. All development projects within Campus Oaks will be reviewed by the City to ensure compliance with applicable Master Plan, General Plan, Zoning Ordinance and Development Agreement requirements.

5.1 Land Use and Zoning

Campus Oaks is organized as an integrated mixed use community accommodating:

- A range of new business and employment opportunities
- A diversity of comfortable, well connected and walkable neighborhoods
- A vibrant Town Center where residents, employees and passers-by can shop, eat, and meet their everyday needs
- A network of parks and open spaces that enhance community interaction, recreation, and sense of place

The inclusion of Campus Oaks within the larger Master Plan Area supports the desires of Hewlett-Packard to locate, build and operate its business within ~~a~~ community ~~that~~ provides for convenient relationships between employees and nearby housing opportunities, commercial services, and open-space and recreational amenities.

Campus Oaks land uses are summarized in Table 5-1 and illustrated on Figure 5-1. A breakdown of land use and zoning by parcel is identified in Table 5-2.

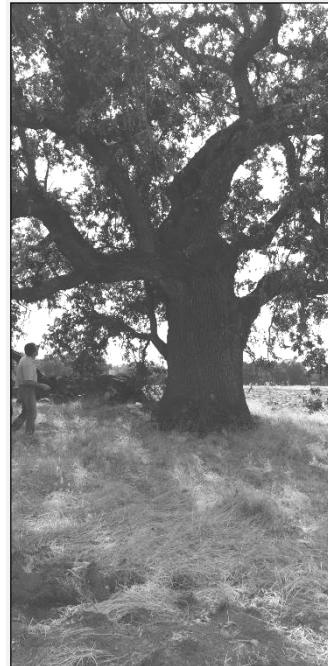


TABLE 5-1: Campus Oaks Land Use Summary

Land Use	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
		Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
EMPLOYMENT AND COMMERCIAL USES					
Tech/Business Park (T/BP-LI)	32.85 ac			300,000 sf	21%
Business Professional (BP)	10.54 ac			60,000 sf	13%
Community Commercial (CC)	19.29 29.64 ac			170,000 240,000 sf	20 19%
Sub-Total	ac			sf	19%
	62.68 62.49 ac			530,000 540,000 sf	
RESIDENTIAL USES					
Low Density Residential (LDR)	44.26 ac	230 du	5.2 du/ac		
Medium Density Residential (MDR)	33.01 ac	261 du	7.9 du/ac		
High Density Residential (HDR)	22.06 ac	457 du	20.7 du/ac		
Sub-Total	99.33 ac	948 du	9.5 du/ac		
PARK, OPEN SPACE & PUBLIC USES					
Parks (P/R)	10.74 ac				
Paseo (P/R)	2.25 ac				
Open Space (OS) ¹	46.35 ac				
Public (P/QP)	2.47 ac				
Sub-Total	61.81 ac				
Backbone Roads	10.71 ac				
TOTAL	234.53 234.34 ac	948 du	9.5 du/ac	530,000 540,000 sf	19%

1. Includes City Open Space Preserve.



FIGURE 5-1: Campus Oaks Land Use Diagram

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TABLE 5-2: Campus Oaks Land Use and Zoning by Parcel

Parcel	Zoning	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
			Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
EMPLOYMENT AND COMMERCIAL USES						
Tech/Business Park – Light Industrial (T/BP LI)						
C0-51	MP/SA	15.20 ac			150,000 sf	23%
C0-52	MP/SA	17.65 ac			150,000 sf	20%
Sub-Total		32.85 ac			300,000 sf	21%
Community Commercial (CC)						
Business Professional (BP)						
C0-21	BPCC	5.004.94 ac			28,00022,500 sf	13%
C0-31	BPCC	5.545.45 ac			32,00050,900 sf	13%
Sub-Total		10.54 ac			60,000 sf	13%
Community Commercial (CC)						
C0-41	CC	13.1613.08 ac			120,000100,300 sf	21%
C0-42	CC	6.136.17 ac			50,00066,300 sf	19%
Sub-Total		19.2929.64 ac			170,000240,000 sf	20%
Sub-Total Employment & Comm.		62.6862.49 ac			530,000540,000 sf	19%
RESIDENTIAL USES						
Low Density Residential (LDR)						
C0-1	RS/DS	6.10 ac	36 du	5.9 du/ac		
C0-2	RS/DS	6.21 ac	36 du	5.8 du/ac		
C0-3	R1/DS	16.53 ac	64 du	3.9 du/ac		
C0-6	RS/DS	5.64 ac	36 du	6.4 du/ac		
C0-7	RS/DS	9.78 ac	58 du	5.9 du/ac		
Sub-Total		44.26 ac	230 du	5.2 du/ac		
Medium Density Residential (MDR)						
C0-4	RS/DS	7.06 ac	60 du	8.5 du/ac		
C0-5	RS/DS	4.69 ac	46 du	9.8 du/ac		
C0-11	RS/DS	4.72 ac	34 du	7.2 du/ac		
C0-12	RS/DS	4.79 ac	34 du	7.1 du/ac		
C0-13	RS/DS	3.34 ac	24 du	7.2 du/ac		
C0-14	RS/DS	4.43 ac	34 du	7.7 du/ac		
C0-15	RS/DS	2.62 ac	19 du	7.3 du/ac		
C0-16	RS/DS	1.36 ac	10 du	7.4 du/ac		
Sub-Total		33.01 ac	261 du	7.9 du/ac		

Parcel	Zoning	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
			Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
RESIDENTIAL USES (cont.)						
High Density Residential (HDR)						
CO-22	R3/DS	8.40 ac	210 du	25.0 du/ac		
CO-23	R3/DS	8.95 ac	185 du	20.7 du/ac		
CO-24a	R3/DS	2.36 ac	31 du	13.1 du/ac		
CO-24b	R3/DS	2.35 ac	31 du	13.2 du/ac		
Sub-Total		22.06 ac	457 du	20.7 du/ac		
Sub-Total Residential		99.33 ac	948 du	9.5 du/ac		
PARKS, OPEN SPACE & PUBLIC USES						
Parks (P/R) ¹						
CO-61	PR	5.70 ac				
CO-62	PR	2.62 ac				
CO-64	PR	2.42 ac				
Sub-Total		10.74 ac				
Paseos (P/R)						
CO-63	PR (Paseo)	0.90 ac				
CO-65	PR (Paseo)	1.35 ac				
Sub-Total		2.25 ac				
Open Space (OS)						
CO-81	OS	0.84 ac				
CO-82	OS	0.86 ac				
CO-83	OS	44.65 ac				
Sub-Total		46.35 ac				
Public (P/QP)						
CO-75	P/QP	2.15 ac				
CO-76	P/QP	0.32 ac				
Sub-Total		2.47 ac				
Sub-Total Parks, OS & Public		61.81 ac				
Backbone Roads		10.71 ac				
TOTAL		234.53234.34 ac	948 du	9.1 du/ac	530,000540,000 sf	2120%

1. Parcel HP-2 park acreage credited towards Campus Oaks. See Tables 4-1 and 3-5.

5.1.1 SPECIFIC LAND USE DESIGNATIONS & ZONING DISTRICTS

Land uses are implemented through the zoning district applied to each parcel. This includes the select application of the Development Standard (DS) and Special Area (SA) overlay districts to customize development standards and allowed use types to address Campus Oaks' unique opportunities and objectives.

Employment and Commercial Uses

TECH/BUSINESS PARK (T/BP-LI)
Floor Area Ratio Range
20% to 50% gross floor area to gross site area
Land Use Description
The Tech/Business Park (T/BP-LI) land use designation is a variant of the LI designation unique to Campus Oaks. The intent of this district is to enhance the ability of the Project Area to attract a range of employment uses, including corporate users, in a highly amenitized business park setting. The T/BP-LI designation provides for a mix of uses that are compatible with, and act as a transition between, the light industrial uses on the Hewlett-Packard Campus and the commercial and residential uses within Campus Oaks. Allowed use types include professional offices, light manufacturing, research services, and light wholesale and distribution.
Applied Zoning District
MP/SA - Industrial/Business Park/Special Area Overlay.
Permitted Use Types
As specified in Section 5.2. The Special Area (SA) overlay district has been applied to ensure a compatible mix of employment generating uses.
Development Standards
As specified in the City of Roseville Zoning Ordinance and the Campus Oaks Design Guidelines (Section 5.4).
Design Guidelines
As specified in the Community Design Guidelines and the Campus Oaks Design Guidelines.



COMMUNITY COMMERCIAL (CC)	BUSINESS PROFESSIONAL (BP) Formatted Table
Floor Area Ratio Range	Floor Area Ratio Range
20% to 40% gross floor area to gross site area	10% to 40% gross floor area to gross site area
Land Use Description	Land Use Description
The Community Commercial (CC) land use designation provides a broad range of retail goods and services to meet resident's and employee's daily needs. Uses may include grocery stores, restaurants, entertainment venues, retail sales, lodging and personal services. All CC uses are located within the Campus Oaks Town Center. Oriented along both sides of <u>HP Way</u> <u>Roseville Parkway</u> at Blue Oaks Boulevard, the CC uses help to create an entry into the Project Area.	The Business Professional (BP) land use designation provides for new employment and service opportunities. BP uses are sited at the southeast corner of Woodcreek Oaks and Blue Oaks Boulevards to maximize visibility and access. Uses may include professional offices, medical services, and business support services. All BP uses are located within the Campus Oaks Town Center.
Applied Zoning District	Applied Zoning District
CC – Community Commercial.	BP – Business Professional.
Permitted Use Types	Permitted Use Types
As specified in the City of Roseville Zoning Ordinance.	As specified in the City of Roseville Zoning Ordinance.
Development Standards	Development Standards
As specified in the City of Roseville Zoning Ordinance.	As specified in the City of Roseville Zoning Ordinance.
Design Guidelines	Design Guidelines
As specified in the Community Design Guidelines and the Campus Oaks Design Guidelines (Section 5.4).	As specified in the Community Design Guidelines and the Campus Oaks Design Guidelines (Section 5.4).

Residential Uses

LOW DENSITY RESIDENTIAL (LDR)

Density Range

0.5 to 6.9 dwelling units per gross acre

Land Use Description

The Low Density Residential (LDR) land use designation supports detached single-family homes on conventional and small lots. Lot sizes typically range from 4,500 to 6,000 square feet and could be smaller or larger depending on site configuration/constraints and neighborhood design upon approval by the City. A variety of detached, single-family residential housing types are encouraged in this density range.

Applied Zoning Districts

R1/DS - Single Family Residential/ Development Standard Overlay; and, RS/DS - Small Lot Residential/ Development Standard Overlay.

Permitted Use Types

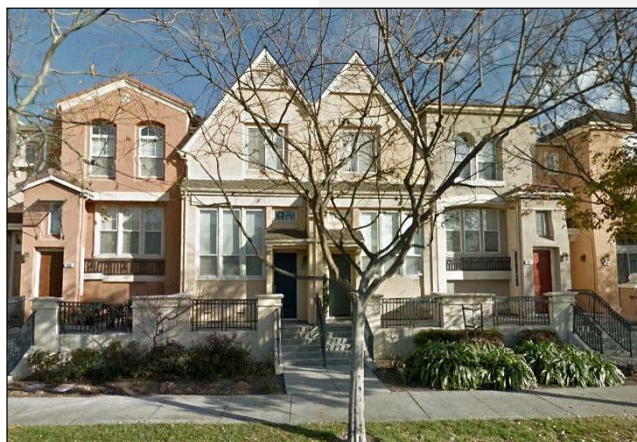
As specified in the City of Roseville Zoning Ordinance.

Development Standards

As specified in the City of Roseville Zoning Ordinance and in Section 5.3. The Development Standard (DS) overlay district has been applied to all LDR uses to allow for variation in development standards and inspire a wide range of innovative residential product types.

Design Guidelines

As specified in the Community Design Guidelines and the Campus Oaks Design Guidelines (Section 5.4).



MEDIUM DENSITY RESIDENTIAL (MDR)

Density Range

7.0 to 12.9 dwelling units per gross acre

Land Use Description

The Medium Density Residential (MDR) land use designation accommodates both single-family detached and attached residential units. Lot sizes typically range from 1,500 to 4,500 square feet and could be smaller or larger depending on site configuration/constraints and neighborhood design upon approval by the City. Within this density range, a wide range of front and alley loaded product types are encouraged including varied small lot, court oriented, cluster, duet/half-plex and townhome designs.

Applied Zoning District

RS/DS - Small Lot Residential/Development Standard Overlay.

Permitted Use Types

As specified in the City of Roseville Zoning Ordinance.

Development Standards

As specified in the City of Roseville Zoning Ordinance and Section 5.3. The Development Standard (DS) overlay district has been applied to all MDR uses to allow for variation in development standards and inspire a wide range of innovative residential product types.

Design Guidelines

As specified in the Community Design Guidelines and the Campus Oaks Design Guidelines (Section 5.4).

HIGH DENSITY RESIDENTIAL (HDR)

Density Range

13.0+units per acre gross Acre

Land Use Description

The High Density Residential (HDR) land use designation accommodates both detached and attached residential units. Within this density range, a wide range of front and alley loaded product types are encouraged including varied small lot, townhome, row house, courtyard, apartment and condominium designs.

Applied Zoning District

R3/DS – Attached Housing/Development Standard Overlay.

Permitted Use Types

As specified in the City of Roseville Zoning Ordinance.

Development Standards

As specified in the City of Roseville Zoning Ordinance and Section 5.3. The Development Standard (DS) overlay district has been applied to all HDR uses to allow for variation in development standards and inspire a wide range of innovative residential product types.

Design Guidelines

As specified in the Community Design Guidelines and the Campus Oaks Design Guidelines (Section 5.4).

*Park, Open Space and Public Uses***PARK
(P/R)****Land Use Description**

The Parks and Recreation (P/R) land use designation is applied where developed parks/paseos are planned. An integrated network of accessible active/formal/programmable and passive/informal/self-directed facilities is provided to support recreational activities and social gathering. Included are two neighborhood parks (Campus Oaks Park and Park Couplet), a citywide/neighborhood park (HP Greenway) and two improved paseos. Parks and recreation facilities are further described in Parks, Open Space and Schools (Section 3.4). Land use for the eastern portion of the HP Greenway (Parcel HP-2) is discussed in Section 4.1.1 of this Master Plan. Maintenance will be funded through a Community Facilities District – Public Services (Services CFD) to the extent permitted.

Applied Zoning District

PR – Parks and Recreation.

Permitted Use Types

As specified in the City of Roseville Zoning Ordinance.

Development Standards

As specified in the City of Roseville Zoning Ordinance.

Design Guidelines

As approved by the City for individual parks. Conceptual park plans are shown in Sections 3.4 of this Master Plan.



OPEN SPACE (OS)

Land Use Description

The Open Space (OS) land use designation is applied to lands which are environmentally sensitive or otherwise significant due to habitat, floodplain or other natural features. Campus Oaks incorporates the City owned Open Space Preserve (Parcel CO-83) as well as new additions adjacent to the Preserve (Parcels CO-81 and CO-82). The open space encompasses a portion of the South Branch of Pleasant Grove Creek, its associated floodplain, natural and created wetlands, oak woodlands, and annual grasslands. The expansion of trails is proposed through the open space to allow for off-site trail connections and promote passive recreation, environmental stewardship and education as allowed by the 404 permit. Open space is further described in Parks, Open Space and Schools (Section 3.4).

Applied Zoning District

OS – Open Space

Permitted Use Types

As specified in the City of Roseville Zoning Ordinance and as allowed by the existing 404 permit.

Development Standards

As specified in the City of Roseville Zoning Ordinance.

Design Guidelines

As approved by the City in compliance with applicable deed restrictions, the Hewlett-Packard Preserve O&M Plan, and the City of Roseville Open Space Preserve Overarching Management Plan. A conceptual plan for the Open Space Preserve is shown in Section 3.4 of this Master Plan.

PUBLIC (P/QP)

Land Use Description

The Public/Quasi-Public (P/QP) land use designation accommodates public serving uses and facilities. Campus Oaks includes two P/QP sites: Parcel CO-75 housing a planned fire station; and Parcel CO-76 for a planned groundwater pump back/blending station. The pump station is discussed in more detail in Utilities (Section 3.3) and the fire station (including a concept plan) in Public Safety (Section 3.5).

Applied Zoning District

P/QP – Public/Quasi-Public

Permitted Use Types

As specified in the City of Roseville Zoning Ordinance.

Development Standards

As specified in the City of Roseville Zoning Ordinance.

Design Guidelines

As approved by the City and as specified in the Campus Oaks Design Guidelines (Section 5.4).

5.2 Permitted Use Types

Permitted use types within Campus Oaks are generally consistent with those allowed for by the corresponding general zone districts as defined by the City of Roseville Zoning Ordinance. The exception is for the Industrial/Business Park (MP) district where the SA overlay district has been applied. The SA overlay district allows the permitted use types and development standards to be modified from those specified by the underlying general zone district.

The Industrial/Business Park/Special Area Overlay (MP/SA) district is intended to provide for a unique transitional employment center between the light industrial uses on the Hewlett-Packard Campus, and the commercial and residential uses planned within Campus Oaks. Allowed use types are refined to support new employment and business opportunities, while ensuring compatibility with adjacent uses. The MP/SA district has eliminated those use types that have the potential to conflict with adjacent uses, and/or are inconsistent with the desired business park setting. Consistent with the City's Zoning Code, allowed MP/SA use types will not "result in the emission of any appreciable amount of visible gasses, particulates, steam, heat odor, vibration, glare, dust, or excessive noise and can be conditioned to be compatible when operating in close proximity to commercial and residential uses".

Table 5-3 identifies allowed use types within the Campus Oaks MP/SA district.

TABLE 5-3: MP/SA Permitted Uses

Use Type	MP/SA
Civic Use Types	
Community Assembly	CUP
Community Services	P
Essential Services	P
College and University	CUP
Residential Use Types	
Caretaker/Employee Housing	CUP
Commercial Use Types	
Broadcasting/Recording Studios	P
Business Support Services	P
Eating & Drinking Establishments	
Convenience	P ¹
Offices, Professional	P
Specialized Education & Training	
Vocational Schools	P
Specialty Schools	P
Industrial Use Types	
Day Care Center, Secondary (employee only)	CUP
Light Manufacturing	P

Use Type	MP/SA
Printing & Publishing	P
Research Services	P
Wholesaling & Distribution, Light	P
Transportation and Communication Use Types	
Intermodal Facilities	CUP
Telecommunication Facilities	P/A/CUP
MP/SA Industrial/Business Park/Special Area Overlay District	
P	Principally Permitted
A	Administratively Permitted
CUP	Conditionally Permitted

1. Permitted as an ancillary use to the primary T/BP-LI uses.

5.3 Development Standards

The DS overlay has been applied in combination with the general zone districts to all LDR, MDR and HDR land uses within Campus Oaks. The DS overlay allows the development standards (e.g., lot area, setbacks and building heights) to be modified from those specified by the underlying general zone districts. For Campus Oaks, the intent is to allow flexibility to accommodate and encourage a wide range of residential building types and innovative designs appealing to different economic and life-style segments.

Precise development standards for the Single Family Residential/ Development Standard Overlay (R1/DS), Small Lot Residential/ Development Standard Overlay (RS/DS) and Attached Housing/ Development Standard Overlay (R3/DS) districts will be established as part of the subsequent Campus Oaks Design Guidelines discussed in Section 5.4. A Design Review for Residential Subdivision (DRRS) is required for all Compact Residential Development projects at 7 dwelling units per acre and above as well as specified by the City Zoning Ordinance.

Included in this section are conceptual elevations, lot sizes and plot plans to illustrate the character and layout of potential building types that could be constructed within Campus Oaks subject to approval by the City during the DRRS and small lot tentative map stage. Figure 5-2 provides an illustrative of how the varied building types may be applied. The building types and illustratives are examples and are conceptual. It is anticipated that Campus Oaks will also accommodate additional building types.





FIGURE 5-2: Campus Oaks Illustrative Plan (Conceptual Only)

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CONCEPTUAL BUILDING TYPE A & LOT SIZE: Single-Family Detached Front Loaded (60'x100') (subject to future City approvals)

STYLE APPROPRIATE ENHANCED
WINDOW TREATMENT

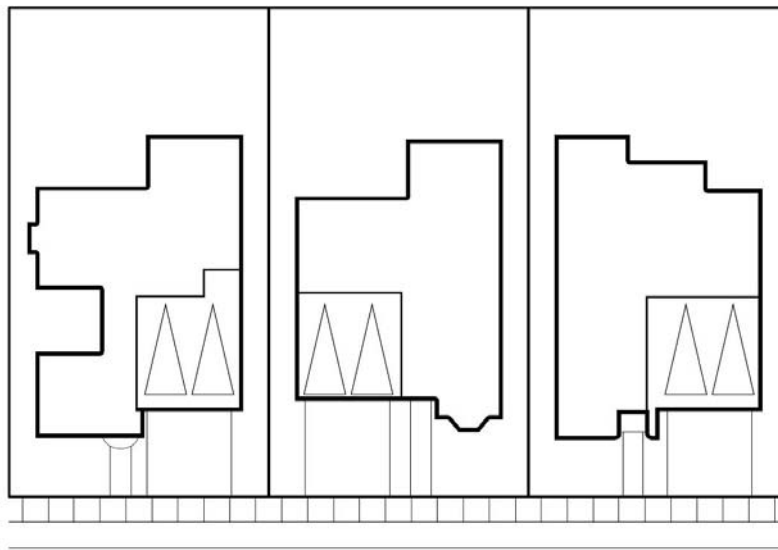
VARIETY OF
ROOF FORMS
AND HEIGHTS

STYLE SPECIFIC
ARCHITECTURAL
DETAILS



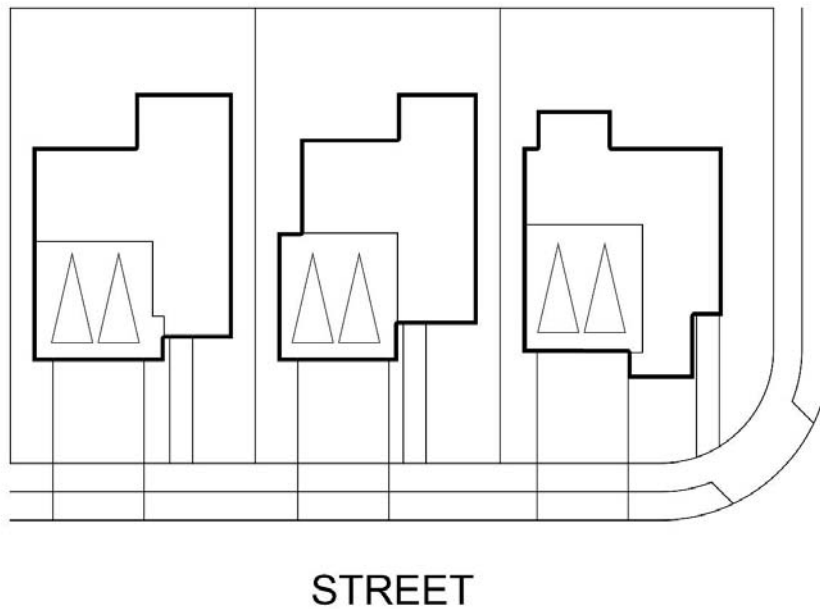
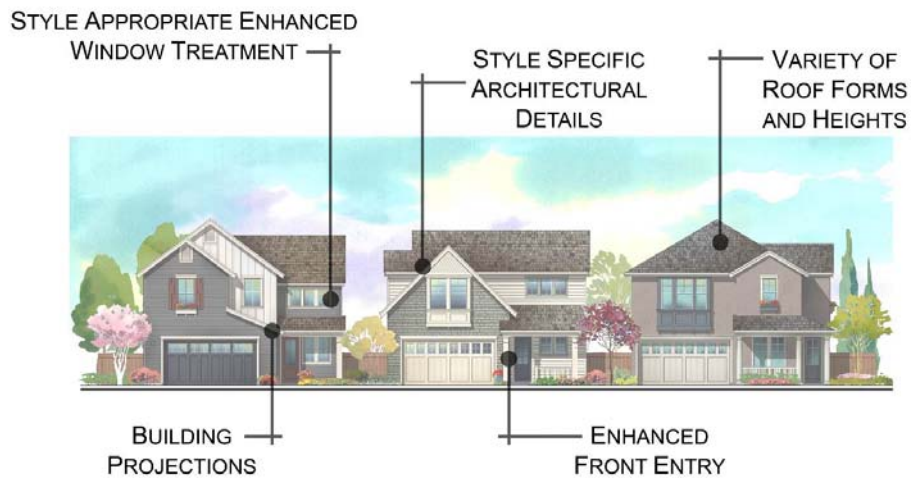
BUILDING
PROJECTIONS

ENHANCED
FRONT ENTRY

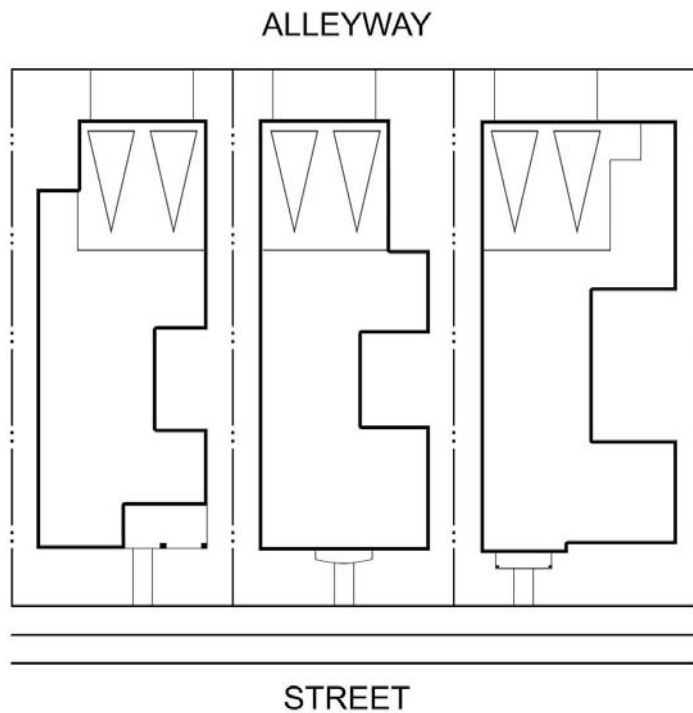


STREET

CONCEPTUAL BUILDING TYPE B & LOT SIZE: Single-Family Detached Front Loaded (50'x100') (subject to future City approvals)



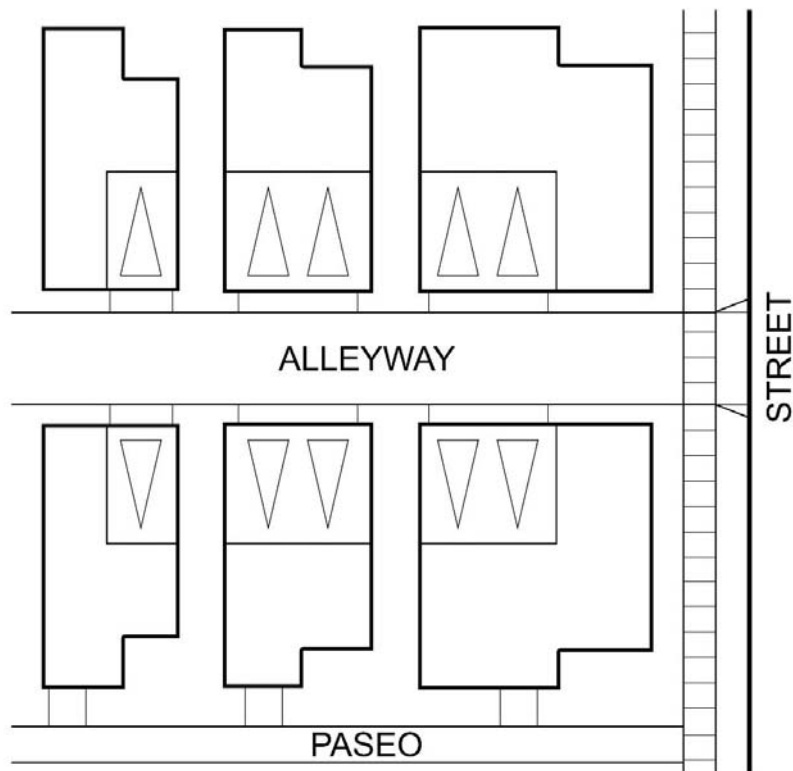
CONCEPTUAL BUILDING TYPE C & LOT SIZE: Single-Family Detached Front Loaded (40'x80') (subject to future City approvals)



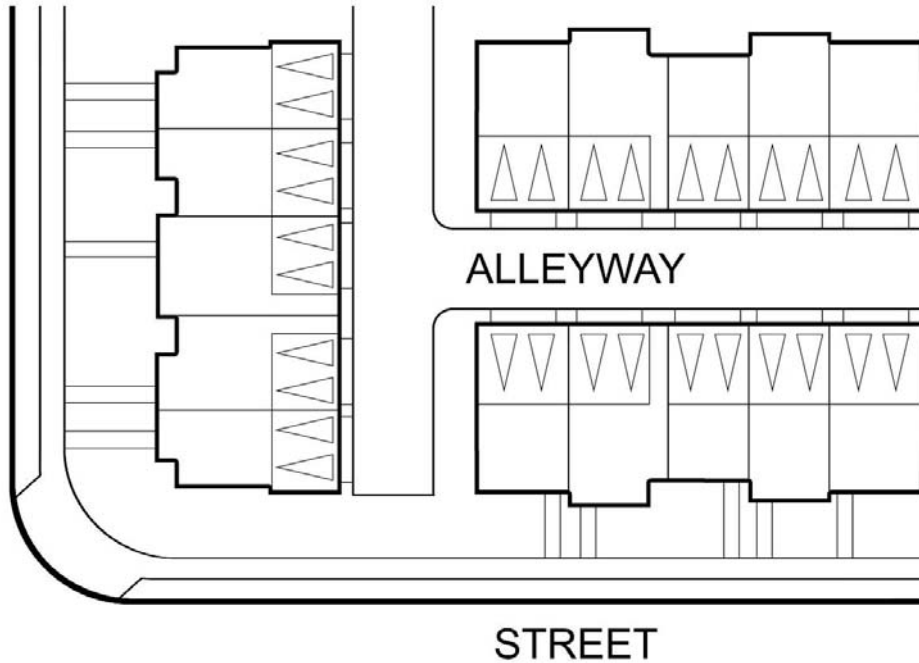
CONCEPTUAL BUILDING TYPE D & LOT SIZE: Single-Family Detached Alley Loaded
(38'x80') (subject to future City approvals)



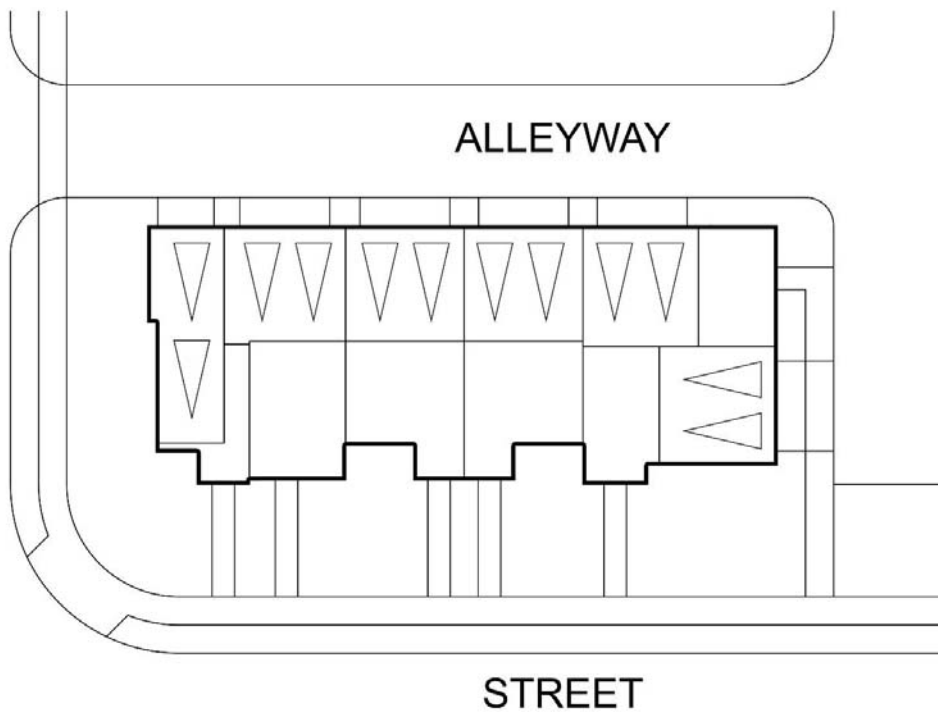
CONCEPTUAL BUILDING TYPE E: Cluster Motor Court



CONCEPTUAL BUILDING TYPE F: Cluster Alley Loaded



CONCEPTUAL BUILDING TYPE G: Townhome



CONCEPTUAL BUILDING TYPE H: Townhome

5.4 Design Guidelines

The Campus Oaks Design Guidelines supplement the City's Community Design Guidelines to provide a clear and common understanding of the distinct expectations for the built physical form and character of Campus Oaks. The focus is to ensure that the HPCO Planning Principles (Section 2) are meaningfully carried out and enhanced through the design, review and approval of individual development projects.

The Campus Oaks Design Guidelines ~~will be~~have been prepared separately as a companion document to this Master Plan. ~~The Guidelines are required to be approved by the City prior to or concurrent with the processing of the first project level planning entitlements for Campus Oaks (e.g. small lot map, Design Review for Residential Subdivision, Design Review Permit).~~ As a companion implementation tool, the Guidelines may be ~~adopted, and~~ subsequently updated as appropriate, without the need to amend this Master Plan.

Topics ~~to be~~ addressed by the Campus Oaks Design Guidelines ~~may~~ include, but are not limited to:

- Residential ~~Neighborhoods~~Development Standards;
 - ✓ ~~Landscaping and Streetscapes~~Neighborhood Access and Circulation;
 - ✓ ~~Gateways and Entry Features~~Neighborhood Alleys;
 - ✓ ~~Walls and Fences~~Edge Treatments Park and Open Space;
 - ✓ ~~Edge Treatments~~Residential Paseos;
 - ✓ ~~Lighting~~Topography and Grading;
 - ✓ ~~Neighborhood/Subdivision Design~~Green Design;
 - ✓ ~~Town Center Design~~Residential Noise Mitigation;
- ~~Employment Center Design~~Streetscapes;
 - ✓ ~~Site Planning and Circulation~~Landscaping;
 - ✓ ~~Architecture, Orientation and Massing~~Landscaped Drainage Channels;
 - ✓ ~~Screening~~Gateways and Entries;
 - ✓ ~~Public Spaces~~Intersections and Roundabouts;
 - ✓ ~~Pedestrian and Bicycle Amenities, including cross sections of the trail adjacent to Parcel CO-7 and Parcel CO-83 and direction for the Pedestrian/Bicycle Connection across Parcels CO-4 and CO-22~~Walls and Fences;
 - ✓ ~~Sustainable/Green Design Features~~Street Lighting; and

~~*✓ Grading and LID, storm water treatment, and Hydro modification features~~
~~Street Furnishings and Amenities.~~

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5.5 Affordable Housing

The City of Roseville General Plan Housing Element establishes a citywide goal to provide decent, safe, adequate and affordable housing in sufficient quantities for all economic segments of the community. In an attempt to maximize efforts to meet affordable housing needs and to provide a mechanism whereby the City, property owners, and business community can actively work together in developing new affordable housing, the City's Housing Element specifies an Affordable Housing Goal of ten percent (10%) of all new housing units in the City be affordable to middle-, low- and very-low income households.

Housing affordability is based on household income categories defined by the U.S. Department of Housing and Urban Development (HUD). These five income categories are used for comparative purposes and are based on a percentage of the county median income, adjusted for household size. Based on sales and rental prices, and the definition of affordability, the City's Housing Element identifies housing assistance needs for each income group.

The City recognizes that the various factors which determine affordability continually change, and project specific affordability standards need to be established and adjusted as development occurs. To that end, the 10% affordable housing goal for Campus Oaks will be based on the actual number of residential units mapped/approved.

DEFINITION OF HOUSEHOLD INCOME CATEGORIES

Very Low

Less than 50% of Median

Low

50% to 80% of Median

Middle Income

80% to 100% of Median

Moderate Income

100% to 120% of Median

Above Moderate Income

120%+ of Median

5.5.1 AFFORDABLE HOUSING PROGRAM

Consistent with the General Plan affordable housing goal, over 10% of the units in Campus Oaks have been designated for affordable housing. This includes a mix of purchase housing affordable to middle-income households, and rental housing affordable to very low-income households pursuant to the provisions of the Campus Oaks Development Agreement. The City's General Plan policy specifies that twenty percent (20%) of the affordable housing goal will be available to middle-income households, forty percent (40%) to low-income households and forty percent (40%) to very low-income households. Campus Oaks' affordable housing goal is summarized in Table 5-4.

Variations in affordable housing ratios may be approved through a Development Agreement where the following criteria are met:

- a. A need has been identified for a specific affordable housing type (very low, low or middle-income) and the project meets this need;
- b. The project does not rely on or obtain City subsidies; and
- c. Units proposed within this criteria would allow for individuals to stay within their units as their future income grows.

In Campus Oaks a unique opportunity has been created to provide for very low-income rental housing in excess of the General Plan goal through the use of low income housing tax credits with no City obligation to provide a subsidy. The California low income housing tax credit program requires such units to remain affordable for a period of 55 years. Variations in affordable housing ratios have been approved for Campus Oaks and the very low-income rental units will be credited towards meeting both the very-low and low-income portions of the General Plan affordable housing goal.

The affordable housing units within Campus Oaks have been allocated to specific MDR and HDR residential parcels as identified in Table 5-5, with designated parcels reflected on Figure 5-3. Affordable units have been positioned in close proximity to the Campus Oaks Town Center.

TABLE 5-4: Campus Oaks Affordable Housing Goal

Total Campus Oaks Units	948 du
10% Affordable Housing Goal	95 du
40% of Goal Very Low-Income ¹	38 du
40% of Goal Low-Income	38 du
20% of Goal Middle-Income	19 du

1. To be credited towards meeting both the very-low and low-income portions of the General Plan affordable housing goal.

TABLE 5-5: Campus Oaks Affordable Housing Allocation by Parcel

Parcel	Land Use	Total Units	Very Low-Income Rental	Middle-Income Purchase
CO-5	MDR	46 du		19 du
CO-22	HDR	205 du	45 du	
CO-23	HDR	190 du	42 du	
TOTAL			87 du¹	19 du

1. Some or all of the extra very-low income rental units may be applied against the middle income affordable housing requirement subject to City approval in accordance with the Campus Oaks Development Agreement.



FIGURE 5-3: Affordable Housing Sites

Commented [K03]: FIGURE AMENDED

5.5.2 ADMINISTRATION & IMPLEMENTATION

Residential builders are encouraged to explore creative approaches in providing a range of housing opportunities to meet the needs of middle-, low-, and very-low income households. Over time, housing markets, income categories, funding programs, and other factors change, and it is important to retain some level of flexibility to ensure affordable housing goals are achieved.

The options outlined below may be considered to assist in achieving the Campus Oaks affordable housing goal.

Transfers and Credits

Subject to approval by the Director of the City's Housing Division or designee, the affordable housing allocations identified on Table 5-5 may be transferred among parcels within Campus Oaks. In addition, to the extent the number of affordable units produced on a parcel exceeds the number of affordable units allocated to the parcel, the excess units may be credited toward meeting the affordable housing goal assigned to other parcels.

Transfer and/or credits may be approved by the Director of the City's Housing Division or designee without the need for amendments to this Master Plan or related Affordable Housing Agreement (or substitute form as specified by the City) if it is determined that:

1. The transfers/credits are applied to parcels within Campus Oaks covered by the same Development Agreement; and
2. The transfers/credits improve the ability to produce affordable units and achieve the Campus Oaks' affordable housing goal.
3. The transfer does not cause a change to the land use designation of a large lot parcel.

Requests for transfers and/or credits shall include information as deemed necessary by the City to ensure consistency with Campus Oak's affordable housing program. In addition, a revised affordable housing allocation (Table 5-5) shall be provided reflecting the adjusted affordable unit allocations.

The City's Housing Division shall maintain all revisions to Table 5-5 as the official Campus Oaks affordable housing allocation record. The affordable housing unit transfer shall be memorialized with a recorded Memorandum of Understanding (or substitute form as specified by the City).

Density Bonus

The City may, in accordance with its Density Bonus Ordinance (Zoning Ordinance, Chapter 19.28) assign additional residential units to projects for

the purpose of achieving the affordable housing goal. The increase in units provided by a density bonus is intended to reduce average per unit development costs.

A density bonus is implemented by City approval of an Affordable Housing Agreement (or substitute form as specified by the City) to individual projects on a case-by-case basis, and may constitute a portion of the subsidy (if required) for the provision of affordable units.

In-Lieu Fee

To the extent an in-lieu affordable housing fee is adopted by the City, a portion of the affordable housing allocations identified on Table 5-5 may be satisfied with an in-lieu fee subject to approval by the Director of the City's Housing Division or designee.

Affordable Housing Agreement

An Affordable Housing Agreement (or substitute form as specified by the City) is required for each parcel with an affordable housing allocation to detail and secure specific requirements and obligations. Separate Affordable Rental and Affordable Purchase Agreements are required for each affordable obligation. Among other provisions, the Affordable Housing Agreement will:

- Specify the number of affordable units to be reserved at each income level.
- Specify the term of the affordability obligation.
- Establish criteria and a basis for initial rent or purchase price for designated affordable units.
- Establish criteria and a basis for annual rent or purchase price increases.
- Provide the City with a mechanism to monitor actual rents and purchase prices paid.
- Identify any City or other subsidies required to assist in meeting the affordability requirement and, if applicable, the basis and terms for refunding such subsidies.

Affordable Housing Agreements require City approval prior to the issuance of building permits, or recordation of a final small lot map where a subdivision map is required, for any large-lot parcel with an affordable housing allocation. The total number of affordable units required is to be calculated based on the number of final units mapped.

5.6 Minor Residential Density Transfers

Campus Oaks residential land use parcels are assigned a dwelling unit allocation and associated gross land use density (see Table 5-2). These assignments were made at the time of the 2015 Master Plan Amendment based on an assessment of the constraints and opportunities of each parcel and anticipated long-term demand for various housing types. As individual residential small-lot subdivision maps and residential Design Review Permits are processed over time, a more detailed assessment of site, market, design and other conditions will occur. It is anticipated this process may result in the need or desire to adjust (reduce or increase) the number of units assigned to some large-lot residential parcels.

This Master Plan includes provisions which allow the City to approve minor residential density adjustments and permit the transfer of residential units between large lot parcels in Campus Oaks. The Development Services Director may administratively approve a residential unit transfer/density adjustment between any Campus Oaks large lot parcels provided the following conditions are satisfied:

1. The transfer and receiving parcels are located within Campus Oaks and are subject to a Development Agreement;
2. The transfer of units does not result in a change to the land use designation, specifically, the transfer does not: a) reduce the number of units from the transfer parcel below the minimum number of units allowed by the applicable land use designation; or (b) increase the number of units to the receiving parcel above the maximum number of units allowed by the applicable land use designation;
3. The transfer of units does not result in increased impacts beyond those identified in the Master Plan EIR/Master Plan Addendum and does not preclude the ability of the parcels to conform to the applicable standards or regulations contained in this Master Plan and related Development Standards and Design Guidelines;
4. The transfer of units does not adversely impact planned infrastructure, roadways, schools, or other public facilities, fee programs and assessment districts;
5. The cumulative increase or decrease in units resulting from the transfer does not change the unit allocation by more than 20% of the units to either the transfer or receiving parcel, as established at the time of the Master Plan;

6. HDR units designated as affordable units may be transferred administratively until such time as they are encumbered by an Affordable Housing Rental Agreement (or other form as approved by the City); and,
7. For Parcel CO-22, unit transfers may be approved administratively provided the resulting density of the parcel does not fall below 25 dwelling units per acre.

The transfer of residential units, if consistent with the above criteria, is administrative in nature, is contemplated by and within the intent of this Master Plan and the Master Plan EIR/Master Plan Addendum, and will not require an amendment to the Master Plan, zoning, the Development Agreement(s), or the City General Plan.

To request a residential unit transfer, the owner or owners of both the transfer and receiving parcels shall submit a complete Administrative Permit application to the Development Services Director which (a) identifies the affected parcels; (b) designates the number of units being transferred; (c) provides other documentation as required by the Director to determine compliance with the above unit transfer criteria; and (d) includes a revised HPCO Land Use & Zoning by Parcel (Table 3-2) and Campus Oaks Land Use and Zoning by Parcel (Table 5-2), all reflecting the adjusted unit counts and densities. Revised Tables 3-2 and 5-2 will be the official record tracking unit allocations to each large lot residential parcel.

If the Development Services Director determines the residential unit transfer is not consistent with the above criteria, the residential unit transfer may be denied or may be referred or appealed to the Planning Commission and/or City Council for action. Any determination of consistency may, at the discretion of the Development Services Director, be forwarded to the Planning Commission for review. The applicant may request density adjustments which do not comply with the above criteria. Such requests shall require an amendment to the Master Plan (see Section 6).

All unused units must be transferred prior to the City's approval of the last small lot final map or Design Review Permit for any residential large lot parcel within Campus Oaks. Any units assigned to a large lot parcel which are not used by a tentative map/Design Review Permit or are not approved for transfer, shall revert to the City unit pool and landowners shall have no subsequent claim to such units.

5.7 Campus Oaks Phasing

Campus Oaks is structured to allow for the potential phasing of backbone infrastructure and facilities to serve development. Four potential phases, A through D, are illustrated on Figure 5-4. In general, the phasing plan is structured to ensure that the backbone improvements in each phase can support its respective development in compliance with City policies and standards, and the development in each phase can support the costs of the required improvements.

Outside of the initial backbone improvements to be installed with Phase A, the remaining phases may proceed in any sequence or combination, provided that the City determines that all the backbone infrastructure and facilities necessary to adequately serve development are/will be installed in compliance with City policies and standards. Specific infrastructure, facility and phasing requirements are described in the Campus Oaks Development Agreement and will be further evaluated with the processing of subsequent entitlement applications. This includes roadways, sewer, water, recycled water, storm drainage, dry utilities, parks, and other facilities and improvements. All in-tract sewer, storm drain, water, dry utilities, and recycled water (if applicable) will be installed as conditioned with local project entitlements.

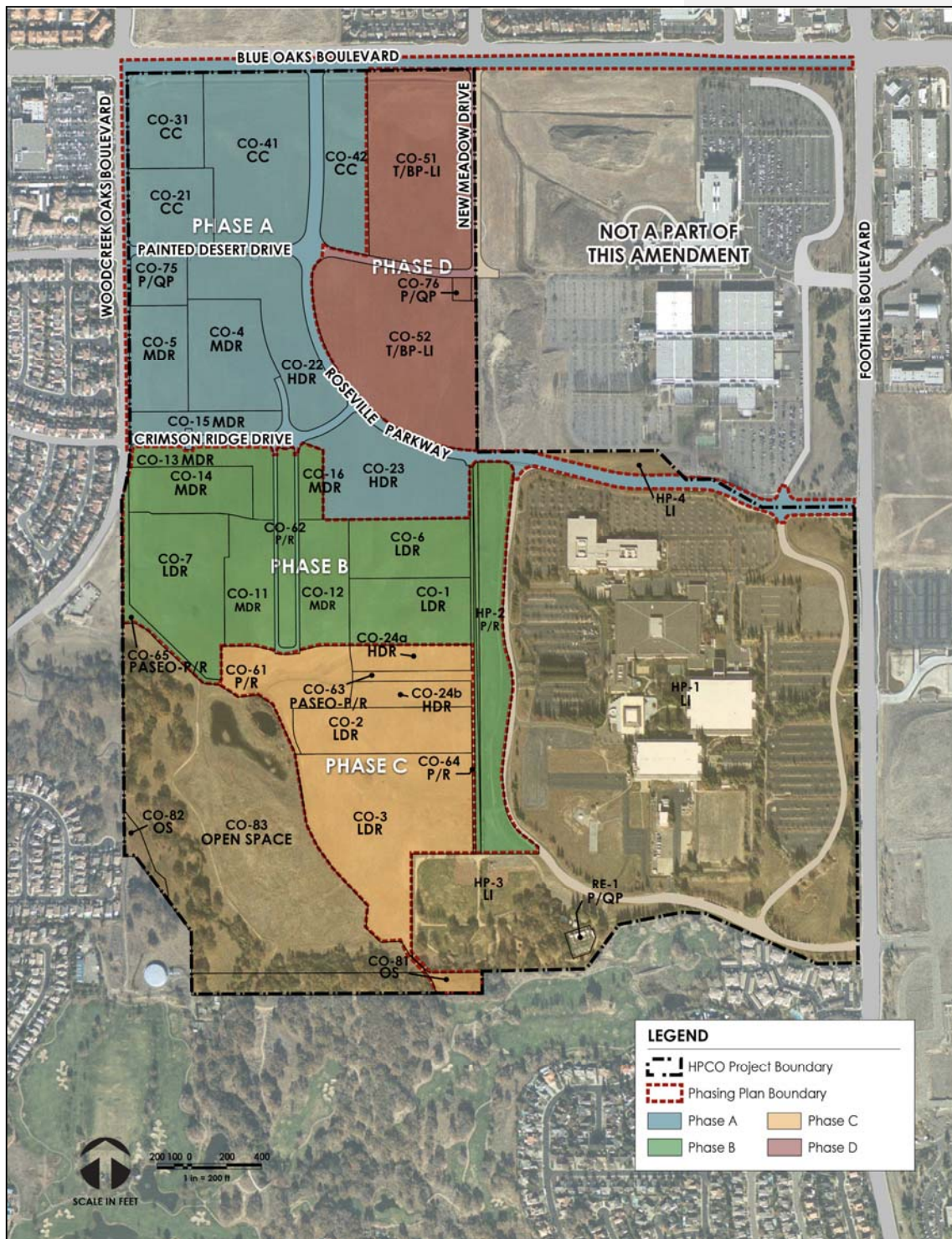


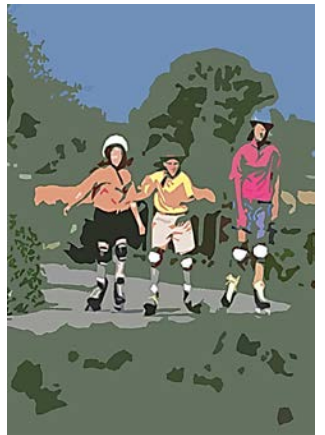
FIGURE 5-4: Potential Campus Oaks Phasing

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Administration

CITY OF ROSEVILLE



A BLUEPRINT COMMUNITY

06 Administration

Implementation of the HPCO Master Plan is to be administered by the City of Roseville in accordance with the terms of this Master Plan and the applicable development agreements. The HPCO Master Plan is to be implemented consistent with all applicable City rules, regulations and policies.

6.1 Related Documents

6.1.1 CITY DOCUMENTS

General Plan

The City of Roseville General Plan serves as the long-term policy guide for the physical and economic development of the City. The City's core values are the foundation of the General Plan and the underlying basis for its vision and direction. The HPCO Master Plan implements the goals and policies of the General Plan and supplements these goals and policies by providing specific direction to reflect conditions unique to the Project Area.

Municipal Code

The Roseville Municipal Code is one of the primary tools for implementing the General Plan. The Municipal Code includes the City's Zoning Ordinance, Subdivision Ordinance, Storm Water Ordinance, Grading Ordinance and Tree Ordinance, which are used in tandem with this Master Plan to implement the HPCO development program. Where the provisions of this Master Plan conflict with the Municipal Code, this Master Plan shall prevail. Where the Master Plan is silent, the Municipal Code shall prevail.

Community Design Guidelines

The Community Design Guidelines establish a clear and common understanding of the City's expectations for the planning, design, and review of development. The Community Design Guidelines work in combination with the Hewlett-Packard Campus Development Guidelines and the Campus Oaks Design Guidelines to direct Project Area

development. Where the provisions of this Master Plan conflict with the Community Design Guidelines, this Master Plan shall prevail. Where the Master Plan is silent, the Community Design Guidelines shall prevail.

Other Relevant City Documents

Other documents and programs to be referenced in implementing the HPCO Master Plan include, but are not limited to, the City's Blueprint Implementation Strategies, Communitywide Sustainability Action Plan, Pedestrian Master Plan and Bicycle Master Plan.

6.1.2 MASTER PLAN DOCUMENTS

Environmental Impact Report & Addendum

Pursuant to the California Environmental Quality Act (CEQA), the Hewlett-Packard Master Plan Environmental Impact Report (EIR) was certified with findings concurrent with initial adoption of the Master Plan (1996). The EIR evaluated the existing environmental resources within the project area, analyzed potential impacts on those resources due to the project, and identified mitigation measures as appropriate to reduce significant impacts. The EIR examined all phases of the project including planning, construction and operation.

Concurrent with adoption of the HPCO Master Plan, an Addendum to the Hewlett-Packard Master Plan Environmental Impact Report (HPCO Addendum) was adopted (2015). The HPCO Addendum analyzed the potential environmental impacts either created by the HPCO Master Plan or resulting from changed circumstances, and determined that, with the inclusion of applicable requirements conditioned and made part of the project, the HPCO Master Plan would not give rise to any new significant effects or any substantial increase in the severity of any previously identified significant effects. Accordingly, the HPCO Addendum concluded that none of the conditions identified in State CEQA Guidelines Section 15162 were present that require preparation of a subsequent or supplemental EIR.

In accordance with CEQA, it is intended that the Master Plan EIR and HPCO Addendum form the environmental basis for approval of subsequent development within and in compliance with the HPCO Master Plan. Both the Master Plan EIR and HPCO Addendum incorporate Mitigation Monitoring and Reporting Programs.

Development Agreements

Individual landowners within the Project Area and the City of Roseville have executed project Development Agreements in accordance with Sections 65864 through 65869.5 of the Government Code of California, as implemented through Article V of the City of Roseville Zoning Ordinance. The Project Area Development Agreements form a binding contract between the parties establishing certain development rights and obligations. The Development Agreements secure permitted uses, needed infrastructure improvements, the timing and method of financing improvements, and other specific rights, duties and obligations of the property owners and the City as it relates to development within the Project Area.

Utility Master Plans

Utility Master Plans have been prepared for the Project Area. These Master Plans provide general direction for the construction of improvements to serve buildout of the project and may be augmented with additional studies as may be required by the City during review of subsequent entitlement requests or the review of final construction drawings. Included are the HPCO Water Master Plan, Sewer Master Plan, Recycled Water Master Plan, and Drainage Master Plan. The intent is to ensure functional and reliable utility systems (see Chapter 3 for additional detail).

6.2 Subsequent Approvals

6.2.1 CITY PROCESSING

Individual development projects within the Project Area are subject to review and approval of subsequent permits and entitlements by the City of Roseville (e.g. subdivision review, design review, conditional use permits, variances, and/or other permits). Application and processing requirements shall be in accordance with the City's Zoning Ordinance and other regulations, unless otherwise modified by this Master Plan.

All subsequent development projects, public improvements and other activities shall be consistent with this Master Plan, accompanying Development Standards and Design Guidelines, the Development Agreements, applicable City of Roseville policies, requirements and standards, and all State and Federal permit conditions and environmental review documents (CEQA and NEPA).

In acting to approve a subsequent project or permit, the City may impose conditions as are reasonably necessary to ensure the project is in compliance with the Master Plan and all applicable plans and regulations.

6.2.2 STREAMLINED DEVELOPMENT REVIEW

Measures have been incorporated into the HPCO Master Plan to allow for a streamlined Administrative Design Review Permit process for development projects within the Light Industrial-Special Area (M1/SA) zone district within the Hewlett Packard Campus. See Section 4.5 for additional details.

6.2.3 ENVIRONMENTAL REVIEW

Each subsequent development project shall be reviewed to ensure compliance with the California Environmental Quality Act (CEQA). The Master Plan Environmental Impact Report (EIR) and the HPCO Addendum serve as the base environmental documents for subsequent entitlements. Development applications will be reviewed on a project-by-project basis to determine consistency with the EIR and HPCO Addendum.

In general, if a subsequent project is determined to be consistent with the Master Plan and within the scope of the Master Plan EIR and HPCO Addendum (and/or any subsequently approved and applicable CEQA

documentation), further environmental review may not be necessary. If it is determined that a development application is inconsistent with the Master Plan and/or outside the scope of the Master Plan EIR and HPCO Addendum, a determination will be made as to the appropriate subsequent environmental document in accordance with CEQA.

6.2.4 APPROVALS FROM OTHER AGENCIES

Other permits and approvals may be required prior to the development of individual projects by federal, state, and/or regional agencies. These agencies may include the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, California Department of Fish and Wildlife, California Department of Transportation, Regional Water Quality Control Board, Placer County Air Pollution Control District, and others as applicable.

6.3 Consistency and Amendment Process

One of the primary objectives of the Master Plan is maintaining the flexibility to react quickly to changing conditions, markets and opportunities. To achieve this, the following process is established which allows the Development Services Director to interpret Master Plan consistency and the type of Plan amendment, if any, that is required by proposed changes:

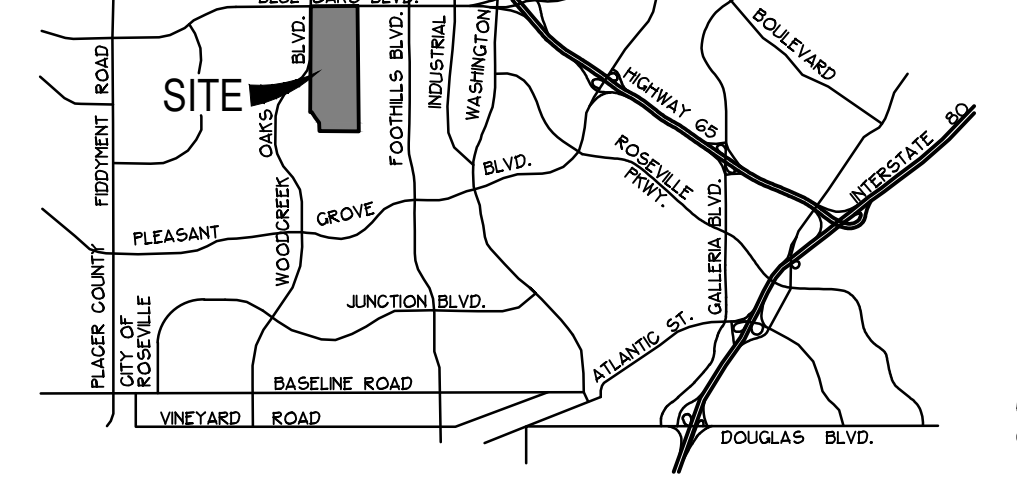
1. **Substantial Conformity.** The Development Services Director may make the determination that a proposed change is consistent with the intent and basic provisions of the Master Plan, and therefore in

substantial conformity with the Plan. In such cases, no subsequent amendment to the HPCO Master Plan is required.

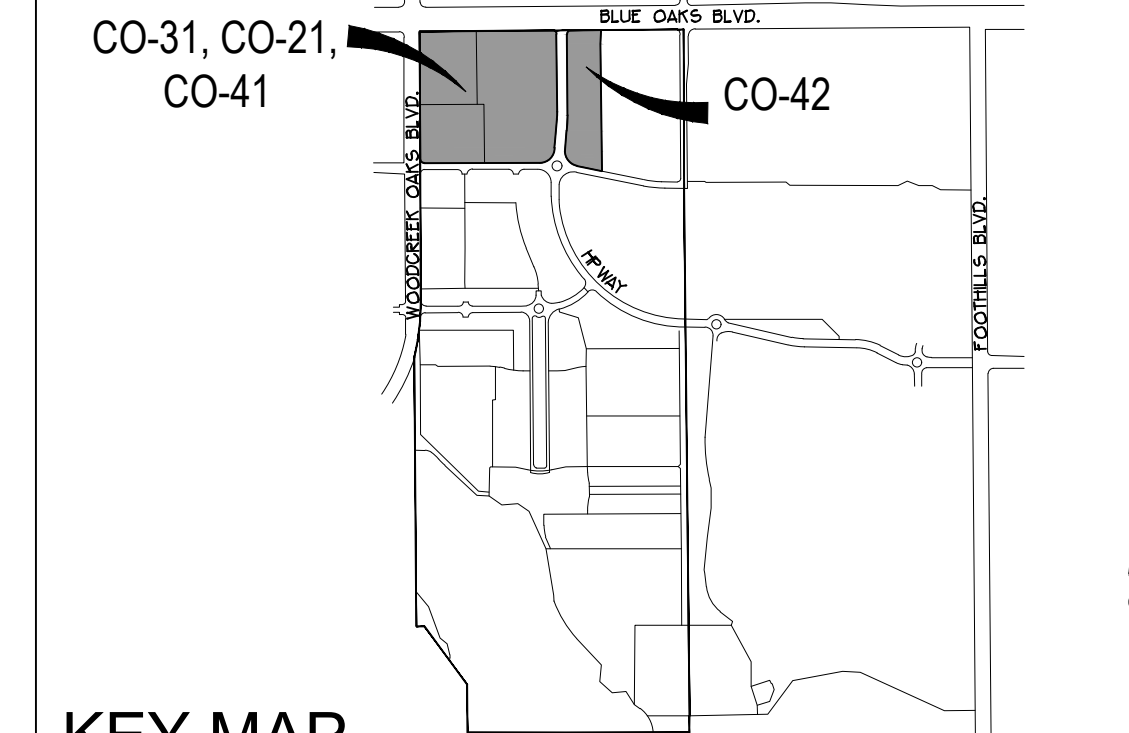
2. **Minor Modification.** If it is determined that a proposed change would result in a minor deviation to the HPCO Master Plan, then such modification may be approved administratively through the Administrative Permit process. Such permit shall be reviewed consistent with Article V of the Zoning Ordinance.
3. **Major Modification/Amendment.** When a proposed change is considered to be inconsistent with the adopted Master Plan, a subsequent amendment is required. Amendments are processed in the same manner as initial Master Plan adoption, requiring review by the Planning Commission and action by the City Council.

In reviewing Substantial Conformity and Minor Modifications to the Master Plan, the Development Services Director shall consider consistency with the intent of the Master Plan, the applicable Master Plan Development Agreement(s), the Master Plan EIR/HPCO Addendum, and the City General Plan. Any proposed change to the Master Plan may, at the discretion of the Development Services Director, be forwarded to the Planning Commission for review.

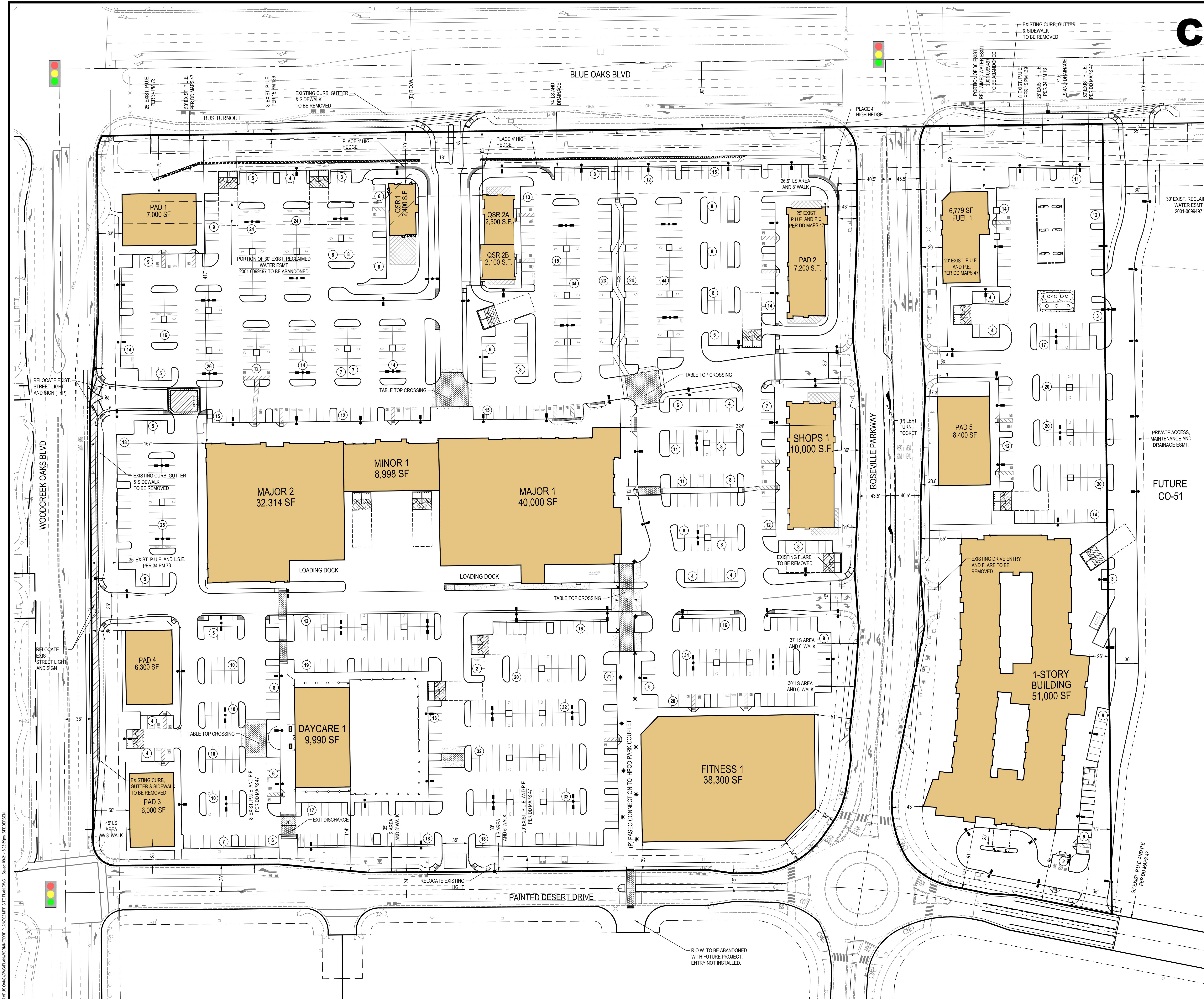
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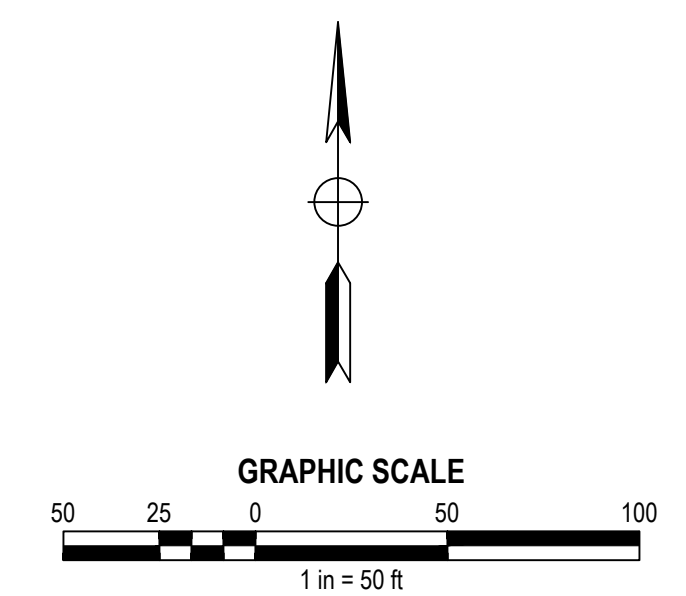
VICINITY MAP



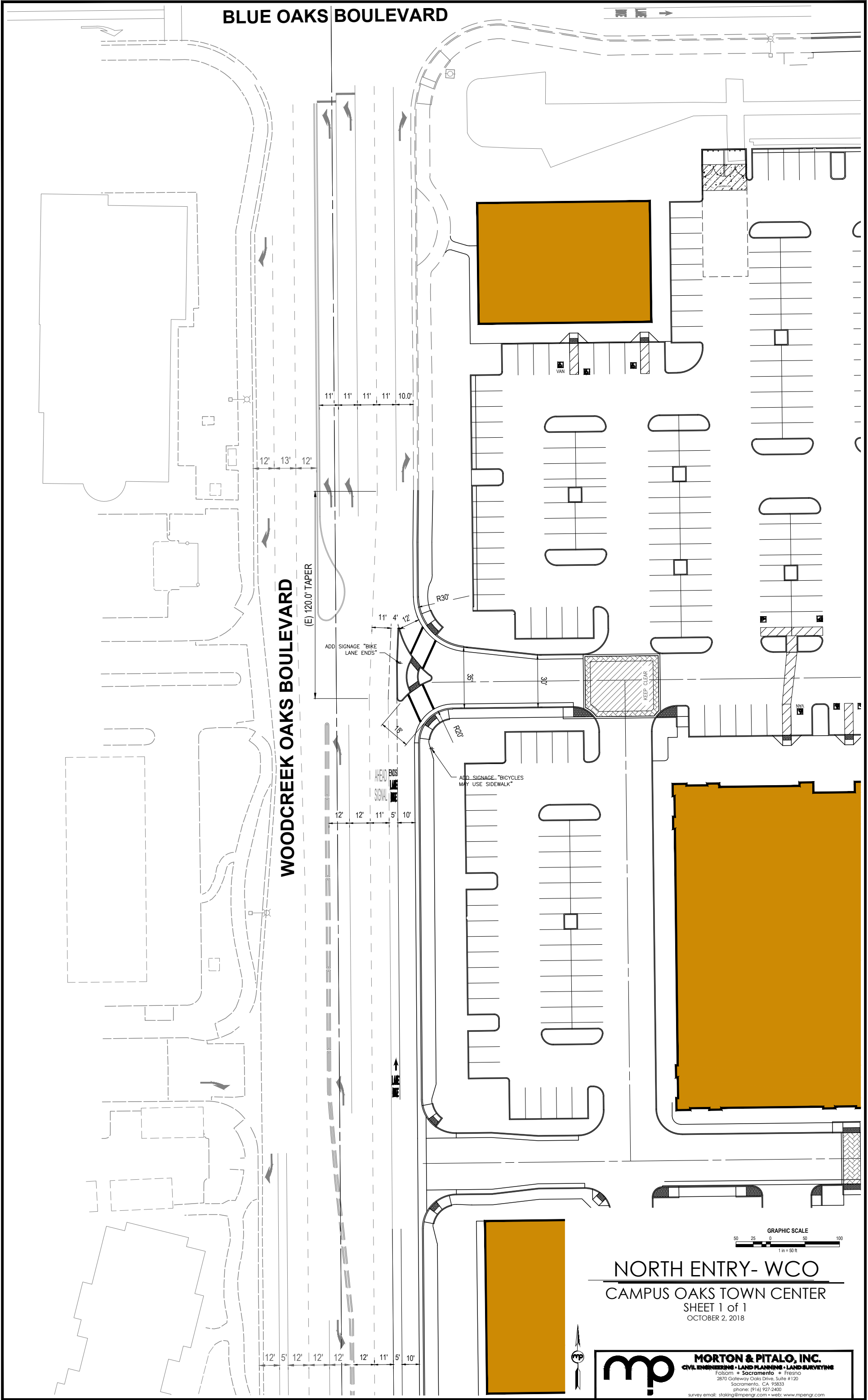
KEY MAP



EXISTING ZONING: COMMUNITY COMMERCIAL, BUSINESS PROFESSIONAL.
PROPOSED ZONING: COMMUNITY COMMERCIAL.
DEVELOPMENT STANDARDS: AS SPECIFIED IN THE CITY OF ROSEVILLE ZONING ORDINANCE, CITY OF ROSEVILLE COMMUNITY DESIGN GUIDELINES AND THE CAMPUS OAKS DESIGN GUIDELINES.
SITE LIGHTING SHOWN FOR REFERENCE ONLY. LIGHT LOCATIONS TO BE COORDINATED WITH THE PHOTOMETRIC PLAN PREPARED FOR THIS PROJECT.



REVISIONS	NO.	DESCRIPTION	APPROVED	DATE	SCALE:	BENCH MARK	COMPUTED	JJ	MORTON & PITALO, INC. CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING Sacramento California Office 2870 Gateway Oaks Drive #120 Sacramento, CA 95833 phone: (916) 927-2400 survey email: staking@mpengr.com • web: www.mpengr.com	MPP STAGE 1 EXHIBIT CAMPUS OAKS TOWN CENTER 1495 BLUE OAKS BOULEVARD CONCEPTUAL SITE PLAN ROSEVILLE, CALIFORNIA	DATE SEPTEMBER 26, 2018 SHEET 2 OF 6
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					VERT. 1" = N/A		DRAWN	JRO			
							PROJ. ENGR.	SMP			

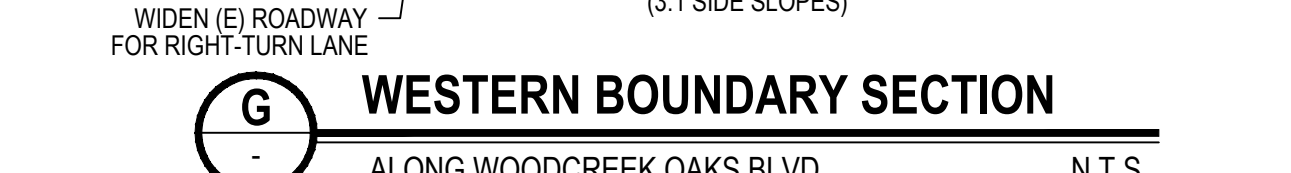
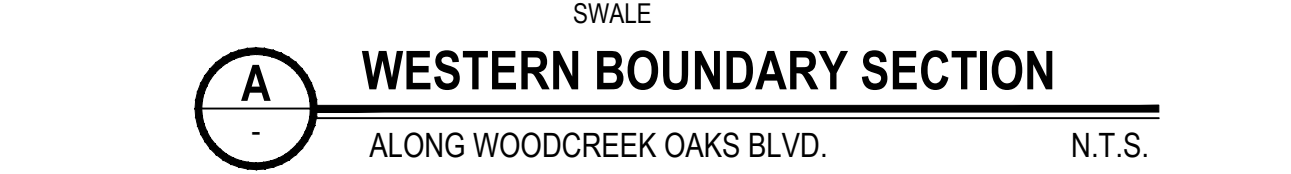
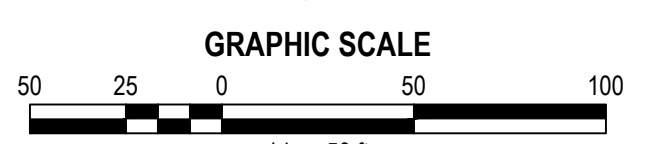
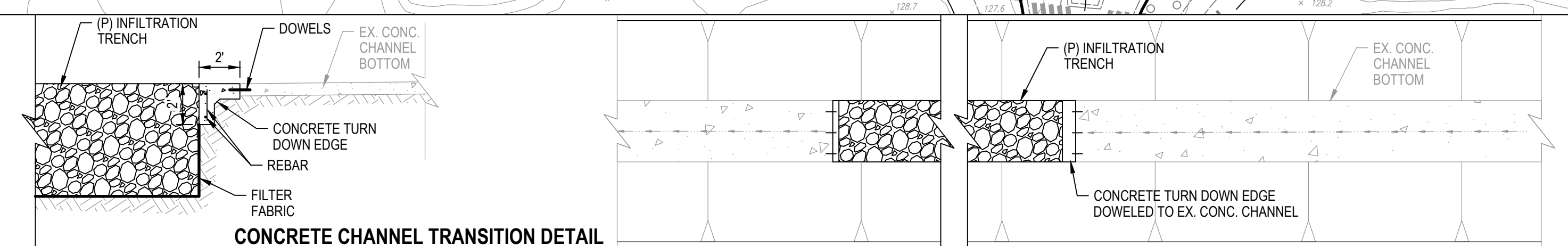


CC Exhibit G



WEST EARTHWORK QUANTITIES:
CUT: 39,100 C.Y.
FILL: 37,000 C.Y.
NET: 2,100 C.Y. (CUT)
ASSUMED 1' SECTION FOR ALL CONCRETE AND ASPHALT

EAST EARTHWORK QUANTITIES:
CUT: 41,600 C.Y.
FILL: 54,500 C.Y.
NET: 12,900 C.Y. (FILL)
ASSUMED 1' SECTION FOR ALL CONCRETE AND ASPHALT



- NOTES:**
- NO TREES / HERITAGE TREES TO BE REMOVED WITH THIS PROJECT.
 - GRADES SHOWN ARE AC PAVEMENT UNLESS OTHERWISE NOTED.
- OVERLAND DRAINAGE RELEASE PATH

NO.	DESCRIPTION	APPROVED	DATE	APPROVED	DATE
1	SCALE:				
2	BENCH MARK				
3	COMPUTED	JJ			
4	DESIGNED	LMC			
5	DRAWN	JRO			
6	PROJ. ENGR.	SMP			

SCALE:	HORIZ. 1" = 50'	VERT. 1" = N/A
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MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Sacramento California Office
2870 Gateway Oaks Drive #120
Sacramento, CA 95833
phone: (916) 927-2400
survey email: stoking@mpengr.com • web: www.mpengr.com

With offices in:
Folsom, CA: (916) 984-7621
Fresno, CA: (559) 853-4505

CAMPUS OAKS TOWN CENTER
1495 BLUE OAKS BOULEVARD
GRADING PLAN
ROSEVILLE, CALIFORNIA

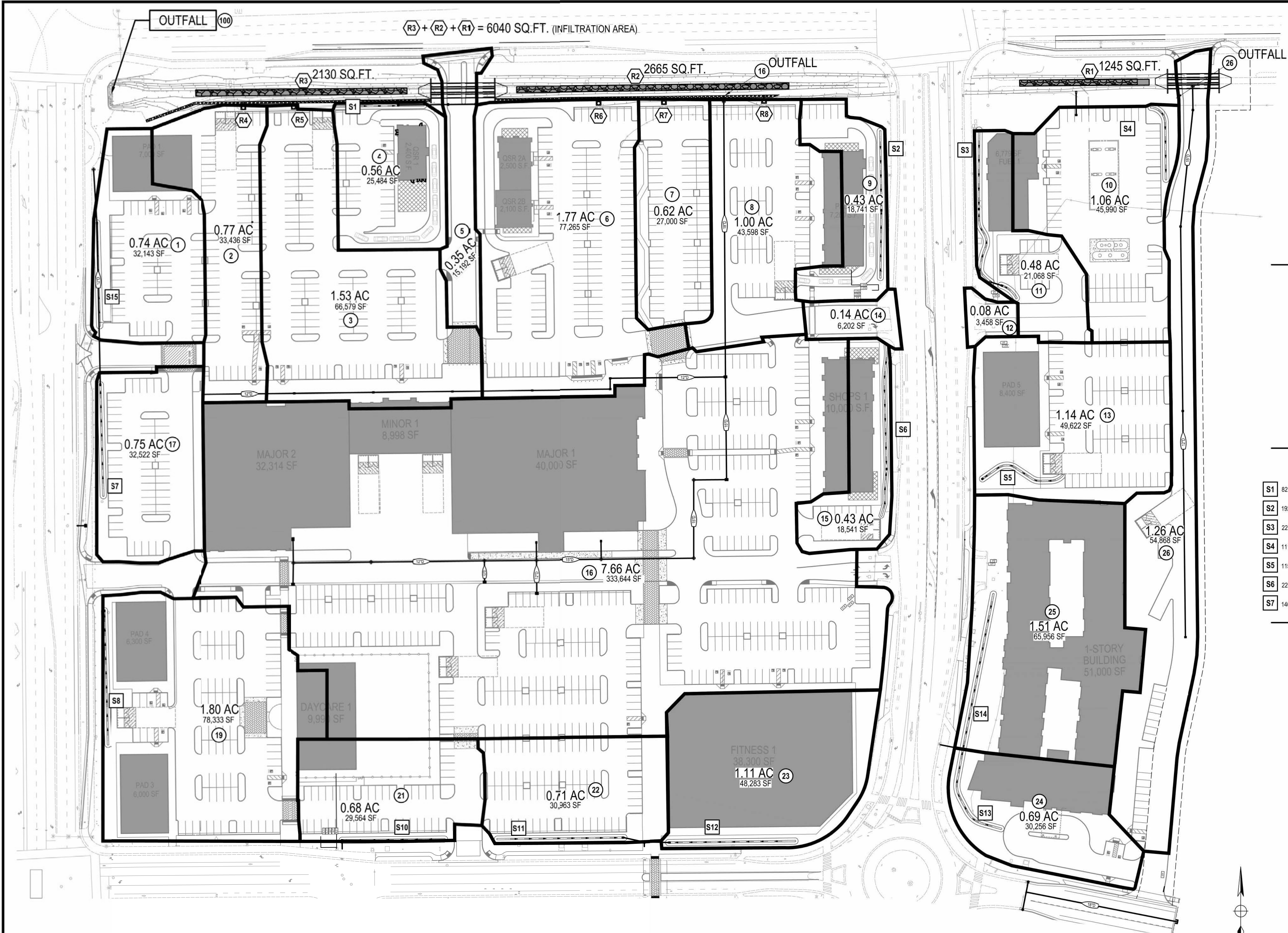
MPP STAGE 1 EXHIBIT
DATE: SEPTEMBER 26, 2018
SHEET: 3
OF: 6

PL 18-0080 HPCO PCL CO-21, 31, 41, 42 CAMPUS OAKS COMMERCIAL

NOT FOR CONSTRUCTION

JOB NO. 17-0015-00

Dwg: WPA-2018-001, PROJECT: 2018-001, DATE: 08/13/2018, DRAWN BY: JPM, CHECKED BY: JPM, PROJECT LOCATION: 2870 GATEWAY OAKS DRIVE, SUITE 120, SACRAMENTO, CA 95833, PROJECT NAME: CAMPUS OAKS TOWN CENTER - DRAINAGE AND STORMWATER QUALITY EXHIBIT, SHEET NO. 1 OF 1, SCALE: 1" = 60'

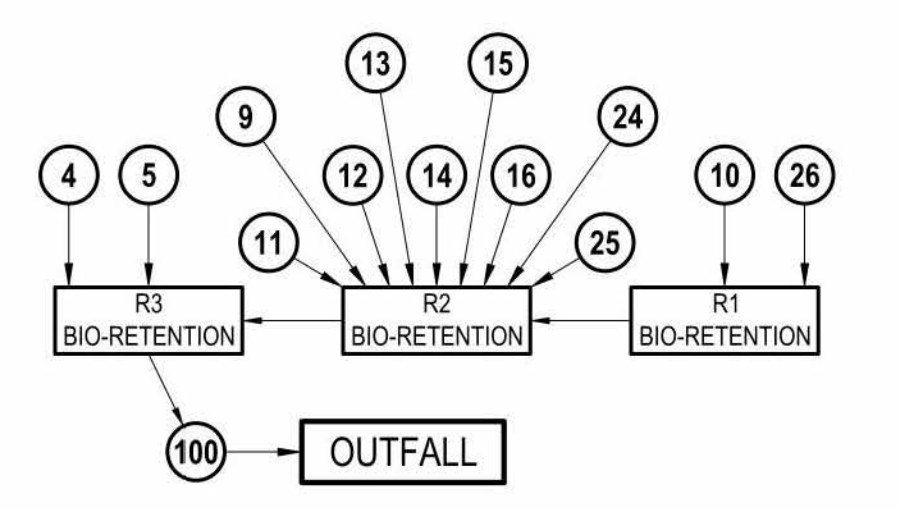


LEGEND:

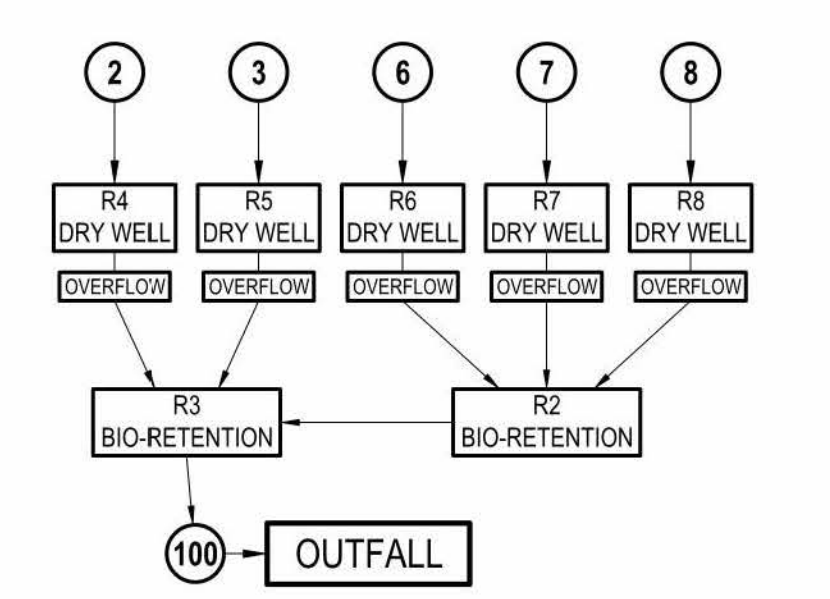
- (X) DRAINAGE MANAGEMENT AREA (DMA)
- (SX) VEGETATED SWALE
- (RX) BIO-RETENTION - INFILTRATION

NOTE: SEE PRELIMINARY GRADING PLAN FOR DETAIL.

DMA SCHEMATICS:

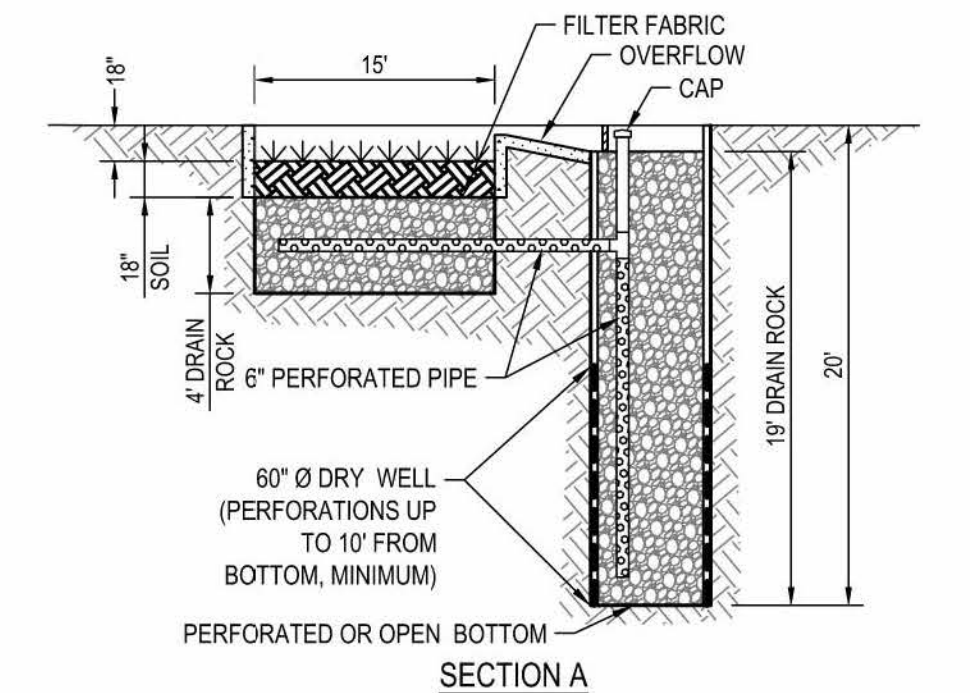
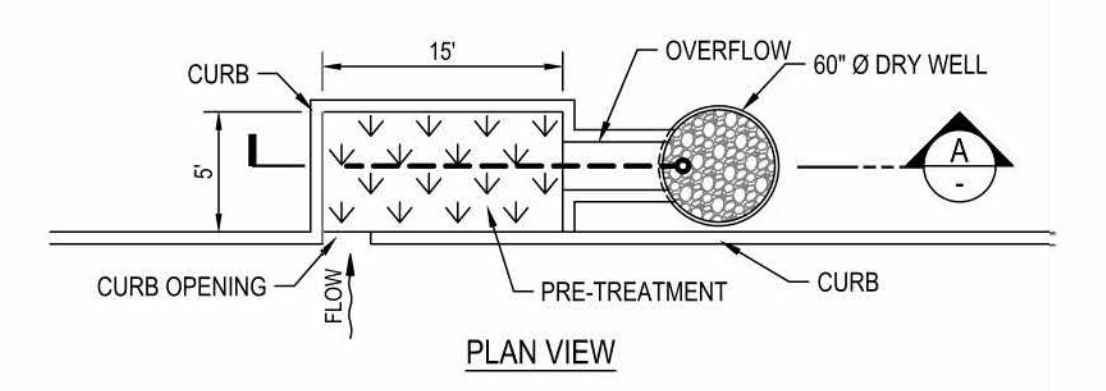


DMA DRYWELL SCHEMATICS:



DMA SWALES:

- | | |
|---|--|
| S1 82 LF, 2' BOTTOM WIDTH, 1.5' DEPTH, 1.0% SLOPE | S8 170 LF, 3' BOTTOM WIDTH, 1.5' DEPTH, 1.0% SLOPE |
| S2 192 LF, 2' BOTTOM WIDTH, 1.5' DEPTH, 1.0% SLOPE | S10 183 LF, 2' BOTTOM WIDTH, 1.5' DEPTH, 1.0% SLOPE |
| S3 225 LF, 2' BOTTOM WIDTH, 1.5' DEPTH, 1.0% SLOPE | S11 160 LF, 2' BOTTOM WIDTH, 1.5' DEPTH, 1.0% SLOPE |
| S4 111 LF, 2' BOTTOM WIDTH, 1.5' DEPTH, 1.0% SLOPE | S12 160 LF, 2' BOTTOM WIDTH, 1.5' DEPTH, 1.0% SLOPE |
| S5 115 LF, 2' BOTTOM WIDTH, 1.5' DEPTH, 1.0% SLOPE | S13 135 LF, 2' BOTTOM WIDTH, 1.5' DEPTH, 1.0% SLOPE |
| S6 220 LF, 2' BOTTOM WIDTH, 1.5' DEPTH, 1.0% SLOPE | S14 200 LF, 2' BOTTOM WIDTH, 1.5' DEPTH, 1.0% SLOPE |
| S7 140 LF, 2' BOTTOM WIDTH, 1.5' DEPTH, 1.0% SLOPE | S15 150 LF, 2' BOTTOM WIDTH, 1.5' DEPTH, 1.0% SLOPE |



DRY WELL W/ PRE-TREATMENT DETAIL
N.T.S.

NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE

SCALE:	BENCH MARK	COMPUTED
HORIZ. 1" = 60'	N/A	DESIGNED JCP
VERT. 1" = N/A		DRAWN JCP
		PROJ. ENGR. SMP

MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom • Sacramento • Fresno
2870 Gateway Oaks Drive, Suite #120
Sacramento, CA 95833
phone: (916) 927-2400
survey email: staking@mpengr.com • web: www.mpengr.com

IMPROVEMENT PLANS FOR

CAMPUS OAKS TOWN CENTER

SOUTHEAST CORNER OF WOODCREEK OAKS BLVD & BLUE OAKS BLVD

DRAINAGE AND STORMWATER QUALITY EXHIBIT

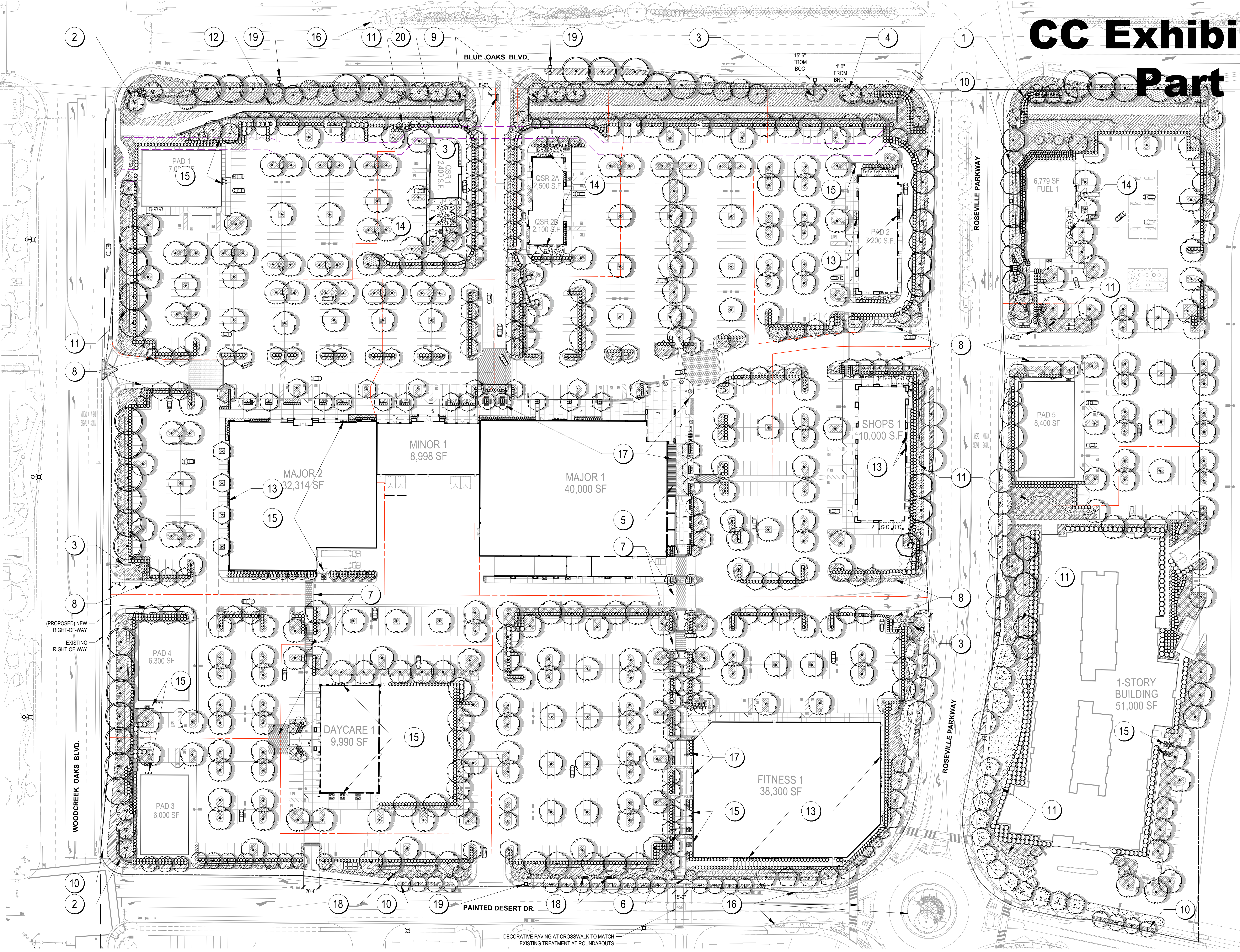
ROSEVILLE, CALIFORNIA

DATE	AUGUST 13, 2018
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OF	1

CAMPUS OAKS TOWN CENTER - DRAINAGE AND STORMWATER QUALITY EXHIBIT NOT FOR CONSTRUCTION

CC Exhibit I

Part 1



KEYNOTES

- PRIMARY CAMPUS OAKS GATEWAY: SEE ELEVATION (PER CAMPUS OAKS DESIGN GUIDELINES)
- SECONDARY CAMPUS OAKS GATEWAY: SIMILAR TO PRIMARY CAMPUS OAKS GATEWAY: SEE ELEVATION (PER CAMPUS OAKS DESIGN GUIDELINES)
- PROPOSED MONUMENT SIGN (4 TOTAL): SEE SIGNAGE PLAN (BY OTHERS)
- PROJECT BOUNDARY
- OUTDOOR PEDESTRIAN PLAZA / EATING AREA, TYPICAL
- PEDESTRIAN SPINE (EXTENSION OF PASEO) WITH ENHANCED PAVING, FARMHOUSE/BARN-STYLE POST-MOUNTED LIGHTING, AND SITE FURNISHINGS
- TRAFFIC CALMING: SPEED TABLE WITH ENHANCED PAVING (NOTE: CROSSWALK STRIPING, NOT SHOWN, SHALL BE PER CITY, CBC, AND ADA REQUIREMENTS)
- PROJECT ENTRY/DRIVE AISLE WITH CONSISTENT PLANTING DIFFERENTIATED FROM PARKING FIELDS
- HEADWALL AND ROCKERY RETAINING WALLS (TO MATCH EXISTING) AT DRAINAGE CHANNEL TO CREATE WIDENED PLANTING AREAS AT PROJECT ENTRIES
- TREES AND UNDERSTORY PLANTING ALONG ROADWAYS TO PER CAMPUS OAKS DESIGN GUIDELINES AND TO MATCH PREVIOUSLY APPROVED LANDSCAPE PLANS FOR ADJACENT STREETSCAPES
- WATER QUALITY SWALE, TYPICAL
- CHANNEL BOTTOM WITH INFILTRATION GALLERY (SEE CIVIL DRAWINGS)
- PLANTERS AND GREENSCREEN OR SIMILAR VERTICAL TRELLIS AT MAJOR BUILDING ELEVATIONS WITH VINES AND UNDERSTORY PLANTING
- AREA FOR POSSIBLE OUTDOOR EATING AREA, TYPICAL (DEPENDENT ON TENANT PROGRAM)
- BICYCLE LOCKER/RACK LOCATION, TYPICAL: FINAL QUANTITY AND PLACEMENT AS REQUIRED PER CALGREEN/LAND REQUIREMENTS
- OFF-SITE LANDSCAPE WITHIN CITY ROW (NOT A PART OF THIS PROJECT)
- BENCHES, PLANTERS, AND SITE AMENITIES AT KEY PEDESTRIAN USE AREAS
- EXISTING ROSEVILLE ELECTRIC EQUIPMENT
- EXISTING STREETLIGHT/SIGNAL LIGHT (WHERE IN PROPOSED PAVING, STREETLIGHTS WILL BE RELOCATED PER R.E. STANDARDS)
- DENSE SHRUBS AT PARKING LOT BOUNDARIES AND DRIVE-THROUGH AISLES TO BLOCK CARS: MIN. 36" TALL, PLANTED TO ACHIEVE CONTINUOUS HEDGE WITH 1 YR.

STREET TREE LEGEND

(NOTE: STREET TREES ARE IDENTIFIED BY SPECIES AND ALIGN WITH CAMPUS OAKS DESIGN GUIDELINES AND STREETSCAPE PRECEDENT)

TREES	CODE	BOTANICAL NAME / COMMON NAME	QTY.	WATER USE	TREES	CODE	BOTANICAL NAME / COMMON NAME	QTY.	WATER USE
ACE FRA	ACE FRA	ACER RUBRUM 'FRANKSRED' TM / RED SUNSET MAPLE WUCOLS (M), PRIMARY TREE AT ROSEVILLE PARKWAY, GOOD NEAR WATER QUALITY SWALES	22	M	LAG MUS	LAG MUS	LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE GRAPE MYRTLE WUCOLS (L), BLUE OAKS AND WOODCREEK OAKS SECONDARY TREE	18	L
CUP ITA	CUP ITA	CUPRESSUS SEMPERVIRENS 'GLAUCOA' / ITALIAN CYPRESS WUCOLS (L), PER DESIGN GUIDELINES, USED TO DENOTE PRIMARY AND SECONDARY CAMPUS OAKS GATEWAYS	8	L	PLA COL	PLA COL	PLATANUS X ACERIFOLIA 'COLUMBIA' / LONDON PLANE TREE WUCOLS (L), BLUE OAKS AND WOODCREEK OAKS SECONDARY TREE	32	M
GIN FAI	GIN FAI	GINKGO BILOBA 'FAIRMONT' / MAIDENHAIR TREE WUCOLS (M), SECONDARY TREE AT ROSEVILLE PARKWAY	21	L	QUE CAT	QUE CAT	QUERCUS VIRGINIANA 'CATHERAL' / CATHERAL LIVE OAK WUCOLS (L), BLUE OAKS AND WOODCREEK OAKS SECONDARY TREE	14	M
KOE PAN	KOE PAN	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE WUCOLS (M), PRIMARY TREE AT PAINTED DESERT DRIVE	31	M	ULM PRO	ULM PRO	ULMUS PROPINQUA 'EMERALD SUNSHINE' / ELM WUCOLS (M), ROSEVILLE PARKWAY PRIMARY TREE	19	M

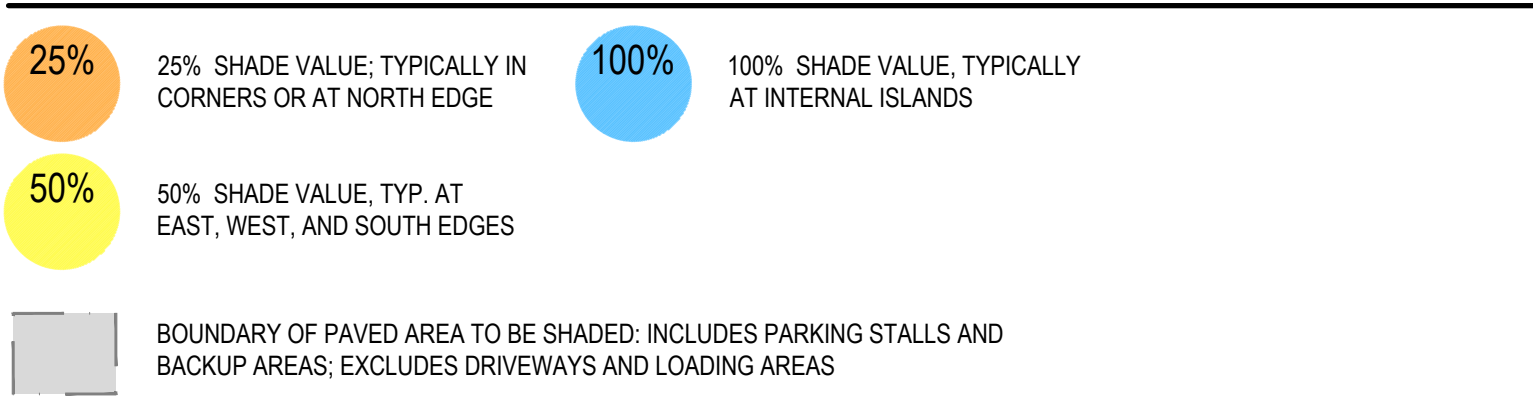
PRELIMINARY PLANT LEGEND

DESCRIPTION	QTY.	WATER USE	SIZE
PARKING LOT / SHADE TREES: ACER RUBRUM 'FRANKSRED' TM / RED SUNSET MAPLE FRAXINUS ANGUSTIFOLIA 'RAYWOOD' / NARROW-LEAVED ASH PISTACHIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE PLATANUS X ACERIFOLIA 'COLUMBIA' / LONDON PLANE TREE ULMUS X ACOLADE / ACCOLADE ELM	332	M	40H X 30W 40H X 30W 35H X 30W 50H X 40W 45H X 35W
ACCENT TREES: TYPICALLY SMALLER SIZED TREES SELECTED FOR UNIQUE FOLIAGE, FLOWER, OR FALL COLOR. ARBITUS UNEDO 'MARINA' / STRAWBERRY TREE CERCOS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD CHIONANTHUS RETUSUS / CHINESE FRINGE TREE ELAEAGARUS DECIPENS 'LITTLE EMPEROR' / DWARF BLUEBERRY TREE ERIGONOTRYA DEFLEXA / BRONZE LOQUAT LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE GRAPE MYRTLE MAGNOLIA X SOULANGIANA / SAUCER MAGNOLIA OLEA E. 'SWAN HILL' TM / SWAN HILL OLIVE (RED AT WOODCREEK OAKS BLVD)	48	M	25H X 15W 15H X 15W 20H X 20W 30H X 20W 20H X 15W 30H X 20W 25H X 25W 25H X 20W
COLUMNAR TREES: TREES WITH UPRIGHT, FASTIGIATE HABIT. USED IN NARROW AREAS, ADJACENT BUILDINGS, AS SCREENING, OR BACKGROUND. ACER RUBRUM 'BONHALL' / BONHALL MAPLE CARPINUS BETULUS 'COLUMBIENSIS' / COLUMNAR EUROPEAN HORNBAM CEDRUS DEODARA 'ATLAS BLUE' / BLUE DEODAR CEDAR MAGNOLIA GRANDIFLORA 'ST. MARY' / ST. MARY SOUTHERN MAGNOLIA PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW PRUNUS CAROLINIANA 'CAROLINA LAUREL' CHERRY QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK TILIA AMERICANA 'BOULEVARD' / FASTIGIATA / BOULEVARD LINDEN	25	M	40H X 20W 40H X 25W 60H X 30W 30H X 20W 15H X 8W 25H X 15W 50H X 20W 50H X 30W
INTERIOR AISLE AND ALLEE TREES: USED BEHIND MAJOR CANOPY TREES OR TO IDENTIFY ENTRANCES, ALLEES, OR OTHER SITE FEATURES. CARPINUS BETULUS / EUROPEAN HORNBAM NYSSA SYLVATICA / SOUR GUM PYRUS CALLERYANA 'HOLMFORD' / HOLMFORD PEAR PYRUS CALLERYANA 'REDSPIRE' / REDSPIRE GALLERY PEAR	136	M	45H X 30W 30H X 20W 35H X 25W 30H X 20W
SPECIMEN TREES: LARGE EVERGREEN OAKS USED AT PRIMARY & SECONDARY COMMUNITY GATEWAYS (PER C.O. DESIGN GUIDELINES) AND AT KEY ENTRIES. QUERCUS VIRGINIANA OR AGRI-FOLIA, AS AVAILABLE	23	L	VARIES
FOUNDATION SHRUBS: LARGE, EVERGREEN SHRUBS USED AS A BACKDROP AND FOR SCREENING. ARBITUS UNEDO 'COMPACTA' / DWARF STRAWBERRY SHRUB COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER FELICIA SELLOWIANA / PINEAPPLE GUAVA LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET OSMANTHUS FRAGRANS / SWEET OLIVE PHOTINIA X FRASERI / PHOTINIA PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE	353 (+/- EST.)	M	8H X 6W 10H X 8W 10H X 8W 12H X 8W 10H X 8W 18H X 12W 10H X 12W
HEDGE/BORDER SHRUBS: EVERGREEN, HARDY SHRUBS DESIGNED TO SEPARATE AREAS, SCREEN DRIVE AISLES AND PARKING, AND PROVIDE CUES TO SITE ORGANIZATION. OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE RHAPHIOLEPS SP. / INDIAN HAWTHORN VIBURNUM TINUS 'COMPACTUM' / VIBURNUM XYLOSMA CONGESTUM 'COMPACTA' / COMPACT XYLOSMA	2,674 (+/- EST.)	L	4H X 5W 4H X 5W 5H X 6W 6H X 6W
MID-GROUND SHRUBS: LOW TO MEDIUM SIZE SHRUBS SELECTED FOR INTEREST AND COLOR. CAMELLIA SASAKIQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA ILEX CRENATA 'STONES' / JAPANESE HOLLY PRUNUS LAUROCESTRASUS 'OTTO LUYKEN' / LUYKEN'S LAUREL PUNICA GRANATUM 'NANA' / DWARF POMEGRANATE RHAPHIOLEPS INDICA 'PINK DANCER' / INDIAN HAWTHORN SPIRAEA X B. 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURESTINUS	463 (+/- EST.)	M	3H X 4W 3H X 4W 3H X 4W 4H X 4W 2H X 3W 3H X 4W 4H X 4W
ORNAMENTAL GRASSES AND STRAP-LEAVED PLANTS: NATIVE AND ADAPTED LONG-LIVED PERENNIALS, PROVIDING COLOR AND CONTRAST. LOW WATER USE, SOME TOLERANT OF SEASONAL DRAINAGE. CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS MISANTHUS SINGENSIS / JAPANESE SILVER GRASS MUHLBERGIA CAPILLARIS / PINK MUHLY MUHLBERGIA RIGENS / DEER GRASS PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS PHORMIUM SP. / NEW ZEALAND FLAX	21,816 SF (+/- EST.)	L	36H X 30W 60H X 60W 36H X 30W 42H X 42W 36H X 36W 36H X 36W
SHRUBS AND GROUND COVER: MEDIUM TO LOW SHRUBS, WITH GROUND COVER AT FOREGROUND (SEE BELOW) IN LARGER PLANTING AREAS. CALLISTEMON VIMINALIS 'BETTER JOHN' / DWARF WEEPING BOTTLE BRUSH CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE COTONEASTER DAMMERI 'LOWFAST' / BEARBERRY COTONEASTER DIETES VEGETA / AFRICAN VIOLET ESCALLONIA FRADESII / ESCALLONIA GREVILLEA X 'NOELLI' / GREVILLEA JUNIPERUS CONFERTA 'COMPACTA' / SHORE JUNIPER RHAPHIOLEPS UMBELLATA 'MINOR' / YEDDA HAWTHORN	62,520 SF (+/- EST.)	L	42H X 36W 36H X 42W 18H X 48W 36H X 36W 36H X 36W 36H X 36W 32H X 32W
NATIVE AND ADAPTED PLANTING: LOW WATER USE GROUND COVER AND NATIVE GRASSES ACACIA CACOLENS 'LOWBOY' / BARK CATCLAW ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA BACCHARIS PILULARIS / DWARF COYOTE BRUSH COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER FESTUCA MARIE 'GREENLEAF FORM' / GREENLEAF ATLAS FESCUE MUHLBERGIA RIGENS / PINE MUHLY MUHLBERGIA RIGENS / DEER GRASS	2,451 SF (+/- EST.)	L	36H X 72W 24H X 36W 36H X 48W 42H X 60W 24H X 18W 18H X 18W 42H X 42W
ACCENT/ENTRY PLANTING: THEMED PLANTING, EVERGREEN AND FLOWERING SHRUBS AND GROUND COVERS WITH INCREASED DENSITY AT FOCAL AREAS. COLENDRA PULCHRUM / PINK BREATH OF HEAVEN HEMEROCALLIS X VARS. / STELLA SUPREME DAYLILY LAVANDULA X INTERMEDIA VARS. / LAVENDER LOROPETALUM CHINENSE VARS. / LOROPETALUM OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE	9,580 SF (+/- EST.)	M	30H X 32W 24H X 18W 30H X 24W 36H X 36W 36H X 36W
TURF: SODDED TURF IN LIMITED AREAS, USED FOR VISUAL RELIEF AND TO LINK PROJECT TO EXISTING AREA STREETSCAPES. DROUGHT-TOLERANT TALL FESCUE BLEND. IRRIGATION: HIGH-EFFICIENCY LOW-PRECIPITATION EMITTERS.	10,776 SF (+/- EST.)	H	N/A
GROUND COVER: SPREADING EVERGREEN PLANTS, MEDIUM AND LOW WATER USE. PRIMARILY SELECTED FOR HARDINESS, SOME FLOWERING. USED AS FOREGROUND FOR MIXED PLANTING. ABELIA X GRANDIFLORA 'PROSTRATA' COPROSMA KIRII / CREEPING MIRROR PLANT JUNIPERUS HORIZONTALIS VARS. / CREEPING JUNIPER ROSA X 'FLOWER CARPET CORAL' / ROSE ROSMARINUS OFF. 'HUNTINGTON CARPET' / H. CARPET ROSEMARY TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	35,498 SF (+/- EST.)	M	18H X 48W 18H X 48W 16H X 48W 24H X 36W 18H X 48W 12H X 36W 18H X 48W
WATER QUALITY AND CHANNEL BOTTOM: PLUGGED PLANTING OF HYDROPHYLIC SEDGES AND RUSHES AT REGULAR SPACINGS, INCLUDING CAREX AND JUNCUS SP.	2,523 SF (+/- EST.)	M	VARIES
WATER QUALITY SLOPES: SODDED BLEND OF NATIVE AND ADAPTED SPECIES FOR USE ON SLOPES AND OTHER SEMI-NATURAL AREAS. TOLERANT OF LIMITED INUNDATION DURING STORM EVENTS.	33,204 SF (+/- EST.)	M	6-24H
VINES: MIX OF EVERGREEN AND DECIDUOUS VINES, PLANTED ON MASONRY SCREEN WALLS OR TRELLISES. ACTINIDIA ARGUTA 'ISSAI' / HARDY KIWI CLEMATIS SPP. / CLEMATIS FOCUS PUMILA / CREEPING FIG PARTHENOCISSUS TRICUSPIDATA 'VEITCHII' / BOSTON IVY VITIS SPP. / GRAPE	58 (+/- EST.)	H	N/A N/A N/A N/A

(SPECIES LISTED ARE REPRESENTATIVE AND NOT EXCLUSIVE; FINAL SELECTION TO CONFORM TO CAMPUS OAKS & CAMPUS OAKS TOWN CENTER DESIGN GUIDELINES) QUANTITIES ARE NOT EXACT: PLANS ARE PRELIMINARY AND PLANTING (SHRUBS, GROUND COVER, ETC.) IS SHOWN GRAPHICALLY. ESTIMATES ARE ADJUSTED FOR INDIVIDUAL PLANTS MAY BE SMALLER THAN SHOWN AT THIS PRELIMINARY PLANNING LEVEL, AND QUANTITIES THEREFORE MAY BE GREATER.



SHADING LEGEND (PER CITY OF ROSEVILLE DESIGN GUIDELINES)



Parking Lot Shade Calculations
Campus Oaks Town Center Area "A"
Project: 18009A
Date: 5/25/2018

	25%	50%	100%	Total
Qty. Large Trees (30-35' diameter)	87	96	122	205
Sub Total of shade at 25% for 100% canopy	12,543	48,176	117,364	178,083
Qty. Large to Medium Trees (25-30' diameter)				
Sub Total of shade at 50% for 100% canopy				
Qty. Medium to Small Trees (20-25' diameter)	24	57	4	85
Sub Total of shade at 45% for 100% canopy	2,152	4,422	1,954	8,528
Qty. Small Trees (10-20' diameter)				
Sub Total of shade at 25% for 100% canopy				
Total Shade Provided				186,611
Total Paved Area				350,350
Percent Shaded				53%

Parking Lot Shade Calculations
Campus Oaks Town Center Area "B"
Project: 18009A
Date: 5/25/2018

	25%	50%	100%	Total
Qty. Large Trees (30-35' diameter)	18	25	2	45
Sub Total of shade at 25% for 100% canopy	2,120	3,949	1,542	7,611
Qty. Large to Medium Trees (25-30' diameter)				
Sub Total of shade at 50% for 100% canopy				
Qty. Medium to Small Trees (20-25' diameter)	2			2
Sub Total of shade at 45% for 100% canopy				
Qty. Small Trees (10-20' diameter)				
Sub Total of shade at 25% for 100% canopy				
Total Shade Provided				7,613
Total Paved Area				15,250
Percent Shaded				50%

WATER USE AND PLANTING AREA LEGEND



IRRIGATION DESIGN STATEMENT
IRRIGATION SYSTEM WILL CONFORM TO THE LOCALLY ADOPTED MODEL WATER USE ORDINANCE, AND APPLICABLE DESIGN GUIDELINES. IRRIGATION WILL BE RECYCLED WATER (ONE COMMON SYSTEM FOR AREA 'A', AND SEPARATE POINTS OF CONNECTION (1) FOR EACH OF 3 PARCELS) AT AREA 'B'. A COMBINATION OF HIGH-EFFICIENCY OVERHEAD EMITTERS, DRIP EMITTERS, AND DEEP ROOT WATERING SYSTEMS FOR TREES WILL BE USED TO ENSURE THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IS NOT EXCEEDED.

Water Efficient Landscape Worksheet
Campus Oaks Town Center Area "A"
Project: 18009A
Date: 8/13/2018

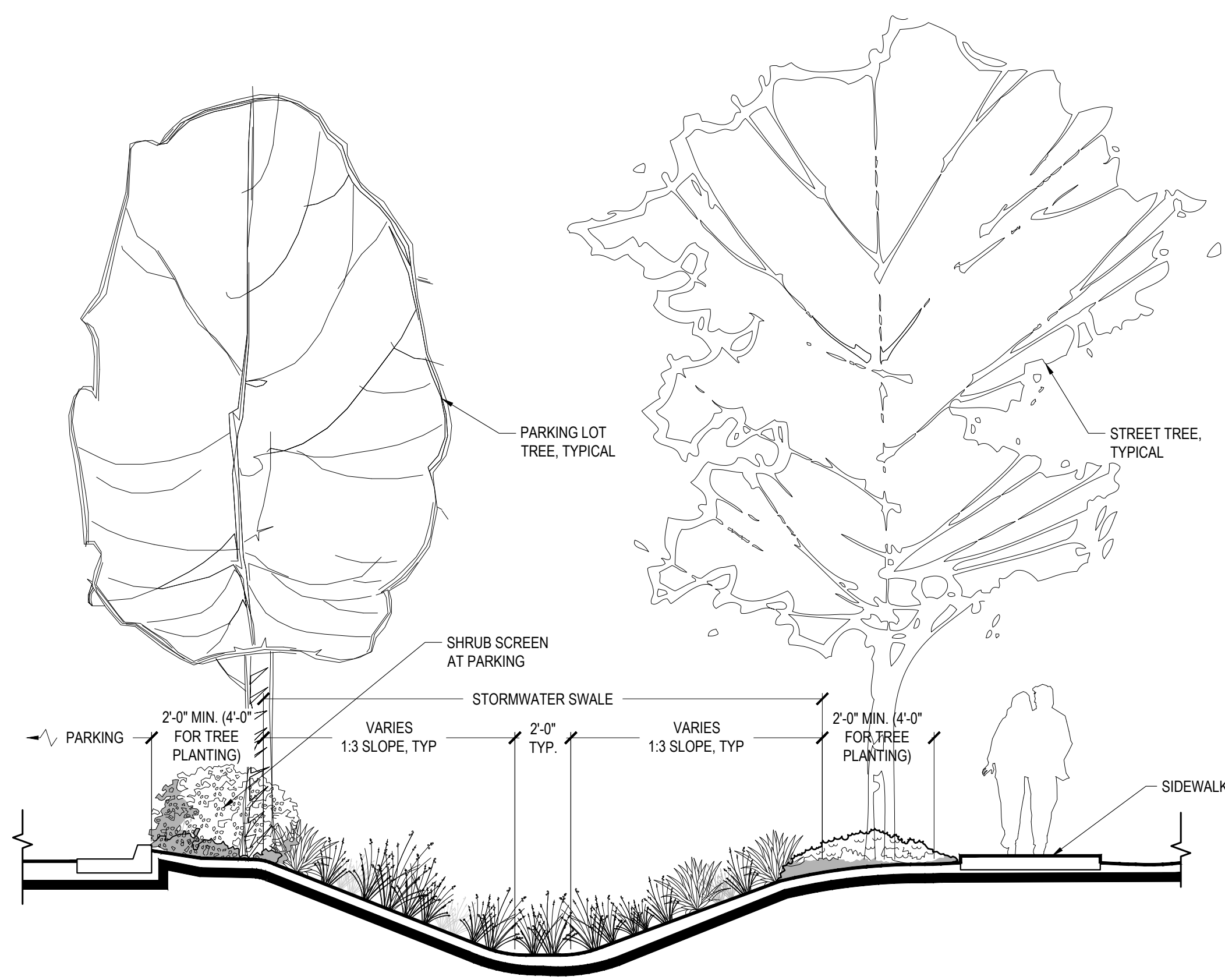
Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use
Regular Landscape Areas							
		DripLine	0.81	0.00	-	-	-
		DripLine	0.81	0.00	-	-	-
		EcoMat	0.81	0.00	-	-	-
		MultiStrm	0.75	0.00	-	-	-
Totals					-	-	-
Special Landscape Areas							
Shrubs, trees, and groundcover (medium/low)				1.00	189,684	189,684	6,138,933
Turf (high)				1.00	1482	1,482	-
				1.00	-	-	-
Totals					191,166	191,166	-
Nearest Data Location	Sacramento						
Reference Eto	57.1						
Reference ETAF	0.45						
						Estimated Total Water Use (ETWU)	6,138,933
						Maximum Allowed Water Allowance (MAWA)	6,762,918

ETAF Calculations/Regular Landscape		
Total ETAF x Area	-	Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, 0.45 or below for non-residential areas, and 0.65 for DSA projects. These values are also reference values for determining MAWA.
Total Area (sf)	-	
Average ETAF	0.00	
ETAF Calculations/All Landscape		
Total ETAF x Area	191,166	ETWU = Eto x 0.62 x ETAF x Area
Total Area (sf)	191,166	MAWA = (Eto) (0.62) ((ETAF x LA) + ((1-ETAF) x SLA))
Average ETAF	1.00	ETWU must be less than or equal to MAWA

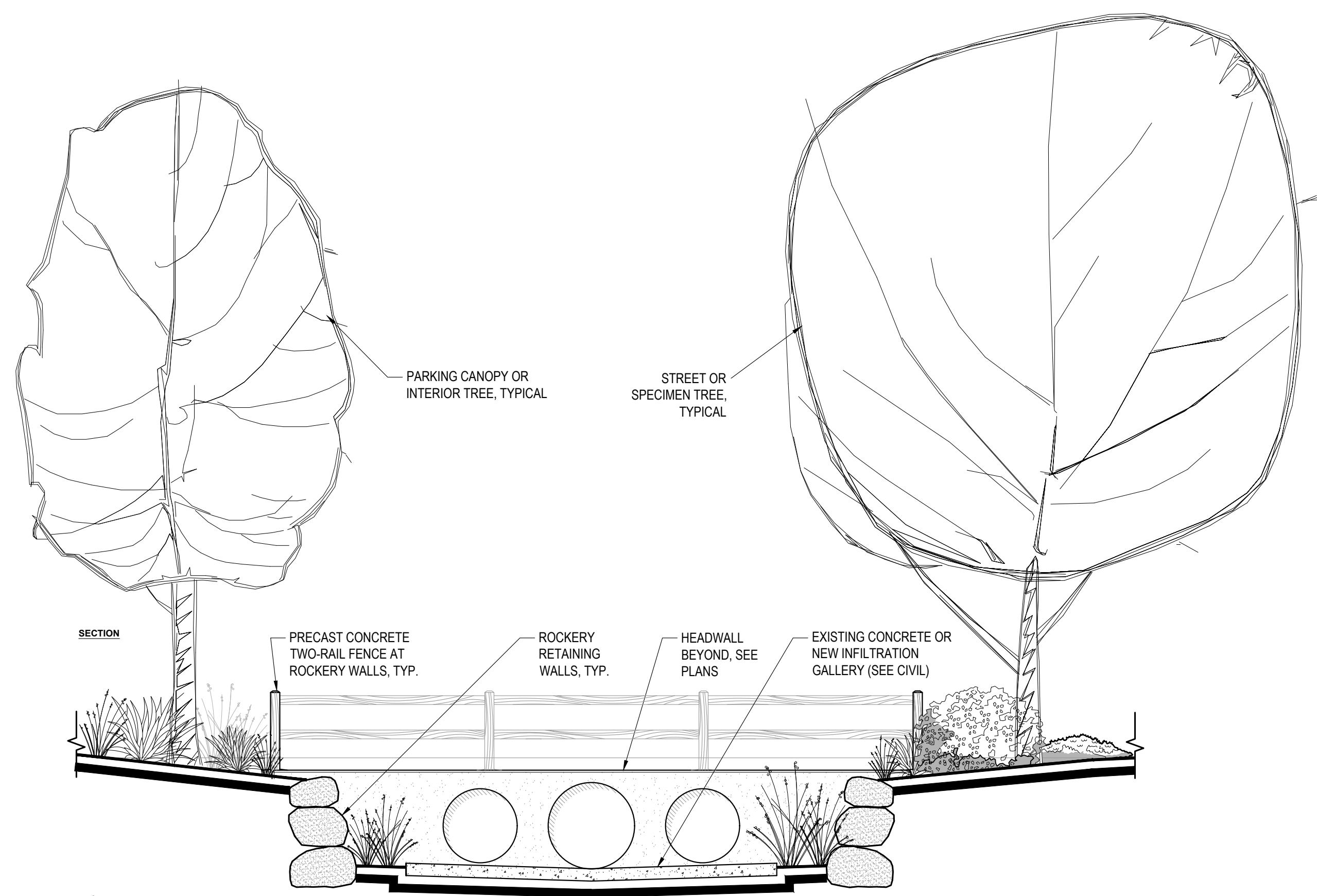
Water Efficient Landscape Worksheet
Campus Oaks Town Center Area "B"
Project: 18009A
Date: 8/13/2018

Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use
Regular Landscape Areas							
		DripLine	0.81	0.00	-	-	-
		DripLine	0.81	0.00	-	-	-
		EcoMat	0.81	0.00	-	-	-
		MultiStrm	0.75	0.00	-	-	-
Totals					-	-	-
Special Landscape Areas							
Shrubs, trees, and groundcover (medium/low)				1.00	73,068	73,068	2,364,773
Turf (high)				1.00	9294	9,294	-
				1.00	-	-	-
Totals					82,362	82,362	-
Nearest Data Location	Sacramento						
Reference Eto	57.1						
Reference ETAF	0.45						
						Estimated Total Water Use (ETWU)	2,364,773
						Maximum Allowed Water Allowance (MAWA)	2,913,737

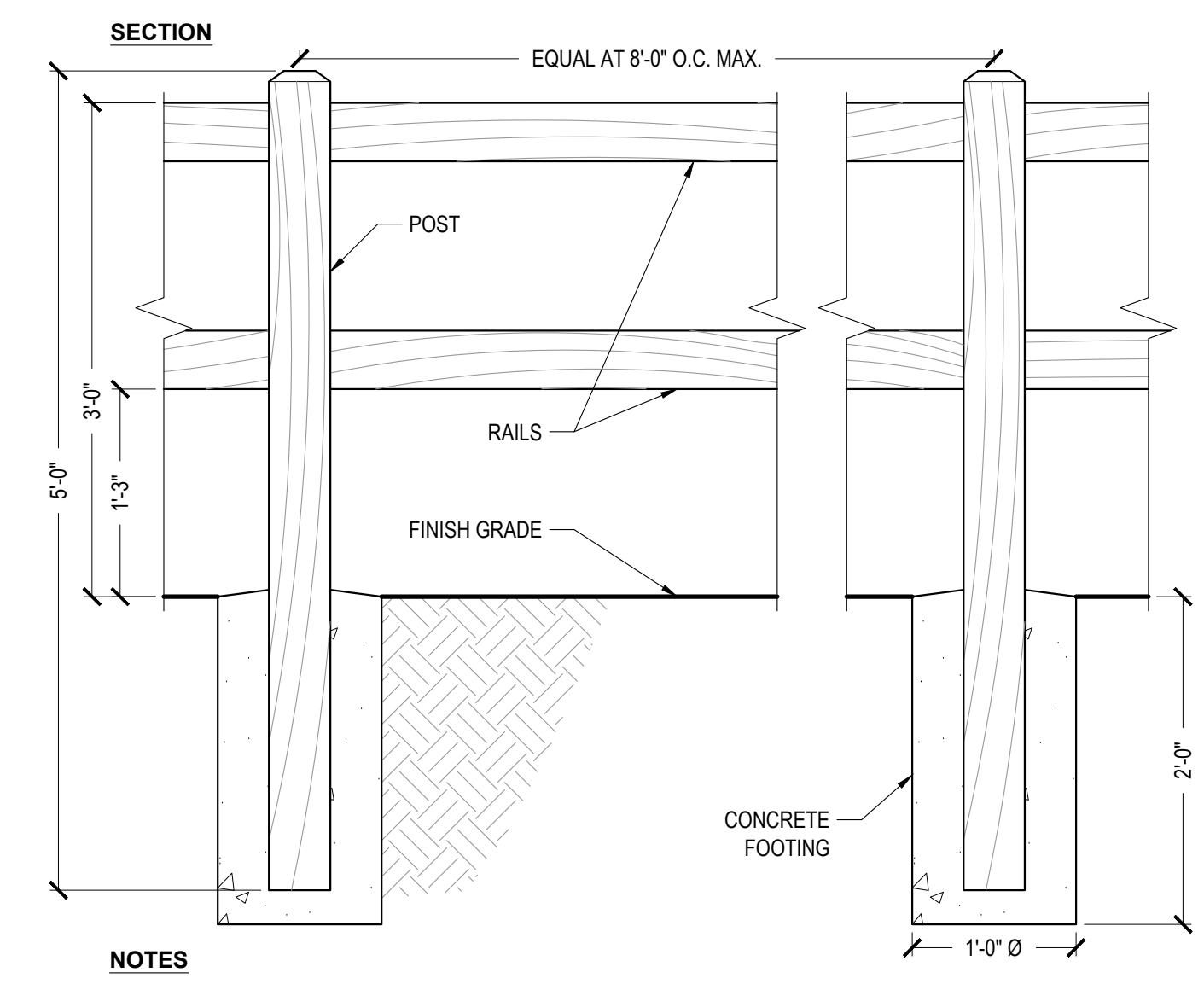
ETAF Calculations/Regular Landscape		
Total ETAF x Area	-	average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, 0.45 or below for non-residential areas, and 0.65 for DSA projects. These values are also reference values for determining MAWA
Total Area (sf)	-	
Average ETAF	0.00	
ETAF Calculations/All Landscape		
Total ETAF x Area	82,362	$MAWA = Eto \times 0.62 \times ETAF \times Area$
Total Area (sf)	82,362	$ETWU = (Eto) (0.62) ((ETAF \times LA) + ((1-ETAF) \times SLA))$
Average ETAF	1.00	$ETWU \text{ must be less than or equal to } MAWA$



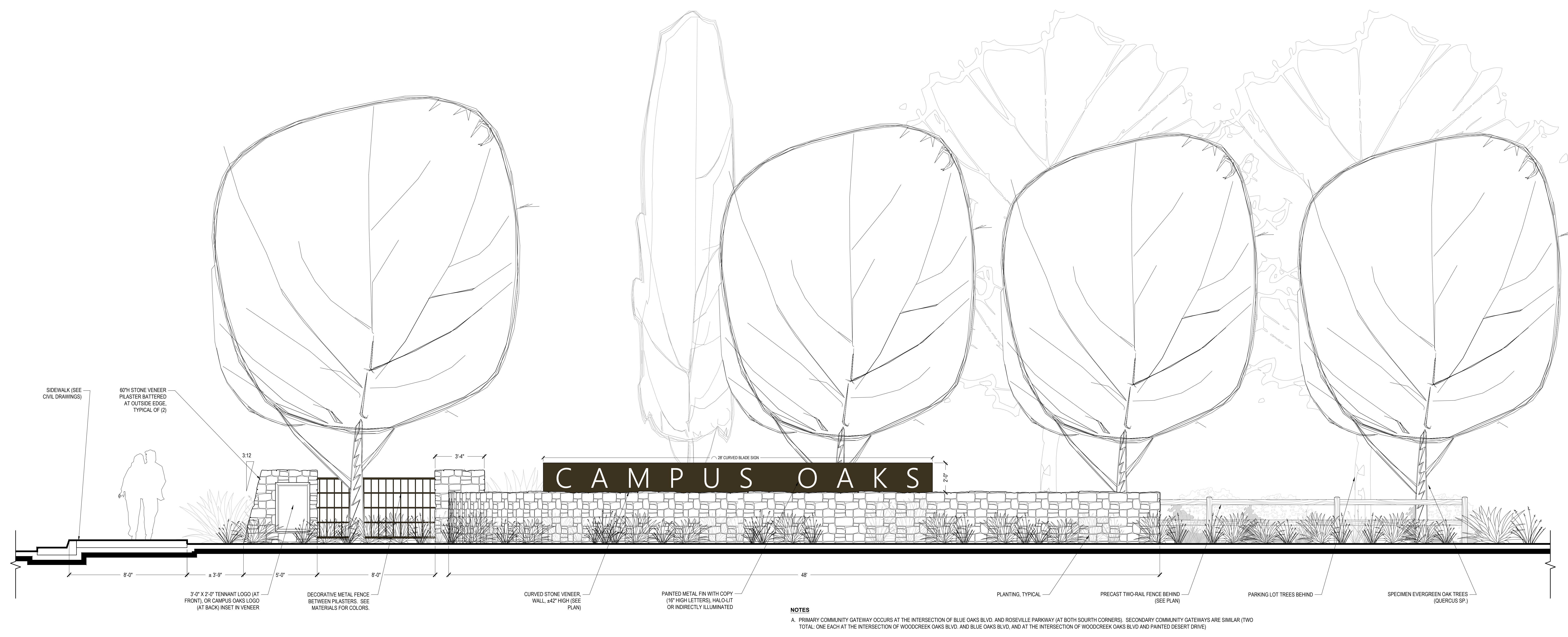
1 | TYPICAL STORMWATER SWALE SECTION
1/4" = 1'-0" SECTION



2 | SECTION AT CHANNEL
1/4" = 1'-0" SECTION



3 | SPLIT-RAIL FENCE (TWO RAIL, PRECAST)
NO SCALE AS NOTED



4 | PRIMARY CAMPUS OAKS GATEWAY (LOOKING SOUTH FROM BLUE OAKS)
3/8" = 1'-0" ELEVATION

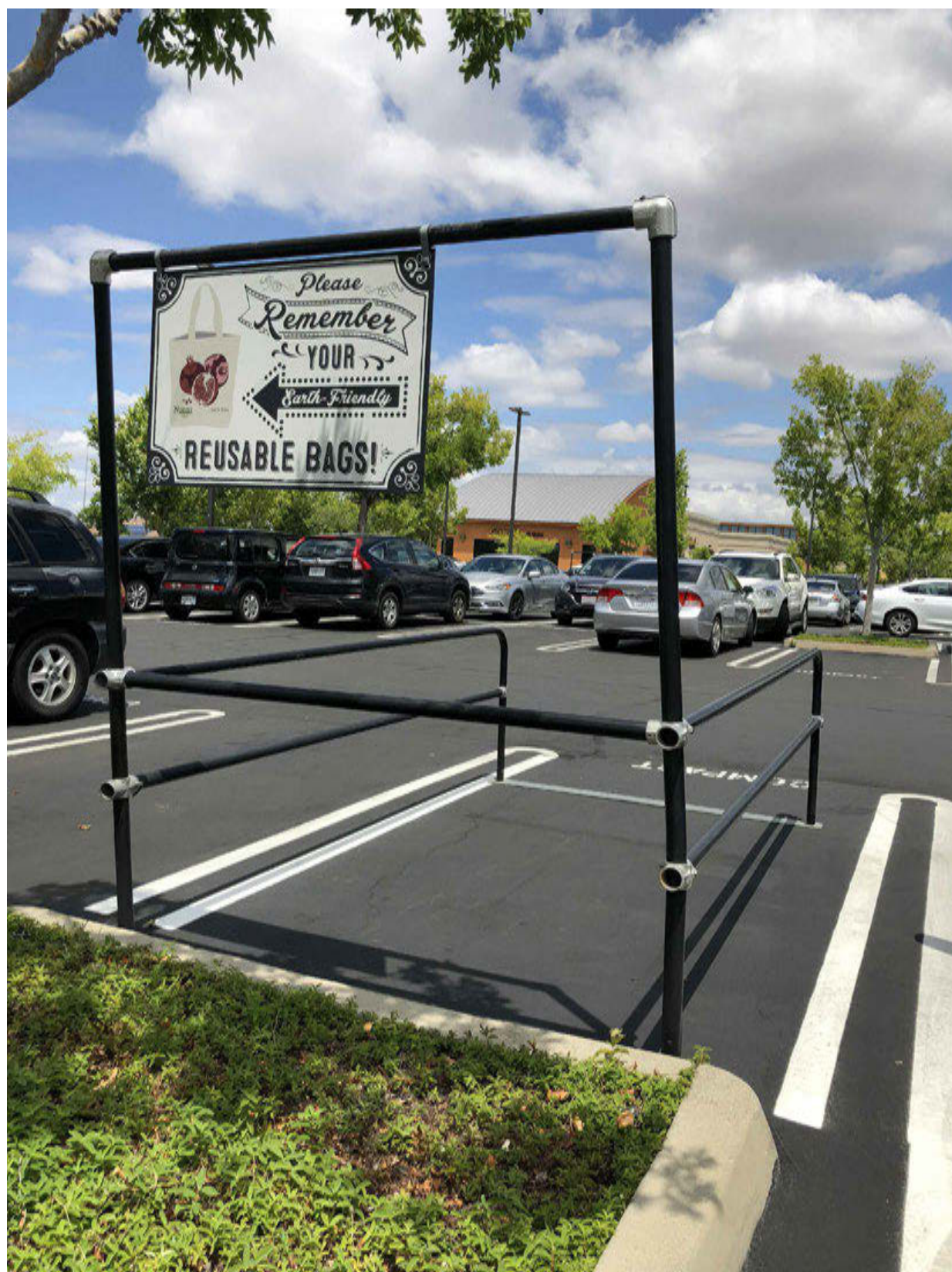
REPRESENTATIVE IMAGES



PLANTER WITH RAISED CART CURB
RAISED CURB WITH CHAMFERED EDGE USED AT PLANTER EDGES IN FRONT OF MAJOR, MINOR, AND OTHER AREAS WHERE CART OR FOOT TRAFFIC MAY DAMAGE PLANTS. CURB HELD BACK FOR VEHICULAR OVERHANGS.



PEDESTRIAN LIGHTING
STYLE: FARMHOUSE/BARN STYLE, BELL-SHAPED HOUSING
POST: PEDESTRIAN-SCALE POLE (10-14') WITH MAST ARM & DIAGONAL BRACE
LUMINAIRE: 'DOMUS' LINE BY PHILIPS LUMEC, 'PIMA' LINE BY PHILIPS HADCO, 'ERA' LINE BY KIM LIGHTING, OR EQUAL.



ENHANCED CART CORALS
REPRESENTATIVE OF TYPE AND STYLE, TO MATCH OTHER SITE FURNISHINGS AND METAL WORK

SITE FURNISHINGS



TRASH RECEPTACLE
VERTICAL STRAP, CIRCULAR
COLOR/FINISH: DARK BRONZE TGIC POLYESTER POWDER COAT (BLACK SHOWN)
SHOWN: VICTOR STANLEY RB-36



BENCH
HORIZONTAL STRAP, WITH BACK, WITH OR WITHOUT ARMS (NOTE: NO VERTICAL STRAP STYLES)
COLOR/FINISH: DARK BRONZE TGIC POLYESTER POWDER COAT (BLACK SHOWN)
SHOWN: VICTOR STANLEY RBF-28



RAISED PLANTED POTS:
CAMPANA, DAVOS' SERIES, SQUARE & ROUND, CAST STONE (GFRC), 48" W. X 40" T., KORNEGAY 'DUNE' SERIES, OR SIMILAR (SMALLER SIZED PICTURED)



BICYCLE PARKING



CLASS I (BICYCLE LOCKER)
ENCLOSED, DOUBLE OR SINGLE SIDED, LOCKABLE UNIT



CLASS II (INDIVIDUAL BICYCLE POST/HOOP)
SINGLE OR DOUBLE PARKING PER UNIT, MAY INCLUDE UNITS TO COORDINATE WITH OTHER SITE FURNISHINGS AS SHOWN ABOVE, OR MORE ARTISTIC FORMS.
SHOWN: VICTOR STANLEY BHRS-101, BRHS-103
COLOR/FINISH: DARK BRONZE TGIC POLYESTER POWDER COAT (BLACK SHOWN)



CLASS II (RACK/CORRALS)
3, 4, 5, 6, OR 8 UNIT MODULES AS REQUIRED TO MEET PARKING REQUIREMENTS AND SPACE ALLOWS. SHOWN: LIGHTNING BOLT BY SCH ENTERPRISES, OR SIMILAR.
COLOR/FINISH: DARK BRONZE TGIC POLYESTER POWDER COAT (BLACK SHOWN)

MATERIALS



TRASH ENCLOSURE WALLS
CONCRETE MASONRY UNITS, SHIPLAP PROFILE (SHOWN ABOVE, SEE BELOW FOR COLORS)
BODY COLOR: MATCH OTHER PRECAST (EARTHTONE BROWN/LIGHT BEIGE, BASALTITE STD. 113 OR SIMILAR)
CAP COLOR: STD. WALL CAP, DARK BROWN (BASALTITE STD. COLOR 408 OR SIMILAR)
METAL DOORS: LOUVERED OR CORRUGATED (HORIZONTAL), SEE BELOW FOR PAINT COLOR.



PRECAST TWO-RAIL FENCING:
COLOR: 'EARTHTONE BROWN' OR EQUAL
MANUF. BY DYNAMIC PRECAST, PHOENIX PRECAST, ARTISAN PRECAST, OR EQUAL
INTENT: NATURALISTIC COLOR, FENCING TO VISUALLY RECEDE.

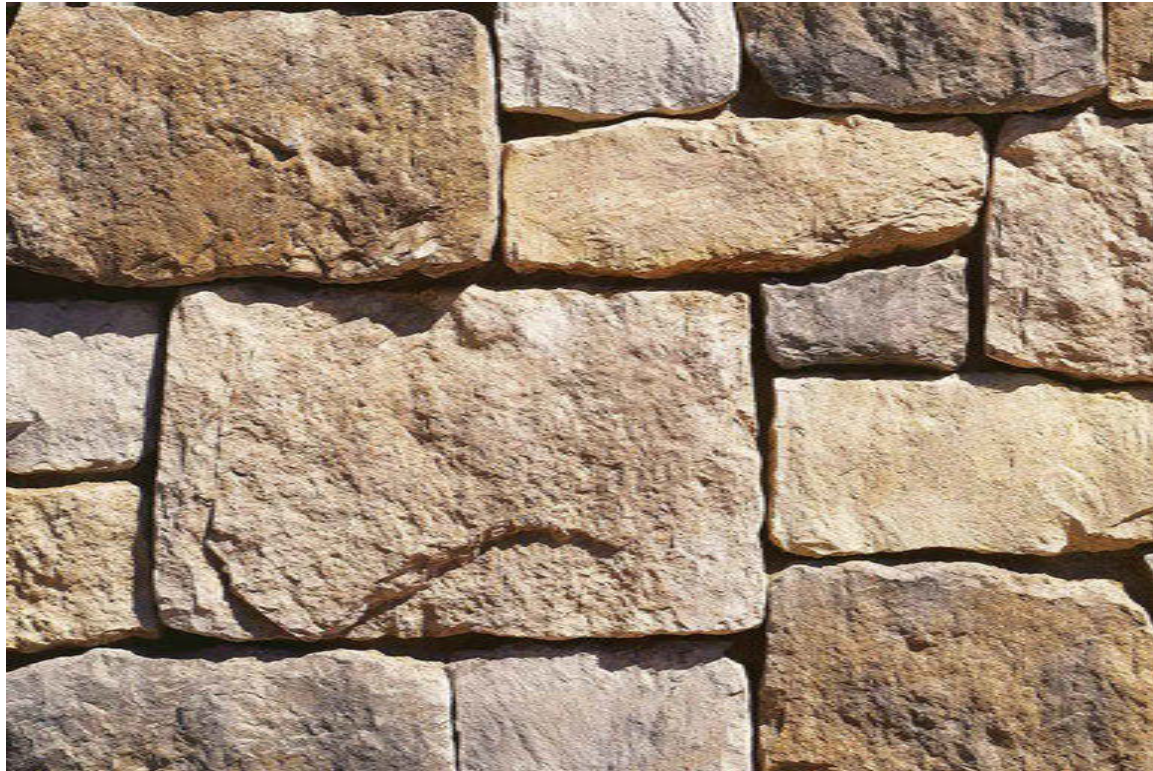
PAVING



STAMPED CONCRETE (SLATE)
TO MATCH EXISTING CAMPUS OAKS DEVELOPMENT:
SLATE PATTERN, COLOR: MOROCCAN BUFF WITH TERRA COTTA RELEASE.
BANDING: TERRA COTTA INTEGRALLY COLORED CONCRETE.
MANUFACTURER: INNOTECH DECORATIVE CONCRETE PRODUCTS OR EQUAL.



STAMPED CONCRETE (GRANITE SETTS)
TO MATCH EXISTING CAMPUS OAKS DEVELOPMENT:
PATTERN: 4 X 4 GRANITE SETTS, COLOR: RUSSET W/ BASALT GRAY RELEASE.
BANDING: TERRA COTTA INTEGRALLY COLORED CONCRETE.
MANUFACTURER: INNOTECH DECORATIVE CONCRETE PRODUCTS OR EQUAL.



STONE VENEER
'ROUGH CUT' COLOR: AUTUMN LEAF, BY EL DORADO STONE.



ON-SITE PAINTED METAL
'URBANE BRONZE' SW7048 BY SHERWIN WILLIAMS
USES: HANDRAILS, DIRECTIONAL SIGNAGE FRAMES, METAL FENCING, METAL LETTERING, LOUVERED TRASH DOORS, ETC.
INTENT: TO COORDINATE WITH DARK BRONZE STOREFRONTS.



DECORATIVE CONCRETE
ACID-ETCH FINISH (WEATHERS' NEW CONCRETE TO EXPOSE FINE AGGREGATES AND ELIMINATE SHEEN AND GLARE OF NEW PLAIN CONCRETE)
SHOWN OVER PLAIN AND INTEGRALLY COLORED CONCRETE



STAMPED ASPHALT (ALTERNATE FOR STAMPED CONCRETE)
RANDOM COBBLE, RUNNING BOND (SHOWN WITH STREET/ROAD COATING)
PATTERN SIMILAR TO STAMPED CONCRETE GRANITE SETTS IN EXISTING CAMPUS OAKS MEDIANS

GENERAL NOTES:
DUE TO VARYING CONDITIONS OR ORIGINAL PHOTOGRAPHY AND REPRODUCTION, SIMULATED IMAGES CANNOT ACCURATELY REPRESENT ACTUAL COLORS, AND ARE INTENDED TO SHOW DESIGN INTENT ONLY.
SPECIFIC PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO AVAILABILITY AND COMPETITIVE BIDDING, AND ARE SHOWN TO ILLUSTRATE DESIGN INTENT.



Imperfect Smooth Plaster Finish w/ Horizontal Reveals

Peaked Element Counterpoint



Board & Batten Siding

Multi-Pane Windows



Flower Concept



"Weeds" Detail



Vines & Wall Trellis

Clerestory Windows

Standing Seam Roofing



Contemporary Peaked Entry

Cedar Cladding



Sliding Barn Doors

Overhead Entry Doors



Peaked Main Entry

Full Height Glazing



Distressed Wood Veneer

Covered Outdoor Seating



Peaked Main Entry

Full Height Glazing



Rendering



"Weeds" Detail



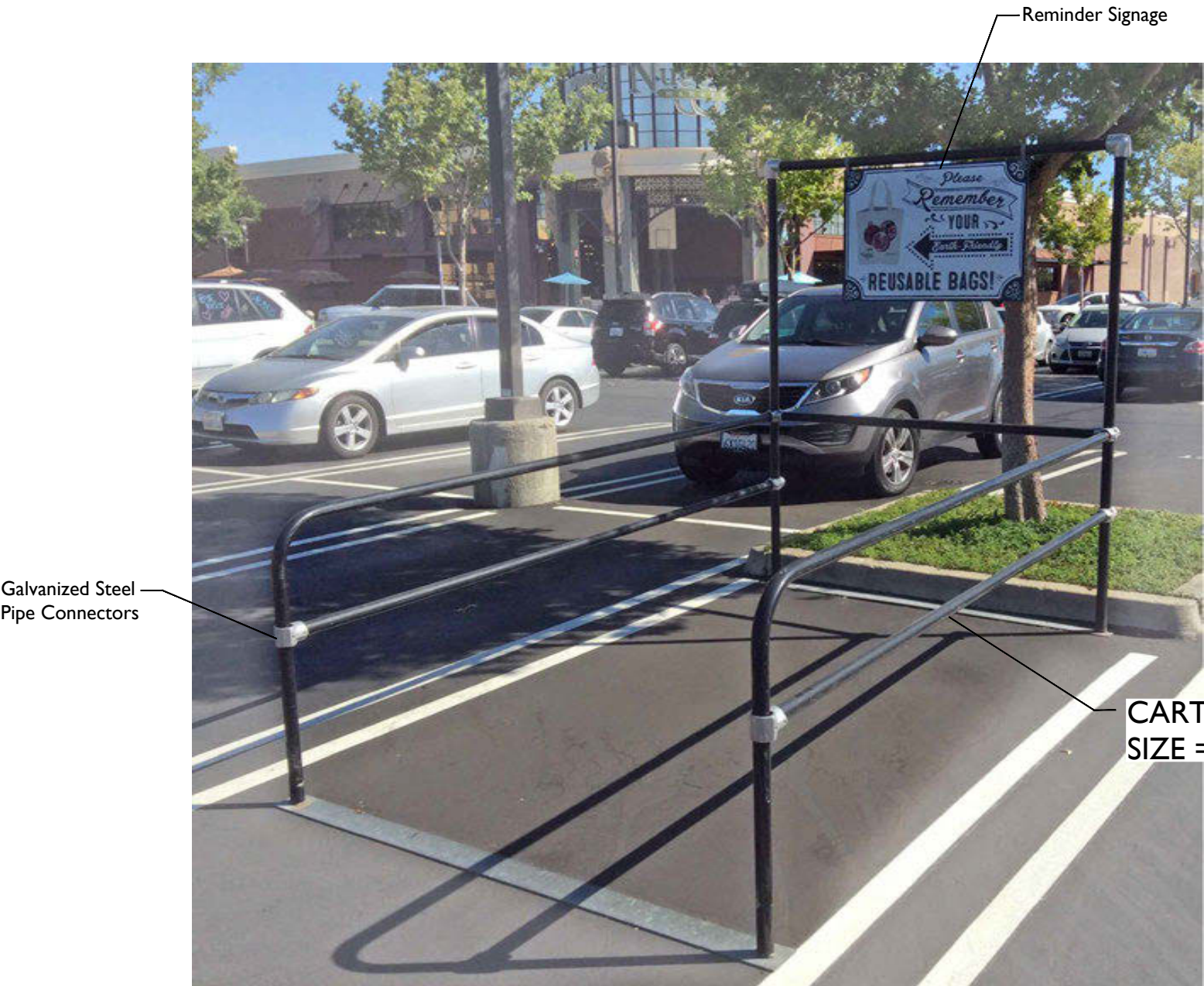
Aerial View



ART & ARCHITECTURE INSPIRATIONS

CAMPUS OAKS TOWN CENTER - ROSEVILLE, CA



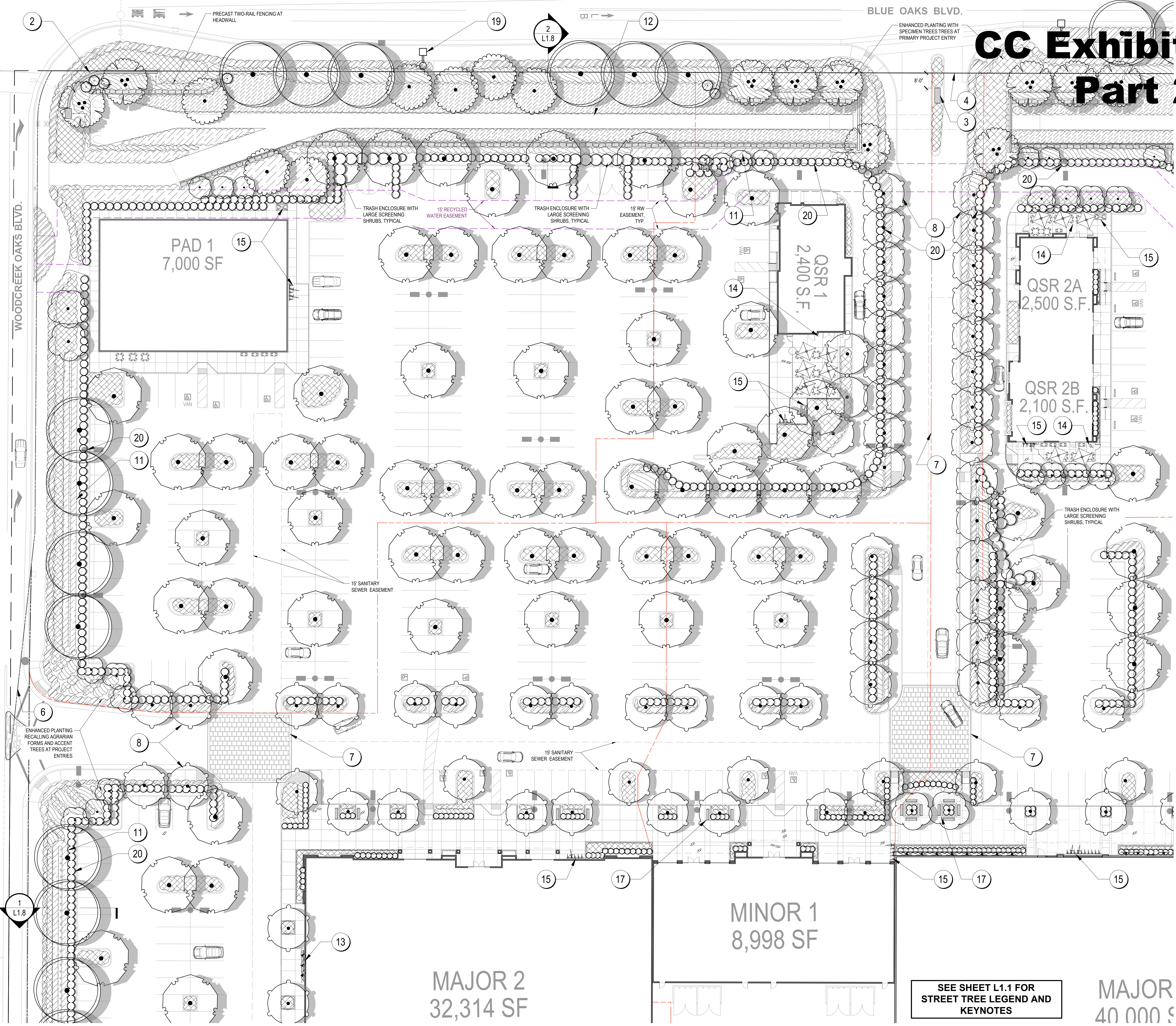


ANGLED VIEW



OPENING END VIEW

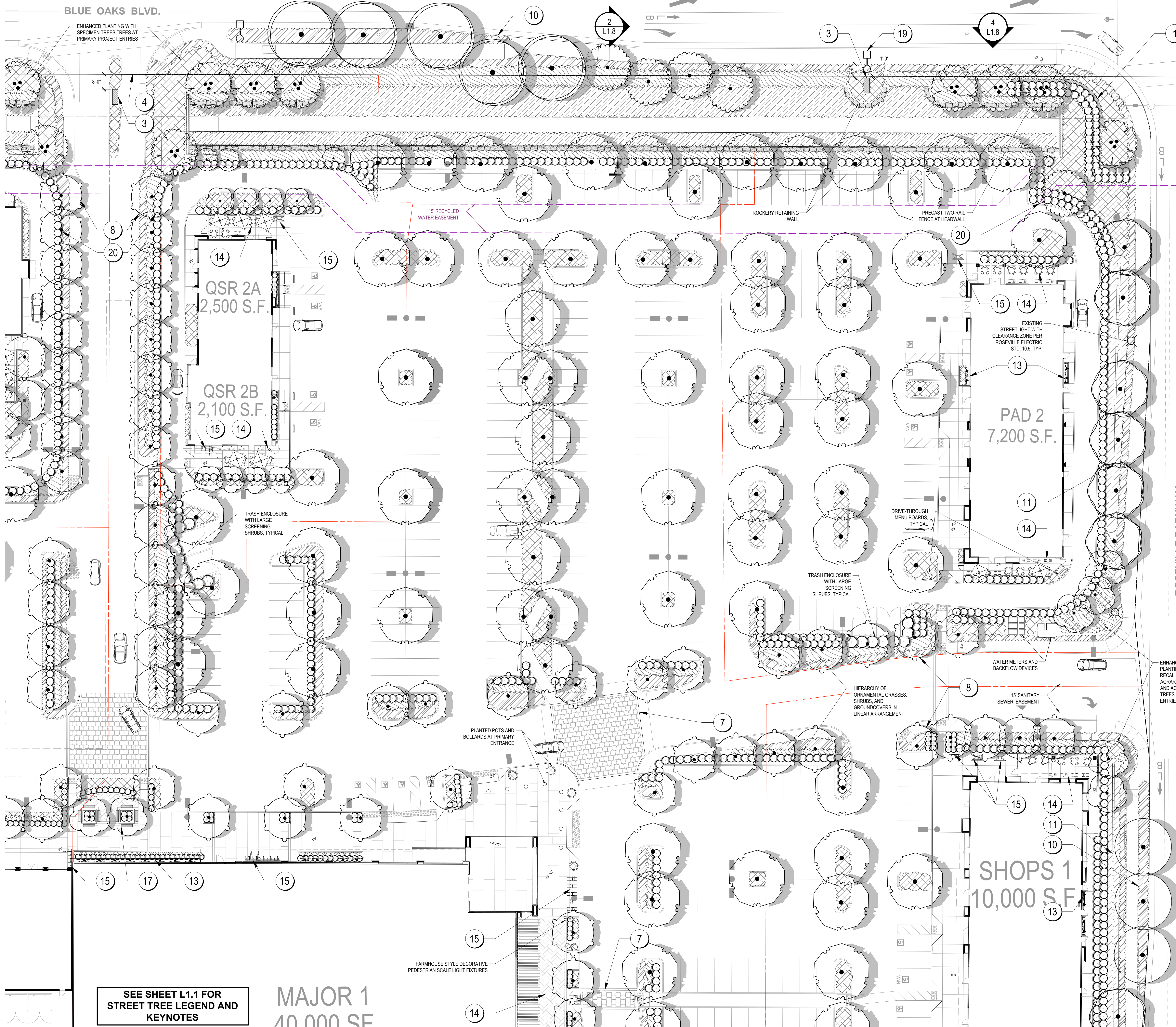
CART CORRAL
SIZE = 7' X 15'



CC Exhibit I

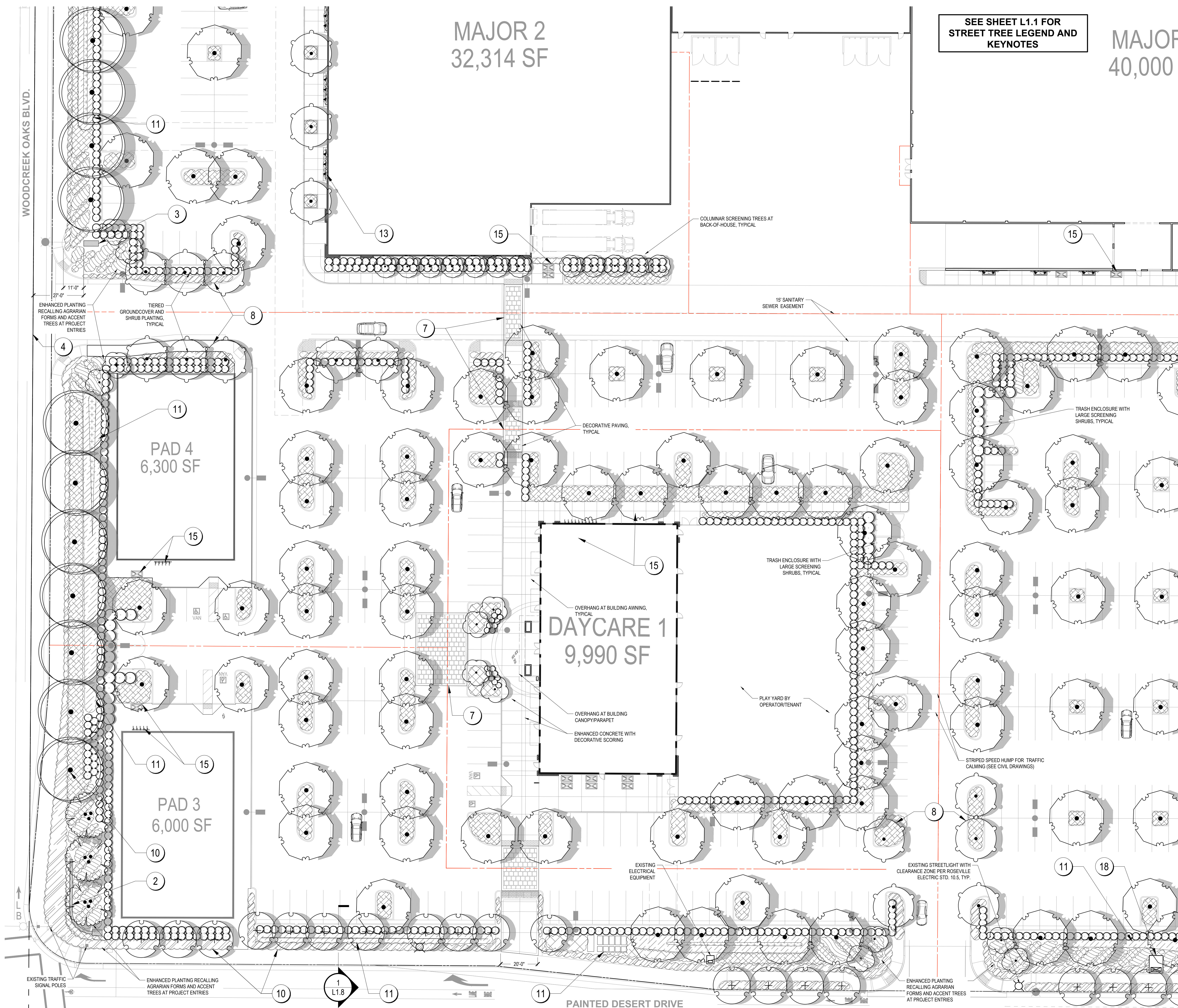
Part 2

PRELIMINARY PLANT LEGEND			
DESCRIPTION	QTY.	WATER	SIZE
PARKING LOT / SHADE TREES: ACER RUBRUM 'FRANKSRED' TM / RED SUNSET MAPLE FRAXINUS ANGUSTIFOLIA 'RAYWOOD' / NARROW-LEAVED ASH PISTACHIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE PLATANUS X ACERIFOLIA 'COLUMBIA' / LONDON PLANE TREE ULMUS X ACCOLADE / ACCOLADE ELM	332	M	40H X 30W 40H X 30W 35H X 30W 50H X 40W 45H X 35W
ACCENT TREES: TYPICALLY SMALLER SIZED TREES SELECTED FOR UNIQUE FOLIAGE, FLOWER, OR FALL COLOR. ARBUTUS UNEDO 'MARINA' / STRAWBERRY TREE CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD CHIONANTHUS RETICULUS / CHINESE FRINGE TREE ELAEOCARPUS DECIPENS 'LITTLE EMPEROR' / DWARF BLUEBERRY TREE ERIGONOTRYA DEFLEXA / BRONZE LOQUAT LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE CRAYPE MYRTLE MAGNOLIA X SOULANGIANA / SAUCER MAGNOLIA OLEA E. 'SWAN HILL' TM / SWAN HILL OLIVE (REQ. AT WOODCREEK OAKS BLVD)	48	M	25H X 15W 15H X 15W 20H X 20W 30H X 20W 20H X 15W 30H X 25W 25H X 25W 25H X 20W
COLUMNAR TREES: TREES WITH UPRIGHT, FASTIGIATE HABIT. USED IN NARROW AREAS, ADJACENT BUILDINGS, AS SCREENING, OR BACKGROUND. ACER RUBRUM 'BONHALL' / BONHALL MAPLE CARPINUS BETULUS 'COLUMBIANA' / COLUMNAR EUROPEAN HORNBEE CEDRUS DEODARA 'ATLAS BLUE' / BLUE DEODAR CEDAR MAGNOLIA GRANDIFLORA 'ST. MARY' / ST. MARY SOUTHERN MAGNOLIA PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW PRUNUS CAROLINIANA 'COLUMBIA' / LAUREL CHERRY QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK TILIA AMERICANA 'BOULEVARD' / FASTIGIATA / BOULEVARD LINDEN	25	M	40H X 20W 40H X 20W 60H X 30W 30H X 30W 15H X 8W 25H X 20W 50H X 20W 50H X 30W
INTERIOR AISLE AND ALLEE TREES: USED BEHIND MAJOR CANOPY TREES OR TO IDENTIFY ENTRANCES, ALLEES, OR OTHER SITE FEATURES. CARPINUS BETULUS 'EUROPEAN HORNBEE NYSSA SYLVATICA / SOUR GUM PYRUS CALLERYANA 'HOLMFORD' / HOLMFORD PEAR PYRUS CALLERYANA 'REDSPIRE' / REDSPIRE CALLERY PEAR	136	M	45H X 30W 30H X 25W 35H X 25W 30H X 20W
SPECIMEN TREES: LARGE EVERGREEN OAKS USED AT PRIMARY & SECONDARY COMMUNITY GATEWAYS (PER C.O. DESIGN GUIDELINES) AND AT KEY ENTRIES. QUERCUS VIRGINIANA OR AGRIFFOLIA, AS AVAILABLE	23	L	VARIES NOT IMMEDIATELY ADJACENT PEDESTRIAN WALKWAYS
FOUNDATION SHRUBS: LARGE EVERGREEN SHRUBS USED AS A BACKDROP AND FOR SCREENING. ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY SHRUB COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER FELICIA SELLOWIANA / PINEAPPLE GUAVA LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET OSMANTHUS FRAGRANS / SWEET OLIVE PHOTINIA X FRASERI / PHOTINIA PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE	353 (± EST.)	M	8H X 6'W 10H X 8'W 10H X 8'W 12H X 8'W 10H X 8'W 18H X 12'W 10H X 12'W
HEDGE/BORDER SHRUBS: EVERGREEN, HARDY SHRUBS DESIGNED TO SEPARATE AREAS, SCREEN DRIVE AISLES AND PARKING, AND PROVIDE CUES TO SITE ORGANIZATION. OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE RHAPHIOLEPS SP. / INDIAN HAWTHORN VIBURNUM TINUS 'COMPACTUM' / VIBURNUM XYLOSMA CONGESTUM 'COMPACTA' / COMPACT XYLOSMA	2,674 (± EST.)	L	4H X 5W 4H X 5W 5H X 6W 6H X 12W
MID-GROUND SHRUBS: LOW TO MEDIUM SIZE SHRUBS SELECTED FOR INTEREST AND COLOR. CAMELLIA SASAKIQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA ILEX CRENATA 'STONES' / JAPANESE HOLLY PRUNUS LAUROCEARUS 'OTTO LUYKEN' / LUYKEN LAUREL PUNICA GRANATUM 'NANA' / DWARF POMEGRANATE RHAPHIOLEPS INDICA 'PINK DANCER' / INDIAN HAWTHORN SPIRAEA X B. 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURESTINUS	463 (± EST.)	M	3H X 4W 3H X 4W 3H X 4W 4H X 4W 2H X 3W 3H X 4W 4H X 4W
ORNAMENTAL GRASSES AND STRAP-LEAFED PLANTS: NATIVE AND ADAPTED PERENNIALS, PROVIDING COLOR AND CONTRAST. LOW WATER USE, SOME TOLERANT OF SEASONAL DRAINAGE. CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS MISCANTHUS SINENSIS / JAPANESE SILVER GRASS MUHLBERGIA CAPILLARIS / PINK MUHLY MUHLBERGIA RUBRA / DEER GRASS PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS PHORMIUM SP. / NEW ZEALAND FLAX	21,816 SF (± EST.)	L	36H X 30W 60H X 60W 36H X 30W 42H X 42W 36H X 36W 36H X 36W
SHRUBS AND GROUND COVER: MEDIUM TO LOW SHRUBS, WITH GROUND COVER AT FOREGROUND (SEE BELOW) IN LARGER PLANTING AREAS. CALLISTEMON VIMINALIS 'BETTER JOHN' / DWARF WEEPING BOTTLE BRUSH CISTIS PULVERULENTUS 'SUNSET' / ROCKROSE COTONEASTER DAMMERI 'LOWFAST' / BEARBERRY COTONEASTER DIETES VEGETA / AFRICAN IRIS ESCALLONIA FRADESII / ESCALLONIA GREVILLEA X 'NOELLI' / GREVILLEA JUNIPERUS CONFERTA 'COMPACTA' / SHORE JUNIPER RHAPHIOLEPS UMBELLATA 'MINOR' / YEDDA HAWTHORN	62,520 SF (± EST.)	L	42H X 36W 36H X 42W 18H X 48W 36H X 36W 36H X 36W 36H X 36W 18H X 36W 32H X 32W
NATIVE AND ADAPTED PLANTING: LOW WATER USE GROUND COVER AND NATIVE GRASSES ACACIA REDOLENS 'LOWBOY' / BANK CATCLAW ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA BACCHARIS PILLULARIS / DWARF COYOTE BRUSH COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER FESTUCA MAIREI 'GREENLEE'S FORM' / GREENLEE'S ATLAS FESCUE MUHLBERGIA DUBIA / PINE MUHLY MUHLBERGIA RIGENS / DEER GRASS	2,451 SF (± EST.)	L	36H X 72W 24H X 36W 36H X 48W 42H X 60W 24H X 18W 18H X 18W 42H X 42W
ACCENT PLANTING: THEMED PLANTING, EVERGREEN AND FLOWERING SHRUBS AND GROUND COVERS WITH INCREASED DENSITY AT FOCAL AREAS. COLEONEMA FULCRUM / PINK BREATHER OF HEAVEN HEMEROCALLIS X VARS. / STELLA SUPREME DAYLILY LAVANDULA X INTERMEDIA VARS. / LAVENDER LOROPETALUM CHINENSE VARS. / LOROPETALUM OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE	9,580 SF (± EST.)	M	30H X 32W 24H X 24W 30H X 24W 36H X 36W 36H X 36W
TURF: SODDED TURF IN LIMITED AREAS. USED FOR VISUAL RELIEF AND TO LINK PROJECT TO EXISTING AREA STREET-SCAPES. DROUGHT-TOLERANT TALL FESCUE BLEND. IRRIGATION, HIGH-EFFICIENCY LOW-PRECIPITATION EMITTERS.	10,776 SF (± EST.)	H	N/A
GROUND COVER: SPREADING EVERGREEN PLANTS, MEDIUM AND LOW WATER USE. PRIMARYLY SELECTED FOR HARDINESS, SOME FLOWERING. USED AS FOREGROUND FOR MIXED PLANTING. ABELIA X GRANDIFLORA 'PROSTRATA' COPROSMA KIRII / CREEPING MIRROR PLANT JUNIPERUS HORIZONTALIS VARS. / CREEPING JUNIPER ROSA X 'FLOWER CARPET CORAL' / ROSE ROSMARINUS OFF. 'HUNTINGTON CARPET' / H. CARPET ROSEMARY TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	35,498 SF (± EST.)	M	18H X 48W 18H X 48W 16H X 48W 24H X 36W 18H X 48W 12H X 36W 18H X 48W
WATER QUALITY AND CHANNEL BOTTOM: PLUGGED PLANTING OF HYDROPHYLIC SEDGES AND RUSHES AT REGULAR SPACINGS, INCLUDING CAREX AND JUNCUS SP.	2,523 SF (± EST.)	M	VARIES
WATER QUALITY SLOPES: SODDED BLEND OF NATIVE AND ADAPTED SPECIES FOR USE ON SLOPES AND OTHER SEMI-NATURAL AREAS. TOLERANT OF LIMITED INUNDATION DURING STORM EVENTS.	33,204 SF (± EST.)	M	6-24H
VINES: MIX OF EVERGREEN AND DECIDUOUS VINES, PLANTED ON MASONRY SCREEN WALLS OR TRELLISES ACTINIDIA ARGUTA 'ISSAI' / HARDY KIWI CLEMATIS SPP. / CLEMATIS FLOUS PUMILA / CREEPING FIG PARTHENOCISSUS TRICUSPIDATA 'VEITCHII' / BOSTON IVY VITIS SPP. / GRAPE	58 (± EST.)	H	N/A N/A N/A N/A N/A



PRELIMINARY PLANT LEGEND			
DESCRIPTION	QTY.	WATER	SIZE
PARKING LOT / SHADE TREES: ACER RUBRUM 'FRANKSRED' TM / RED SUNSET MAPLE FRAXINUS ANGUSTIFOLIA 'RAYWOOD' / NARROW-LEAVED ASH PISTACHIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE PLATANUS X ACERIFOLIA 'COLUMBIA' / LONDON PLANE TREE ULMUS X ACCOLADE 'ACCOLADE' ELM	332	M	40" X 30" 40" X 30" 35" X 30" 50" X 40" 45" X 35"
ACCENT TREES: TYPICALLY SMALLER SIZED TREES SELECTED FOR UNIQUE FOLIAGE, FLOWER, OR FALL COLOR. ARBUTUS UNEDO, MARINA / STRAWBERRY TREE CERCUS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD CHIONANTHUS RETUSUS / CHINESE FRINGE TREE ELAEOCARPUS DECIPENS 'LITTLE EMPEROR' / DWARF BLUEBERRY TREE ERIOBOTRYA DEFLEXA / BRONZE LOQUAT LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE CRAYPE MYRTLE MAGNOLIA X SOULANGIANA / SAUCER MAGNOLIA OLEA E. 'SWAN HILL' TM / SWAN HILL OLIVE (REQ. AT WOODRIDGE OAKS BLVD)	48	M	25" X 15" 15" X 15" 20" X 20" 30" X 20" 20" X 15" 30" X 25" 25" X 25" 25" X 20"
COLUMNAR TREES: TREES WITH UPRIGHT, FASTIGIATE HABIT. USED IN NARROW AREAS, ADJACENT BUILDINGS, AS SCREENING, OR BACKGROUNDS. ACER RUBRUM 'BONHALL' / BONHALL MAPLE CARPINUS BETULUS 'COLUMARIUS' / COLUMNAR EUROPEAN HORNBAM CEDRUS DEODARA 'ATLAS BLUE' / BLUE DEODAR CEDAR MAGNOLIA GRANDIFLORA 'ST. MARY' / ST. MARY SOUTHERN MAGNOLIA PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW PRUNUS CAROLINIANA / CAROLINA LAUREL CHERRY QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK TILIA AMERICANA 'BOULEVARD' / FASTIGIATA / BOULEVARD LINDEN	25	M	40" X 20" 40" X 20" 60" X 30" 30" X 20" 15" X 8" 25" X 20" 50" X 20" 50" X 30"
INTERIOR AISLE AND ALLEE TREES USED BEHIND MAJOR CANOPY TREES OR TO IDENTIFY ENTRANCES, ALLEES, OR OTHER SITE FEATURES. CARPINUS BETULUS / EUROPEAN HORNBAM NYSSA SYLVIATICA / SOUTHERN GUM PYRUS CALLERYANA 'HOLMFORD' / HOLMFORD PEAR PYRUS CALLERYANA 'REDSPIRE' / REDSPIRE CALLERY PEAR	136	M	45" X 30" 30" X 20" 35" X 25" 30" X 20"
SPECIMEN TREES LARGE EVERGREEN OAKS USED AT PRIMARY & SECONDARY COMMUNITY GATEWAYS (PER C.O. DESIGN GUIDELINES) AND AT KEY ENTRIES. QUERCUS VIRGINIANA OR AGRIFFOLIA, AS AVAILABLE	23	L	VARIES
FOUNDATION SHRUBS LARGE EVERGREEN SHRUBS USED AS A BACKDROP AND FOR SCREENING. ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY SHRUB COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER FELICIA SELLOWIANA / PINEAPPLE GUAVA LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET OSMANTHUS FRAGRANS / SWEET OLIVE PHOTINIA X FRASERI / PHOTINIA PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE	353 (±, EST.)	M	8" X 6" 10" X 8" 10" X 8" 12" X 8" 10" X 8" 18" X 12" 10" X 12"
HEDGE/BORDER SHRUBS EVERGREEN, HARDY SHRUBS DESIGNED TO SEPARATE AREAS, SCREEN DRIVE AISLES AND PARKING, AND PROVIDE CUES TO SITE ORGANIZATION. OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE RHAPHIOLEPS SP. / INDIAN HAWTHORN VIBURNUM TINUS 'COMPACTUM' / VIBURNUM XYLOSMA CONGESTUM 'COMPACTA' / COMPACT XYLOSMA	2,674 (±, EST.)	L	4" X 5" 4" X 5" 5" X 6" 6" X 4"
MID-GROUND SHRUBS LOW TO MEDIUM SIZE SHRUBS SELECTED FOR INTEREST AND COLOR. CAMELLIA SASANQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA ILEX CRENATA 'STONES' / JAPANESE HOLLY PRUNUS LAUROCARPUS 'OTTO LUYKEN' / LUYKEN'S LAUREL PUNICA GRANATUM 'NANA' / DWARF POMEGRANATE RHAPHIOLEPS INDICA 'PINK DANCER' / INDIAN HAWTHORN SPIRAEA X B. 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURESTINUS	463 (±, EST.)	M	3" X 4" 3" X 4" 3" X 4" 4" X 4" 2" X 3" 3" X 4" 4" X 4"
ORNAMENTAL GRASSES AND STRAP-LEAVED PLANTS NATIVE AND ADAPTED LONG-LIVED PERENNIALS, PROVIDING COLOR AND CONTRAST. LOW WATER USE, SOME TOLERANT OF SEASONAL DRAINAGE. CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS MISCANTHUS SINENSIS / JAPANESE SILVER GRASS MUHLBERGIA CAPILLARIS / PINK MUHLY MUHLBERGIA RIGENS / DEER GRASS PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS PHORMIUM SP. / NEW ZEALAND FLAX	21,816 SF (±, EST.)	L	36" X 30" 60" X 60" 36" X 30" 42" X 42" 36" X 36" 36" X 36"
SHRUBS AND GROUND COVER MEDIUM TO LOW SHRUBS, WITH GROUND COVER AT FOREGROUND (SEE BELOW) IN LARGER PLANTING AREAS. CALLISTEMON VIMINALIS 'BETTER JOHN' / DWARF WEEPING BOTTLE BRUSH CISTIS PULVERULENTUS 'SUNSET' / ROCKROSE COTONEASTER DAMMERI 'LOWFAT' / BEARBERRY COTONEASTER DIETES VEGETA / AFRICAN IRIS ESCALLONIA FRADESII / ESCALLONIA GREVILLEA X 'NOELLI' / GREVILLEA JUNIPERUS CONFERTA 'COMPACTA' / SHORE JUNIPER RHAPHIOLEPS UMBELLATA 'MINOR' / YEDDA HAWTHORN	62,520 SF (±, EST.)	L	36" X 36" 36" X 36" 36" X 36" 36" X 36" 36" X 36" 36" X 36" 32" X 32"
NATIVE AND ADAPTED PLANTING LOW WATER USE GROUND COVER AND NATIVE GRASSES ACACIA REDOLENS 'LOWBOY' / BANK CATCLAW ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA BACCHARIS PILULARIS / DWARF COYOTE BRUSH COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER FESTUCA MARIEI 'GREENLEE FORM' / GREENLEE ATLAS FESCUE MUHLBERGIA DUBIA / PINE MUHLY MUHLBERGIA RIGENS / DEER GRASS	2,451 SF (±, EST.)	L	36" X 72" 24" X 36" 36" X 36" 42" X 48" 24" X 18" 18" X 18" 42" X 42"
ACCENT PLANTING THEMED PLANTING, EVERGREEN AND FLOWERING SHRUBS AND GROUND COVERS WITH INCREASED DENSITY AT FOCAL AREAS. COLEONEMA FULCHURUM / PINK BREATHER OF HEAVEN HEMEROCALLIS X VARS. / STELLA SUPREME DAYLILY LAVANDULA X INTERMEDIA VARS. / LAVENDER LOROPETALUM CHINENSE VARS. / LOROPETALUM OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE	9,580 SF (±, EST.)	M	30" X 32" 24" X 18" 30" X 24" 36" X 36" 36" X 36"
TURF SODDED TURF IN LIMITED AREAS. USED FOR VISUAL RELIEF AND TO LINK PROJECT TO EXISTING AREA STREET SCAPES. DROUGHT-TOLERANT TALL FESCUE BLEND. IRRIGATION, HIGH-EFFICIENCY LOW-PRECIPITATION EMITTERS.	10,776 SF (±, EST.)	H	N/A
GROUND COVER SPREADING EVERGREEN PLANTS, MEDIUM AND LOW WATER USE. PRIMARYLY SELECTED FOR HARDINESS, SOME FLOWERING. USED AS FOREGROUND FOR MIXED PLANTING. ABELIA X GRANDIFLORA 'PROSTRATA' COPROSMA KIRII / CREEPING MIRROR PLANT JUNIPERUS HORIZONTALIS VARS. / CREEPING JUNIPER ROSA X 'FLOWER CARPET CORAL' / ROSE ROSMARINUS OFF. 'HUNTINGTON CARPET' / H. CARPET ROSEMARY TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	35,498 SF (±, EST.)	M	18" X 48" 18" X 48" 16" X 48" 24" X 36" 18" X 48" 12" X 36" 18" X 48"
WATER QUALITY AND CHANNEL BOTTOM PLUGGED PLANTING OF HYDROPHILIC SEDGES AND RUSHES AT REGULAR SPACINGS, INCLUDING CAREX AND JUNCUS SP.	2,523 SF (±, EST.)	M	VARIES
WATER QUALITY SLOPES SODDED BLEND OF NATIVE AND ADAPTED SPECIES FOR USE ON SLOPES AND OTHER SEMI-NATURAL AREAS. TOLERANT OF LIMITED INUNDATION DURING STORM EVENTS.	33,204 SF (±, EST.)	M	6-24"
VINES MIX OF EVERGREEN AND DECIDUOUS VINES, PLANTED ON MASONRY SCREEN WALLS OR TRELLISES ACTINIDIA ARGUTA 'ISSAI' / HARDY KIWI CLEMATIS SPP. / CLEMATIS FLOUS PUMILA / CREEPING FIG PARTHENOCISSUS TRICUSPIDATA 'VEITCHII' / BOSTON IVY VITIS SPP. / GRAPE	58 (±, EST.)	H	N/A N/A N/A N/A N/A

(SPECIES LISTED ARE REPRESENTATIVE AND NOT EXCLUSIVE; FINAL SELECTION TO CONFORM TO CAMPUS OAKS & CAMPUS OAKS TOWN CENTER DESIGN GUIDELINES) QUANTITIES ARE NOT EXACT. PLANS ARE PRELIMINARY AND PLANTING (SHRUBS, GROUND COVER, ETC.) IS SHOWN GRAPHICALLY. ESTIMATORS ARE ADVISED THAT INDIVIDUAL PLANTS MAY BE SMALLER THAN SHOWN AT THIS PRELIMINARY PLANNING LEVEL, AND QUANTITIES THEREFORE MAY BE GREATER.



SEE SHEET L1.1 FOR
STREET TREE LEGEND AND
KEYNOTES

MAJOF
40,000

PRELIMINARY PLANT LEGEND

DESCRIPTION	QTY.	WATER	SIZE
PARKING LOT / SHADE TREES: ACER RUBRUM 'FRANKSRED' TM / RED SUNSET MAPLE FRAXINUS ANGUSTIFOLIA 'RAYWOOD' / NARROW-LEAVED ASH PISTACHIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE PLATANUS X AZERIFOLIA 'COLUMBIA' / LONDON PLANE TREE ULMUS X 'ACCOLADE' / ACCOLADE ELM	332	M	40H X 30W 40H X 30W 35H X 30W 50H X 40W 50H X 35W
ACCENT TREES: TYPICALLY SMALLER SIZED TREES SELECTED FOR UNIQUE FOLIAGE, FLOWER, OR FALL COLOR. ARBITUS UNEDO 'MARINA' / STRAWBERRY TREE CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD CHIONANTHUS RETICULATUS / CHINESE FRINGE TREE ELAEAGARUS DECIPENS 'LITTLE EMPEROR' / DWARF BLUEBERRY TREE ERIGOSTRYA DEFLEXA / BRONZE LOQUAT LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE CRAPPE MYRTLE MAGNOLIA X SOULANGIANA / SAUCER MAGNOLIA OLEA E. 'SWAN HILL' TM / SWAN HILL OLIVE (REQ. AT WOODCREEK OAKS BLVD)	48	M	25H X 15W 15H X 15W 20H X 20W 30H X 20W 20H X 15W 30H X 25W 25H X 25W 25H X 20W
COLUMNAR TREES: TREES WITH UPRIGHT, FASTIGIATE HABIT. USED IN NARROW AREAS, ADJACENT BUILDINGS, AS SCREENING, OR BACKGROUND. ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE CARPINUS BETULUS 'COLUMNARIS' / COLUMNAR EUROPEAN HORNBEEAM CEDRUS DEODARA 'ATLAS BLUE' / BLUE DEODAR CEDAR MAGNOLIA GRANDIFLORA 'ST. MARY' / ST. MARY SOUTHERN MAGNOLIA PODOCARPUS MACKROPHYLLUS MAKI / SHROBBY YEW PRUNUS CAROLINIANA 'CAROLINA LAUREL' CHERRY QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK TILIA AMERICANA 'BOULEVARD' / FASTIGIATA / BOULEVARD LINDEN	25	M	40H X 20W 40H X 25W 60H X 30W 30H X 20W 15H X 8W 25H X 15W 50H X 20W 50H X 30W
INTERIOR AISLE AND ALLEE TREES: USED BEHIND MAJOR CANOPY TREES OR TO IDENTIFY ENTRANCES, ALLEES, OR OTHER SITE FEATURES. CARPINUS BETULUS / EUROPEAN HORNBEEAM NYSSA SYLVATICA / SOUR GUM PYRUS CALLERYANA 'HOLMFORD' / HOLMFORD PEAR PYRUS CALLERYANA 'REDSPIRE' / REDSPIRE GALLERY PEAR	136	M	45H X 30W 30H X 20W 35H X 25W 30H X 20W
SPECIMEN TREES: LARGE EVERGREEN OAKS USED AT PRIMARY & SECONDARY COMMUNITY GATEWAYS (PER C.O. DESIGN GUIDELINES) AND AT KEY ENTRIES. QUERCUS VIRGINIANA OR AGRIFOLIA, AS AVAILABLE	23	L	VARIES
FOUNDATION SHRUBS: LARGE EVERGREEN SHRUBS USED AS A BACKDROP AND FOR SCREENING. ARBITUS UNEDO 'COMPACTA' / DWARF STRAWBERRY SHRUB COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER FELCOA SELLOWIANA / PINEAPPLE GUAVA LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET OSMANTHUS FRAGRANS / SWEET OLIVE PHOTINIA X FRASERI / PHOTINIA PITTOSPORUM TOBIANA 'VARIEGATA' / VARIEGATED MOCK ORANGE	353 (± EST.)	M	8H X 6W 10H X 8W 10H X 8W 10H X 8W 18H X 12W 10H X 12W
HEDGE/BORDER SHRUBS: EVERGREEN, HARDY SHRUBS DESIGNED TO SEPARATE AREAS, SCREEN DRIVE AISLES AND PARKING, AND PROVIDE CUES TO SITE ORGANIZATION. OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE RHAPHIOLEPS SP. / INDIAN HAWTHORN VIBURNUM TINUS 'COMPACTUM' / VIBURNUM XYLOSMA CONGESTUM 'COMPACTA' / COMPACT XYLOSMA	2,674 (± EST.)	L	4H X 5W 4H X 5W 5H X 6W 6H X 6W
MID-GROUND SHRUBS: LOW TO MEDIUM SIZE SHRUBS SELECTED FOR INTEREST AND COLOR. CAMELLIA SASAKIQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA ILEX CRENATA 'STOKES' / JAPANESE HOLLY PRUNUS LAUROCEARUS 'OTTO LUYKEN' / LUYKEN LAUREL PUNICA GRANATUM 'NANA' / DWARF POMEGRANATE RHAPHIOLEPS INDICA 'PINK DANCER' / INDIAN HAWTHORN SPIRAEA X B. 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURESTINUS	463 (± EST.)	M	3H X 4W 3H X 4W 3H X 4W 4H X 4W 2H X 3W 3H X 4W 4H X 4W
ORNAMENTAL GRASSES AND STRAP-LEAFED PLANTS: NATIVE AND ADAPTED LONG-LIVED PERENNIALS, PROVIDING COLOR AND CONTRAST. LOW WATER USE, SOME TOLERANT OF SEASONAL DRAINAGE. CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS MISCANTHUS SINENSIS / JAPANESE SILVER GRASS MUHLBERGIA CAPILLARIS / PINK MUHLY MUHLBERGIA RIGENS / DEER GRASS PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS PHORMIUM SP. / NEW ZEALAND FLAX	21,816 SF (± EST.)	L	36H X 30W 60H X 60W 36H X 30W 42H X 42W 36H X 36W 36H X 36W
SHRUBS AND GROUNDCOVER: MEDIUM TO LOW SHRUBS, WITH GROUNDCOVER AT FOREGROUND (SEE BELOW) IN LARGER PLANTING AREAS. CALLISTEMON VIMINALIS 'BETTER JOHN' / DWARF WEEPING BOTTLE BRUSH CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE COTONEASTER DAMMERI 'LOWFAST' / BEARBERRY COTONEASTER DIETES VEGETA / AFRICAN IRIS ESCALONIA FRADESII / ESCALLONIA GREVILLEA X 'NOELLII' / GREVILLEA JUNIPERUS CONFERTA 'COMPACTA' / SHORE JUNIPER RHAPHIOLEPS UMBELLATA 'MINOR' / YEDDA HAWTHORN	62,520 SF (± EST.)	L	42H X 36W 36H X 42W 18H X 48W 36H X 36W 36H X 36W 36H X 36W 32H X 32W
NATIVE AND ADAPTED PLANTING: LOW WATER USE GROUNDCOVER AND NATIVE GRASSES ACACIA REDOLENS 'LOWBOY' / BANK CATCLAW ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA BACCHARIS PILULARIS / DWARF COYOTE BRUSH COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER FESTUCA MARIE 'GREENLEE'S FORM' / GREENLEE ATLAS FESCUE MUHLBERGIA DUBIA / PINE MUHLY MUHLBERGIA RIGENS / DEER GRASS	2,451 SF (± EST.)	L	36H X 72W 24H X 36W 36H X 48W 42H X 60W 24H X 18W 18H X 18W 42H X 42W
ACCENT/ENTRY PLANTING: THEMED PLANTING, EVERGREEN AND FLOWERING SHRUBS AND GROUNDCOVERS WITH INCREASED DENSITY AT FOCAL AREAS. COLEONEMA PALCHURUM / PINK BREATHER OF HEAVEN HEMEROCALLIS X VARS. / STELLA SUPREME DAYLILY LAVANDULA X INTERMEDIA VARS. / LAVENDER LOROPETALUM CHINENSE VARS. / LOROPETALUM OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE	9,580 SF (± EST.)	M	30H X 32W 24H X 18W 30H X 24W 36H X 36W 36H X 36W
TURF: SODDED TURF IN LIMITED AREAS, USED FOR VISUAL RELIEF AND TO LINK PROJECT TO EXISTING AREA STREET-SCAPES. DROUGHT-TOLERANT TALL FESCUE BLEND. IRRIGATION: HIGH-EFFICIENCY LOW-PRECIPITATION EMITTERS.	10,776 SF (± EST.)	H	N/A
GROUNDCOVER: SPREADING EVERGREEN PLANTS, MEDIUM AND LOW WATER USE. PRIMARILY SELECTED FOR HARDINESS, SOME FLOWERING. USED AS FOREGROUND FOR MIXED PLANTING. ABELIA X GRANDIFLORA 'PROSTRATA' COPROSMA KIRII / CREEPING MIRROR PLANT JUNIPERUS HORIZONTALIS VARS. / CREEPING JUNIPER ROSA X 'FLOWER CARPET CORAL' / ROSE ROSMARINUS OFF. 'HUNTINGTON CARPET' / H. CARPET ROSEMARY TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	35,498 SF (± EST.)	M	18H X 48W 18H X 48W 16H X 48W 24H X 36W 18H X 48W 12H X 36W 18H X 48W
WATER QUALITY AND CHANNEL BOTTOM: PLUGGED PLANTING OF HYDROPHYLIC SEDGES AND RUSHES AT REGULAR SPACINGS, INCLUDING CAREX AND JUNCUS SP.	2,523 SF (± EST.)	M	VARIES
WATER QUALITY SLOPES: SODDED BLEND OF NATIVE AND ADAPTED SPECIES FOR USE ON SLOPES AND OTHER SEMI-NATURAL AREAS. TOLERANT OF LIMITED INUNDATION DURING STORM EVENTS.	33,204 SF (± EST.)	M	6-24H
VINES: MIX OF EVERGREEN AND DECIDUOUS VINES, PLANTED ON MASONRY SCREEN WALLS OR TRELLISES ACTINIDIA ARGUTA 'ISSAI' / HARDY KIWI CLEMATIS SPP. / CLEMATIS FLOUS PUMILA / CREEPING FIG PARTHENOCISSUS TRICUSPIDATA 'VEITCHII' / BOSTON IVY VITIS SPP. / GRAPE	58 (± EST.)	H	N/A N/A N/A N/A

(SPECIES LISTED ARE REPRESENTATIVE AND NOT EXCLUSIVE; FINAL SELECTION TO CONFORM TO CAMPUS OAKS & CAMPUS OAKS TOWN CENTER DESIGN GUIDELINES) QUANTITIES ARE NOT EXACT. PLANS ARE PRELIMINARY AND PLANTING (SHRUBS AND TREES ETC.) IS SHOWN GRAPHICALLY. ESTIMATORS ARE ADVISED THAT ADJUSTMENTS TO PLANTING MAY BE SMALLER THAN SHOWN AT THIS PRELIMINARY PLANNING LEVEL, AND QUANTITIES THEREFORE MAY BE GREATER.

SEE SHEET L1.1 FOR
STREET TREE LEGEND AND
KEYNOTES

MAJOR 1
40,000 SF

COVERED OUTDOOR DINING, SEE
ARCHITECTURAL DRAWINGS

17

7

OVERHANG AT BUILDING
CANOPY/PARAPET

ENHANCED CONCRETE WITH
DECORATIVE SCORING

FARMHOUSE STYLE DECORATIVE
PEDESTRIAN SCALE LIGHT FIXTURES

15

VINE PLANTING AT
BACK-OF-HOUSE, TYPICAL

15' SANITARY
SEWER EASEMENT

DECORATIVE PAVING,
TYPICAL

20

15' SANITARY
SEWER EASEMENT

WATER METERS AND
BACKFLOW DEVICES

20'-0"

TRASH ENCLOSURE WITH
LARGE SCREENING
SHRUBS, TYPICAL

ENHANCED PLANTING
RECALLING AGRARIAN FORMS
AND ACCENT
TREES AT PROJECT
ENTRIES

EXISTING STREETLIGHT WITH
CLEARANCE ZONE PER
ROSEVILLE ELECTRIC
STD. 10.5, TYP.

TRASH ENCLOSURE WITH
LARGE SCREENING
SHRUBS, TYPICAL

15

PLANTED POTS,
TYPICAL

DECORATIVE
CONCRETE PAVING,
TYPICAL

17

HIERARCHY OF
ORNAMENTAL GRASSES,
SHRUBS, AND
GROUNDCOVERS IN
LINEAR ARRANGEMENT

FARMHOUSE STYLE
DECORATIVE PEDESTRIAN
SCALE LIGHT FIXTURES

15

FITNESS 1
38,300 SF

MATCHED SPECIES AT
BOTH SIDES OF
SIDEWALK CREATES
ALLEE FOR
PEDESTRIANS AT
ROUNDABOUT

ACCENT TREES TO
DISTINGUISH
ENHANCED BUILDING
ELEVATION AT
CORNER

EXISTING STREETLIGHT WITH
CLEARANCE ZONE PER
ROSEVILLE ELECTRIC STD. 10.5,
TYP.

10

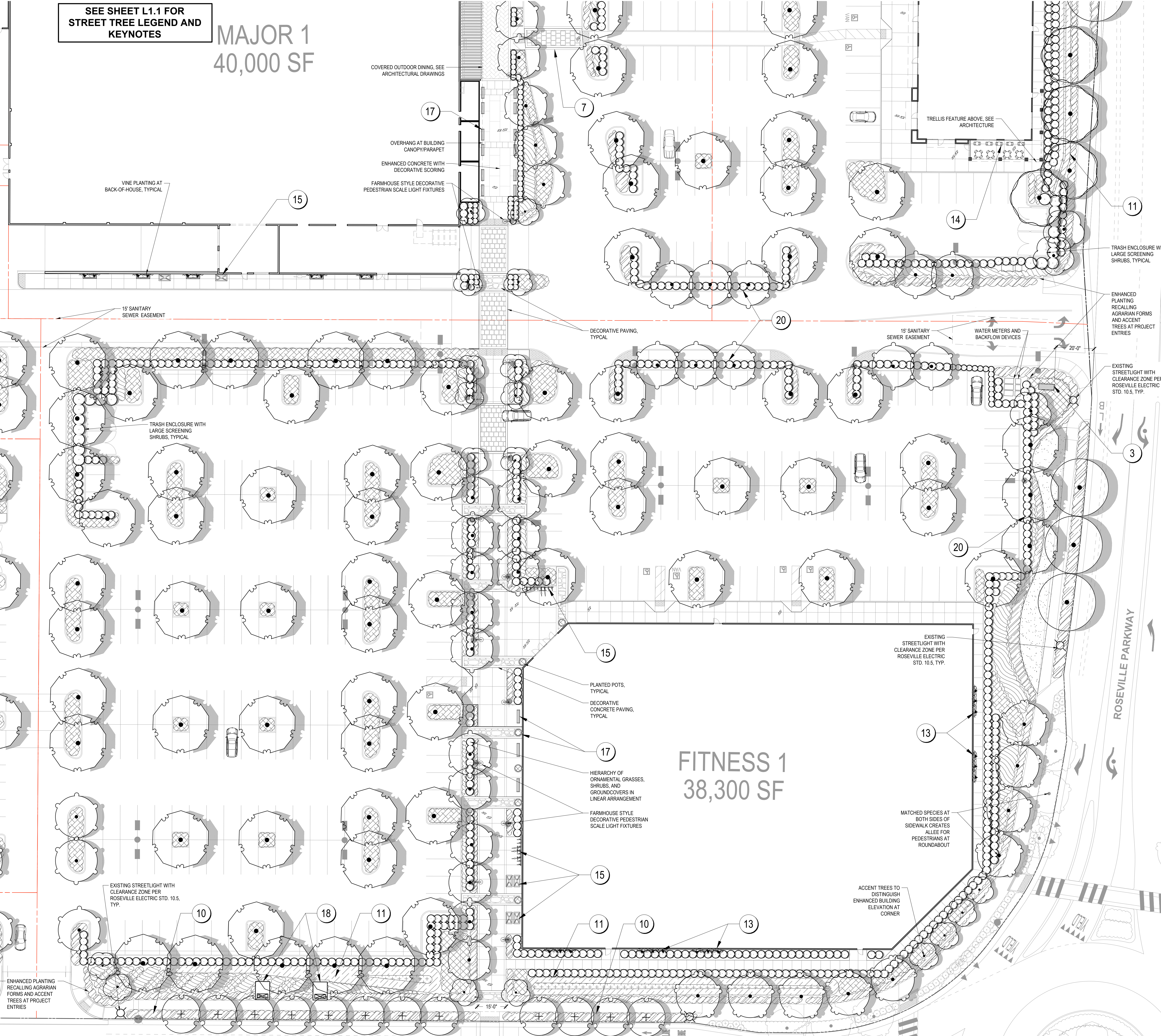
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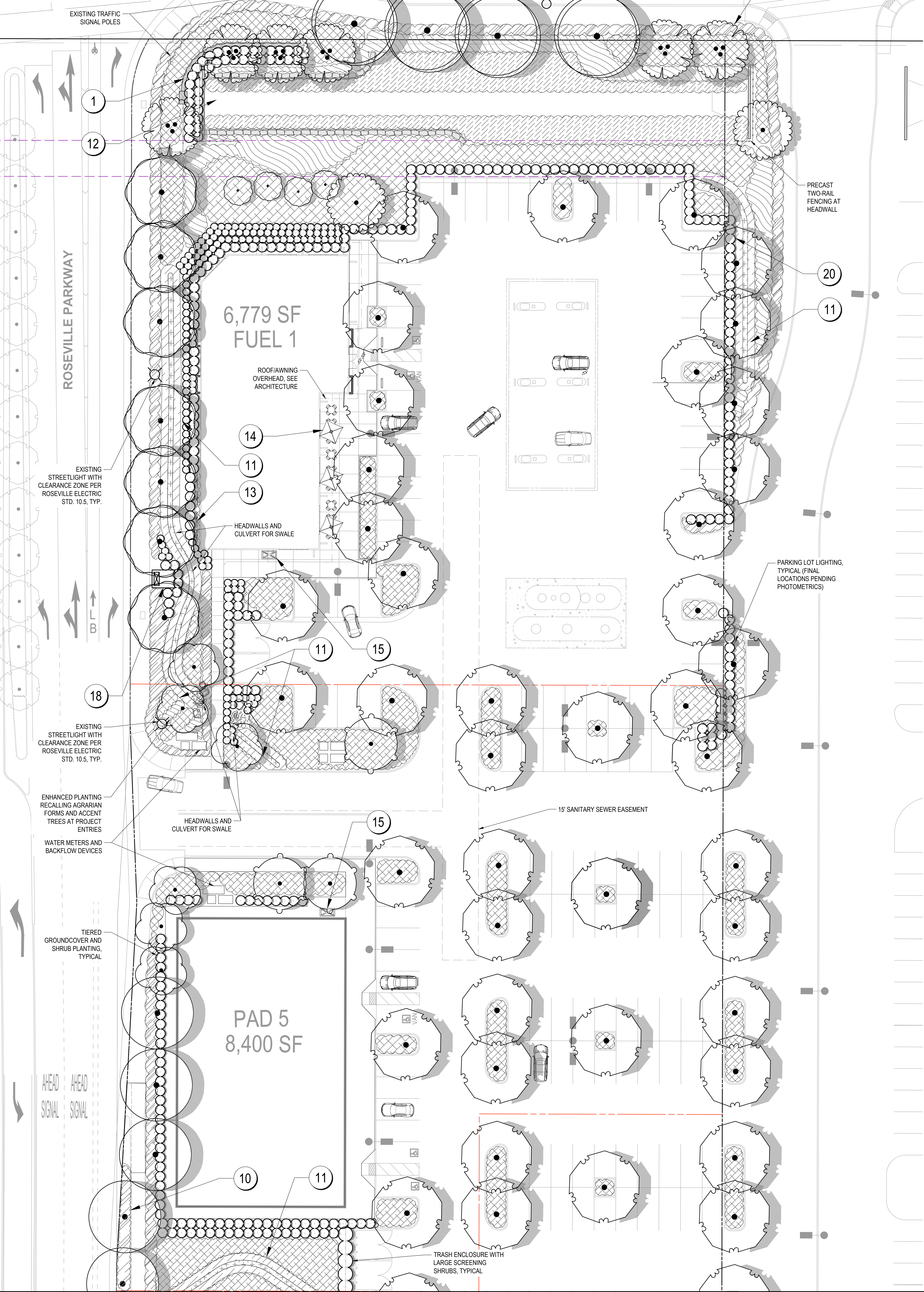
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PRELIMINARY PLANT LEGEND			
DESCRIPTION	QTY.	WATER	SIZE
PARKING LOT / SHADE TREES: ACER RUBRUM 'FRANKSRED' TM / RED SUNSET MAPLE FRAXINUS ANGUSTIFOLIA 'RAYWOOD' / NARROW-LEAVED ASH PISTACHIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE PLATANUS X AZERIFOLIA 'COLUMBA' / LONDON PLANE TREE ULMUS X 'ACCOLADE' / ACCOLADE ELM	332	M	40H X 30W
			40H X 30W
			35H X 30W
			50H X 40W
			45H X 35W
ACCENT TREES: TYPICALLY SMALLER SIZED TREES SELECTED FOR UNIQUE FOLIAGE, FLOWER, OR FALL COLOR. ARBITUS UNEDQ, MARINA / STRAWBERRY TREE CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD CHIONANTHUS RETICULUS / CHINESE FRINGE TREE ELAEAGARUS DECIPENS 'LITTLE EMPEROR' / DWARF BLUEBERRY TREE ERIGONOTRYA DEFLEXA / BRONZE LOQUAT LACINIASTROPHIA INDICA 'MUSKOGEE' / MUSKOGEE CRAYPE MYRTLE MAGNOLIA X SOULANGIANA / SAUCER MAGNOLIA OLEA E. 'SWAN HILL' TM / SWAN HILL OLIVE (REQ. AT WOODRIDGE BLVD)	48	M	25H X 15W
			15H X 15W
			20H X 20W
			30H X 20W
			20H X 15W
			30H X 25W
			25H X 25W
			25H X 20W
			40H X 20W
			40H X 30W
			60H X 30W
			30H X 20W
COLUMNAR TREES: TREES WITH UPRIGHT, FASTIGIATE HABIT. USED IN NARROW AREAS, ADJACENT BUILDINGS, AS SCREENING, OR BACKGROUND. ACER RUBRUM 'BONHALL' / BONHALL MAPLE CARPINUS BETULUS 'COLUMBIENSIS' / COLUMNAR EUROPEAN HORNBAM CEDRUS DEODARA 'ATLAS BLUE' / BLUE DEODAR CEDAR MAGNOLIA GRANDIFLORA 'ST. MARY' / ST. MARY SOUTHERN MAGNOLIA PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW PRUNUS CAROLINIANA 'CAROLINA LAUREL' CHERRY QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK TILIA AMERICANA 'BOULEVARD' / FASTIGIATA / BOULEVARD LINDEN	25	M	40H X 20W
			40H X 30W
			60H X 30W
			30H X 20W
			30H X 20W
			15H X 15W
			25H X 15W
			50H X 20W
			50H X 30W
			40H X 20W
			40H X 30W
			60H X 30W
INTERIOR AISLE AND ALLEE TREES USED BEHIND MAJOR CANOPY TREES OR TO IDENTIFY ENTRANCES, ALLEES, OR OTHER SITE FEATURES CARPINUS BETULUS / EUROPEAN HORNBAM NYSSA SYLVATICA / SOUR GUM PYRUS CALLERYANA 'HOLMFORD' / HOLMFORD PEAR PYRUS CALLERYANA 'REDSPIRE' / REDSPIRE CALLERY PEAR	136	M	45H X 30W
			30H X 20W
			35H X 25W
			30H X 20W
			(NOTE: PEAR SPECIES TO BE USED WHERE NOT IMMEDIATELY ADJACENT PEDESTRIAN WALKWAYS)
SPECIMEN TREES LARGE EVERGREEN OAKS USED AT PRIMARY & SECONDARY COMMUNITY GATEWAYS (PER C.O. DESIGN GUIDELINES) AND AT KEY ENTRIES. QUERCUS VIRGINIANA OR AGRIFFOLIA, AS AVAILABLE	23	L	VARIES
FOUNDATION SHRUBS LARGE EVERGREEN SHRUBS USED AS A BACKDROP AND FOR SCREENING. ARBITUS UNEDQ 'COMPACTA' / DWARF STRAWBERRY SHRUB COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER FELICIA SELLOWIANA / PINEAPPLE GUAVA LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET OSMANTHUS FRAGRANS / SWEET OLIVE PHOTINIA X FRASERI / PHOTINIA PITTOSPORUM TOBIRA 'VAREGIATA' / VAREGIATED MOCK ORANGE	353 (±, EST.)	M	8H X 6' W
			10H X 8' W
			10H X 8' W
			12H X 8' W
			10H X 8' W
			18H X 12' W
			10H X 12' W
HEDGE/BORDER SHRUBS EVERGREEN, HARDY SHRUBS DESIGNED TO SEPARATE AREAS, SCREEN DRIVE AISLES AND PARKING, AND PROVIDE CUES TO SITE ORGANIZATION. OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE RHAPHIOLEPIS SP. / INDIAN HAWTHORN VIBURNUM TINUS 'COMPACTUM' / VIBURNUM XYLOSMA CONGESTUM 'COMPACTA' / COMPACT XYLOSMA	2,674 (±, EST.)	L	4H X 5W
			4H X 5W
			5H X 6W
			6H X 6W
MID-GROUND SHRUBS LOW TO MEDIUM SIZE SHRUBS SELECTED FOR INTEREST AND COLOR. CAMELLIA SASANQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA ILEX CRENATA 'STONES' / JAPANESE HOLLY PRUNUS LAUROCESTRUS 'OTTO LUYKEN' / LUYKEN LAUREL PUNICA GRANATUM 'NANA' / DWARF POMEGRANATE RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE SPIRAEA X B. 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURESTINUS	463 (±, EST.)	M	3H X 4W
			3H X 3W
			3H X 4W
			4H X 4W
			4H X 4W
			2H X 3W
			4H X 4W
			4H X 4W
ORNAMENTAL GRASSES AND STRAP-LEAFED PLANTS NATIVE AND ADAPTED LONG-LIVED PERENNIALS, PROVIDING COLOR AND CONTRAST. LOW WATER USE, SOME TOLERANT OF SEASONAL DRAINAGE. CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS MISCANTHUS SINENSIS / JAPANESE SILVER GRASS MUHLBERGIA CAPILLARIS / PINK MUHLY MUHLBERGIA RIGENS / DEER GRASS PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS PHORMIUM SP. / NEW ZEALAND FLAX	21,816 SF (±, EST.)	L	36H X 30W
			60H X 60W
			36H X 30W
			42H X 42W
			36H X 36W
			36H X 36W
			18H X 36W
			18H X 36W
			32H X 32W
SHRUBS AND GROUND COVER MEDIUM TO LOW SHRUBS, WITH GROUND COVER AT FOREGROUND (SEE BELOW) IN LARGER PLANTING AREAS CALLISTEMON VIMINALIS 'BETTER JOHN' / DWARF WEEPING BOTTLE BRUSH CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE COTONEASTER DAMMERI 'LOWFAST' / BEARBERRY COTONEASTER DIETES VEGETA / AFRICAN VIOLET ESCALLONIA FRADESII / ESCALLONIA GREVILLEA X 'NOELLI' / GREVILLEA JUNIPERUS CONFERTA 'COMPACTA' / SHORE JUNIPER RHAPHIOLEPIS UMBELLATA 'MINOR' / YEDDA HAWTHORN	62,520 SF (±, EST.)	L	42H X 36W
			36H X 42W
			18H X 48W
			36H X 36W
			36H X 36W
			36H X 36W
			18H X 36W
			18H X 36W
			32H X 32W
NATIVE AND ADAPTED PLANTING LOW WATER USE GROUND COVER AND NATIVE GRASSES ACACIA REDOLENS 'LOWBOY' / BARK CATCLAW ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA BACCHARIS PILULARIS / DWARF COYOTE BRUSH COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER FESTUCA MARIE 'GREENLEE'S FORM' / GREENLEE ATLAS FESCUE MUHLBERGIA DUBIA / PINE MUHLY MUHLBERGIA RIGENS / DEER GRASS	2,451 SF (±, EST.)	L	36H X 72W
			24H X 36W
			36H X 72W
			36H X 48W
			42H X 60W
			24H X 18W
			18H X 18W
			42H X 42W
ACCENT/ENTRY PLANTING THEMED PLANTING, EVERGREEN AND FLOWERING SHRUBS AND GROUNDCOVERS WITH INCREASED DENSITY AT FOCAL AREAS. COLEONEMA FALCIFORME / PINK BREATHER OF HEAVEN HEMEROCALLIS X VARS. / STELLA SUPREME DAYLILY LAVANDULA X INTERMEDIA VARS. / LAVENDER LOROPETALUM CHINENSE VARS. / LOROPETALUM OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE	9,580 SF (±, EST.)	M	30H X 32W
			24H X 18W
			30H X 24W
			36H X 36W
			36H X 36W
			12H X 36W
			18H X 48W
			18H X 48W
			18H X 48W
TURF SODDED TURF IN LIMITED AREAS, USED FOR VISUAL RELIEF AND TO LINK PROJECT TO EXISTING AREA STREET-SCAPES. DROUGHT-TOLERANT TALL FESCUE BLEND. IRRIGATION, HIGH-EFFICIENCY LOW-PRECIPITATION EMITTERS.	10,776 SF (±, EST.)	H	N/A
GROUND COVER SPREADING EVERGREEN PLANTS, MEDIUM AND LOW WATER USE. PRIMARYLY SELECTED FOR HARDINESS, SOME FLOWERING. USED AS FOREGROUND FOR MIXED PLANTING. ABELIA X GRANDIFLORA 'PROSTRATA' COPROSMA KIRII / CREEPING MIRROR PLANT JUNIPERUS HORIZONTALIS VARS. / CREEPING JUNIPER ROSA X 'FLOWER CARPET CORAL' / ROSE ROSMARINUS OFF. 'HUNTINGTON CARPET' / H. CARPET ROSEMARY TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	35,498 SF (±, EST.)	M	18H X 48W
			18H X 48W
			16H X 48W
			24H X 36W
			18H X 48W
			18H X 48W
			12H X 36W
			18H X 48W
WATER QUALITY AND CHANNEL BOTTOM PLUGGED PLANTING OF HYDROPHILIC SEDGES AND RUSHES AT REGULAR SPACINGS, INCLUDING CAREX AND JUNCUS SP.	2,523 SF (±, EST.)	M	VARIES
WATER QUALITY SLOPES SODDED BLEND OF NATIVE AND ADAPTED SPECIES FOR USE ON SLOPES AND OTHER SEMI-NATURAL AREAS. TOLERANT OF LIMITED INUNDATION DURING STORM EVENTS.	33,204 SF (±, EST.)	M	6-24" H
VINES MIX OF EVERGREEN AND DECIDUOUS VINES, PLANTED ON MASONRY SCREEN WALLS OR TRELLISES ACTINIDIA ARGUTA 'ISSAI' / HARDY KIWI CLEMATIS SPP. / CLEMATIS FLOUS PUMILA / CREEPING FIG PARTHENOCISSUS TRICUSPIDATA 'VEITCHII' / BOSTON IVY VITIS SPP. / GRAPE	58 (±, EST.)	H	N/A
			N/A
			N/A
			N/A
			N/A
			N/A
			N/A
			N/A
			N/A
			N/A
			N/A
			N/A

(SPECIES LISTED ARE REPRESENTATIVE AND NOT EXCLUSIVE; FINAL SELECTION TO CONFORM TO CAMPUS OAKS &
CAMPUS OAKS TOWN CENTER DESIGN GUIDELINES) QUANTITIES ARE NOT EXACT. PLANS ARE PRELIMINARY AND
PLANTING DENSITY, PLANTING MATERIALS, PLANTING METHODS, ESTIMATES ARE ADVISED THAT THEY MAY BE SMALLER THAN SHOWN AT THIS PRELIMINARY PLANNING LEVEL, AND QUANTITIES THEREFORE MAY BE GREATER.

BLUE OAKS BLVD.



KEYNOTES

- 1

PRIMARY CAMPUS OAKS GATEWAY: SEE ELEVATION, SHEET L1.3. (PER CAMPUS OAKS DESIGN GUIDELINES)
- 2

SECONDARY CAMPUS OAKS GATEWAY: SIMILAR TO PRIMARY CAMPUS OAKS GATEWAY: SEE ELEVATION (PER CAMPUS OAKS DESIGN GUIDELINES)
- 3

PROPOSED MONUMENT SIGN (4 TOTAL): SEE SIGNAGE PLAN (BY OTHERS)
- 4

PROJECT BOUNDARY
- 5

OUTDOOR PEDESTRIAN PLAZA / EATING AREA, TYPICAL
- 6

PEDESTRIAN SPINE (EXTENSION OF PASEO) WITH ENHANCED PAVING, AGRARIAN-STYLE POST-TOP LIGHTING, AND SITE FURNISHINGS
- 7

TRAFFIC CALMING: SPEED TABLE WITH ENHANCED PAVING
- 8

PROJECT ENTRY/DRIVE AISLE WITH CONSISTENT PLANTING DIFFERENTIATED FROM PARKING FIELDS
- 9

HEADWALL AND ROCKERY RETAINING WALLS (TO MATCH EXISTING) AT DRAINAGE CHANNEL TO CREATE WIDENED PLANTING AREAS AT PROJECT ENTRIES
- 10

TREES AND UNDERSTORY PLANTING ALONG ROADWAYS TO PER CAMPUS OAKS DESIGN GUIDELINES AND TO MATCH PREVIOUSLY APPROVED LANDSCAPE PLANS FOR ADJACENT STREETS CAPES
- 11

WATER QUALITY SWALE, TYPICAL
- 12

CHANNEL BOTTOM WITH INFILTRATION GALLERY PER CIVIL DRAWINGS
- 13

PLANTERS AND GREENSCREEN OR SIMILAR VERTICAL TRELLIS AT MAJOR BUILDING ELEVATIONS WITH VINES AND UNDERSTORY PLANTING
- 14

AREA FOR POSSIBLE OUTDOOR EATING AREA, TYPICAL (DEPENDENT ON TENANT PROGRAM)
- 15

BICYCLE LOCKER/RACK LOCATION, TYPICAL. FINAL QUANTITY AND PLACEMENT AS REQUIRED PER CALGREEN/LCA REQUIREMENTS
- 16

OFF-SITE LANDSCAPE WITHIN CITY ROW (NOT A PART OF THIS PROJECT)
- 17

BENCHES, PLANTERS, AND SITE AMENITIES AT KEY PEDESTRIAN USE AREAS
- 18

EXISTING ROSEVILLE ELECTRIC EQUIPMENT
- 19

EXISTING STREETLIGHT/SIGNAL LIGHT (WHERE IN PROPOSED PAVING, STREETLIGHTS WILL BE RELOCATED PER R.E. STANDARDS)
- 20

DENSE SHRUBS AT PARKING LOT BOUNDARIES AND DRIVE-THROUGH AISLES TO BLOCK CARS: MIN. 30" TALL, PLANTED TO ACHIEVE CONTINUOUS HEDGE WITHIN 1 YR.

STREET TREE LEGEND

TREES	CODE	BOTANICAL NAME / COMMON NAME	QTY.	WATER USE
	ACE FRA	ACER RUBRUM 'FRANKSRED' TM / RED SUNSET MAPLE	22	M
	WUCOLS (M)	WUCOLS (M), PRIMARY TREE AT ROSEVILLE PARKWAY, GOOD NEAR WATER QUALITY SWALES		
	CUP ITA	CUPRESSUS SEMPERVIRENS 'GLAUCA' / ITALIAN CYPRESS	8	L
	WUCOLS (L)	WUCOLS (L), PER DESIGN GUIDELINES, USED TO DENOTE PRIMARY AND SECONDARY CAMPUS OAKS GATEWAYS		
	GIN FAI	GINKGO BILOBA 'FAIRMONT' / MAIDENHAIR TREE	21	L
	WUCOLS (M)	WUCOLS (M), SECONDARY TREE AT ROSEVILLE PARKWAY		
	KOE PAN	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	31	M
	WUCOLS (M)	WUCOLS (M), PRIMARY TREE AT PAINTED DESERT DRIVE		
	LAG MUS	LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE	18	L
	WUCOLS (L)	WUCOLS (L), ROSEVILLE PARKWAY ACCENT TREE		
	PLA COL	PLATANUS X ACERIFOLIA 'COLUMBIA' / LONDON PLANE TREE	32	M
	WUCOLS (L)	WUCOLS (L) BLUE OAKS AND WOODCREEK OAKS PRIMARY TREE		
	QUE CAT	QUERCUS VIRGINIANA 'CATHEDRAL' / CATHEDRAL LIVE OAK	14	M
	WUCOLS (L)	WUCOLS (L) BLUE OAKS AND WOODCREEK OAKS SECONDARY TREE		
	ULM PRO	ULMUS PROPINQUA 'EMERALD SUNSHINE' / ELM	19	M
	WUCOLS (M)	WUCOLS (M), ROSEVILLE PARKWAY PRIMARY TREE		

(NOTE: STREET TREES ARE IDENTIFIED BY SPECIES AND ALIGN WITH CAMPUS OAKS DESIGN GUIDELINES AND STREETScape PRECEDENT)

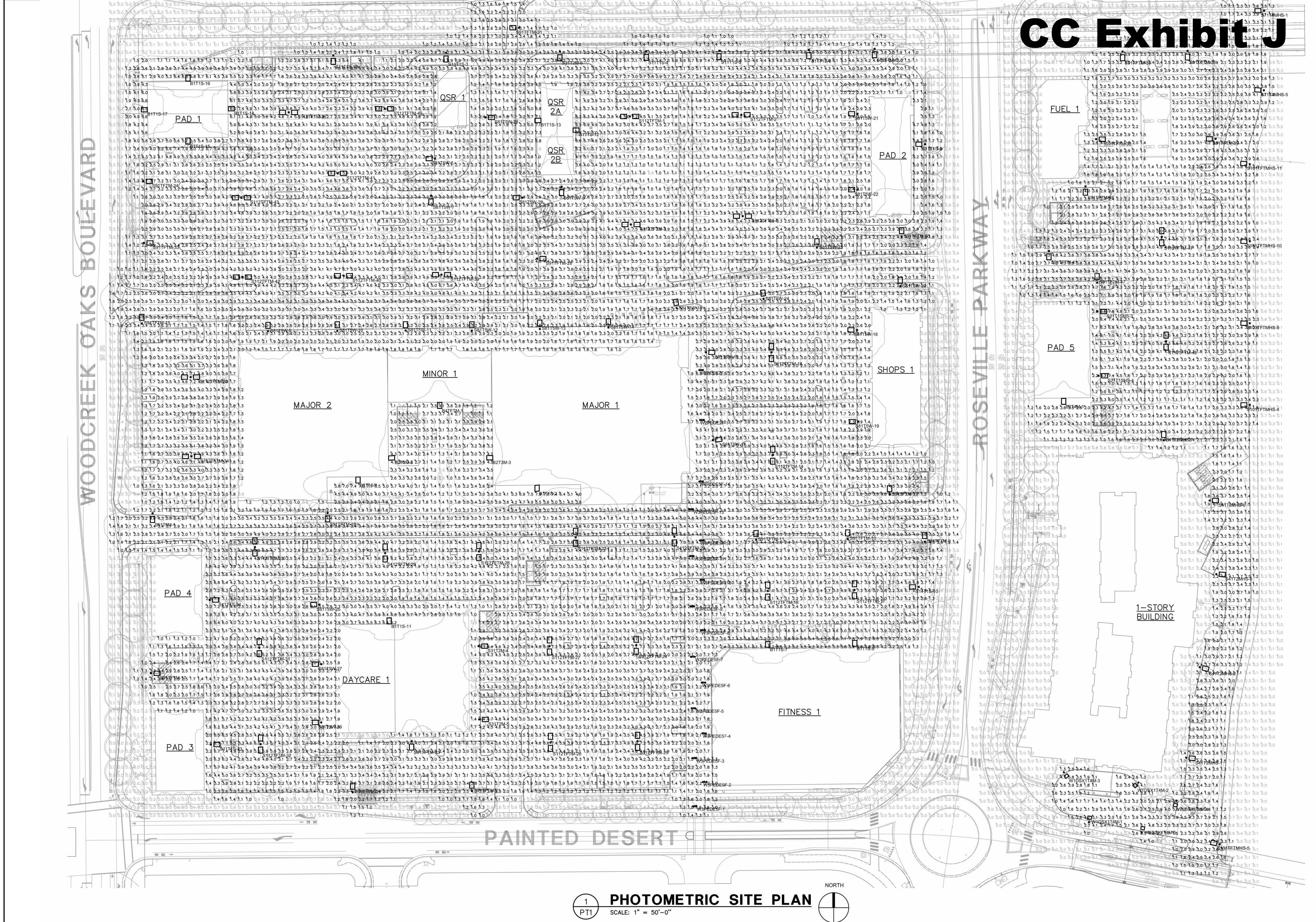
PRELIMINARY PLANT LEGEND

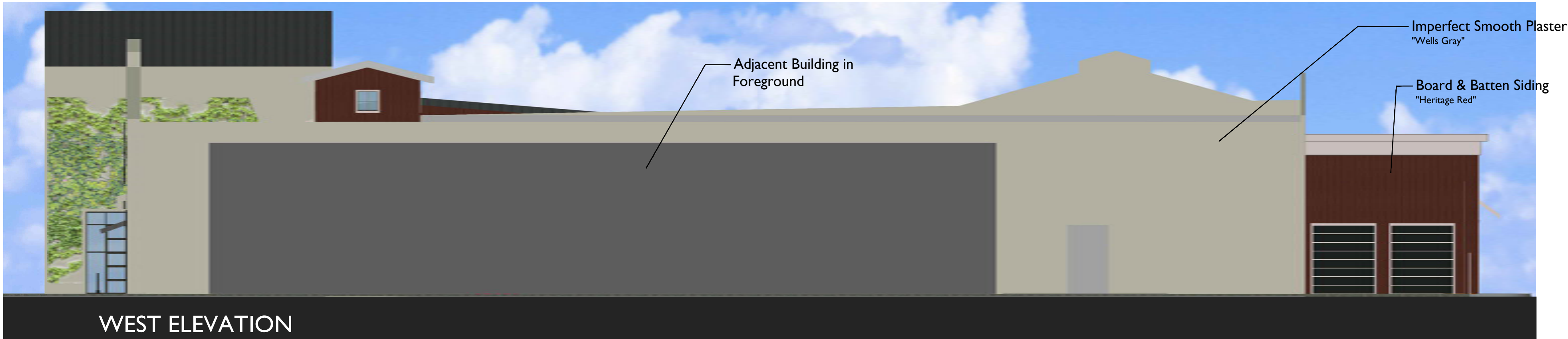
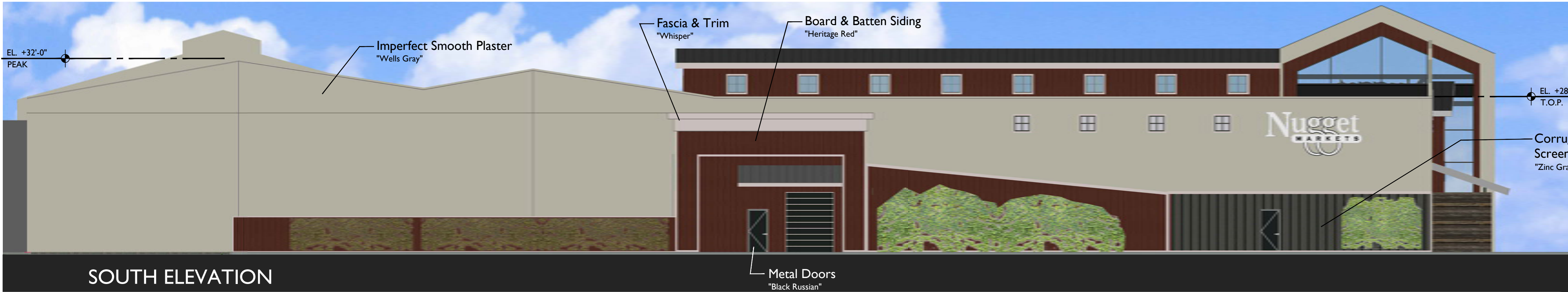
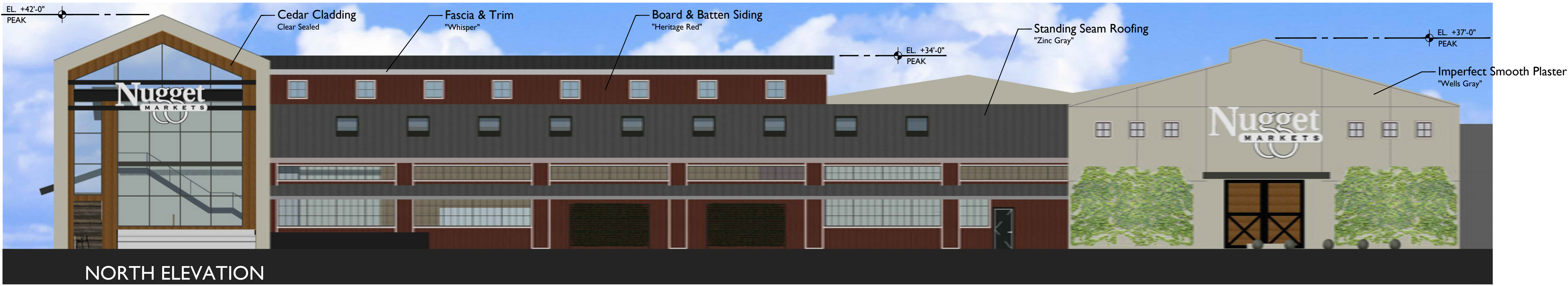
DESCRIPTION	QTY.	WATER USE	SIZE
PARKING LOT / SHADE TREES: ACER RUBRUM 'FRANKSRED' TM / RED SUNSET MAPLE FRAXINUS ANGUSTIFOLIA 'RAYWOOD' / NARROW-LEAVED ASH PISTACHIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE PLATANUS X ACERIFOLIA 'COLUMBIA' / LONDON PLANE TREE ULMUS X 'ACCOLADE' / ACCOLADE ELM	332	M	40H X 30W 40H X 30W 35H X 30W 50H X 40W 45H X 35W
ACCENT TREES: TYPICALLY SMALLER SIZED TREES SELECTED FOR UNIQUE FOLIAGE, FLOWER, OR FALL COLOR. ARBITUS UNEDO 'COMPACTA' / DWARF STRAWBERRY SHRUB CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD CHIONANTHUS RETUSUS / CHINESE FRINGE TREE ELAEAGARBUS DECIPENS 'LITTLE EMPEROR' / DWARF BLUEBERRY TREE ERIGOSTRYA DEFLEXA / BRONZE LOQUAT LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE MAGNOLIA X SOULANGIANA / SAUCER MAGNOLIA OLEA E. 'SWAN HILL' TM / SWAN HILL OLIVE (REQ. AT WOODCREEK OAKS BLVD)	48	M	25H X 15W 15H X 15W 30H X 20W 30H X 20W 20H X 15W 30H X 25W 25H X 25W 25H X 20W
COLUMNAR TREES: TREES WITH UPRIGHT, FASTIGIATE HABIT. USED IN NARROW AREAS, ADJACENT BUILDINGS, AS SCREENING, OR BACKGROUND. ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE CARPINUS BETULUS 'COLUMNARIS' / COLUMNAR EUROPEAN HORNBEEAM CEDRUS DEODARA 'ATLAS BLUE' / BLUE DEODAR CEDAR MAGNOLIA GRANDIFLORA 'ST. MARY' / ST. MARY SOUTHERN MAGNOLIA PODOCARPUS MACKROPHYLLUS MAKI / SHRUBBY YEW PRUNUS CAROLINIANA 'CAROLINA LAUREL' CHERRY QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK TILIA AMERICANA 'BOULEVARD' / FASTIGIATA / BOULEVARD LINDEN	25	M	40H X 20W 40H X 25W 60H X 30W 30H X 20W 15H X 8W 25H X 18W 50H X 20W 50H X 30W
INTERIOR AISLE AND ALLEE TREES: USED BEHIND MAJOR CANOPY TREES OR TO IDENTIFY ENTRANCES, ALLEES, OR OTHER SITE FEATURES. CARPINUS BETULUS / EUROPEAN HORNBEEAM NYSSA SYLVATICA / SOUR GUM PYRUS CALLERYANA 'HOLMFORD' / HOLMFORD PEAR PYRUS CALLERYANA 'REDSPIRE' / REDSPIRE GALLERY PEAR	136	M	45H X 30W 30H X 20W 35H X 25W 30H X 20W
SPECIMEN TREES: LARGE EVERGREEN OAKS USED AT PRIMARY & SECONDARY COMMUNITY GATEWAYS (PER C.O. DESIGN GUIDELINES) AND AT KEY ENTRIES. QUERCUS VIRGINIANA OR AGRIFFOLIA, AS AVAILABLE	23	L	VARIES
FOUNDATION SHRUBS: LARGE EVERGREEN SHRUBS USED AS A BACKDROP AND FOR SCREENING. ARBITUS UNEDO 'COMPACTA' / DWARF STRAWBERRY SHRUB COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER FELICIA SELLOWIANA / PINEAPPLE GUAVA LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET OSMANTHUS FRAGRANS / SWEET OLIVE PHOTINIA X FRASERI / PHOTINIA PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE	353 (±. EST.)	M	8H X 6' W 10H X 8' W 10H X 8' W 12H X 8' W 10H X 8' W 18H X 12' W 10H X 12' W
HEDGE/BORDER SHRUBS: EVERGREEN, HARDY SHRUBS DESIGNED TO SEPARATE AREAS, SCREEN DRIVE AISLES AND PARKING, AND PROVIDE CUES TO SITE ORGANIZATION. OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE RHAPHIOLEPS SP. / INDIAN HAWTHORN VIBURNUM TINUS 'COMPACTUM' / VIBURNUM XYLOSMA CONGESTUM 'COMPACTA' / COMPACT XYLOSMA	2,674 (±. EST.)	L	4H X 5W 4H X 5W 5H X 6W 6H X 6W
MID-GROUND SHRUBS: LOW TO MEDIUM SIZE SHRUBS SELECTED FOR INTEREST AND COLOR. CAMELLIA SASAKIQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA ILEX CRENATA 'STONES' / JAPANESE HOLLY PRUNUS LAUROCARPUS 'OTTO LUYKEN' / LUYKENS LAUREL PUNICA GRANATUM 'NANA' / DWARF POMEGRANATE RHAPHIOLEPS INDICA 'PINK DANCER' / INDIAN HAWTHORNE SPIRAEA X B. 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURESTINUS	463 (±. EST.)	M	3H X 4W 3H X 4W 3H X 4W 4H X 4W 4H X 4W 2H X 3W 3H X 4W 4H X 4W
ORNAMENTAL GRASSES AND STRAP-LEAFED PLANTS: NATIVE AND ADAPTED LONG-LIVED PERENNIALS, PROVIDING COLOR AND CONTRAST. LOW WATER USE, SOME TOLERANT OF SEASONAL DRAINAGE. CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS MISCANTHUS SINENSIS / JAPANESE SILVER GRASS MULLENBERGIA CAPILLARIS / PINK MUHLY MULLENBERGIA RIGENS / DEER GRASS PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS PHORMIUM SP. / NEW ZEALAND FLAX	21,816 SF (±. EST.)	L	36H X 30W 60H X 60W 36H X 30W 42H X 42W 36H X 36W 36H X 36W
SHRUBS AND GROUND COVER: MEDIUM TO LOW SHRUBS, WITH GROUND COVER AT FOREGROUND (SEE BELOW) IN LARGER PLANTING AREAS. CALLISTEMON VIMINALIS 'BETTER JOHN' / DWARF WEEPING BOTTLE BRUSH CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE COTONEASTER DAMMERI 'LOWFAT' / BEARBERRY COTONEASTER DIETES VEGETA / AFRICAN IRIS ESCALLONIA FRADESII / ESCALLONIA GREVILLEA X 'NOELLII' / GREVILLEA JUNIPERUS CONFERTA 'COMPACTA' / SHORE JUNIPER RHAPHIOLEPS UMBELLATA 'MINOR' / YEDDA HAWTHORN	62,520 SF (±. EST.)	L	42H X 36W 36H X 42W 18H X 48W 36H X 36W M 36H X 36W 18H X 36W 32H X 32W
NATIVE AND ADAPTED PLANTING: LOW WATER USE GROUND COVER AND NATIVE GRASSES ACACIA REDOLENS 'LOWBOY' / BANK CACTUS ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA BACCHARIS PILLULARIS / DWARF COYOTE BRUSH COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER FESTUCA MAIREI 'GREENLEE'S FORM' / GREENLEE ATLAS FESCUE MULLENBERGIA DUBIA / PINE MUHLY MULLENBERGIA RIGENS / DEER GRASS	2,451 SF (±. EST.)	L	36H X 72W 24H X 36W 36H X 48W 42H X 48W 24H X 18W 18H X 18W 42H X 42W
ACCENT/ENTRY PLANTING: THEMED PLANTING, EVERGREEN AND FLOWERING SHRUBS AND GROUND COVERS WITH INCREASED DENSITY AT FOCAL AREAS. COLEONEMA FULCHURUM / PINK BREATHER OF HEAVEN HEMERICALLIS X VARS. / STELLA SUPREME DAYLILY LAVANDULA X INTERMEDIA VARS. / LAVENDER LOROPETALUM CHINENSE VARS. / LOROPETALUM OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE	9,580 SF (±. EST.)	M	30H X 32W 24H X 18W 30H X 24W 36H X 36W 36H X 36W
TURF: SODDED TURF IN LIMITED AREAS, USED FOR VISUAL RELIEF AND TO LINK PROJECT TO EXISTING AREA STREET-SCAPES. DROUGHT-TOLERANT TALL FESCUE BLEND. IRRIGATION, HIGH-EFFICIENCY LOW-PRECIPITATION EMITTERS.	10,776 SF (±. EST.)	H	N/A
GROUND COVER: SPREADING EVERGREEN PLANTS, MEDIUM AND LOW WATER USE. PRIMARILY SELECTED FOR HARDINESS, SOME FLOWERING. USED AS FOREGROUND FOR MIXED PLANTING. ABELIA X GRANDIFLORA 'PROSTRATA' COPRODIA KIRII / CREEPING MIRROR PLANT JUNIPERUS HORIZONTALIS VARS. / CREEPING JUNIPER ROSA X 'FLOWER CARPET CORAL' / ROSE ROSMARINUS OFF. 'HUNTINGTON CARPET' / H. CARPET ROSEMARY TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	35,488 SF (±. EST.)	M	18H X 48W 18H X 48W 16H X 48W 24H X 36W 18H X 48W 12H X 36W 18H X 48W
WATER QUALITY AND CHANNEL BOTTOM: PLUGGED PLANTING OF HYDROPHYLIC SEDGES AND RUSHES AT REGULAR SPACINGS, INCLUDING CAREX AND JUNCUS SP.	2,523 SF (±. EST.)	M	VARIES
WATER QUALITY SLOPES: SODDED BLEND OF NATIVE AND ADAPTED SPECIES FOR USE ON SLOPES AND OTHER SEMI-NATURAL AREAS. TOLERANT OF LIMITED INUNDATION DURING STORM EVENTS.	33,204 SF (±. EST.)	M	6-24H
VINES: MIX OF EVERGREEN AND DECIDUOUS VINES, PLANTED ON MASONRY SCREEN WALLS OR TRELLISES ACTINIDIA ARGUTA 'ISSAI' / HARDY KIWI CLEMATIS SPP. / CLEMATIS FLOUS PUMILA / CREEPING FIG PARTHENOCISSUS TRICUSPIDATA 'VEITCHII' / BOSTON IVY VITIS SPP. / GRAPE	58 (±. EST.)	H	N/A N/A N/A N/A

(SPECIES LISTED ARE REPRESENTATIVE AND NOT EXCLUSIVE; FINAL SELECTION TO CONFORM TO CAMPUS OAKS & CAMPUS OAKS TOWN CENTER DESIGN GUIDELINES) QUANTITIES ARE NOT EXACT. PLANS ARE PRELIMINARY AND PLANTING (SHRUBS, GROUND COVER, ETC.) IS SHOWN GRAPHICALLY. ESTIMATORS ARE ADVISED THAT INDIVIDUAL PLANTS MAY BE SMALLER THAN SHOWN AT THIS PRELIMINARY PLANNING LEVEL, AND QUANTITIES THEREFORE MAY BE GREATER.

CC Exhibit J

REVISIONS		BY
PHOTOMETRIC SITE PLAN		
Johnson Consulting 5320 Divot Circle Fair Oaks, CA 95628 (916) 222-9822		
CAMPUS OAKS		
Date	08/13/18	
Scale	AS NOTED	
Designed	WDJ	
Checked	JHP	
Job	CAMPUS OAKS	
Sheet	PT1	





CC Exhibit K

IMPERFECT SMOOTH PLASTER
Paint Finish



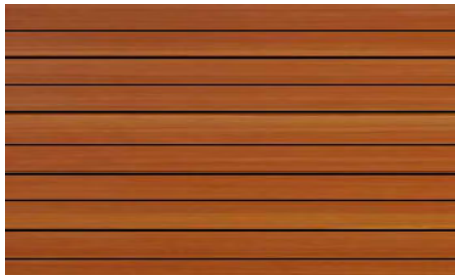
BOARD & BATTEN SIDING
Paint Finish



METAL ROOFING
AEP SPAN "Zinc Grey"



DISTRESSED WOOD
CLADDING



WOOD CLADDING
Clear Sealed Cedar

MATERIALS & COLORS

1 Plaster Color
"Wells Gray"



4 Metal Roofing
AEP Span "Zinc Grey"



5 Metal Doors & Gates
"Black Russian"



2 Fascia & Trim
"Whisper"



3 Board & Batten
"Heritage Red"



RENDERING FROM NE

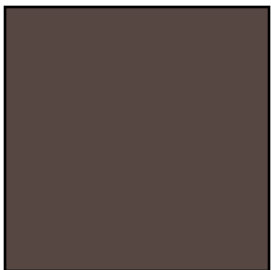
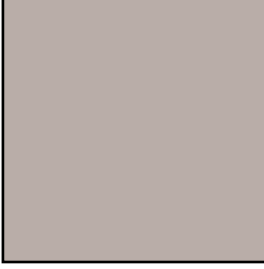
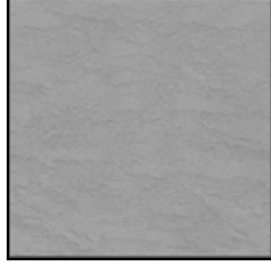




SOUTH ELEVATION 3/32" = 1'-0"

EAST ELEVATION 3/32" = 1'-0"

NORTH ELEVATION 3/32" = 1'-0"

	01 Metal Siding		04 Alum Storefront Bronze
	02 Stucco		05 Metal Roofing
	03 Metal Roof Edge		06 Concrete



	01 Corrugated Metal Siding		08 Paint Doors and Frames
	02 Metal Siding		09 Steel Paint Canopy
	03 Stucco		10 Painted Metal Green Screen
	04 Metal Roofing		11 Stucco 2
	05 Metal Roof Edge		12 Stone Base
	07 Alum SF Bronze		13 Wood





	01 Corrugated Metal Siding		09 Concrete		14 Painted Metal Rail
	02 Metal Siding		10 Paint Doors and Frames		15 Painted Metal Green Screen
	03 Stucco		11 Fabric Awning		16 Metal Siding
	04 Fiber Cement Siding		12 Steel Painted Canopy		
	05 Metal Roof Edge		13 Metal Roofing		
	06 Metal Roof Edge				
	07 Alum Storefront Bronze				
	08 Cedar Post and Beam Trellis				

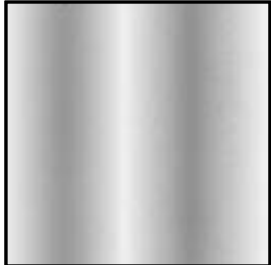
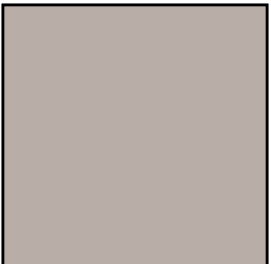
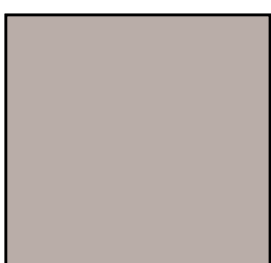
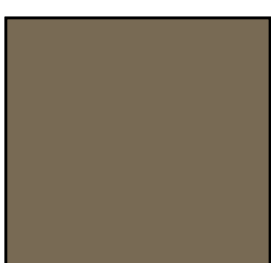
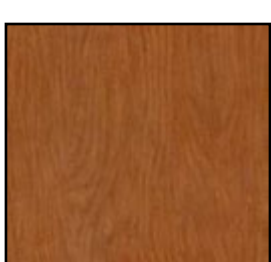




	01 Corrugated Metal Siding		09 Concrete		14 Painted Metal Rail
	02 Metal Siding		10 Paint Doors and Frames		15 Painted Metal Green Screen
	03 Stucco		11 Fabric Awning		16 wood siding
	04 Fiber Cement Siding		12 Steel Painted Canopy		
	05 Metal Roof Edge		13 Metal Roofing		
	06 Metal Roof Edge				
	07 Alum Storefront Bronze				
	08 steel tube Post and wood Beam Trellis				

LOCATION PLAN 1" = 300'-0"



	01 Corrugated Metal Siding		09 Concrete		14 Painted Metal Rail
	02 Metal Siding		10 Paint Doors and Frames		15 Painted Metal Green Screen
	03 Stucco		11 Fabric Awning		16 wood siding
	04 Fiber Cement Siding		12 Steel Paint Canopy		17 Stucco 2
	05 Metal Roof Edge		13 Metal Roofing		18 Metal Siding
	06 Metal Roof Edge				
	07 Alum Storefront Bronze				
	08 Cedar Post and Beam Trellis				



LOCATION PLAN 1" = 300'-0"



	01 Corrugated Metal Siding		09 Concrete		14 Painted Metal Rail
	02 Metal Siding		10 Paint Doors and Frames		15 Painted Metal Green Screen
	03 Stucco		11 Fabric Awning		16 wood siding
	04 Fiber Cement Siding		12 Steel Painted Canopy		17 Stucco 2
	05 Metal Roof Edge		13 Metal Roofing		
	06 Metal Roof Edge				
	07 Alum Storefront Bronze				
	08 Cedar Post and Beam Trellis				





WEST ELEVATION 3/32" = 1'-0"



SOUTH ELEVATION 3/32" = 1'-0"



EAST ELEVATION 3/32" = 1'-0"



NORTH ELEVATION 3/32" = 1'-0"

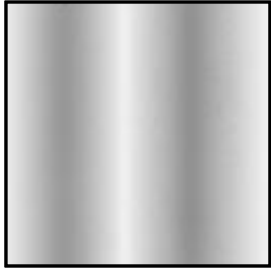
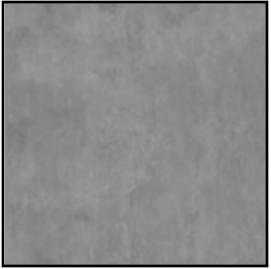
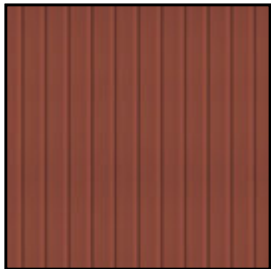
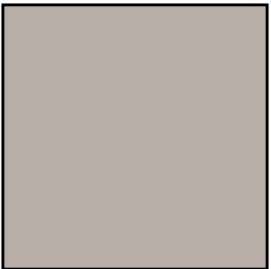
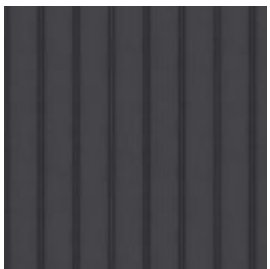
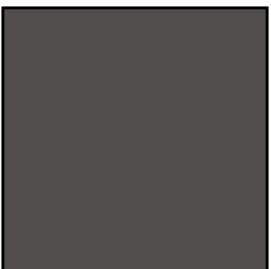
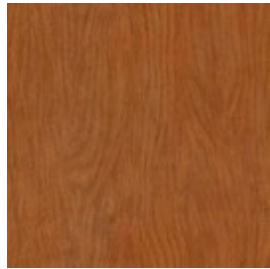
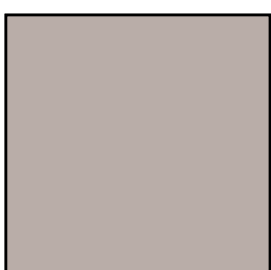
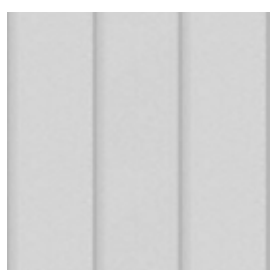
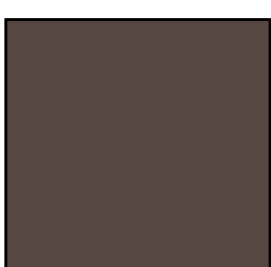
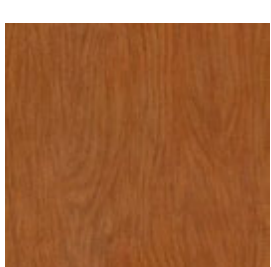


RENDERING FROM SW NTS

	01 Corrugated Metal Siding		09 Concrete		14 Painted Metal Rail
	02 Metal Siding		10 Painted Doors and Frames		15 Painted Metal Green Screen
	03 Stucco		11 Fabric Awning		16 Stucco 2
	04 Fiber Cement Siding		12 Steel Painted Canopy		
	05 Metal Roof Edge		13 Metal Roofing		
	06 Metal Roof Edge				
	07 Alum Storefront Bronze				
	08 Cedar Post and Beam Trellis				

LOCATION PLAN 1" = 300'-0"

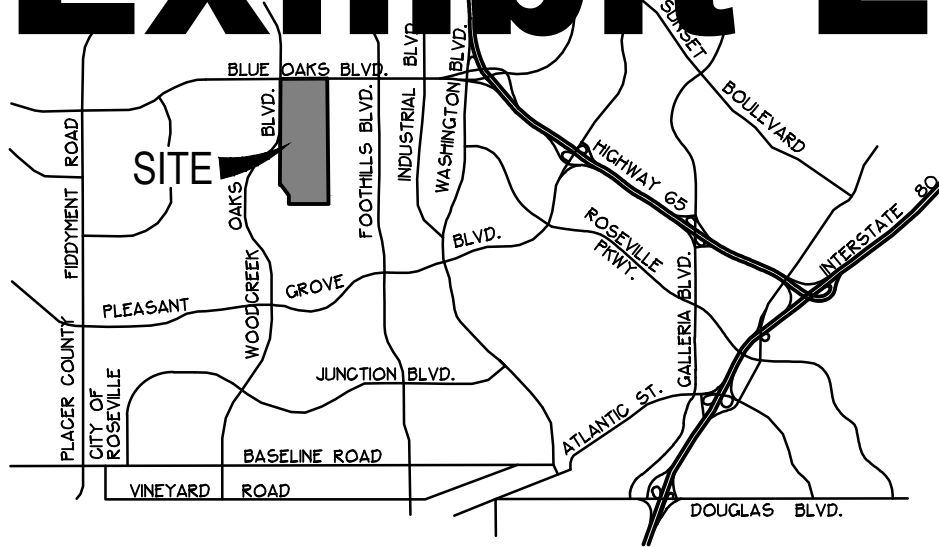


	01 Corrugated Metal Siding		07 Concrete		12 Painted Metal Green Screen
	02 Metal Siding		8 Paint Doors and Frames		13 Metal Siding
	03 Stucco		9 Fabric Awning		14 Cedar Brackets
	04 Metal Roof Edge		10 Steel Painted Canopy		15 Metal Awning
	05 Alum Storefront Bronze		11 Metal Roofing		
	06 Cedar Post and Beam Trellis				

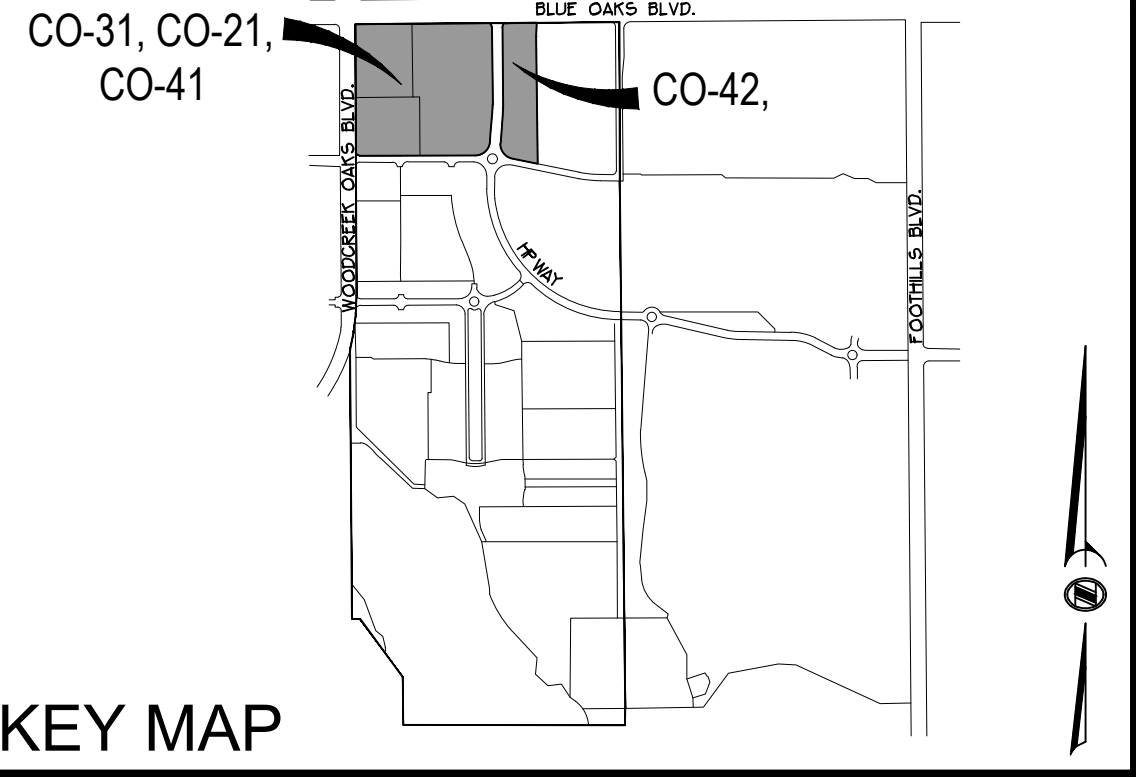


PHASED TENTATIVE MAP
CAMPUS OAKS TOWN CENTER

CC Exhibit L



VICINITY MAP



KEY MAP

DEVELOPER
ARMSTRONG DEVELOPMENT
2400 DEL PASO RD, SUITE 140
SACRAMENTO, CA 95834
(916) 643-9610

OWNER
BBC ROSEVILLE OAKS, LLC
130 DIAMOND CREEK PLACE
ROSEVILLE, CA 95747
(916) 786-8158

ENGINEER
MORTON & PITALO, INC.
2870 GATEWAY OAKS DRIVE, SUITE 120
SACRAMENTO, CA 95833
(916) 927-2400

ASSESSOR'S PARCEL NUMBERS
481-260-001, 481-260-002, 481-260-003, 481-260-004

AREA
GROSS = 29.64 ± AC.
NET = 29.53 ± AC.

EXISTING ZONING
BUSINESS PROFESSIONAL (BP), COMMUNITY COMMERCIAL (CC).

EXISTING GENERAL PLAN
BUSINESS PROFESSIONAL (BP), COMMUNITY COMMERCIAL (CC).

EXISTING PLANNING AREA
NORTH INDUSTRIAL PLAN AREA
CAMPUS OAKS MASTER PLAN

GAS
PACIFIC GAS & ELECTRIC

TELEPHONE
CONSOLIDATED COMMUNICATIONS

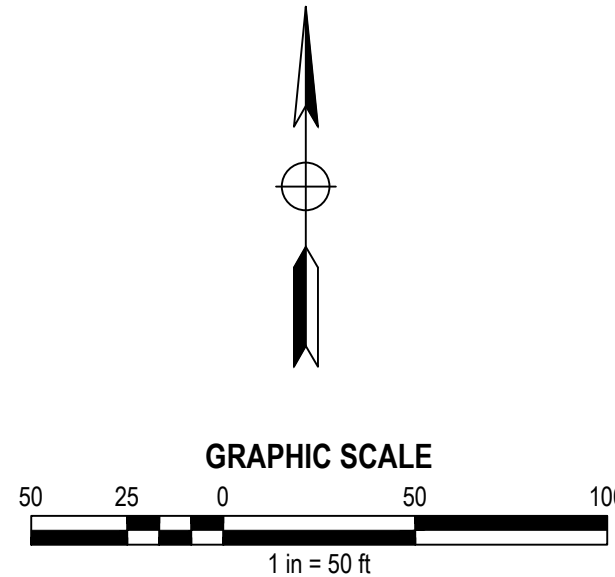
SCHOOL DISTRICT
ROSEVILLE CITY ELEMENTARY SCHOOL DISTRICT
ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT

CITY OF ROSEVILLE
STORM DRAINAGE
SANITARY SEWER
WATER
ELECTRICITY
PARKS & RECREATION
FIRE PROTECTION
POLICE PROTECTION

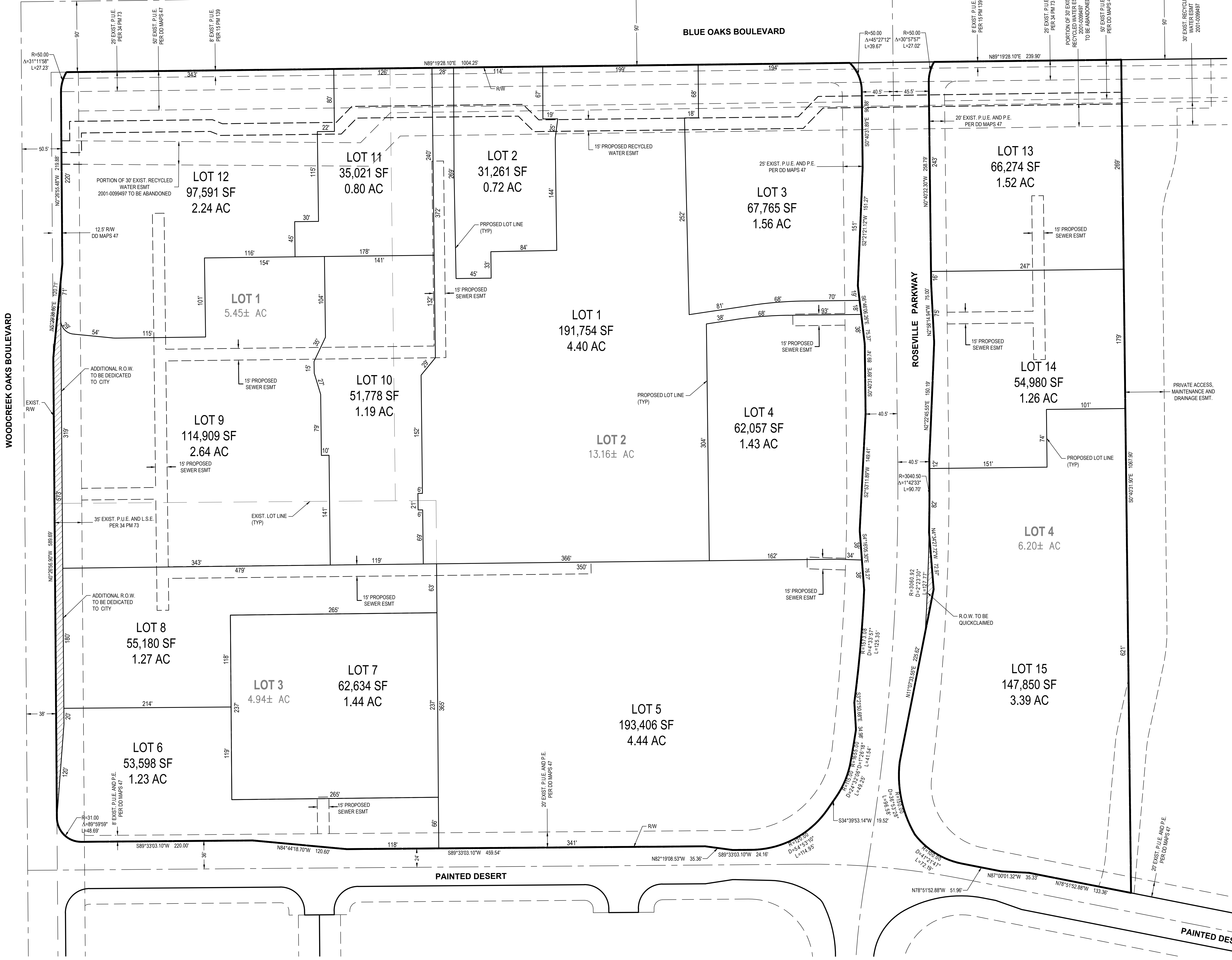
EASEMENT NOTES:

PUBLIC UTILITY EASEMENTS OVER, ON, UNDER AND ACROSS THE LAND DESIGNATED ON THESE PLANS AS "P.U.E." FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL UTILITY SERVICE FACILITIES INCLUDING BUT NOT LIMITED TO POLES, WIRES, AND CONDUITS FOR ELECTRICAL, TELEPHONE, TELEVISION, GAS, SANITARY, AND WATER SERVICES, AND ALL APPURTENANCES THERETO TOGETHER WITH THE RIGHT TO CONSTRUCT, PLACE TRAFFIC CONTROL, AND TRIM AND REMOVE TREES AND VEGETATION.

P.U.E., E.V.A., ACCESS, AND PRIVATE DRAINAGE & WATER EASEMENTS WITHIN THIS PROJECT TO BE FOR THE BENEFIT OF LOTS 1-15 AND SHALL RUN WITH THE LAND.



City of Roseville Approval	DATE SEPTEMBER 26, 2018
	SHEET 1
	OF 6



REVISIONS	SCALE:	BENCH MARK	COMPUTED	JJ
NO.	DESCRIPTION	APPD. ENGR. DATE	APPD. E.U. DATE	
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MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Sacramento California Office
2870 Gateway Oaks Drive #120
Sacramento, CA 95833
phone: (916) 927-2400
survey email: staking@mpengr.com • web: www.mpengr.com

With offices in:
Folsom, CA: (916) 984-7621
Fresno, CA: (559) 853-4505

MPP STAGE 1 EXHIBIT
CAMPUS OAKS TOWN CENTER
1495 BLUE OAKS BOULEVARD
PHASED TENTATIVE MAP
ROSEVILLE, CALIFORNIA